

City of Melbourne



Planning & Economic Development Department
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REGULAR MEETING MINUTES
MELBOURNE DOWNTOWN REDEVELOPMENT AGENCY ADVISORY COMMITTEE
CITY HALL COUNCIL CHAMBER
April 6, 2012 • 8:00 A.M.

1. **A regular meeting of the Melbourne Downtown Redevelopment Agency Advisory Committee was held in the City Council Chambers at 900 East Strawbridge Avenue, and was called to order at 8:00 A.M. by Chairman Jack Ryals.**

2. **All present gave the Pledge of Allegiance to the Flag of the United States of America.**

3. **Roll call:**

The following members were:

PRESENT: Jack Ryals, Chairman
Hazel Buggs, Vice-Chairman
Wendy Brandon, Member
Gerry Smith, Member
Nora Rees, Member
Trish Nichols, Member
LeAnn Smithson, Member
JoAnn Davis, Member (Alternate)
Stephen Baughn (Alternate)

ALSO PRESENT: Cindy Dittmer, Planning & Economic Development Director
Doug Dombroski, Economic and Redevelopment Coordinator
Angela Howard, Recording Secretary

4. **Approval of Minutes**

Moved (Brandon/Smith) to recommend approval of the February 3, 2012 regular meeting minutes.

Motion carried unanimously.

Moved (Buggs/Brandon) to recommend approval of the March 2, 2012 special meeting minutes.

Motion carried unanimously.

5. **CRA Updates**

Jetter Property

Mr. Dombroski said the purchase of the Jetter Property was approved by Council on March 13, 2012. Once permits are obtained for the new bridge, Staff can apply for the FIND grant. The application period will open again in February 2013.

Wayfinding Kiosks

Melbourne Main Street will have the maps and business indexes installed next week.

South Expansion Streetscape Project

Mr. Dombroski explained that Preliminary layout and design plans are under Staff review. City Staff anticipates having a final draft ready by May and a workshop presentation in June.

Mr. Dombroski displayed some of the conceptual plans that encompass streetscape from Crane Creek Bridge to University Blvd and Stone Street to Prospect Avenue.

6. Facade Program Additional Funding Request

Mr. Dombroski reminded the committee that the last approved facade project left the program with approximately \$4,000. There is a facade request for \$20,000 coming before the committee. Staff recommends that \$36,000 be transferred into the program from reserve future project line item within the budget.

Ms. Nichols stated that she would like to see where there are opportunities for other funding. A lot of money is already been allocated for the Facade Program.

Mr. Dombroski explained that Staff was not aware of more funding availability until after the first quarter budget adjustments. The additional funding would fund two more facade projects in the district. He said Staff was under the impression that the committee wanted to have the program ongoing.

Mr. Ryals suggested that only \$16,000 be appropriated to total \$20,000 and evaluate additional funding on a case by case basis.

Moved (Brandon/Nichols) to recommend allocating additional funding to the Facade Program from the future project reserve line item.

Motion carried unanimously.

7. Facade Improvement Application

Mr. Dombroski presented a facade application for 812 E. New Haven, Meg O'Malley's. The estimated exterior improvements that qualify under the program total \$75,000. The private to public funds leverage is 3.75:1. The applicant is requesting the full grant amount of \$20,000; The MMS Design Committee recommended full grant approval. The applicant received ARB approval in December 2010. The CRA committee recommendation approval in June 2011 and was approved by City Council. However, an agreement was not entered into due to a lease agreement issue with the owner.

Mr. Dombroski reported that Mr. Burr has resolved the lease issue and is available for questions from the committee.

Mr. Ryals asked if the new lease was longer than five years.

Mr. Burr confirmed that the lease is longer than the façade agreement terms and added that it was actually his third time coming before the committee to request funding for the same project. He said the two previous requests were approved but do to unforeseen circumstances an agreement was not entered into.

Motion (Nichols/Brandon) moved to recommend approval of \$20,000 from the Façade Program for the property located at 812 East New Haven Avenue.

Motion carried unanimously.

8. **Campbell Park Fountain**

Mr. Dombroski informed the committee that there is a private donation of \$19,000 from Mr. Barwell to the City. The funds are to be used as a match to install a fountain in Campbell Park.

Ms. Nichols asked why the item is before CRA instead of the Parks and Recreation Department.

Mr. Dombroski explained that this project was placed on a former agenda a few years ago by a CRA committee member. He reported that funding is available in future project reserves. The project qualifies under the redevelopment plan for beautification, public amenity and park utilization. He said it is a great opportunity to have \$19,000 in private dollars donated for the project.

Staff's recommendation is to approve up to \$40,000 from project reserves for the purchase and installation of a fountain in Campbell Park.

Ms. Brandon asked if Staff was familiar with the history on why the fountain was removed. She said a sculpture would be better or even landscaping would make a dramatic improvement. Additionally, a fountain would create potential maintenance and nuisance problems. Ms. Brandon does not feel a donation of \$19,000 should steer the City into a purchase that would not be the most beneficial option for Downtown.

Mr. Dombroski said Staff did suggest a sculpture, but the donor was adamant that the funds be used for a fountain. He added that he does not know how long the offer will stand.

Ms. Davis said she would like the Design Committee to digest the funding.

Mr. Ryals said they will refer the topic to the MMS Design Committee.

Ms. Brandon recommended that the committee come to a CRA meeting with their suggestions.

By general consensus the committee agreed to defer the topic to the Melbourne Main Street Design Committee.

Ms. Nichols requested that Riverview Park be placed on the next agenda for discussion.

9. MMS Report

Mr. Gann announced that the Welcome Home Veteran's Parade will take place on April 14, 2012 with the parade starting at 4pm and the concert to follow.

Mr. Gann reported that they are at about 75% sold out on the wayfinding signs. He also recently attended the National Main Street Conference and Florida Mainstreet Conference. Mr. Gann said Melbourne is very lucky because many other Main Streets do not have much activity.

10. Additional Business

Mr. Flotz, President MMS, wanted to thank Jim Stivers for initiating the idea for the Veteran's Parade and financially covering the shortfalls. Additionally, Mr. Flotz thanked Matt's Casbah for canceling their event on the same day and giving a \$1,500 donation. Meg O' Malley's also made a donation and offered assistance.

Mr. Flotz spoke on behalf of MMS and said the majority of the members are in favor of the fountain. He recommended accepting the donation check even if the details are not finalized; it could always be returned. He suggested a water feature instead of an actual fountain.

Mr. Ryals recognized and welcomed the new member, Stephen Baughn.

11. Adjournment

Moved (Smithson/Nichols) to adjourn the meeting at 9:00 A.M.
Motion carried unanimously.

Respectfully submitted,



Angela Howard
Recording Secretary