



**SPECIAL MEETING MINUTES  
BABCOCK STREET CRA ADVISORY COMMITTEE  
Melbourne City Hall Council Chamber  
November 15, 2017 ♦ 8:00 A.M.**

1. A special meeting of the Babcock Street Community Redevelopment Agency Advisory Committee was held in the Council Chamber, 900 East Strawbridge Avenue, and was called to order at 8:00 A.M. by Chairman John Edmiston.

2. Pledge of Allegiance

3. The following members were:

Present: John Edmiston, Chairman  
Nancy Garmer, Vice-Chairman  
Karen Harshaw, Member  
Neil Long, Member  
Patsy West, Member  
Aaron Thalwitzer, Member  
Jim Ridenour, Member  
James Lee Turman, Jr., Alternate Member

Absent: Jennifer Cope, Alternate Member (excused)

Also Present: Doug Dombroski, Economic Development Manager  
Kelly Hyvonen, Planner

4. **Approval of Minutes – August 23, 2017 Regular Meeting.**

Ms. West pointed out that the spelling of "ECORE" as shown on page 3, item 8 should be spelled "ECOR". Ms. Hyvonen said this change will be reflected in the minutes.

Moved by Edmiston/West to approve the August 23, 2017 regular meeting minutes, as corrected.

Motion carried unanimously.

5. **CRA Plan Amendment**

*Prioritizing Capital Projects and Extension of Duration*

Ms. Hyvonen mentioned that the CRA was created in 1997 and, at that time, Brevard County granted a 25-year life span to the CRA, however, the maximum life of a CRA may be 40-60 years. She said the CRA can amend the approved

redevelopment plan or its boundary without approval from the County. However, extending the life of the CRA requires approval from the County.

Ms. Hyvonen said conversations took place between the County and the City with regard to reconstruction of the County portion of Babcock Street and the lifespan of the CRA. She said the County has agreed to extend the life of the CRA by one year, which means it would sunset in 2023. She said this will help to assist in the efforts to rebuild the County's portion of Babcock Street next year. She said the CRA can finance the construction through a one year extension of the CRA and a loan from the City. She said the County would pay \$500,000 towards the construction which is estimated to cost \$1.8 million. She said the City would take over ownership and maintenance of the road, once reconstruction is complete.

Ms. Hyvonen said City Council asked for approval of the proposed amendment to the CRA plan. She discussed the Babcock Street Phase III B project, the reconstruction of the County-owned portion of Babcock Street, the Airport Boulevard turn-lane, Apollo Boulevard area sidewalks and the NASA Boulevard bus turnout/shelter projects. She said these projects could be finished by 2023.

A discussion took place between Ms. Hyvonen, Ms. West and Mr. Edmiston regarding CRA tax increment financing (TIF) money.

Mr. Ridenour was happy about the deal, however, he wished the CRA was extended further but he said in today's climate it is not going to happen. He said all CRAs are in jeopardy because state and local politicians do not want them to exist. He felt the CRA should take what they can get right now and be happy to have it.

Mr. Edmiston said this may not be the best deal to agree to but it will get Babcock Street reconstructed. He did not feel confident that the budget was large enough to accomplish all the work.

Mr. Dombroski said Babcock Street is not being repaved, he said this is a reconstruction project. He said it will cost an additional \$300,000 to put the stamped asphalt crosswalks back.

Mr. Edmiston briefly explained the reconstruction process.

Mr. Edmiston said Ms. Hyvonen is getting the necessary easements so the Babcock Street Phase III B project can move forward to final design.

Ms. Harshaw asked which remaining easements need to be secured.

Ms. Hyvonen stated that positive responses have been received except from all but two property owners. She said if all the owners participate, the medians, sidewalks and lighting will go through the entire corridor. She said if some owners do not participate, the project will have to be worked around them.

Mr. Edmiston hoped the City will receive the funding that originally went to the County for maintenance of that section of Babcock Street.

Mr. Dombroski said the pond's maintenance will be the City's responsibility.

Moved by Ridenour/Harshaw to recommend approval of the proposed CRA plan amendment to prioritize capital projects and extend the duration.

A roll call vote was taken, with the Committee members voting as follows:

Aye: West, Ridenour, Long, Harshaw, Thalwitzer, Edmiston, Turman

Nay: Garmer

Motion carried.

## **6. Program & Project Updates**

Ms. Hyvonen said staff is in the property acquisition phase of the Babcock Street Phase III B project and the design plans are at about 90% complete. She hoped there will be a bid around June 2018 which means construction could begin next year.

Ms. Hyvonen said there was a change in property ownership for one property. She said the owner at East Avenue B, on the southwest corner, A & A Motors, was recently sold. She said a letter will go out to the new owner and she hoped to get a response.

Mr. Edmiston said he looked forward to this project being completed.

Mr. Dombroski said the lighting project, through the corridor, has become a difficult task with many obstacles and appreciated their patience.

Mr. Edmiston wanted to know if any work was being done on the railroad crossing.

Mr. Dombroski said staff will give them an update on the railroad status at the next meeting. He thought it was not called *All Aboard Florida* anymore but instead *Brightline*. He thought the south portion of this project was started.

## **7. General Public Comment**

There was no public comment.

## **8. Additional Business**

Ms. Hyvonen said there was a possibility of amending the Façade Improvement Program. She said staff will come back to the Advisory Committee in December for a special meeting.

Ms. Hyvonen said staff hoped to use the Program to possibly give 100% grants, up to \$3,000, to the properties that are directly impacted by the Phase III B project to use for landscaping or signage.

Mr. Ridenour did not believe the grants should be restricted to \$3,000.

Mr. Dombroski said a higher amount can be considered, but he thought the applicant should pay 10-20% of the cost in order to establish a partnership between the CRA and the property owner. He said this will be looked into further.

Mr. Edmiston asked if this would replace the matching grant or be an addition.

Ms. Hyvonen said it would be included with the current grant program.

Ms. West asked if the applicant can receive both types of façade grants.

Ms. Hyvonen said staff will most likely recommend that \$20,000 be the maximum per property.

Mr. Dombroski suggested that this be discussed again at the next meeting. He said staff will provide the budget and some recommendations.

A discussion took place about the possibility of a special meeting on December 20<sup>th</sup>.

Mr. Edmiston announced that Ms. West received her five-year pin for serving on the Babcock Street CRA Advisory Committee.

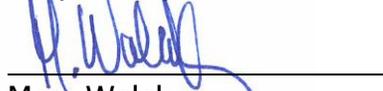
Ms. Hyvonen announced that the City Clerk's office will provide board training in the beginning of the new year.

## 9. **Adjournment**

Moved by Edmiston/Ridenour to adjourn the meeting at 8:42 A.M.

Motion carried unanimously.

Respectfully submitted,



Mary Wolak  
Recording Secretary