



**REGULAR MEETING MINUTES  
BABCOCK STREET CRA ADVISORY COMMITTEE  
Melbourne City Hall Council Chamber  
August 23, 2017 ♦ 8:00 A.M.**

1. A regular 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 (late)  
Patsy West, Member  
Aaron Thalwitzer, Member  
Jim Ridenour, Member  
Jennifer Cope, Alternate Member

Absent: James Lee Turman, Jr., Alternate Member

Also Present: Doug Dombroski, Economic Development Manager  
Kelly Hyvonen, Planner  
Mary Wolak, Recording Secretary

4. **Approval of Minutes – June 28, 2017 Regular Meeting.**

Moved by Edmiston/Ridenour to approve the June 28, 2017 regular meeting minutes.

Motion carried unanimously.

5. **Preliminary 2017-2018 Budget Overview**

Mr. Dombroski explained that information relating to all the CRAs is available to the public online at [www.melbourneflorida.org](http://www.melbourneflorida.org) website. He said the website is resourceful and includes information such as redevelopment plans and budget information.

Mr. Dombroski discussed the estimated preliminary budget. He said the projected Tax Increment Revenue (TIF) is projected to increase by 3.8% (\$923,895). He explained that the annual operating budget increased 6% (\$21,616) and includes personal services, Park's CRA Maintenance, a Community Officer and a portion of the community redevelopment administration salaries. He said the operating supply cost increased 5% (\$26,720) which includes landscaping and irrigation supplies, contract and professional services. He said the bulk of funding in the amount of \$693,059 is in reserves for the Phase III B Medians Project, and will be used within the 2018 budget year.

Mr. Dombroski explained the five year Capital Improvement Program (CIP) in detail. He said the five year CIP was planned with the 2022 sunset being considered. He said the CIP was realistic in terms of budget and are transportation related projects. He recapped the current focused projects such as the Phase III B Babcock Medians, Airport Boulevard's Southbound right turn lane, Apollo Sidewalk Connections and the NASA Boulevard Bus Turn Out/Shelters.

Mr. Dombroski said the Managers from the County and City are negotiating repair costs for Babcock Street (Hibiscus Blvd. to Apollo Boulevard). He said the County has proposed to contribute \$500,000 for the reconstruction of the County roadway. In turn, the City will finance the remainder of the cost, with CRA revenues, for the remainder of the CRA's life. He said this would necessitate the need to extend the sunset for one year.

Mr. Edmiston asked if a cheaper alternative was considered regarding the repaving of the Babcock Street medians.

Mr. Dombroski said the Phase III B project will have infrastructure improvements, he did not believe engineering would consider the cheaper "pour-in-place" alternative.

Mr. Edmiston asked if the airport turn-lane will be an extension to the hanger access or will it be a separate turn-lane.

Mr. Dombroski said it was his understanding it will be a separate turn lane.

Mr. Edmiston said the Hibiscus sidewalk connections and the bus shelters were definitely needed for a long time.

Mr. Ridenour is pleased that Babcock Street is making some progress but sadden that the CRA will cease soon.

Mr. Edmiston talked about the section at the end of Babcock Street where the road work is complete. He said it needs to be inspected when the Babcock III B

Medians project is under way. He said that section shows ripples in the road already, and the sewer man-hole covers have sunk.

Mr. Dombroski confirmed he was referring to the Phase III A Medians Project.

Mr. Edmiston said that was correct and he will take pictures of that area.

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

Ms. Hyvonen announced that Florida Power & Light (FPL) will pay to have the two power lines moved at Avenue B and D, for the Phase III B Medians Project. She said this was good news because the CRA will not have to endure the cost to move the transmission lines. She said property owners were approached throughout that segment. She said there are 11 property owners to contact in order to obtain right-of-way or easement. She said six of them conveyed to staff all positive responses.

Mr. Edmiston asked when will engineering complete the design for the roadway and the lighting project.

Ms. Hyvonen said 80% of the roadway plans are complete but the lighting plan will not be done until the roadway design is finalized.

## **7. General Public Comment**

There was no public comment.

## **8. Additional Business**

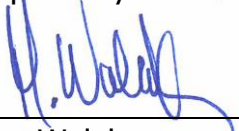
Mr. Dombroski told how the engineering department talked to several contractors concerning removal of the debris from the pond. He said the recommendation was to remove the water from the pond, clean it and then do reconstruction. He said this would be pricey so staff talked to ECORE, the company currently treating the pond for the cattails, and they have a process to chemically degrade all the muck and vegetation. He said garbage in the pond is becoming an issue too. He said this is a County maintenance issue so staff contacted them to request cleaning.

**9. Adjournment**

Moved by Ridenour/Harshaw to adjourn the meeting at 8:25 A.M.

Motion carried unanimously.

Respectfully submitted,



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Mary Wolak  
Recording Secretary

*Minutes Approved by the Babcock Street Community Redevelopment Agency Advisory Committee: 11/15/2017 with correction to Item 8, Page 3, changed spelling of "ECORE" to "ECOR" (see strike-through).*