



**OLDE EAU GALLIE RIVERFRONT COMMUNITY REDEVELOPMENT
AGENCY ADVISORY COMMITTEE / WATERFRONTS FLORIDA PARTNERSHIP
COMMITTEE MEETING**

**REGULAR MEETING MINUTES
EAU GALLIE CIVIC CENTER
1551 HIGHLAND AVENUE
July 13, 2017 ♦ 8:00 A.M.**

1. A regular meeting of the Olde Eau Gallie Riverfront Community Redevelopment Agency Advisory Committee was held at the Eau Gallie Civic Center, located at 1551 Highland Avenue, and was called to order at 8:00 A.M. by Chairman George Alexander.

2. All present said the Pledge of Allegiance.

3. The following members were:

Present: George Alexander, Chairman
Gene Davis, Member
Buz Underill, Member
Andrew Foy, Member
Tom Richards, Alternate Member

Absent: Rick Dillen, Vice-Chairman (excused)
Jon Shepherd, Member (excused)
Kyle Smyth, Alternate Member (excused)

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

4. Approval of Minutes – May 11, 2017 Regular Meeting

Mr. Mitchell, a member of the public, asked to comment on the minutes and asked how to correct the minutes before the meetings took place.

Ms. Hyvonen said generally there is not public comment on the minutes, but the public can address the board with a specific question or concern during the agenda item listed as "General Public Comments". She told Mr. Mitchell he can contact Mary, the recording

secretary, and she can take into consideration any questions or concerns he has about the minutes in advance of the meeting.

Moved by Davis/Underill to recommend approval of the May 11, 2017 meeting minutes as presented.

Motion carried unanimously.

Mr. Dombroski reminded everyone that the minutes are “summary” minutes and not verbatim minutes. He said the minutes can be amended if the Committee chooses to do so.

Ms. Hyvonen introduced Alternate Member Tom Richards. Mr. Richards introduced himself and everyone welcomed him.

Mr. Mitchell asked if he could make a comment about board membership.

Ms. Hyvonen said he could discuss board membership during the agenda item “General Public Comment”.

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. He said the website is resourceful and includes information such as plans, budgets and parking study information.

Mr. Dombroski discussed the preliminary budget. He expressed that Council has not done any workshops for the budget yet. He mentioned that when more solid figures are available he will give the Committee an update.

Mr. Davis asked what the total reserve was.

Mr. Dombroski said it is approximately \$180,000.

Mr. Dombroski said the reserve is set aside for the Eau Gallie Lighting Project. He explained about the 5-year capital improvement program (CIP). He said there are two projects currently in the CIP, which is current money. He mentioned that the Eau Gallie Streetscape Project was not worked on, as intended, because of the recession and the decrease in property value.

Mr. Dombroski said staff met with Engineering and the lighting consultant recently to discuss the Eau Gallie Lighting Project. He said staff believes the plans will be completed and construction will begin in 2018. He said this project will improve Highland Avenue from Montreal Avenue to St. Clair Street, Bud Yeager Drive, and the Eau Gallie Square.

Mr. Dombroski said staff is projecting a 17.5% increase in 2016-2017 in revenue, including an increase of 6% in administrative and 14% in operating expenses. He said \$15,000 is budgeted for façade improvement and the Real Estate Investment Refund Program (RIR). He said \$125,000 is being put towards the district lighting construction cost. He also said \$62,148 will be put towards future project reserves which will be used for the lighting project once both plans are completed.

Mr. Mitchell asked where the source of the money came from.

Mr. Dombroski, Mr. Alexander and Mr. Mitchell had a discussion about the tax increment financing (TIF) process and talked about the Eau Gallie CRA boundaries.

6. Eau Gallie Square & Pier Signage Color

Ms. Hyvonen explained that the Parks Department requested that the signs for the Eau Gallie Square and the Eau Gallie Pier be repainted and have missing letters replaced. She said the colors are faded and probably need to be updated. Staff asked for approval of the "White Dove" and "Black Knight" colors as presented. She said the EGAD Design Committee selected these colors.

Carl Keiserman, with the EGAD Design Committee, said the intention of the chosen colors was to give the sign a more modern and contrasting look.

Mr. Alexander said that he liked the two new colors together.

Mr. Davis asked if the logo will remain on the signs.

Ms. Hyvonen said the logo will remain on both signs.

Mr. Foy thought EGAD had good judgement and trusted their opinion.

Mr. Davis stated that some of the efforts Eau Gallie makes is to retain some of the old Florida. He said he hoped when the sign is fixed, EGAD will keep that in mind.

Mr. Alexander asked if there was any public comment.

Mr. Mitchell asked if the Historic and Architectural Review Board (HARB) approved these colors.

Ms. Hyvonen said the purpose of this agenda item was to get this board's recommendation of the color choices and then bring it to HARB.

Moved by Underhill/Davis to recommend the proposal of the "White Dove" and "Black Knight" colors for the Eau Gallie Square and Eau Gallie Pier signs, as presented.

Motion carried unanimously.

7. **Program and Projects Update**

Ms. Hyvonen said staff met with Engineering and a lighting consultant about the Highland Avenue Lighting project design phase. She explained that the lighting will run along Highland Avenue from Montreal Avenue to St. Clair Street, Bud Yeager Drive, and the Eau Gallie Square.

Mr. Dombroski said hurricane Matthew damaged many banners along Eau Gallie Boulevard so he purchased some new banner hardware. He said the banners were not ordered yet because EGAD is working on a new design. He asked if the Committee wanted to either order the existing design or wait until EGAD had a new district design to propose.

Ms. Packard felt it would be a good idea to wait to order because she felt the new design will be more attractive and engaging and there may be more than one design.

Ms. Hyvonen asked what the timing was for the new design.

Ms. Packard said before the end of the year.

Mr. Dombroski asked the Committee again if they wanted to order banners now with the existing design which can be installed within 30-60 days once received. He said there were discussions in the past to have different design banners made specifically for major events.

Mr. Davis asked for a cost estimate for the current design versus the new design at the next meeting.

Mr. Alexander thought some of the banners should be put up now.

Mr. Foy asked if any of the hardware has to be replaced.

Mr. Dombroski said the hardware was ordered.

Ms. Packard thought the cost of the banners is too high.

Mr. Dombroski said the number of colors used, the size and thickness of the vinyl could make a difference in the cost. He said staff uses a local vendor and his pricing is the lowest.

Mr. Alexander thought some banners should be ordered now for the hardware that is available.

Mr. Davis asked if there is enough hardware for all the poles.

Mr. Dombroski said he ordered ten new sets, plus facilities staff will combine the existing pieces that are in good condition.

Ms. Packard said a new design can be created immediately and requested that the old banners not be ordered.

Ms. Hyvonen requested a time frame on when the design will be complete.

Ms. Packard said she will work on it immediately.

By consensus the Committee agreed to hear the banner design agenda item at the next regularly scheduled meeting.

Mr. Mitchell asked what will happen to the banners when there is no more CRA. He felt things should be considered on a long term basis.

Ms. Hyvonen said the Eau Gallie CRA granted \$7,500 to the National Letter Carriers Association, for façade improvement as recommended by this Committee.

Ms. Hyvonen said City Council directed staff to make any necessary changes to the Comprehensive Plan and Zoning Code to help the West End Land Use Study area.

Ms. Hyvonen said the Eau Gallie Boulevard resurfacing concrete work is almost complete. She said the work included the landscape bulb-outs which were provided at no cost and FDOT is providing irrigation sleeves. She said the CRA will be responsible for the irrigation and the final landscaping. She mentioned that a plan for landscaping will be presented to this Committee for a recommendation and a landscaping grant from FDOT will be applied for. She said after this area is resurfaced, the stamped cross-walks will be installed.

8. General Public Comment

Mr. Mitchell mentioned that at the last Eau Gallie CRA Advisory Committee meeting there was public concern about the funding of the Letter Carriers' façade improvement grant. He believed the definition of store front and commercial lot did not meet the requirements for this project. He said he talked at the City Council meeting about it, but Council approved the funding of the facade.

Mr. Mitchell felt the CRA residents were not being represented by this Advisory Committee.

Mr. Alexander said the Eau Gallie CRA Advisory Committee consists of a waterfront resident, several business owners and other members who are on different boards. He said Mr. Mitchell is welcome to attend all the meetings.

Mr. Keiserman said he is a board member of the chapter of the American Institute of Architects Space Coast and the group felt there is a need for a bike path between Eau Gallie Boulevard and Downtown Melbourne.

Mr. Alexander said Bobby Bechtel went to the County Commission and then to the CRA Advisory Board, and told how there are plans already drawn for that.

Mr. Foy asked if there will be a path near the waterfront.

Mr. Alexander said there was talk about two paths, one along US 1 waterfront, and the other would have streets through the whole city running from the north to south end.

Mr. Keiserman said the bike paths are not actively pursued by the City and there is no money budgeted. He said nothing was presented to the TPO for State or Federal funds. He said there is a project active along the Indian River Lagoon, for a portion of the length, but it is meant to be a pedestrian path and not part of a bike lane.

Mr. Alexander agreed that bike lanes are needed.

9. Additional Discussion

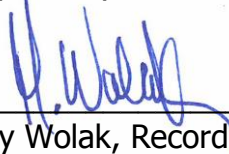
Ms. Hyvonen announced the new members of the board. She said Jon Shepherd was appointed as a regular member and the two new alternate members are Tom Richards and Kyle Smyth.

10. Adjournment

Moved by Davis/Foy to adjourn the meeting at 8:52 a.m.

Motion carried unanimously.

Respectfully submitted,



Mary Wolak, Recording Secretary