

City of Melbourne



Planning and Economic Development

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

REGULAR MEETING MINUTES

June 10, 2009 ♦ 8:00 A.M.

1. A meeting for the Olde Eau Gallie Riverfront Community Redevelopment 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, Rick Dillen.
2. All present gave the Pledge of Allegiance to the Flag of the United States of America.
3. The following members were:

Present: Rick Dillen, Chairman
Gene Davis, Vice Chairman
Ralph Sanders, Member
Link Johnsten, Member
Rick Hester, Member
Priscilla Clendenin, Member
Robert Henry, Member (Alternate)

Absent: George Alexander, Member (Excused)
Mitch Evander, Member (Alternate)

Also Present: Doug Dombroski, Economic and Redevelopment Coordinator
Dave Lindemann, Planner
Angela Howard, Recording Secretary

Mr. Dombroski asked that the agenda be amended to include a resolution supporting the Main Street Application.

Mr. Dillen announced that the resolution in support of the Main Street Application will be added as agenda item number 5 and the remainder of the agenda be renumbered accordingly.

By general consensus the committee agreed to revise the agenda.

4. **Approval of Minutes- April 8, 2010 regular meeting minutes**
- April 22, 2010 special meeting minutes
- May 27, 2010 special meeting minutes

Moved (Davis/Henry) to approve the April 8, 2010, April 22, 2010, and May 27, 2010 minutes as presented.

Motion carried unanimously.

5. Resolution in support of the Main Street Application

Mr. Dombroski explained the key elements required by the State when reviewing new Main Street applications, one being a resolution supporting the Main Street Application. He said the resolution would affirm that the City is in support of the program and outline a minimum of three years in funding for a Main Street Director.

Moved (Davis/Clendenin) to recommend that Council make a resolution from the Eau Gallie Board in support the Main Street Program Application.

Motion carried unanimously.

Mr. Dombroski mentioned that their Redevelopment Plan was approaching ten years in age. He suggested that each member review the plan in detail to assure they are consistent with the original plan and make changes in areas that are no longer relevant.

6. Façade Improvement Program Discussion

Mr. Dombroski detailed the committee on existing Façade Programs in the other CRA's. He said the program guidelines for both areas were e-mailed to each committee member and they would need to decide as a committee, how they want to tailor Eau Gallie's guidelines, amount of assistance, and the target area. Mr. Dombroski said if the project is restricted to the core area it will make more of a visual impact.

Mr. Dombroski revealed that the preliminary budget numbers do not look favorable, and there may be a 30% decrease in CRA revenues for the upcoming budget year. He reported that \$70,000 in future projects could be used in the current budget year, if the committee is interested in a pilot program.

Detailed discussion took place regarding CRA projects and how businesses that utilize the program would tie into the project design styles.

The general consensus from the committee was to review the program guidelines from the other CRA's and bring the item back at a later date for further discussion.

7. Art Overlay Incentive Program Discussion

Mr. Dombroski announced that all three Incentive Program applications have been funded by City Council.

Mr. Dombroski asked the committee if he should suggest a renewal in the same amount of \$22,500 for the next budget year.

Mr. Dillen remarked that during their annual report to Council he said the committee's goal was to have six (6) successful projects per year.

Mr. Dillen cautioned that the intent is to make the area a live/work environment, and out of the three projects only one fits that description.

Mr. Dombroski pointed out that all the applicants met the guidelines, and the intent is to make the area more economically stable, so that businesses want to invest in the area. He said if the committee wants to change the guidelines that could also be discussed along with the funding commitments.

Mr. Sanders said he would also like to see more than three projects funded.

Mr. Davis asked if the guidelines could be changed so that the committee could select the projects they want to see funded on a competitive application basis.

Mr. Dombroski said Downtown found that problematic, because the application process was very time consuming and many projects could not wait to go through the process.

Mr. Lindemann pointed out that the last two Incentive Program applications required special meetings for that same reason.

Mr. Hester asserted that the applications should be reviewed as they come in, because if businesses are willing to spend the money they need to assist in that process.

By general consensus, the committee agreed to recommend the same funding amount for the Incentive Program within next year's budget until further discussions can take place regarding the budget commitments.

8. Eau Gallie Proposed Historic District Designation

Mr. Dombroski gave background on the proposed Historic District in Eau Gallie. He explained that the district creation requires the development of rehab standards, public workshops, public hearings, and property surveys. He explained that the Historic Preservation Board's budget will not currently support the creation of the district.

Mr. Dombroski reminded the committee of their \$10,000 dollar pledge from the last budget year to assist with survey work that was not expended due the matching grant not being awarded to the City by the State. He said the board is seeking approximately \$8,000 to \$12,000 in Eau Gallie CRA funds to assist in the completion of the district.

Mr. Dillen said it would be "A feather in Eau Gallie's cap" to have the first historic district in the City.

Moved (Davis/Clendenin) to recommend supporting the proposed historic district in Eau Gallie in the amount of \$10,000.

Motion carried 6-1. Mr. Hester voted nay.

9. EGAD Director's Report

Ms. Wallis reported that she attended a Main Street pre-application workshop in May. During the review process, Joan Jefferson, Florida Main Street Coordinator mentioned that there may be only one or two submittals for a Main Street Program this year. The MS Application Committee members will review first draft of the application on June 23rd, and submit the application prior to the deadline on July 30th.

Ms. Wallis said she will be attending the Main Street Quarterly meeting on June 10 and 11, 2010 in Arcadia.

The Overlay Zone signs have arrived and are ready to be sold to businesses in the zone, interested parties should contact the EGAD office.

Ms. Wallis highlighted new rentals in the area:

- The Junior League of South Brevard has signed a 5 year lease 1501 Avocado Avenue and will move in to on June 25th.
- The Brevard Housing Authority have combined with the Melbourne and Merritt Island offices and relocated to Guava Avenue.
- Dr. Teather's Café has been rented in aspirations of a local pie and cheesecake shop.

The EGAD events committee is planning the Star Spangled Evening event for the July 2nd First Friday Art Walk.

10. Additional Discussion

Mr. Henry expressed his disappointment that Old Eau Gallie was not considered for an Amtrak passenger station.

Mr. Dombroski provided information to the committee regarding the proposed Amtrak passenger station and informed the committee of the three locations the City was presented by Amtrak.

Mr. Henry said he is going to contact Amtrak to lobby for Eau Gallie to be included selection process.

Mr. Sanders asked for the status of the Highland Avenue acquisition.

Mr. Dombroski said the City is still moving forward with the purchase. He mentioned that the Highland parking lot would be closed due to soil samples being taken on June 22, 2010.

Mr. Henry informed staff that if the poles for Pineapple Park and the Streetscape Project have not been purchased, the prices of LED lights have decreased and they should be able to get a better quote.

11. Adjournment

Moved (Davis/Alexander) to adjourn meeting 9:30 A.M.

Motion carried unanimously.

Respectfully submitted,



Angela Howard, Recording Secretary