



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

**WORKSHOP (REVISED)
City Hall Council Chamber
900 E. Strawbridge Avenue
February 8, 2018 ♦ 8:00 A.M.**

1. A workshop of the Olde Eau Gallie Riverfront Community Redevelopment Agency Advisory Committee was held at Melbourne City Hall, located at 900 E. Strawbridge 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, Vice-Chairman
Rick Dillen, Member
Andrew Foy, Member
Kyle Smyth, Member
Buz Underill, Member
Tom Richards, Alternate Member
David Wickham, Alternate Member

Absent: Jon Shepherd, Member (excused)

Also Present: Kelly Hyvonen, Planner
Doug Dombroski, Economic Development Manager
Cindy Dittmer, Community Development Director
Mary Wolak, Recording Secretary
Betty Moore, District 2 Council Member

4. Capital Project Priorities

Ms. Hyvonen explained that every year the city prepares a 5-year capital improvement project/plan (CIP) which outlines proposed and potential projects on the horizon. She said there are only seven years remaining for this CRA unless the sunset is extended. She explained that the CRA needed to prioritize capital projects for the remainder of its life.

Ms. Hyvonen said Eau Gallie CRA was created in 2000 and granted a life of 25 years. There was an expansion of the CRA to the north and south in 2005, and in 2015 there was another small addition.

Mr. Dombroski presented what the priorities were in 2000 and gave some examples of the optimistic projects on the “wish list”. He said there was a collapse of the economy, collapse of the real estate market and the shut-down of the shuttle program, so it was as if the CRA lost 10-15 years because of the recession.

Mr. Dombroski said at the time the CRA was created they wanted to target public improvement projects in specific areas such as Highland Avenue, Guava Avenue, Eau Gallie Boulevard and Pineapple Avenue. The CRA plan listed a major entrance feature to be added in Triangle Park, it talked about transportation and parking being a priority including land development and regulatory recommendations and about soliciting private development and ownership of rental properties.

Mr. Dombroski explained the seven year revenue analysis. He also did a comparison of anticipated vs. actual tax increment (TIF) revenue.

Ms. Hyvonen reminded the Committee of all the capital improvements that have been completed to date such as the Eau Gallie Square acquisition and improvements, the Eau Gallie Boulevard crosswalks, the Eau Gallie Pier reconstruction, Pineapple Park improvements and Highland Avenue parking lot acquisition and improvement.

Ms. Hyvonen said there are several programs and studies the CRA has been involved with and there are many projects that are currently being worked on such as the Eau Gallie Boulevard landscaping, Highland Avenue lighting project, Pineapple Avenue complete streets TPO partnership and the desire for a parking project.

Ms. Hyvonen talked about the possible projects that this Advisory Committee spoke about in the past such as parking, streetscape, gateway features, adding sidewalks and buying power lines in the neighborhood south of Montreal Avenue.

Ms. Hyvonen asked if there are any proposed capital projects that this Committee wanted to talk about.

Mr. Richards liked the idea about additional parking and thought there was a lot of right-of-way that could be utilized for parking on the streets, which may eliminate the need for a structural garage.

Mr. Alexander agreed that parking should be a priority.

Ms. Hyvonen said approximately a year ago Engineering looked into the possibility of making one-way streets and adding parking on both sides, however the streets are not wide enough to accommodate more parking without moving curbs.

Mr. Smyth mentioned that there is limited funding and time so parking and streetscaping would be the best “bang for the buck” for the last stretch of time.

Mr. Underill thought that parking should be the focus because the district will grow and parking will be absolutely essential.

Mr. Davis thought an information kiosk should be built to support commercial and public endeavors.

Mr. Dillen hoped the streetscape project would continue and thought the Eau Gallie Causeway landscaping should be addressed.

Mr. Foy felt that if additional parking is not provided there will be no growth in Eau Gallie. He requested that a parking project be the only undertaking concentrated on by the CRA.

Mr. Wickham thought the biggest challenge they are facing is parking. He added that some effort should be put towards the major entrances, such as welcome signs. He thought people like to see things happening even if they are small.

Mr. Dombroski said the only way a parking structure would be financially possible is to build it on city property. He said a parking structure would cost \$18,000 to \$20,000 per space. He said it would cost \$3+ million to build a nice size garage in Eau Gallie. He said if this is the direction the Committee wanted to go, it would require an additional seven to ten years.

Mr. Alexander said parking, lighting, streetscapes, gateway entrances, sidewalks, public kiosk and Riverwalk would be the priorities. In addition, the Committee wants to ask City Council to extend the life of the CRA.

Steve Mitchell, resident, talked about slum and blighted areas in Eau Gallie.

Carl Kaiserman said Florida Institute of Technology (FIT) announced that the Foosaner Art Museum will close and relocate to the FIT campus. He felt the Foosaner is the heart and core to the Eau Gallie Arts District. He requested that the CRA, City of Melbourne and all of Brevard County support that the Foosaner Museum not be moved.

Brian Stephens with the EGAD Main Street, said he believed parking issues are a major issue however, he felt that time is the paramount issue. He said he supports having the life of the CRA extended.

Ms. Moore, resident and District 2 City Council Member, said she is the Transportation Planning Organization (TPO) representative. She said a bike lane/complete streetscape plan is in the process on Pineapple Avenue. She said it will start at Eau Gallie Boulevard and go to Aurora Road. She said she is trying to get funding to extend the road to Parkway Drive which she believed would be safer.

Lisa Packard, EGAD Main Street Executive Director and former resident, thought it would be a tragedy to end the CRA. Eau Gallie should have the ability to keep redeveloping.

Lisa Webster, a resident and EGAD Main Street Board Member, mentioned that parking is a big issue and she thought it would be helpful if limited time parking signs were installed. She thought the Foosaner Museum was a big part of EGAD and asked staff to work with FIT to keep it where it is.

Derek Gores, a Satellite Beach resident and EGAD Board Member, thanked everyone for their time and vision. He thought the life of the CRA should be extended so additional upgrades can be accomplished in Eau Gallie.

There was a discussion about St. Paul's United Methodist Church, now named Highland Avenue Fellowship, regarding parking and their future plans.

Mr. Davis said if the Foosaner Art Museum was a private/public operation, the City might be involved with capital expenditure to help buy a part of it. He said if this was a possibility then the timeline of the CRA would have to be extended. He thought there should be discussion at the next Advisory Committee meeting about this topic.

Mr. Dombroski said if the Committee asked to extend the time of the CRA, it should highlight specific projects planned.

Mr. Richards suggested that angled and parallel parking be added on Guava Street and Avocado Avenue between Eau Gallie Boulevard and St. Clair Street.

Ms. Hyvonen said the curb-line along Guava Avenue is too narrow. She said the Engineering Department calculated that the curbing would have to be moved in order to get additional on-street parking.

Mr. Dombroski said moving curbs and storm drains becomes very expensive.

There was additional discussion on parking issues and past parking studies.

Moved by Alexander/Smyth to set priorities of capital projects for the remainder of the life of the CRA in the following order: (1) parking, (2) streetscape, and (3) a gateway sign.

Motion carried unanimously.

Moved by Smyth/Davis to recommend extending the life of the CRA in order to complete a parking project.

There was discussion on what the intent of the motion was.

Moved by Smyth/Davis to amend motion to request that the life of the CRA be extended to assist the CRA in moving forward with a meaningful parking project.

Another discussion on the motion took place.

Mr. Smyth rescinds the motion.

Moved by Alexander/Foy to make a recommendation to City Council and the Brevard County Board of County Commissioners to extend the life of the CRA so ongoing projects can be continued.

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

Aye: Alexander, Foy, Smyth

Nay: Davis, Dillen, Underill, Richards

Motion does not carry.

Further discussion took place regarding extending the life of the CRA.

Moved by Underill/Alexander to make a recommendation to City Council and Brevard County Board of County Commissioners to extend the life of the CRA once a specific project has been confirmed in the near future.

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

Aye: Alexander, Underill, Smyth

Nay: Davis, Dillen, Foy, Richards

Motion does not carry.

5. General Public Comment

There were no public comments.

6. Additional Discussion

Mr. Davis said he attended the Brevard County Library Board meeting at the Eau Gallie Library and he thought the meeting room is sufficient for future Eau Gallie CRA Advisory Committee meetings. He said the acoustics appeared to be sufficient and the room would meet both ADA and Sunshine requirements with or without amplification.

7. Adjournment

Moved by Davis/Foy to adjourn the meeting at 9:44 a.m.

Motion carried unanimously.

Respectfully submitted,



Mary Wolak, Recording Secretary

Minutes Approved by Olde Eau Gallie Riverfront Community Redevelopment Agency Advisory Committee: 3/8/2018 with the additional name added to Item 3, attendance list; Item 6, Page 5 (see double underlined language added).