

MINUTES OF THE MEETING OF THE BOARD OF COUNTY COMMISSIONERS
BREVARD COUNTY, FLORIDA

1:00 PM

The Board of County Commissioners of Brevard County, Florida, met in special session on April 13, 2017 at 1:09 PM in the Government Center Florida Room, Building C, 2725 Judge Fran Jamieson Way, Viera, Florida.

CALL TO ORDER

Attendee Name	Title	Status	Arrived
Rita Pritchett	Vice Chairwoman/Commissioner District 1	Present	
Jim Barfield	Commissioner District 2	Present	
John Tobia	Commissioner District 3	Present	
Curt Smith	Chairman/Commissioner District 4	Present	
Kristine Isnardi	Commissioner District 5	Present	

ITEM II., AGENCY PRESENTATIONS

Chairman Smith stated the Board is going to start with Agency Presentations, and the City of Melbourne will be first.

Mike McNees, City Manager for City of Melbourne, stated the icebreaker and cutting edge of what is going to be a unified presentation that will include each of the cities on the issue of Community Redevelopment Agencies (CRAs); he expressed his appreciation to the Board for giving the municipalities the opportunity to participate in this forum; he stated there is nothing that they like better than sitting down together and trying to work out the issues being faced; and this is certainly one that has had a lot of energy in it for a significant length of time. He went on to say he thinks about if someone were to come from outer space to observe this discussion, they may see a room full of really well intended public spirited people looking at the same set of facts, and coming up with very different conclusions about what the next step should be; one of the things to lead to that is very different perspectives; clearly, when looking at CRAs and the revenues that goes to them and the tax increment that peels off to them from this building, a person clearly sees a zero sum issue; the County has budget issues, road funding needs, and issues it is trying to face; and the Board is looking at every resource it can find to put those dollars to work to solve its issues. He stated when looking at the CRAs from the cities point of view, it is a very different question, because the cities are seeing the leverage value, the investment that is driven, the business and employment opportunities that is driven by the CRAs, and the overall community vitality that is driven by the CRAs. He explained to the Board Cocoa Beach plans to build a municipal parking garage to serve their commercial district; that debt service on that parking garage in their CRA, give or take, will be \$350,000 a year; if it is just cut down the middle and say it is half County increment and half City of Cocoa Beach increment, Brevard County's piece of that is \$175,000; and clearly that \$175,000 would fill a lot of potholes. He went on to say it would pave maybe a quarter a mile of road, or maybe two to three County employees per year, so it is real money. He stated but being the City of Cocoa Beach, it is not a \$175,000 question; that parking garage for the City of Cocoa Beach represents an enormous boom to their commercial, tourism sector, downtown businesses, their employment base, and their quality of life far beyond the \$175,000; the ripple effects of that are enormous; and over time, it is well into the many millions of dollars in benefits. He advised it is a much more important issue to the cities than just the \$175,000; it is not a zero sum game, it is \$175,000 versus millions of dollars of leveraging impact. He stated another example he is going

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to use is the Highline Apartment Mixed Use Project recently approved in the City of Melbourne; it has gotten a lot of attention, critics, and fans; and here is how that will work for the City of Melbourne. He pointed out the debt service that will fund the money that will support that project is about \$175,000 a year; say the County's increment there is half of that, it is really a little less than that, but say it is \$80,000; that would be for potholes or repaving or one mid-level employee for the year; and that is real money. He stated to the City of Melbourne, that \$80,000 drives immediately nearly \$30 million of private investment in its downtown; just measuring the direct dollar for dollar return on investment, that is a \$30 million investment to the downtown; the ripple effects will be through the commercial district for long periods of time are enormous, almost impossible to really measure accurately; and that perspective issue is really important. He noted to the Board it is \$80,000, it is work that can be done with that money, and it is gone; for the City of Melbourne it is a \$30 million investment that will revitalize and transform the downtown for the next 50 years. He stated one of the reasons this conversation has been difficult is that the cities and County can do better jobs really hearing each other. He added the twist to the Highline Project, and this is the beauty of the CRA, from the City's point of view, without that \$30 million of private investment in the downtown Melbourne CRA area, that money that goes to pay the debt service never exists in the first place, so it cannot be used for something else, because if that developer does not put their \$30 million into the project, it does not exist. He noted it is actually his tax money that goes to fund the debt service to subsidize that upfront piece of it, which is a little over a million dollars; the beauty of it is the tax money coming in from that project will be more than the debt service; and it completely self-funds and without that project, it does not exist, because that money is not available to fill a pothole or hire an employee, it literally does not exist without that \$30 million of public investment that does not exist without the CRA. He stated they have two objectives today; one is each elected official here have come to help the Board see the CRAs through their eyes, what they mean to the cities, why are they so important, and why have the cities not said whatever the Board wants to do is fine with them; these things are critically important to the revitalization of developing the cities into the future; and that is why they are present today. He went on to say they have a presentation today that they will walk through to help give the Board samples of the issues in some of the CRAs that most of the mayors, vice-mayors, and elected officials that are here want the Board to see from their point of view; the second objective is to shift the conversation, if possible, from one that looks like a tug-of-war where there is a dollar in the middle and both sides are pulling as hard as they can because they both need the dollars, but they shift the conversation from the tug-of-war to a problem solving exercise where they look at what the benefits are of the tool of the CRAs, what are the issues the County is trying to solve by making adjustments to the CRA process, and how can they work together so they are not having a zero sum conversation that they are maximizing the use of their resources, money, and tools they have to accomplish the things they need to; and that is why all of the elected officials are present today. He stated they have a little bit of information about just the mechanics of the CRA process, how it works, how it is set up, and what it is intended for that will be presented by the City of Cocoa City Manager.

John Titkanich, City Manager of the City of Cocoa, stated CRAs are special funding districts authorized by the State of Florida through Chapter 163, Part III; they are created for the special purpose of promoting and facilitating the redevelopment of areas designed as having slum and blight; it uses tax increment financing as the funding mechanism; a local government, city or county, must identify an area and initiate a Finding of Necessity Study that analyzes the area for the blight characteristics listed in the statute; and the local government then initiates a process of public hearings to create the CRA. He went on to say in a Charter County, the County must approve the CRA and delegate authority to the city if the CRA is being requested by the city, or it could be operated jointly by the city or county; a CRA board would be designated; and a CRA plan would then be created and adopted. He noted it is set up as dependent special districts of the creating local government; it is budgeted as a special fund similar to a stormwater utility or construction fund; it must be audited annually, usually with the LG audit; it must provide an

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annual report of activities, due by March 31st; and the same law apply to CRAs, such as sunshine, ethics, et cetera. He added regarding the CRA funding, the year the CRA district is created is the base year; the total assessed value for the district in the base year is the base value; any value increase above the base value is the increment value; the increment value is then multiplied by the tax rate for that year and then multiplied by 95 percent; and the CRAs increase in value through property valuations increases and as projects are constructed. He pointed out the CRA statute, Chapter 163, Part III, has been amended over the past 30 years, and included a requirement for Charter Counties to approve the creation of new CRAs and also included time limitations on CRAs; and three CRAs in Brevard County preceded these statute amendments and are grand fathered in under the original CRA statute. He stated as an example, the City of Satellite Beach started out with \$124,686,190 in 2002 as a base value; in 2016/2017 their taxable value is \$251,457,020; the difference between the base value and the total tax value is the tax increment value, and against that value it applies what the County adopts as a millage rate and what the City of Satellite Beach adopts as a millage rate; and then it is brought forward, the 95 percent required for budgeting purposes, and the total TIF available is \$1,586,524. He advised but for the leverage of investments, they will never know how much that area would have increased in value if reinvestment was not done in that area; there is no guarantee that Satellite Beach's CRA would have gone to \$124.6 million to \$251.4 million; and it is because of the investment tool, which is a critical local developing partnership. He noted if a person drives through an area and will say if a community is not going to take care of their own, why he or she would locate here. He explained to the Board the County Manager has put together a very detailed spread sheet which was provided to the Board that identifies all of the CRAs, as well as the three that are pre-Charter. He stated he is turning it over to the city officials to discuss their projects.

Walt Johnson, Mayor of the City of Titusville, stated he has examples of what the two gentlemen have talked about; the picture on the left is what Titusville looked like; with the space program, the downtown area just took a dive; had it have been left that way, they would have continued to have a downtown that no one wanted to go to; and it was just dilapidated. He went on to say due to the CRA money, they were able to buy all of those properties, which were behind downtown stores on U.S. Highway 1, and they made a commons parking area; that was an inspiration; things were starting to look up at that point; but people were still questioning if the City of Titusville was going to stay in that condition. He noted it inspired the businesses downtown, as a person can see on the right, to invest in their buildings; and that was a start of things getting much better in Titusville. He pointed out without the CRA it would not have happened; he stated the leverage of future revenues from the TIF money was used to buy those properties; otherwise the City of Titusville would not have had the money to do it; and they would have been in a real predicament. He stated this is a perfect example of what could have been done by leveraging the money from the CRA; two things happened here; this is actually an environmental pond that filters 400 acres of the downtown area of stormwater coming into that pond and being filtered; and it also has a system that they alum to the water and the solid drop out, and something underneath scrapes it out. He noted the water is not only filtered but it is treated; and that is a major improvement from that area as it was going into the Indian River Lagoon. He stated by leveraging the money the pond was created and a park; that park is part of the Space Walk of Fame; and he provided a picture before the pylons with the names of astronauts. He stated it draws in people in the area to come and see the monuments in the area. He added there has been \$2,727,000, however, the CRA only had to leverage \$600,000, and the rest was paid by partners, including the Environmental Protection Agency (EPA), St. Johns River Water Management District, Florida Communities Trust, Forever Grant Program, Florida Department of Environmental Protection, and Florida Department of Transportation; without the initiating money, nothing would have happened; and had the aforementioned things not been done, the condominiums would not have been put there. He pointed out the money that comes into the community from that is an incredible boom for the area. He went on to say the last picture is investing and leveraging downtown; the downtown needed some help in

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getting their building looking better; the facade program has put \$430,000 into grants since 2008; and it has resulted in \$1,343,000, a three for one investment return. He stated that the projects would not be there except for TIF money; the new taxes coming in would not be there except for the TIF money; and it is vital to cities, they continue with other projects, and as the City of Titusville grows, so does the need for someone to come in and fix some of the old buildings and create new buildings. He pointed out all of that creates new jobs; new jobs result in new houses; that is other taxes that are not in the downtown area; and that is something the governmental agencies all share in that boom that is coming in.

Commissioner Tobia inquired since 2008; \$430,000 of TIF money has been invested for facades for profit businesses.

Mayor Johnson replied affirmatively.

Commissioner Tobia inquired if public money went to businesses that are there such as grocery stores, doctors' offices, law firms, and surgical centers.

Mayor Johnson responded that building is going to be filled with doctors; those properties they are buying homes on create more taxes coming into the City of Titusville and the County; and of course, they buy other things to go into their homes. He pointed out that is what redevelopment is; and he did redevelopment for eight years professionally.

Tom Price, Mayor of City of Rockledge, stated CRAs are kind of hard to get behind, he understands that as a businessman; he is certainly not a lifetime politician; he has been in business for 30 years; when he ran for office there was always this white noise behind him, there is government waste, go after the CRAs, and he heard all of that; and once a person gets into office, then he or she starts looking for this waste and trying to understand what a CRA is. He went on to say once a person gets into office and begins looking for waste, he or she finds out there is not really a lot of waste, it is pretty tight, at least in the City of Rockledge; what the CRAs have done in his city is amazing; they were fortunate to start the CRA in 2002, which started the boom; that was not planned, it just happened to be the time they started the CRA; and their growth went through the roof. He added then 2009 came along; they pretty much went down as did all of the cities in the County; their revenues went down; they thought maybe they should pull the money back from the CRA; but they decided not to and kept investing in the City of Rockledge. He stated they spent \$8 million at a time when not many other projects were going on when they redeveloped Barton Boulevard; they changed the entire look of Barton Boulevard, which they consider is the hub of the City; 2011 and 2012 came along, and they were one of the cities that kept going up in value; and they feel a lot of that has to do with their CRA, because of the investment they made during hard times. He pointed out it brought people back into the City of Rockledge; they were excited to see anything open up; they were more concerned about the mom and pop businesses than anything else; and if they could support those mom and pops by giving them \$10,000 maximum to help them with their businesses, they felt fortunate they were coming to their City in the first place and opening up the business. He added they believe their CRA has performed its statutory function; and they have reduced and eliminated blight in the City. He stated to inspire investment in Rockledge they used public infrastructure projects to create momentum for private investment; they acquired redevelopment properties on Barton Boulevard; they are putting them back out for bid to try to bring business back into the area; they have demolished structures that were blighted; and they have partnered with Brevard County with a shelter for the Space Coast Area Transit (SCAT) bus. He went on to state they took three County bus stops and consolidated them into one; they spent as a city \$250,000; and Brevard County or SCAT contributed \$4,700 to that. He noted they still today pay for the annual maintenance of \$8,500 a year; they felt like it was something they had to do as a city even though Brevard County did not participate with them with a large investment; and they did the right thing for Barton Boulevard with this bus stop. He stated they improved it for all

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of the County residents as well as the City residents. He explained to the Board Skyzone came into the City because of the redevelopment district; they were able to partner with them; they gave them \$10,000; but again, they felt lucky Skyzone came into the City of Rockledge. He pointed out they took an old Winn Dixie that had been empty for 10 years and spent \$2.5 million on this business; only 14 percent of the residents of Rockledge actually go to this; it is a destination as the entire County utilizes this property; and this is a very successful business and are bringing people from other counties and states. He stated Florida Department of Transportation (FDOT) came in about four or five years ago and they rebuilt U.S. Highway 1 and made it six lanes through Rockledge; they spent a lot of money from their CRA on U.S. Highway 1 with landscaping and street lighting that they thought would benefit the City of Rockledge; and that brought in Scooters Coffee. He went on to add Scooters came in and bought a dilapidated old credit union that was sitting vacant for a couple of years; they tore it down and built a new building; and it is a great success. He pointed out they gave them \$10,000, and they thought it was important; and they spent \$620,000 of their own money. He stated the only road in the City of Rockledge that Brevard County owns is Barnes Boulevard; they tried for 15 years to get the County to four-lane the road; the County finally started it a few years ago; and the City of Rockledge partnered with the County and contributed \$2 million to help make this happen, because that benefits the City. He advised it is not done yet, but it is getting very close; and that is their success in the City of Rockledge is Barnes Boulevard. He stated the County gives the City of Rockledge \$605,000 a year, and that is because of Barnes Boulevard. He noted they spent \$250,000 of their own CRA money for landscaping and sidewalk improvements, privacy walls, and it is going to make a difference. He reiterated that Brevard County gives the City of Rockledge \$605,000 a year; their residents pay Brevard County \$5,065,000 a year into the General Fund; there is not another project in Rockledge that he knows of that the County spends money for; and he thinks the County is getting a bang for its buck. He stated the CRA is one of the best things that has happened to the City of Rockledge.

Chairman Smith asked everyone to keep their emotions in check, because they clap and the next speaker could make everyone boo; and he does not want to hear either one personally.

Commissioner Tobia expressed his appreciation to Mayor Price for talking about the public money to private for profit businesses. He stated Mayor Price laid it out that CRAs are to deal with blight; it looks like the City of Rockledge spend \$8,000 on travel; and he inquired looking over their budget, where did folks travel and what were the benefits of clearing up blight.

Mayor Price replied every year they send a crew every year to the International Shopping Center Network that is in Orlando; they send basically their entire CRA board; they go over there every year, and spend a couple of days there; and they market, talk to people, bring people to the City, and he thinks that is how Skyzone and Scooters came to the City of Rockledge.

Commissioner Tobia stated it looks like there are special events and promotional materials to the tune of \$25,000; and he inquired what the CRA promotional events that went out are.

Mayor Price responded that is car shows and arts and crafts events in the districts themselves promoting the districts.

Henry Parrish, Mayor of City of Cocoa, stated he was brought up in a government family; he feels like the CRAs have already been addressed several times over recent years; and he is kind of mad to even be here to be honest, because the Board understands the numbers just as well as the municipalities. He went on to say the first slide is the U.S. Highway 1 corridor CRA Clearlake Isle affordable housing for 55 plus; U.S. Highway 1 was called the Big Dig; it was four and one-half years of construction; they did a great job; and it is a beautiful road. He stated

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moving to downtown historic Cocoa Village; a person that has been in the area for a number of years know the reputation the City of Cocoa had from the spillover from the blight and crime; and they were credited with areas within and outside of the City. He noted he was elected as Mayor to come in and fix City Hall and redevelop the City of Cocoa; they started at a lot lower point than most people have; they re-evaluated where they have been and where they are going; and they are the come-back city in Florida for a lot of reasons. He added one of the top reasons is the CRAs and the effect it has had to the City of Cocoa; it is a tool in a tool box for them; and they have used it. He stated underneath the park is storm system drainage of about a square mile; it drains into different tanks; some of it goes into the Indian River; they just paid it off; and they have a lot of street projects. He pointed out they have numerous facade grants; they are bringing Cocoa back to its potential; and a big part of that is the CRAs. He stated next to historic downtown, Diamond Square abuts it to the left side; it is one of the newer CRAs; it took 30 years to start breathing life to this area; and in the old days they were battling the newspaper, perception, and image. He stated where Diamond Square is, it was so dangerous to go in some areas that no one wanted anything to do with it; he went to middle school there and it was rough; but as time went on the entire community made a pact and decided to clean the entire City of Cocoa up. He stated when All Aboard Florida names its fourth station it will be in Diamond Square, which is the big need area. He noted when looking at the County's budget, it is under restrictions; the County is getting choked out; he was brought in to represent all of the citizens of the great City of Cocoa and their needs; money is important; but the residents are more important. He stated the Board needs to find a way to service all of the residents. He stated when a person goes to Tallahassee and sees what the mindset is there, the County and the cities better be working together; up there is different thinking; there are questions he hears from all different levels of Brevard County; and the cities pay 65 percent of the freight. He stated he appreciates what the County does, but it cannot hurt the disadvantaged along the way as it is not serving the residents.

Commissioner Tobia stated on the U.S. Highway 1 corridor, it looks like 88 percent of the budget is a transfer to Debt Service.

Mr. Titkanich replied affirmatively.

Commissioner Tobia stated it looks like the remaining 10 percent is salaries; and he inquired why in order to write a check over to Debt Service are there any salaries associated with it.

Mr. Titkanich responded they still have to have an attorney and meet quarterly budgets.

Commissioner Tobia stated they have legal expenses here as a line item; and he is just speaking to the more than \$11,500.

Mr. Titkanich replied the three CRAs share in the expense for the redevelopment specialists; it used to be a much more equitable distribution; but at the end of the day they meet quarterly, but they still have a business of the quarter program, and anything less their expenses goes to the General Fund. He noted the reason why is there was a \$1.4 million note for the U.S. Highway 1 widening project that the CRA did not have the funds for.

Commissioner Tobia inquired if Mr. Titkanich is aware that other CRAs do not have any salary expenses; and he stated they currently have projects that are in the works. He inquired with no projects in the works, is that a portion of a FTE that covers the Diamond Square CRA as well.

Mr. Titkanich responded affirmatively; while there are no projects in the works there are still administrative responsibilities, reports have to be prepared, and all that information has to be provided to the Board; and the Resolution provides, and they are not even coming close to that,

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is that they can spend no more than 25 percent of their TIF towards administrative expenses, and they are at 10 percent.

Commissioner Skip Williams, City of Cocoa Beach, stated the voters by ballot established the CRA according to all of the rules and that was in 2008; they started up the CRA, it is downtown only; they have invested about one-quarter of a million dollars of their City funds to start it up; their tax year they based it on was 2012; and the CRA is for just the downtown, which is seven percent of their total land area. He went on to add it represents 10 percent of the tax base; the big deal for them is the parking garage; that seven percent of the land is the heart of the City of Cocoa Beach; they qualified for all of the things with the State criteria for CRAs and received approval from the County because they met all of the categories; and their downtown has heart disease. He pointed out one of the problems is they do not have adequate parking for the businesses to be able to build up to have places for people to park to make the City work better; they are fortunate to get improvements on Highway A1A; it goes through the downtown area; and the street project was shovel ready when the money was available about three years ago. He stated they started the Main Street Program which is funded out of the City coffers; the debt service on the parking garage goes through 2031; they will be signing the notes and bonds, and be responsible for doing the paybacks; they will be counting on the CRA money with this scenario; and it will be paid off before the CRA sunsets. He advised the rest of the package is letters from people who are business people or the Main Street Director giving their opinion that the CRA is a good thing; knowing they needed a new city hall, police department, and a parking garage, they have integrated a plan together; they have gotten the community, through workshops, to come together; and they have sited the police department and the parking garage on city-owned property so it will not take land away from the tax base. He noted by putting the parking garage there, it is like putting a pacemaker in the heart of the City of Cocoa Beach, because that parking garage is going to enable the rest of the downtown to do better and be everything they want it to be; it will have a trickle over effect to other parts of the City as far as tax value; and the County gets the benefits of those values going up in the future. He stated because the parking garage is right there with the city hall and police department, the patrons and workers can park there during the day, and in the evenings the restaurants and businesses the parking will be available for them. He stated they want to put the 90 percent of the CRA money through 2031 into the parking garage. He stated he would like to see some agreement on paper that they are going to do what they say they are going to do; they have residents and Cocoa Beach Commission approval as part of the public record; they really need this; and it is a good value cost benefit wise for the County overall.

Commissioner Tobia stated it looks like they have almost \$143,000 professional services that is associated with this CRA, but that is all it lists; and he inquired what professional services are.

Mr. Williams replied the City Manager and the CRA Director is here, and instead of him guessing, they will get that in detail and in writing to Commissioner Tobia and cc the entire Board; he has an idea of what that is because he approved those budgets; he sat in on those meetings; but he does not want to misspeak.

Jim McKnight, City Manager for City of Cocoa Beach, stated he needs to correct one thing Mr. Williams said, their base year is 2008 not 2012, which is important, because everyone knows what happened between 2008 and 2012 and that was the plunge. Mr. Williams pointed out they did not set their official base year until 2012; they could have done it earlier. Mr. McKnight noted that is when it actually started going up again was 2012, but he thinks the base year is 2008. He added he has worked for five governmental entities in his career, in 38 years, 37 of those years have been in Brevard County; he started in Brevard County in the early 80's when the CRAs were being actually supported by Brevard County; he worked for City of Cocoa when theirs had already been started; and he started the City of Rockledge's. He stated Cocoa is a good example of the time it takes for the turn to really occur; as a teenager he worked in

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downtown Cocoa cleaning floors in a doctor's office; leaving there at night was a scary thing to do; and to go there today and see the vibrancy and activity is an example of good things that occur. He stated there were no staff dollars used by the City of Cocoa Beach; professional services were primarily the result of what the startup costs were to get the plan done, which was all paid by the City of Cocoa Beach, and reimbursed back at the \$20,000 level; but he will get the Board the specific answer on that and all of the answers relative to that. He advised the Board their one project is the parking garage; he is relatively new; and everyone he talks to asks one question in downtown Cocoa Beach, and that is what is going to be done about the parking. He noted he actually came to this meeting from a meeting about parking with some businesses; they are putting all of their eggs in one basket; that is the most important basket for them; they are not taking other properties off of the tax roll; and it has helped them be omnipotence to other projects that need to occur in the City of Cocoa Beach. He pointed out the City of Cocoa Beach is Minuteman Streetscape Improvement has a total of \$60,000 of CRA money in it, and they leverage \$5.1 million from nine other sources; and it was a small increment that has led to a changing project for the downtown landscaping.

Courtney Barker, City Manager of City of Satellite Beach, stated they have two projects to demonstrate to the Board today; one of them is Pelican Beach Park; this project, prior to 1986, the County actually managed and owned Pelican Point Park; and it was at about an \$80,000 a year cost, primarily for the cost of the two park rangers that were employed there to charge for parking to get into the park. She went on to say the City asked the County if they could just take it over; the County said yes, but they still want to pay them for things like toilet paper and stuff like that; and they paid the City \$8,500 every year to maintain that park. She stated about 2007, they renovated the entire park with the CRA money at the tune of \$1.5 million; in 2011 they took final ownership of the park; and now they are the deed holders for that property. She added they have a lot of rentals there; there are pavilions and a club house there; but that club house is rented out literally a year in advance for weddings. She pointed out the rentals they have for those pavilions, about 20 percent of those rentals are from non-City residents; and that is kind of hard to really even determine from there because when people rent and they say they live in Satellite Beach, a lot of those people are actually from the unincorporated area of Satellite Beach between the City and Pineda Causeway. She stated the number is probably a little higher. She advised they actually partnered with the County throughout this entire project in making sure the County was okay with the development and design, not financially but from a staff perspective; they look at it, even though it was a CRA project in the City, as a joint project with the County. She noted the next project is Satellite Beach's Shell Street Project; this is a combination of a park project, road and beachfront access project, in addition to a commercial facade grant project; in their City they have had the facade grant program probably running for about eight years; when she got there she noticed a lot of the parking lots were not done, so there is a beautiful facade and an old yucky parking lot and no stormwater; and stormwater is a big issue in the City, because they are a beach community, and not a lot of people want to use their property for a pond. She went on to say a lot of the properties are small, it is difficult to do, and it is expensive; to get people to put any type of impervious surface in there was really the point of their grant; and they increased the grant size to incorporate parking lots and stormwater facilities. She explained the first property that came to do this grant was the property at Shell Street, and it is a commercial plaza that has businesses in it, including Sun on the Beach and Papagallo's; and both businesses really prospered from this project, so they had to realign the street and get right-of-way from the property owner to try to get the street a little bit closer off of the dune line. She added they also put in beach improvements, including pavilions, landscaping, and curb and gutter; and they also took the last remaining private septic tanks out of the City and installed a sewer line. She pointed out the City paid for 25 percent of that cost and the CRA paid for the remaining process. She stated Papagallo's really took ownership of that project and expanded quite a bit; they have actually doubled in size in their seating capacity; they completely remodeled their interior; and she thinks she saw where they were hiring 15 new employees. She stated it is really exciting to see them succeed; they also built a

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little outside bar, and now they have a place to go at night to have dinner and look right over the ocean. She stated they actually spent \$400,000 of CRA funds to build this project; \$150,000 came from the Satellite Beach Women's Club as a donation; with the commercial side of it, the property owner invested \$220,000 into the project; and he received a \$65,000 facade grant from the City. She noted the property owner of Papagallo's would like to speak later.

Steve Osmer, Vice Mayor of City of Satellite Beach, stated keeping in mind that everyone's CRA has a different goal; obviously as a beachside community Satellite Beach is different from Cocoa, Rockledge, and Melbourne; their City is 96 percent built out; they are not going to get anymore tax revenue from new houses; they are not getting new tax revenue from new business; and they have what they have. He went on to add when talking about a facade grant, it is very important for them; they have to use existing facilities and buildings, and fix those up so they can keep the businesses, and it will in the end equal more tax revenue; when he came into office one of his big things was return on investment; and they need to get the best bang for the buck. He stated he imagines people are relating CRAs to roads as it is the topic going on here; it is not they are not familiar with roads, he is sure the City of Palm Bay will be the first to stand up and tell the Board about the road problems they have; and Satellite Beach for the last three years have been doing town hall meetings to talk about how they are going to fix roads. He stated he understands the County's need to fix roads, and all of the municipalities are working on how to do that. He pointed out when they looked at their CRA projects, what they are trying to do is get the most they can and return for the little amount of money they can put into it. He stated the return on the investment is getting a new business, new houses, and new people who are paying more taxes; the benefit to the CRA is the County receives more revenue from all of the CRAs; and the more the cities fix up their areas, the more money the County is going to get. He noted even if the CRA will run out, it will end a lot of the improvements. He stated he does not think anyone here today can say since they have gotten their CRA things have gotten worse; and he looks at it as a win/win situation. He advised without the CRAs they do not know where they would be now or how much tax revenue they would have without them.

Commissioner Tobia expressed his appreciation to the City of Satellite Beach for returning \$142,923 per the Brevard County agreement; and he asked the City to explain that.

Ms. Barker replied they have a couple of slides later on that goes into detail on that; and she inquired if Commissioner Tobia minded waiting until they get to that point.

Carol McCormack, Mayor of Town of Palm Shores, stated no offense to her friend Mayor Parrish, but she thinks the Town of Palm Shores is actually the poster child for CRAs. She went on to say she does not know how many people present today were around in 2002 and 2003, but when she was elected in 2003, no one actually wanted to live in Palm Shores, and no one certainly wanted to open a business there; they were known as the town of nude line dancing, adult video store, prostitution, drugs, and armed robbery; and it was an embarrassment. She noted when they passed their CRA it was the best thing that could have happened to them, because it allowed them to start tearing down and getting rid of the blight and the crime; the prostitutes used to stand in front of town hall; and they would have to call the Sheriff's Office and ask for them to move the prostitutes a little further down the road. She advised they have come a long way, but they could not have done it without the CRA. She stated most of the CRAs have been impacted with small businesses, those are the people who they have been able to help; when they went through the three-year terror of a road widening, a lot of their small businesses were torn down; this building on the slide was torn down by Hurricane Jean in 2004; it was owned by a gentleman in Canada that took them until 2008 until he would allow them to tear that building down; and now, they have 52 affordable homes that were completely sold out in three months. She pointed out that subdivision would not be there had they not been able to tear that down, and it is in their community redevelopment program. She went on to say this was the blue motel; when she became Mayor, she had a hit list; the blue motel, the adult video

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store, and the crack mobile home parks were on her hit list of what could be done to make Palm Shores a place where people want to live and where businesses want to be; and when she was able to tear down the adult video store and the blue motel, it is now the home to Prestige Office Complex, five real estate companies, title companies, property inspector, and it is a beautiful building which they are very proud of. She noted the next slide was the mobile home park; this is where the letter carrier would not go to deliver the mail because of the crime; it is now BRPH Meridian Properties, the home office to two very respected companies; she had lunch with the Chairman and she asked him to look across the street; she asked him if he knew what was there before; and he did not. She stated these are the types of things she was faced with and how to get anyone to move to Town of Palm Shores and attract businesses if she cannot get rid of the crime and blight. She added speaking of blight, the Board recently, at its last meeting under the Consent Agenda, did a settlement agreement with a property in Palm Shores, and this is how long they have been code enforcing them, this same property that the Board just came to an agreement with them to make them mandatorily connect to sewer; and she reiterated that happened on the Board's meeting on the 11th. She pointed out they are not through with blight, they are still fighting it. She explained to the Board these are new businesses that came to Town of Palm Shores because they see it as a viable place to live and work; it is a cleaned up, clean community; Cabana Shores is in their seventh year; and they have been very successful. She added the Bistro used to be the little hamburger place that had a putt-putt golf course right next to it; when the road was widened, it took the entire frontage of that building putting them out of business; and it is now a restaurant again. She stated they were the first to get a Wawa, which they are very proud of; it is not in the redevelopment zone; but she inquired would they have wanted to come to Palm Shores if they still had the reputation they had back in 2002 and 2003. She stated the Sunshine Bank is the same thing; those people would not want to be in Palm Shores if they did not feel that it was a viable, thriving community; and they could not have done that without the CRA. She went on to state Candlewood Suites and the three new churches are in Palm Shores; and she inquired if these churches would have wanted to be there when the nude line dancing was going on. She noted community redevelopment has worked for them; she reiterated they are the poster child for it; their taxable value in 2003 was \$9 million; and their taxable value is \$36 million. She pointed out it is a win/win for the County; the more the Town of Palm Shores is financially secure, the more financially secure the County is; they are proud at that; and she hopes the Board will seriously look at what that \$100,000 she received last year did for the Town of Palm Shores, and how much money the County was able to get from the Town because of that. She stated she took a picture when she first came into office and a person could not see the river in any area because it was overgrown with pepper trees; she wanted to see how long it would take to be able to clear those pepper trees and brush; and they were finally able to open their first recreational facility that is totally maintained by the Town. She added town hall used to be a mobile home, and now they have a nice town hall that the County did not pay for. She noted she is going to marry someone in the park next week; they do not charge them a dime; and they just want to make sure they clean up when they leave. She stated she thinks they have enhanced the County, and it has made people want to be in Palm Shores.

Commissioner Tobia inquired if Mayor McCormack is marrying someone as an official or is she getting married because he wants to wish her congratulations.

Mayor McCormack replied she is happily married, but she is marrying someone at the park; she is a notary; the couple does not live in Palm Shores; but they love to go to the park.

Commissioner Tobia stated he wanted to see what the Town had done with those resources, so he pulled the budget; and he inquired if this was the right one-half of a page budget for transparency sake.

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Mayor McCormack responded she cannot see what Commissioner Tobia has, but that they submit a complete audited report to the County every year that has already been accepted by the Board; and what he has is not what he needs, she will get something to him. She pointed out she has delivered to Commissioner Tobia at least four packets of information.

Commissioner Tobia stated the budget shows the revenue was about three percent off what the County shows it expended in TIF payments; and he inquired if he can get an accounting of that.

Mayor McCormack replied he can get a complete accounting of that, and she thinks he has it within the report; their first check was \$33,000; and the last check was a little over \$100,000. She stated of the \$20 million they paid to the County, it is a pin drop to continue their success, the more money they bring in the more money the County makes; they do not have ad valorem taxes; it all goes to the County; and there is an example of what Wawa just paid the County, and she does not get any of that. She noted none of the subdivisions in the Town were in the blight study or the CRA; all of the million dollar homes on the river were not on the blight study; and she can tell the Board they pay a lot in taxes which goes directly to the County.

Commissioner Tobia inquired if any of the money goes to the private business signage in the area.

Mayor McCormack replied the only thing they did was they did five businesses that were matching grant; if they put up \$2,000 the Town put up \$2,000; they had to put up their own investment; and these were small businesses that were deteriorating.

Kathy Meehan, Mayor of City of Melbourne, stated now she knows where the prostitutes came from. She went on to say the first slide is a project that is in South Melbourne; they extended the downtown Melbourne CRA; and this is one of the CRAs that pre-date the County's Charter. She stated it is located at 2420 South Harbor City known as Island Tile; the facade project was completed in 2016; the total investment was \$150,000; the CRA facade grant was \$20,000; and the private funding was \$130,000 for the exterior and interior. She stated next is the transportation and the Melbourne Babcock Improvement Area; as the Board can see above the realignment has been completed; the medians Phase III-A has been completed; and they are working on the design phase on III-B. She noted it did improve the capacity improvements, installed sidewalks, lighting, waterlines, storm/sewer improvements, landscaping, and road resurfacing and rebuild; and they still have issues on Babcock Street with the County-owned portion of it, but they are hoping to work it out. She stated the next is the Babcock Street III-A completed in 2015; the total construction cost was \$2.2 million; \$3,000 city water and sewer funds; and \$1.9 million CRA funding. She advised the Board their recent one is Inspiring Investment Downtown Melbourne CRA the Highline Mixed Use Apartment Project; this was where the old Melbourne High School used to be; it sat there a lot of years doing absolutely nothing, except deteriorating; it did belong to the County then it moved to the School Board, and it had a reverter clause; and it took them three years in working with the School Board to remove the reverter clause, that was both on the City property and this particular property. She stated they are very excited about this; this is constructed on developers and City property; it is an eight-story building; it is 8,600 square feet of first floor retail; there is restaurant fronting New Haven Avenue; and there are 171 units of market rate apartments. She stated there are two levels of structured parking underneath; and the developer is going to help with the public parking, and no loss of parking supply. She pointed out public access easement is provided by the developer; and the Board will see it in the thin green line in between the Henegar Center and the new project, which people can park in the back and walk in front to go to the Henegar Center. She concluded by saying like with all of her counterparts that this is a win/win for the County and for the City.

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William Capote, Mayor of the City of Palm Bay and President of the Space Coast League of Cities, expressed his appreciation to the Board for taking this meeting on with the cities; and he stated he thinks communication is the key to getting through any pitfall. He went on to state like anything in life, there is no such thing as perfection; and if the Board is looking for perfection, then it will need to look elsewhere because that is not going to happen. He noted there are going to be things that work and things that do not work; that is the right approach when it comes to life from his perspective. He stated the success of the City of Palm Bay's redevelopment is the waterfront, and to make it into a vibrant downtown, and to attract and retain competitive workforce focused on innovation; and that is what they have been talking to Harris Corporation and other businesses in the area about. He stated their mission is to remove the blight and prevention, economic redevelopment workforce retention, and attract new businesses. He noted the mission should be accomplished within the next eight years; and that is their focus. He stated he has historical data because he has been a resident for the last 22 years; the BCRA got started in 1999; they started with pepper tree removals and other invasive vegetation on U.S. Highway 1; depleted restaurants and old shopping centers were cleaned up; and trailer parks, boat and chicken farms, old gas stations, derelict multifamily structures, and an old hotel were cleaned up as they were a source of crime. He pointed out Castaway Park was a source of issues for a long time, and they were able to fix that park and get it to a point where families can go in there and fish at the bay. He stated people need to understand that if it was not for the economic downturn that happened to this area and to the United States of America, the City of Palm Bay would be in totally different place right now, because if he were to show the Board the different things that are coming to the U.S. Highway 1 corridor, and they were the fastest growing city, not just in the County, but in the United States at that particular time; and when the economy turned on them, they were on the top of the line on foreclosures. He pointed out they were there with Las Vegas and other municipalities throughout the United States of having the most foreclosures around. He stated they want to focus on this area of Palm Bay and they want to attract millennials to it; they have a time table regarding millennials in what they need to do with that mixed use community and downtown setting; and he believes CRAs play a big role in order to accomplish this. He stated cooler heads will prevail if they do the right things for each other; and as the Space Coast League of Cities President, he wants the Board to understand they move in unison, they are not segmented. He noted they are 16 communities, and when someone talks to them, he or she will talk to 16 united as one, because that is how they stand; the Board needs them as much as they need the County; their taxes help the County; and the fact the Board is the governing body for some of the things that they do, the cities have to come to it. He stated if this is something that comes periodically depending on elections, then everyone needs to understand they need to talk; there are a lot of numbers he could be throwing at his kids; but the reality is they try to work through it as a family; and he thinks Brevard County is a family, and the 16 municipalities belong to it.

Mr. Titkanich stated before Ms. Barkers addresses debt service, he has listened to some of the comments regarding the commercial facade residential programs; it is a matching program; the private property owner, typically the small business owners, is being partnered with; and Section 163.345 of the Florida Statutes, as it relates to CRAs, says they shall afford maximum opportunities to the rehabilitation or redevelopment of community redevelopment areas by private enterprise, which is what they are designed to do. He noted this tool is helping these small business owners; he is sure how that small amount of money closes the gap to make a project happen; and as Mayor McCormack stated, there are several projects that happened outside of the CRA because the CRA was doing its job. He stated when it comes to taxes, tangible personal property taxes, if it is a business, the County is getting all of those funds and it does not come to the CRAs.

Ms. Barker stated she wants to quickly touch on why they go out to debt service; some people present debt service as being very bad; and yes, it can be bad if too much money is taken out. She went on to say debt service is a cornerstone of government in all forms; debt service is

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taken out all of the time for projects largely because construction projects are very expensive; and they can either wait 10 years to save up \$4 million for a project or it can be done now and get the benefit to the citizens. She stated projects in CRAs are often opportunistic; FDOT does not build projects on their schedule, they have to be on their schedule; when they try to coordinate with them to do projects on a State road with sidewalks, bike lanes, increased lighting, and crosswalks, they do not want to do it after the projects are resurfaced, because then the road is clogged up twice; and if they say they are going to be ready in three years, the City has to be ready for that project in three years. She went on to say by Statute, they can only save up for a project for three years; it is an issue that everyone has to work around; and that is one of the issues that come up. She noted many times CRAs do not have the increment to save up for a large scale project within three years. She stated probably the biggest issue is right when a CRA is started, like with the Commons, the parking garage that Cocoa Beach wants to do, a big project has to be done right at the beginning just to jump start the interest in the area; that is one of the biggest issues; that is why a CRA gets an increment going and they take that out for a big project, because they are trying to jump start the investment in that area. She pointed out in Fiscal Year 2005/2006, Satellite Beach City Council and their CRA decided to apply for CRA funds towards the Fire and Police service in the City; in 2011, the issue was brought up by a group seeking election in the City; in 2012, the group seeking election won, and created an agreement to address the Fire related funds issue; the City returns a payment to the CRA each year; and this agreement addressed the fire service issue. She added in 2013, the City Council members were elected; in 2014, new City Manager was selected and faced a 2012 audit which showed zero reserves; at the same time, the City was again experiencing turmoil surrounding the police and fire expenditures; and in 2014, the City negotiated an Agreement with the County to send funds back to the taxing authorities each year to address the reserves for the City and the fire/police issue for the County. She stated she called the County Manager and asked him if there is a way to send money back to the taxing authorities at the end of the year and make that amount of money match the police and fire expenditures that the City CRA expended; and to try to resolve that political turmoil at the same time they get reserves back and the County gets money because it was hurting pretty bad as well. She advised the Board during that time, the City Council had not done anything with the CRA during that year; the CRA had a million dollars sitting there; and that is how that was addressed. She stated after that agreement was created, they redid their plan; it outlined very specific projects with a very specific budget, and policies that they could not go past the budget of the project; but if they went under the budget of that project, the money that was saved went back to the taxing authority and would not be placed on another project. She stated they outlined very specific projects in their plan; at the time they started doing that, the City Council said once the projects are done to start phasing out the CRA; and the CRA will phase out in Fiscal Year 2019/2020. She stated they were just designated as the eighth healthiest market in the State of Florida, with City of West Melbourne being number one, and they do not have new construction; obviously they have a good place to live; and they have done well with the CRA. She stated in FY 16 the County's TIF payment was \$476,070; the City refunded \$144,341 per the Agreement; the City also refunded an additional \$72,302 as unused dollars, for a total of \$216,643; and this is a 46 percent return of TIF funds to the County. She stated the City of Satellite Beach tried to make it simple in 2013 and just reduce the revenues; there was a political turmoil at the time; and there was a City Council Member who contacted the bank and it ruined that for them. She noted when banks lend money on a TIF pledge, they want to protect their revenue source, so they will be very upset when the revenue is reduced. She stated reinvesting in older section of the County is less expensive; it reduces crime, decreases costs; and it uses less infrastructure or infrastructure that already exists. She went on to state it improves the older sections of the County and it improves the image; it increases tourism, improves the economy, increases business opportunities, and increases commercial services for residents; the denser, more walkable development is better for the environment and for the people; and it uses less vehicle miles, less carbon emissions, and walking is healthier. She stated a gentleman was talking about during Memorial Day weekend, he was searching for hotel rooms in Tampa, and they

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were about \$350 a night; during the same weekend, a room could not be found in Brevard County for more than \$150 a night; and the cities want to make sure the hotel room image rises, which is the point. She stated there is a study by UC Berkeley that says household carbon footprints in urban core cities were basically equal to environmental sections of vacant land outside of the cities; and the higher carbon footprints were all associated with the suburban areas. She provided the Board with property tax comparisons slides for Heritage Green in Volusia County. She stated they received a greater return with the higher density but with less environmental impacts; and she showed the Board slides of the water usage, nutrient loads, infrastructure costs for the project, and infrastructure costs per household for each scenario. She stated the cities and the County have always worked together for the betterment of the community and put the community first; some beachside cities contribute to the lifeguard programs at busy beachfront parks for \$130,600; cities have, in the last five years, taken over the maintenance of County parks, shifting \$1,131,687 to municipal residents; cities have taken over the parks in their jurisdictions, but still pay the MSTU for park service; and some cities are not receiving reimbursement for medical supplies through First Responder Program, which would be an estimated \$350,000. She pointed out the cities work with the County to be as efficient as possible through many agreements and projects. She added 62 percent of the Brevard County population live in an incorporated area; 56 percent of the ad valorem tax base paid to the County's General Fund comes from municipal residents, and Merritt Island accounts for a large unincorporated tax base; the beach cities account for eight percent of the overall population, and provide 16 percent of the County's ad valorem taxes; and most of the beach communities have very few County facilities, libraries and two parks, and have no County roads with exception of Riverside Drive. She explained to the Board the cities will begin negotiations for interlocal agreements that will be mutually beneficial for both parties; each city and CRA is different, with differing opportunities; and therefore, they recommend allowing each city/CRA to negotiate their own agreement with the County. she went on to say some examples of issues to address can include time frames to amend plants, meeting between County and city officials to discuss future projects, revenue reductions in later years of the CRA, designated staff members to address CRA issues, and partnerships on facility improvements; and the cities recommend that the County begin compiling a list of issues to be included in the agreements for each city's consideration.

Mr. McNees stated he wants to be sure it is clear, in terms of administrative standards, accounting, auditing, reporting, and transparency, they in the cities treat the CRAs precisely the same way as they treat every expenditure; in fact, most of that work is done by a lot of the same people; added to this are the recording requirements to the Board, the State, and new advertising and public hearing requirements that have recently been put on; and the scrutiny the CRAs receive is pretty high. He went on to say thinking about the slum and blight declaration as going to the doctor when a person has a cold or a bacterial illness, the doctor gives the person a vial of antibiotics; the Board may say look at the success, this has worked really good, and to kill it; when a person starts to feel really good and calls the doctor and says he or she is going to throw away the rest of the antibiotics; and the doctor will tell a person the antibiotics have to be taken or they will not continue to work. He advised when business is bad, a person advertises; when business is good, a person advertises; and the successes the CRAs have had built on each other. He pointed out the Highline Project in Melbourne is a game changer; that CRA is quite mature and has been there a long time; and he reiterated it will be a game changer. He stated many of the CRAs are at different points in their lives, and just cutting off antibiotics because some of them feel good is probably not well considered. He stated he wants to address the whole notion of choosing winners and losers; there is a lot of conversation about this notion about economic development work and work of the CRAs is about choosing winners and losers; and he 100 percent agrees that is true. He added the winners and losers decision is not the City of Rockledge with its \$10,000 check deciding who the winner is going to be; he thinks that decision is being made in the board room at Skyzone when they say they have a \$2.5 million store they want to put somewhere, which is one of the most thriving new

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businesses out there; and the City of Rockledge is saying they have a little bit of money to incentivize, and to pick them. He stated in the City of Melbourne it is the Zimmerman Development Corporation, a sophisticated apartment developer, is deciding with his \$30 million who the winner is. He stated the Board has seated at the table an amazing political perspective on Brevard County, the mayors and vice mayors; there are city managers in the audience; the one thing they all know is how to solve problems; they know how to take the resources they have and push them out of the other end of the pipeline with the best outcomes they can figure; and they are here to be partners with the Board. He expressed his appreciation to the Board for an incredible indulgence it has given to the cities and towns to help it see the CRAs through their collective eyes.

*The Board recessed at 3:10 p.m. and reconvened at 3:23 p.m.

ITEM II., AGENCY PRESENTATIONS - MIRA

Wendy Ellis, Chairman of Merritt Island Redevelopment Agency (MIRA), recognized Andy Barber and Eddie LaBraun; she expressed her appreciation to the Board for giving them the opportunity to share some of the exciting ways MIRA is benefiting not just Merritt Island, but all of Brevard County; and she especially thanked Chairman Smith for taking time out of his busy schedule to invite them to his office prior to the meeting to share details from them of MIRA's ongoing projects, as well as MIRA's value to the County. She introduced Al Vazquez, Managing Partner of Close Waters LLC; she stated he has a Bachelor's of Science Degree from California Institute of Technology and a MBA from Harvard Graduate School of Business; his specialties are organizational performance improvement, business policy, and economic impact; last year for Brevard County he identified \$6.3 billion economic impact for the restoration of the Indian River Lagoon Project Plan; he has been a management consultant for over 20 years to Fortune 500 clients and governments, including the FDOR, IBM, Johnson and Johnson, Nabisco, Baxter Healthcare, Semitomo, and Cargill; and Mr. Vasquez was hired by MIRA to put together an economic impact study of their performance metrics.

Al Vazquez stated about two months ago he was approached by the Executive Director of MIRA, and later the board made the decision they wanted an outside agent to do an assessment of economic development impact for MIRA; that is what he did; and that is what he is here to share with the Board today. He stated they looked at analysis in three areas; one was the scale of the economics for MIRA, how big are the numbers, costs, and benefits; the second one was to put it in perspective of other County communities, because it is a bit different as it does not have a city, it is an unincorporated area that has the County's CRA; and the third area was to look at cost-benefit, what it is doing for the County. He pointed out like the other CRAs this was established under Florida Statute; the tax increment right now is sitting at about two percent of the property tax base; and the triangle at the top of the slide is a tiny sliver of the tax base. He noted the first CRA for MIRA was established in 1989; the focus was on the commercial center of Merritt Island; there are now four different districts within that redevelopment area; and that is what the different colors represent on the map. He went on to say primarily centered around the commercial corridors and where most small businesses are located, the MIRA districts are about 10 percent of all of Merritt Island; because there is no city government, MIRA, along with the board of directors that is made up of small business owners, they provide the leadership for economic redevelopment for Merritt Island; and there is no city manager. He stated the unincorporated area of the County is six percent of the County's area, eight percent of the population, and eight percent of the companies that are almost exclusively small businesses; yet, when looking at the return to the County from that economic engine, six percent of the County's area generates 10 percent of the sales tax revenue for the County, and nine percent of the property tax base for the County; they did not want to cherry pick one or two years, so he chose to take a look at the last decade; and all of the numbers the Board will be

seeing is the cumulative totals of costs and benefits tax base over 10 years. He stated the sales tax for the last 10 years contributed by MIRA is \$421 million and property tax of \$541 million; and it is about a million dollars contribution to the County as a result of the economic and property value activity in Merritt Island, or \$100 million a year. He added to put this in perspective relative to the other communities because this is different, it is an unincorporated area; when looking at the property tax over a period of time, this unincorporated area ranks third if it were a city in terms of the amount of property tax contribution to the County; the Cities of Melbourne and Palm Bay are larger; and the other cities come below that. He stated about 91 percent of the County property tax comes from CRA supported communities; of that remaining nine percent, the vast majority of that comes from Merritt Island, which is part of that unincorporated area. He went on to say looking at sales tax, it is 10 percent of the contribution of the County of \$421 million over 10 years; it ranks third; City of Cocoa has a little bit more sales tax contribution; and looking at sales tax, about 93 percent of the County's sales tax comes from CRA supported communities. He noted in the absence of a municipal government, MIRA plays that role in terms of leadership for economic development in this very important commercial corridor; it is key to developing these public/private partnerships, primarily the small businesses to get things done; over the years MIRA has been able to exercise more flexibility than the County would otherwise have in financing various projects by leveraging different pools of money; and the core of their mission is to conceive, develop, finance, and build projects associated with redevelopment for this area. He added longer term, they are involved in constantly renewing a long-term plan, and they do economic analysis and planning. He advised the Board the last 10 years MIRA reinvested 97 percent of tax increment funds it received in construction at \$3.8 million, capital renovations at \$3.9 million, land at \$2.1 million, grants and aid at \$788,000, and that totals \$10.7 million and all with no debt. He explained to the Board most of the \$10.7 million spent over the last 10 years was 100 percent fully-funded projects that MIRA executed in their districts; those are primarily in sewers and sidewalks, streetscapes, and small business gateways; and MIRA invested \$8.7 million over the last 10 years. He noted another category on how they do taxes is they were able to leverage grants; within that there are two types of activities; and they were able to obtain an additional \$1.2 million on top of the total \$11 million in TIF funding they received during that 10-year time frame, and it was applied to the boardwalk projects. He went on to say the Griffins Landing acquisition was done in 2010 or so brought in \$2.8 million worth of property value and redevelopment into the County; the MIRA net investment in that project was \$385,000; and it was a 7:1 cost benefit ratio. He stated the Veterans Center Project was many colors of money involved in the financing to pull that all together; MIRA had to contribute money for some of the parking area and a few other things to get this done; and it is a wonderful project. He stated there are a couple of retention basins that were built as part of that project; there are jogging trails around there; but the key role for these water bodies is a massive stormwater filtration capacity that is now a regional asset for all of the businesses in that MIRA district, so they no longer have to allocate a portion of their own property for a detention pond. He stated MIRA over the years has piggy-backed on top of FDOT projects that were implemented primarily for safety; and by jumping onto those projects they were able to do redevelopment activities and improvements for things like sidewalks, mast arms at intersections, roadway scenery, and at much less money than it would have cost had those been done on a stand-alone basis. He stated the last category of projects are the small business grants for commercial facade improvements; they have a 50/50 matching program, up to a cap; it is interesting that over the last 10 years MIRA invested \$788,000 in these sorts of matching funds; but it generated \$4.4 million worth of total project value and renovation; and that is because the businesses invested a lot more than the cap, and they kept improving even beyond that. He pointed out this is a 6:1 leverage. He stated another key metric of that is it is good for CRAs success from time to time is to take a look of the ratio of sales tax and property tax in an area where there is a CRA; in Merritt Island's case it is 78 percent; that gives the Board an indicator of how much commercial activity there is in an area relative to the value of real estate in that area; and this is kind of in the middle of the pack after looking at other cities. He went on to say over the last 10 years property tax plus sales tax total some \$962 million

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associated with Merritt Island; for the sake of argument, if they subtract the total \$11 million given to MIRA over that same 10-year period, they are left with a net contribution to the County of almost a billion dollars; and if they think about it in terms of a cost benefit ratio, it is a very large, positive ratio at 86:1 cost ratio. He advised the \$962 million is basically an economic engine; no engine can keep running without maintenance; he understands there is a sunset period for these things; and the Board will have to decide what to do when that day comes. He noted MIRA provides that maintenance for this unincorporated area of the County, there is no one else there to do that; it is a combination of an Executive Director that is a County employee who knows how to get things done in the County, and follow the right procedures; and this support leverage provided by a volunteer board of small business owners has been highly effective for this unincorporated area of Merritt Island. He stated MIRA is basically an asset for all of Brevard County, because of that tax base that it brings into the County; it is focused on improving these commercial districts, 10 percent of Merritt Island, but it results in almost a billion dollars' worth of contribution over 10 years to the County; and it is really about what is an asset for the County. He added it provides leadership and sustaining the economic engine; and again, six percent of the County's area, eight percent of the County's population, eight percent of the County's companies are located in Merritt Island, but they generate nine percent of the County's property tax, and 10 percent of the County's sales tax. He stated it is important to keep that going, and to continue to look at ways of maybe growing that beyond what it is today.

Ms. Ellis stated she wants to share with the Board a few of the projects that MIRA is currently undertaking; the slide she provided the Board is of Veterans Memorial Stormwater Project; she stated it started out with a project that was going to be 600 homes that were already permitted; Pulte Homes had already purchased it for over \$6 million; the great recession halted those plans; and it went up for sale. She went on to say the County negotiated a \$2.5 million purchase price, and MIRA purchased the property; the project had multiple funding sources; in addition to MIRA, District 2 stormwater fees through Natural Resources Management were used to construct the 52-acre lake; and the Local Option Gas Tax (LOGT) was used to replace aging pipes, and add new pipes to direct water from an area that had no stormwater system in place, because it was built prior to the stormwater regulations. She noted impact fees were used to build a sidewalk in the newly piped ditch, resolving a safety problem on Fortenberry Road, which abuts the lake; and of course, they had already been doing tests on the water in this area since the construction of the stormwater system, which significantly improved this section of the Lagoon. She stated in addition to all of those benefits, the County obtained an \$800,000 State grant that allowed for access and park amenities and the expansion of Veterans Memorial Center; and now they have Veterans Memorial Park. She pointed out because the investment they have been making, the Veterans rewarded a \$1.5 million grant from the State of Florida for their museum expansion; many Merritt Island companies donated sweat equity and thousands of hours; veterans and volunteers worked very hard to make the museum expansion a reality; and MIRA was able to spearhead all of this during a time when it was the worst recession in Merritt Island's history. She stated when opportunities like this arise, MIRA worked with Brevard County and other funding sources, and they are ready. She stated the Board is familiar with State Road 520 in Merritt Island; all of their businesses along SR 520 and most of Merritt Square Mall, in addition to all of those businesses along SR 520, they were draining directly into the Indian River Lagoon; if any of these projects went to be redeveloped, it was going to be extremely difficult and expensive to meet today's standards; today, these businesses have the opportunity to redevelop fully-utilizing their property because this regional stormwater lake is now a utility; and now they can fully-develop their entire site and meet today's building standards, which in turn increases the tax base. She advised instead of having 20 percent of a person's property as a retention pond, he or she can increase the size of the footprint by the same percentage, and now have more retail space, more seats in a restaurant, and more sales, which generate more taxes for the County. She noted one of the opportunities Merritt Square Mall would have is fill in their small stormwater pond they currently have and pay the County to utilize MIRA's utility as their stormwater treatment; so now there would be six acres of

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developable property along Fortenberry Road. She stated one thing the MIRA board recognizes is Merritt Island does not have a downtown area; she provided the Board with a slide of renderings done showing the mall's potential for redevelopment; she showed the Board where Friday's currently is on the slide; and she stated it can see where a road has been built going through Merritt Square Mall through the retention lake. She went on to say the blue are the big box stores; the brown are the smaller businesses; in the back shows the six acres of developable property they now have along Fortenberry Road because the very small ponds at the mall have been filled in; and now they are using the 52-acre lake or utility for their stormwater needs. She noted this is one idea of how Merritt Island can redevelop this mall in the future; they are currently making future investments; they are doing it because they are trying to keep the mall viable as it is a large tax generator and a huge economic engine, not only for Merritt Island but for all of the County; and one way to do that is to show commitment to redevelopment opportunities, and this area is one of the main areas of focus. She added south of the mall is a project they are currently working on; they have funding to pipe the Cone Road ditch with the LOGT, providing a sidewalk for safety, because currently the Cone Road ditch goes into a lagoon; the water is going to be redirected to the pond, including the denitrification system, which was paid for a grant that MIRA applied for; and MIRA was able to piggyback on what the County was already doing, and now will be facilitating lateral construction work to bring sewer connections to an industrial park adjacent to the Merritt Island Airport. She stated currently those industrial businesses are on a 60 year old septic tank; and there is very limited opportunity to replace them because they do not meet current regulations. She stated this project is the beginning of redevelopment of the industrial park; there are many redevelopment opportunities with this expansion; and the 60 year old septic tanks will no longer be leaking into the Lagoon. She advised the Board they are all long-term commitments, and they take years to develop and fund; and MIRA is debt-free and they pay as they go. She stated having partnerships with other agencies the State, Veterans, Indian River Lagoon Council, business owners, and the support of the County Commission, they want to continue to work on these projects that are so vital to the economy in Merritt Island, which will increase the tax base. She stated this is an unincorporated CRA; the Board has seen the numbers; Merritt Island is six percent of Brevard's area, eight percent of its population; but it is nine percent of its property tax and 10 percent of its sales tax. She pointed out Merritt Island's success is success for all of Brevard County. She stated MIRA has an 86:1 benefit to cost ratio; this is a formula used by economists worldwide; according to the economic impact study from Close Waters LLC, if the Board takes away the TIF funding from MIRA, chances are it would not have more money to pave roads it would have less; and at the end of the day, the 86:1 cost ratio really leaves no doubt. She expressed her appreciation to the Board for its support.

ITEM IV., PUBLIC COMMENTS

Chairman Smith expressed his appreciation to all for the presentations. He stated Mayor McCormack, Town of Palm Shores, wanted to speak.

Mayor McCormack stated she just corrected the statement made by Commissioner Tobia as far as the audit report that was provided; Stockton Whitten, County Manager, got her the correct numbers; and she wanted that corrected for the record that the Town of Palm Shores did complete an audit, which was accepted by the County.

Donn Weaver stated he does not live on Merritt Island but he works there, and his paycheck is meager. He went on to say as a volunteer representing 70,000 veterans he stood before the Board more than two years ago asking it to envision a partnership; the Board heard it explained with CRAs today in all kinds of ways, with the veterans thing and MIRA, of what others have done is very special; he added TDC, Port Canaveral, MIRA, the State, the County, and \$300,000 from citizens and businesses that have been raised during the two years to get where

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they are today; many of the Commissioners have not visited that place; and he asked the Board to come and see it. He stated they not only support what MIRA talked about, but they, as citizens of the County and as veterans of the Country, are invested in Brevard County because they are welcomed in Brevard County; this week they hit 10 days of the first month 1,700 visitors to the new military museum; and the word is hardly getting out there. He stated they have received more interest in that park, they had 200 Boy Scouts and their leaders two weeks ago that learned a lot, toured the museum, and had a wonderful time at the park; this is a County resource; and as a veteran, he promises to make it work and make it a great place to visit, but just give them the resources and caring about what they are trying to do as a partnership.

David Allison stated his wife and he are the couple who own the plaza that Courtney Barker, City Manager of City of Satellite Beach, had regarding the Shell Street renovation; the Shell Street renovation also brought sewer line down the street to all of the houses on the east side on the ocean that were on septic tanks; and that was a plus. He went on to say it enticed him to do the remodel work and additions for the outside dining for the restaurants; and a year and one-half later, the restaurants have nearly tripled their business, and each one has added about 18 to 20 jobs; he considers that a win; and he thinks it was a success story.

Diana Schommer stated she is probably alone in this room with her feelings about CRAs; she feels it is not right for a government to use its powers of taxation to tax individuals to turn around and give that money to private businesses; she wishes the County had a private redevelopment agency and maybe she could apply for a grant to pay for half of her new seawall that she has to purchase; she was a private business owner for many years; and no one else painted her building. She added, if a business is successful, she would think they could provide those things themselves; when she asked the Freedom of Information, there was 22 CRAs in Brevard County, including the North Brevard Economic Redevelopment Zone (NBEDZ); last year they sucked up \$8 million; that is \$8 million that could have been in the General Fund; and the Board will come to a private property owner, and raise their taxes on all of that just like it has done every year. She stated their tenants complain when they raise the rent; they are not in the apartment business to lose money, they cannot afford to do that; when they get their rent increased, they want to know why; and she explained to them if they want to understand, they need to come to some of the Board meetings and voicing their concerns about why their rent has to go up every year. She stated she appreciates the cities like all of these partnerships and having money come back to the cities, but if they are such good projects, why do the cities not fund them. She stated she realizes the Board thinks it is wonderful, but she sees it as the County entering the private property or business sector. She stated there is no one else here to speak to the other side of it, but she wants the Board to know there is another side; and she is tired of all of the property tax increases. She stated the County needs to look at all of the items on that budget and consider every dollar it gives out before it raises taxes yet again.

R. T. "Bo" Platt stated he grew up in the Eau Gallie part of Melbourne in the 1950's and 1960's, so he is one of the few people old enough to have enjoyed the downtown area during the twilight of their initial liability; he left in 1970 and ended up in Austin, Texas; he became an ad hoc expert on blight; and he worked for the State Human Services Commission and they had 300 offices across the state servicing about three million impoverished Texans providing eligibility for food stamps, Medicaid, and women's health services. He went on to state it became apparent to him that communities that invested in themselves, jobs came, lease rates rose, and it became tough for them because their customers left those areas, increasing their lease costs; those communities that did not invest, the opposite happened; the infrastructure started crumbling, jobs left, and employment decreased; and they became able to lease offices in those areas because the rent rates went way down and became affordable to them. He pointed out while it was good for them; it was bad for the community. He stated he always wanted to return to this area; he came back about four years ago; he enjoys going to the

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festivals at Pelican Park; he and his wife have season tickets to the Cocoa Village Playhouse; and he is happy to pay additional taxes as it has a significant impact on his quality of life. He noted he is happy to support the CRAs.

Dave Pasley stated there is a young lady who was opposed to the CRAs, and he is really opposed to CRAs. He went on to add his property values have doubled; he has been living in the same house for 16 or 17 years; he lives on Highway A1A; and no one has ever painted his home or put a new roof on. He stated all of the CRAs are claiming that for the small amount of money they have given, they have driven property values up; there is something wrong with this picture; he is a student of Florida Statute 163 Part 3; and he has read it from top to bottom several times a year. He noted he does not understand how CRA money can be taken to pay for sewer lines; they are already being taxed from the State and the County for those utilities; and he cannot understand how CRA funds can be taken to pay for a municipal building. He stated it was talked about using money from LOGT to pay for stormwater recovery facility; there is a problem with this in the County; since 2007 the County has crippled any kind of road maintenance; CRAs have gotten their money; but the roads have not gotten money. He stated roads need money; he suggested taking the money from the CRAs and give it to the roads; and he stated if the roads are bad when a person is driving into the County, he or she will not be paying much attention to the buildings. He pointed out there were two presentations that spoke about affordable housing; it is the first time he has heard anyone talk about affordable housing or elderly housing with CRAs; and the Board should be looking at opportunities for low income housing. He stated there were two organizations at the budget workshop looking for money for affordable housing.

Kim Smith stated people from Merritt Island are grateful to the Board for the work it does for them; she does not have time to be here today; when she heard about this she wanted to talk about what is fair; and like other communities, Merritt Island has worked to revitalize. She added income for the County has gone up due to MIRA; one beauty of MIRA is they can get grants that the County cannot; and instead of using tax dollars, they are getting dollars from outside the County. She stated they pay a lot per capita into the Brevard County coffers. She noted it is fair some of these funds come back to Merritt Island; it is a very good return on investment; it is not economically smart to pull funding from MIRA; and she would like the Board to continue its support of this CRA.

Andy Barber stated Merritt Island is a very unique place; the Board probably knows they are the largest unincorporated urban area in the State; when he was in elementary school in Merritt Island, they were the fastest growing County in the nation; and Merritt Island is the second and third largest contributor to the County budget, sales, and property tax. He pointed out Merritt Island is Brevard County's cash cow. He went on to say he would like to see the numbers Merritt Island contributes to the County versus the rest of the unincorporated area; and in his opinion, Merritt Island and Viera virtually fund the entire County. He stated Merritt Island deserves much more than just care feeding from the County; the Board is the local government; and it was sworn to look after the taxpayers interests to the best of its ability. He stated he is a board member of MIRA, and has been for a long time; without MIRA, he wonders who would carry the banner for future and redevelopment in the aging commercial district; and he inquired who would encourage mom and pop to redo their business, and who will inspire them to redevelop. He inquired why the Board would impose an ordinance to shut down the most important and impactful organization ran by the volunteer board members composed of some of the brightest and most concerning residents that the Board could find anywhere; he stated MIRA works for the County; they do not worry about what happens in Titusville or Grant/Valkaria; and the Board has to do that. He stated if the Board will support MIRA, they will be there to continue to work for it every day.

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Richard Charbonneau stated he is a taxpayer of 10 properties. He inquired if the County Manager brought him a chair because he is handicapped or because he did not want him to break the County's table.

Stockton Whitten, County Manager, replied he brought Mr. Charbonneau a chair because people were trying to get their coffee.

Mr. Charbonneau stated he listened to the presentation of Ms. Barker from City of Satellite Beach, and she left out a couple of key factors; Satellite Beach misused \$5 million of CRA money; and Scott Ellis, Clerk of Courts, caught them. He went on to say they had to pay back \$1.8 million; there became a little bit of a rock throwing match between Mr. Ellis and Ms. Barker; and Mr. Ellis does not lose very often. He advised the Commissioners in their wisdom let them pay back the \$1.8 million with their own money; they called it an interlocal agreement; and he never heard of anything so silly in his life. He stated he went to a City of Melbourne meeting; Mr. Ellis, Peter Fusscas, and he were the outsiders; they were talking about CRAs; someone asked them what the definition of a blighted community was; and the City Manager of City of Melbourne did not know what the answer to that was. He pointed out Melbourne City Manager did say he did not know what it was but blight is whatever he says it is; Mr. Ellis asked the City Manager about 10 questions about CRAs; and the City Manager said it was not his position to answer questions from Mr. Ellis, only to answer questions from the City. He stated his family has been here for 5,000 years; and as far as blighted communities go, he does not know the definition of blighted either, and the black community makes up nine percent of the population and 50 percent of the violent crime, which comes from the Federal Bureau of Investigation (FBI).

Camille Hadley stated she would like for Lynn Brockwell-Carey to speak with her.

Ms. Brockwell-Carey, Director of Brevard Neighborhood Development Coalition, stated they are a community developer, non-profit; and she is in here in capacity with Ms. Hadley because they are working on the Evans Center, which is a project in the Bayfront Community Redevelopment area. She went on to say it is going to be a critical project for the neighborhood of Powell and Driskell Heights Subdivisions in Northeast Palm Bay, and Southeast Melbourne area; they are going to bring back to that community a market because it is a USDA designated food desert; they are going to employ teenagers in that community; they will have a Brevard Health Alliance Clinic, as well as classroom space; and this is a great example of how a small amount of money is going to be leveraged in a significant way and have significant benefits.

Ms. Hadley stated thanks to the funds given to the Evans Center Project by the CRA not only will she be a beneficiary of what that supermarket will bring to the community, but it also created a job for her; she lost her job last September; and because of the time she spent volunteering on this project, they decided to actually hire her to manage her farmers market which provides immediate access to low-cost, fresh, organic produce to the people who live in the community. She noted although the Board is planning a budget, it is important to talk about the investment in the people that the CRA actually create; as a member and resident of the community, the Powell/Driskell Subdivision where this is being built, it is important to her specifically because she has children who live in the area; and she knows a huge thing for the County as a whole is their kids are hungry. She pointed out there are 80 percent who live in her community and are on the free and reduced lunch program, which means that when they go home, that breakfast and lunch they get in school is sometimes the only meal they get for the day; and this project would provide access to them to have food security. She stated it provides access to her, a mother of three that is working part-time, to be able to provide food to her kids that is healthy, not preservative filled. She advised even though it is important to think about the investment the Board makes regarding the financial aspect of the project, it is even more important to think about the investment it makes in the people that live in the communities that the CRAs serve;

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and the money given for this project has a major impact on the quality of life for her and her neighbors.

ITEM I.A., RESOLUTION, RE: REVOKING AND MODIFYING THE DELEGATION OF CERTAIN MUNICIPAL AUTHORITY AND COMMUNITY REDEVELOPMENT AGENCY (CRA) AUTHORITY

Commissioner Tobia stated he thought he would never be on the same page when it comes to CRAs with Courtenay Barker, City Manager of Satellite Beach; but looking at the recommendations, and he had not seen that project before; some of the CRAs have decided to seek debt and others have not; some have been around a little while and others have been around a long time; but the resolution that ended up on the Agenda very closely mirrors the recommendation made by Ms. Barker. He went on to say the resolution is simple, it is one-half a page; the CRAs can be categorized into four distinct items; the County one, which is Merritt Island, West Melbourne, which is a joint partnership, and the three that pre-date the Charter, Cocoa, Melbourne, and Titusville; the West Melbourne one can be handled on an individual basis; and the Merritt Island one can be handled on an individual basis. He added two-thirds of them, Cape Canaveral, Cocoa Diamond, Cocoa U.S. 1, Cocoa Beach, Melbourne Babcock, Melbourne Eau Gallie, Palm Bay Downtown, Palm Bay Shores, Rockledge, and Satellite Beach, and Satellite Beach has an interlocal agreement; he thinks the Board needs to work in conjunction with the city partners; and that is why by not only budgeting for the County's sake but the cities as well. He stated his resolution requires those 10, and again there is nothing that can be done about the bottom three, and the top two when it comes to ordinance, but those 10 to come to the Board so they can be looked at individually, looking at their goals, how close they have gotten, and if they need more work, and deal with it on a one-on-one basis. He noted he only had the opportunity to look at a couple of budgets; all his resolution does is require those 10 CRAs within the next 60 days, or longer if necessary, to sit down and enter into interlocal agreements so everyone can be on the same page; and then to put the issues behind all. He stated it would not be fair to have a resolution that would immediately do away with any CRA or give others a pass for whatever reason; he does not know if the CRAs would support this; but it certainly mirrored the recommendation made by Ms. Barker.

Chairman Smith stated the resolution he has in front of him says a whole lot more than that.

Commissioner Tobia stated there are only four points.

Chairman Smith stated he has nine whereas on the first page.

Commissioner Tobia stated no, on page two there are four points.

Commissioner Pritchett stated number two she is not sweating, but number three does concern her a little; she does not know if she is ready to say no more CRAs, because there may be some place in the future that they would be appropriate.

Commissioner Tobia stated this says no more CRAs, and he would be willing to say no more CRAs unless they were to enter into an interlocal agreement.

John Titkanich, City Manager of City of Cocoa, stated all of the cities of the CRAs have said they are willing to come forward and do interlocal agreements; he does not believe 60 days is an adequate time frame; he thinks everyone is in the middle of their budget process; the County is going through a transition with its executive management; and the other wrinkle is if a CRA was not to do this, Section 163.387(2)(b) provides a five percent penalty, with a one percent thereafter, for the County if it does not provide the TIF by January 1st. He stated it could be waived by the parties in interest of working together. He pointed out the other item that would

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be a concern, specifically for the U.S. 1 CRA that has debt service, is it is in violation of their Resolution the County adopted No. 97-160, Section III.B.1, that would impair the ability to fill their contractual obligations; he values the opportunity to come forward; look how long it took to get to this point; and he inquired if 60 days is enough to meet with everybody.

Commissioner Tobia inquired how this resolution would impair or infringe on any Statute.

Mr. Titkanich replied it says unless the CRA and municipality creating it have executed an interlocal agreement, so if they do not do that within the time frame, the Commissioner is saying the County will withhold the funds.

Commissioner Tobia stated he is saying if the County set a time line and they did not want to meet with the County within that time frame.

Mr. Titkanich responded they do want to meet with the County, but he does not know if the time line is realistic.

Commissioner Tobia inquired how many days is he looking at to prepare in order to get this done; he stated the Board is entering the budget season; and he imagines the cities are doing the same.

Mr. Titkanich replied the TIF payments are not due to the CRAs until January 1st, so there is ample time between now and then for the mechanism to work; he has two CRAs that are affected; in all fairness to the boards and the Cocoa City Council, he thinks there needs to be a joint workshop among themselves, because they have to negotiate with staff and bring it back to the Board to work with it; and he cannot commit in all fairness, on behalf of his Council and the two CRA boards.

Commissioner Tobia stated he asked for a time period of 90 days, 120 days, or three and one-half years.

Chairman Smith stated it would be incumbent upon the Board to get feedback from all of the CRAs the Board is talking with; the Board has worked with the cities one-on-one in good faith; he is sure they will all continue to work in good faith; if the cities goes back to their boards and come up with a number that works for them, he is sure it will work for the Board. He pointed out the cities are the ones who will have to craft the interlocal agreements and the Board will have to approve it; the Board is thankful that all of the municipalities are in agreement that this is something that everyone should work together on. He went on to say his biggest fear when he proposed this was that everyone was just going to talk past each other, and no one would come to an agreement; he is very encouraged that there are Commissioners and folks from the cities who are willing to come to some kind of an agreement on this; and he thinks they are all on the same page.

Stockton Whitten, County Manager, stated he wants to help Frank Abbate, Assistant County Manager, out as he is going to be the one who is negotiating these; when Mr. Titkanich's point is the payments are not due for the 17/18 Fiscal Year until calendar year January 2018; the time span the Board has and it probably needs is from now until some meeting before January; and again, the payments that affect the Board's Fiscal Year budget it is working on does not happen until calendar year of 2018. He went on to state it gives the Board eight months to actually work out the interlocal agreement; but the urgency for the cities is they have to have something in place by January 2018; and that is really the time frame being looked at.

Chairman Smith inquired if December 1st would work.

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Mr. Titkanich responded for his city he can have a joint workshop with the two CRAs that are affected and the City Council of Cocoa; they can discuss stuff; and also keep in mind they have to meet with the Board, and after an agreement is made with staff, it must go through each respective body.

Chairman Smith stated he likes the date of December 1st, because if some of these folks can get it done by August, the Board will not be inundated at one time.

Mr. Titkanich stated the City of Cocoa will work on getting something before the Board before December 1st.

Mike McNees, City Manager of City of Melbourne, stated a practical concern is the way this is shaping up is it requires, unless a certain bilateral action is taken by a certain date, there be consequences to how the funding is handled. He noted the cities do not have the ability unilaterally to make that happen; so the Board is in a way asking the cities to commit to the adoption of an interlocal agreement that they only control half of; and it does not take just the cities votes. He stated he thinks they are all working in good faith; when there starts to be a hammer at the end of that process that the cities do not completely control.

Chairman Smith stated he thinks the Board is talking about having a final date that the cities and the County will come to an agreement, and if it is put far enough out, this can be completed by the 1st of December.

Mr. McNees stated the interlocal agreement in a way is just like the CRA, it is just a tool; the more quickly they can understand what the Board wants in that interlocal agreement, the faster they can move forward.

William Capote, Mayor of the City of Palm Bay and President of the Space Coast League of Cities, stated the reality is his city manager and all of his city council members are not here today; the Board is asking him to make a decision on something he needs other elected officials with him to make; what he asks is that if the Board allows the cities from this date to go back and respond to it within a week or two, get back to it and say this is what they can commit to; and he reiterated he cannot give that to the Board right now as everyone who he needs to speak with about this is not present today. He pointed out the City of Palm Bay can get back to the Board on that.

Commissioner Isnardi stated if within eight months, even if it is a joint meeting with each municipality, she does not have a problem with that; but if the Board and cities cannot come to an interlocal agreement within eight months, then they all are inefficient as elected bodies.

Chairman Smith inquired when this idea for this workshop came up; he stated the cities have done a lot in a few months; and he has no doubt they can get together, the Board can give the cities feedback, and it can give guidelines.

Commissioner Isnardi stated if something happened, those circumstances could be handled; but if the majority of those agreements could be done by the December 1st date, everyone is doing a good job.

Commissioner Pritchett stated her intent with the interlocal agreements is just to set up the time period, time certain of how long they are going to last; she in no way, shape, or form wants to set up an agreement to micromanage the CRAs; and she thinks that needs to stay with home rule. She went on to add as that is moved towards, that needs to be determining factors moving forward, because she does not think the Board wants to mind the cities business.

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Henry Parrish, Mayor of City of Cocoa, stated if the Board pulls its resolutions, the cities will come back in a reasonable amount of time.

Commissioner Tobia stated this was published, the officials have had the opportunity to come to a couple of Board meetings, this was planned out long ago, and he is asking for an interlocal agreement. He pointed out he is not stuck on 60 days; and if the cities as a council cannot sit down within the next five or six months, he will make a commitment to have an interlocal agreement ready to move forward.

Chairman Smith stated he would think as Commissioners, he or she will put what they want down on paper; it will be put together; and the Board will get with Mr. Abbate and set up a little workshop to hammer out the items. He noted the cities have already indicated a willingness to work with the Board; the Board does not have to hammer the cities with a resolution to make them work with us; and he does not understand that thinking at all. He requested that Commissioner Tobia pull his resolution.

Commissioner Isnardi stated this is a public meeting and she thinks the Board can hold everyone accountable, and if something happens where there is a lot of grief, it will simply come back. She stated that is probably the fair thing to do.

Commissioner Barfield stated Tallahassee has a bill in the House and Senate; the Board will know more about that at a later date; he thinks they will both go and the Governor will probably sign it; but it would give the Board another thing to look at to make sure it is compliant with that.

Commissioner Skip Williams, City of Cocoa Beach, stated Cocoa Beach has kind of suspended encumbering any additional debt to finalize their specifications for their design in building their parking garage, and a lot of that is city money to be put into that; and he inquired if the outcome of this meeting is going to release them from the encumbrance or will they be held until these interlocal agreements are in place.

Chairman Smith inquired if there is any clue how long this debt is going to last.

Jim McKnight, City Manager of City of Cocoa Beach, replied they are looking at 15 years; that is why he was going to ask the Board; in their case, 60 days may be what they want to do because they are trying to progress with the project; and the Board's input is valuable.

Mr. Williams stated he is willing to proceed at risk with the City of Cocoa Beach's money so this project can be moved forward; and if it ends up something happens and they cannot put out the bids and get the loans for the overall project, then they will eat it. He pointed out he would like to move forward as of today and put it into the record.

Chairman Smith reminded the Board that he had asked the City of Cocoa Beach to postpone committing themselves to that debt until the Board had this workshop; from that standpoint he would personally like to see that go forward; and he does not think 14 years will affect the Board one way or the other on these negotiations.

Commissioner Isnardi stated since the City of Cocoa Beach's interlocal agreement is going to be unique, she hesitates without knowing the terms of everyone here and without thinking of those terms, she hesitates to say maybe part of their interlocal agreement is that their CRA will sunset in 15 years; maybe they would be okay with that and maybe not; but their main focus was that project; and she reiterated that she hesitates to commit.

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Carol McCormack, Mayor of Town of Palm Shores, stated they have opened their bids and are voting on their road projects Tuesday night; part of that is going to be community redevelopment funds; and she inquired if the CRAs are still under a moratorium.

Chairman Smith replied no, personally there is no moratorium, it is something he asked as a favor; and he is rescinding that ask so the cities can go forward and do what they need to do.

Mr. Williams stated the President of the League of Cities said it right, they are never going to get to perfection, but if they try to do all this with all these cities and the Board's schedules, it will get closer to perfection with the December 1st time frame than it is in 60 days.

Chairman Smith suggested setting up something within the next two weeks; each of the Commissioners can jot down the wants at that time.

Commissioner Tobia stated anything that comes out of his office he does not expect to pass, but a lot of time went into this; he sat at this table and said he was willing to cut dollars to charities that are working hard to feed people who have trouble getting out of their homes, because the Chairman said money needed to be found for roads; now he has a bunch of CRAs that have come in front of the Board saying they are spending tax dollars to at value to private businesses benefiting individual business owners; the Board is saying that is okay; and not even agreeing to sitting down at a future date.

Chairman Smith stated what is being said is they are doing exactly that; what Commissioner Tobia is saying is he does not trust the cities to do that; and he inquired if that is what is being said.

Commissioner Tobia stated he is saying he has a resolution, he has put down 60 days, he is not stuck on 60 days, but what happens when the Board makes agreements that are not enforceable, the Board has to call in the National Guard to staff its emergency shelters because it is not prepared. He added it is not because he does not trust any of these individuals; he thinks they are great public servants who are working hard for their constituents just the same as he is; and he hopes everyone can sit down and say within a certain period of time these agreements can be completed. He stated this is public money going for signs, painting facades; and he wants the Board to vote on his resolution.

Chairman Smith stated from where he sits, the Board is going to get where Commissioner Tobia wants to go, the Board is just not going to make sure it is on paper; there are an awful lot of hard working, decent, honest people the Board is working with; and if Commissioner Tobia does not think they are, then the Board can vote on the resolution to see what the rest of the Commission says.

Commissioner Tobia stated if they had the exact same faith in the Board as it does in the cities, then they would agree that within a certain period of time to have these interlocal agreements done; the Board could say by December 1st for budgeting reasons they could sit down and deal with this by then; and it is best for everyone to have a contract to work off of, there ends up being another workshop. He noted everyone knew this was coming; the Board needs to look at the precious dollars the taxpayers are sending the County; and part of those tax dollars are going out to these folks.

Chairman Smith stated he personally does not have a problem with December 1st; it makes no difference to him; if Commissioner Tobia wants to make it December 1st, he thinks everyone can live with that date; and the Board is going forward anyway as it is going to schedule a meeting where the five Commissioners can put the wants down, the cities can go back to their councils and hammer out how to do it, and it will be done.

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Commissioner Barfield stated he routinely meets with the city councils within his District; they have a strong relationship; he trusts each one of them; and he knows 100 percent they will get it done.

Commissioner Isnardi stated if this resolution fails, and she can pretty much count votes and know that it will, even though she could support it; she thinks it protects the Board as a County; and if it fails, no one is bound by this, so it is a lose/lose. She asked Commissioner Tobia to bring the resolution back, and table it for now; if the Board does not see a movement and it does not get feedback, it can come back; and it will still keep the deadline of December 1st. She stated people do not have to agree with what the Board says, but to hear elected officials curse in the background, it is very disrespectful; and if she hears it again she will call a person out by name. She noted everyone should be treated with respect; she does not like being in this position and does not like to call people out; and she does not want there to be further divide. She stated at the same time she wants to protect the County; she appreciates the feedback from the municipalities was not as contentious as in the past, but to hear how the cities feel like the County is not providing services, and that is not a fair assessment. She stated people need to be mindful of the dialogue.

Commissioner Pritchett stated if the cities did not come together saying they want to have an interlocal agreement, she would have no reason to put them in one; she has seen nothing but good relationships with the cities; and she does not know of one that has done anything bad. She asked the cities to do the best to get this done quickly; she believes they will do it because it was their idea; and she expressed her appreciation to them for all of their work.

Motion by Commissioner Tobia, seconded by Commissioner Isnardi, to revoke and modify the delegation of certain municipal authority and Community Redevelopment Agency (CRA) authority, and to amend it from 60 days to December 1, 2017.

Commissioner Isnardi stated the only reason why she seconded this, and she means it with the upmost respect, she believes this is the responsible thing to do; it is not saying the Board does not trust the cities; but if she is forced to vote on the resolution, she will support it, because it is a very good compromise from where it was.

Courtney Barker, City Manager of City of Satellite Beach, stated when that resolution has a provision that talks about not providing the next phase of funding if an interlocal agreement does not come to the Board by December 1st, it puts the cities in a negative position in any negotiations; the second problem is there are many attorneys that would disagree with the fact that is a legal provision; and if everyone is trying to be friends and get something done, there may be a complicated project one of the cities is trying to get through, and now there is a time frame that will work against both parties. She stated she agrees they will all try to get this done by December 1st, but to put provisions in there would make them not friends if that did not happen; and that is not a good thing.

Mayor Capote stated everyone can agree to disagree, but everyone is an adult; the cities have given their words; and he does not understand the issue. He pointed out they are going to come back to the Board, and it can take his word as gospel. He went on to say they have other elected officials they need to speak with; he believes that understanding that aspect of it, they should go in good faith; and he does not see any other way around it.

Mayor McCormack stated what Mayor Capote said she wishes it applied to everyone on the Board; everyone should be treated with respect and dignity; everyone is elected by their constituents; they take the same oath of offices as the Board; and being called a name by a member of the Board is highly unethical. She noted the municipalities came in good faith; they

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all work hard to serve their constituents; and she came here with nothing but good feelings as far as cooperation. She stated the interlocal agreement is a great idea; she wants to work with the Board; but they want to work with it and be treated with respect.

Mr. Williams stated the four points on the second page of the resolution, Commissioner Tobia eluded to deleting number three which is keeping there from being any new CRAs; he does not envision any new CRAs for Cocoa Beach; but he could not tell the absolute future. He stated if this resolution is passed today as moved and seconded, and item three is still in there, the Board is basically saying no new CRAs, unless it is amended by one of the parties.

Mayor Parrish asked the Board not to support the resolution.

Kathy Meehan, Mayor of City of Melbourne, asked the Board not to support the resolution; she stated the cities will work with the County to get it done; and she gave the Board her word.

Walt Johnson, Mayor of City of Titusville, stated he agrees with Mayors Capote and Meehan that everyone should go in good faith.

Chairman Smith stated he has no intention in supporting the resolution; the cities worked with the Board in good faith; and he has no doubt going forward, it can be done. He stated he looks forward to a resolution to this issue as they will not have to meet every two weeks.

Commissioner Isnardi stated she understands Ms. Barker's reservations, but she wants to remind everyone that it has never been municipalities practice to not send resolutions to the Board when they want the Board to do something or when they are not happy; and she has to question why everyone is against the resolution if it solves a problem. She advised the Board can put at the top of the resolution 'This is a Friendly Agreement' if that would make everyone happy; but it puts everyone in a better position.

Chairman Smith called for a vote on the motion. The Board denied a resolution revoking and modifying the delegation of certain municipal authority and Community Redevelopment Agency (CRA) authority.

RESULT:	DEFEATED [2 TO 3]
MOVER:	John Tobia, Commissioner District 3
SECONDER:	Kristine Isnardi, Commissioner District 5
AYES:	John Tobia, Kristine Isnardi
NAYS:	Rita Pritchett, Jim Barfield, Curt Smith

ITEM VI.A.1., BOARD CONSIDERATION, RE: REQUEST TO WAIVER BUILDING PERMIT AND VARIANCE FEES

Stockton Whitten, County Manager, stated before the Board discusses this Item, he wants to advise the Board that staff will place on the 25th Agenda an item requesting that the Board provide direction to Frank Abbate, Assistant County Manager, as he goes to negotiate these interlocal agreements; that will get the City of Cocoa Beach Item started; and staff will put on there what the Board would like to see in the interlocal agreements.

*The meeting recessed at 5:05 p.m. and reconvened at 5:14 p.m.

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Tad Calkins, Planning and Development Director, stated as the Board may remember, Tuesday night Donald Caron came before the Board and requested a waiver of the permit fees and the variance fees to allow him to construct a carport; staff looked at what provisions the County has available for the Board to take into consideration; and they found Board Policy 50, which establishes five criteria for the Board to take into consideration when it comes to waiving fees. He went on to say those five criteria are if the work is deemed to be in the public interest, if the person is of low income, if the organization requesting this waiver of the fees did not raise more than \$75,000 in the previous year, if the application deals with vested rights where the County may have made a mistake in approving something it should not have and it would be an unjust reason to require the fees to correct it, or if the fees are for a Zoning change to a BU-2 or more intense use. He noted in staff's research, it seems that Mr. Caron does not trigger any of those thresholds; however, in that same Policy the Board does reserve the right to find conditions that are specific to him that may necessitate the waivers; and in this Policy the Board reserves the right of authority to find at its discretion sole means to waive the fees in addition to the five criteria.

Chairman Smith stated so basically it is up to the Board. He inquired what the total fees are.

Mr. Calkins replied the fees are about \$1,290.

Commissioner Tobia stated he does not know specifically about this individual's case; and he inquired if this is something that happens often or is the Board worried it may potentially set a precedent.

Chairman Smith advised it happens from time to time; the Board has probably seen it three times over the past two years; and he thinks one time the Board approved and two times it did not. He stated his comments with the two that failed is that as much as it tugged at his heart, the County needs all of the money it can get; and it is a tough call; this gentleman could use the financial help; but there is the side of him that says if he cannot afford it does he really need it.

Commissioner Tobia explained to the Board he is going to vote for the fee waiver.

Mr. Stockton stated staff can try to find some circumstance that could be presented to the Board that allows it to feel at ease with the request.

Commissioner Tobia stated the Board is handing over thousands of dollars to business owners; here is a citizen who is asking for a couple of thousand dollars; and he thinks it would be disingenuous of the Board to say if a person owns a business it is fine to get taxpayer money, but as a low income individual the Board does not want to share any of that money with him. He added for that reason, he will be voting in favor of giving him and all other individuals who come up and ask for a waiver of fees until the Board deals with handing money over to private businesses.

Commissioner Pritchett stated this individual is a disabled veteran; he does not live in an extravagant home; and he really needs this to get in and out of his home. She stated she would like to vote in favor of this; and this is a worthy cause.

Commissioner Isnardi stated without going into this gentleman's personal history, aside from the fact he is a disabled veteran who served his country, she believes it is the least the Board can do for him.

The Board approved request to waive variance application fees, in the amount of \$1,289, associated with the construction of a carport located at 5085 Patricia Street, Cocoa, as requested by Donald Caron.

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RESULT:	ADOPTED [UNANIMOUS]
MOVER:	John Tobia, Commissioner District 3
SECONDER:	Kristine Isnardi, Commissioner District 5
AYES:	Pritchett, Barfield, Tobia, Smith, Isnardi

ITEM VI.A., STOCKTON WHITTEN, COUNTY MANAGER, RE: REPORT

Stockton Whitten, County Manager, stated the Request for Proposals (RFP) for the executive search, the Board had the ability to send that individual out to the public to get their input with regards to the County Manager search and qualifications they would like to see in the next County Manager; he would like for the Board to approve an open house for citizens to come in and talk with the recruiter; and that would be Thursday, April 20, 2017, from 5:00 p.m. until 7:00 p.m. in the Florida Room.

The Board approved an open house for citizens to speak with the recruiter seeking the next County Manager on April 20, 2017, from 5:00 p.m. until 7:00 p.m., in the Florida Room.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	John Tobia, Commissioner District 3
SECONDER:	Jim Barfield, Commissioner District 2
AYES:	Pritchett, Barfield, Tobia, Smith, Isnardi

ITEM VI.C., RITA PRITCHETT, DISTRICT 1 COMMISSIONER/VICE CHAIRWOMAN

Commissioner Pritchett stated on Tuesday she made a following motion, and she would like to bring it up if she could; it was before any individual Commissioner can direct the County Attorney or County Manager to draft an ordinance or resolution, that it must be first approved by the Board in a manner first presented to the Board by the Commissioner; another is to allow the discussion, but the Chairman had never asked for a second to the motion; this is not attempting to stifle the Commissioners ability to place items on the Agenda; and it is a process issue, or at least an attempt to verify the process. She went on to say this is also an issue of utilizing staff resources to do the work of the Board, not individual Commissioners; County Charter states that both the County Manager and the County Attorney work at the pleasure of the Board; and she would like to make a motion to see if there can be a second to her motion.

Motion by Commissioner Pritchett that before any individual can direct the County Attorney or County Manager to draft an ordinance or resolution that it first must be approved by this Board, the matter must be first presented to the Board by the Commissioner; this process would be clearly outlined that the Board Members will place on the Agenda an attempt to ask the County Attorney or County Manager to draft an ordinance or resolution on a particular subject, the Commission will vote on whether or not there is a majority in favor of moving forward with the drafting, the ordinance or resolution would then be drafted and placed on the Board's Agenda for legislative intent; and if approved, it proceeds to a public hearing.

Commissioner Isnardi stated she appreciates what Commissioner Pritchett is trying to do but she would ask that it be brought to the next meeting, because she would like to go through this

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and either make suggestions, additions, or deletions, because she has nothing in front of her in regards to what she is proposing now.

Commissioner Pritchett pointed out it is just the motion she made the other night; she just wanted to see if there is a second to the motion; and then the Board can vote. She stated she put it out there the other night and the Board was side tracked; it is a valid and simple motion; and she has lived under this type of procedure for the last many years.

Chairman Smith inquired if he brings up a resolution is the Board going to discuss it.

Commissioner Pritchett replied the Board can talk about it, but what she is asking is that the Board has a conversation.

Chairman Smith inquired if Commissioner Pritchett would put in the motion 'no vote being required to forward it to the County Manager or the County Attorney'.

Commissioner Pritchett inquired what if a Commissioner brings up changing staff working 20 hours a week and the rest of the Board says it is crazy and it does not want to do it, the County Attorney and County Manager would not have to draft an ordinance utilizing staff time.

Chairman Smith stated it could be used as a barometer; if he thinks every Wednesday the Board Members should eat 20 hotdogs, and the rest of the Board says no, that is an indication to him not to go to the County Attorney or County Manager because it is not going anywhere; he agrees with that; and it does waste time. He stated that is the only way he would agree to it because he does not want it to sound like the Board is requiring a vote before it has a vote.

Commissioner Isnardi stated technically the resolutions and ordinances should have to come to the Board for discussion before it asks anyone to draft it.

Commissioner Pritchett stated when she worked for the City of Titusville, they would have a conversation and direct staff to go forward with an ordinance or resolution, because they were given an idea of what they wanted to move forward with; there would be one council member come up with an idea and no one wanted to go there; and she inquired why have the County Attorney spend six or eight hours drafting an ordinance. She stated the Board needs policy so it is all moving together; the County Attorney and County Manager work for the Board; and before the Board sends it to staff with marching orders, it should be the intent of the Board of what it wants done, not just an individual Commissioner.

Commissioner Tobia inquired if this is a policy or an ordinance.

Commissioner Pritchett replied just a policy.

Commissioner Tobia inquired if there would need to be at least three Commissioners to agree to the drafting of the policy.

Chairman Smith responded he thinks what they are talking about is a courtesy; and he does not want to stifle the other Board Members opportunity. He added if he comes up with an idea that the other Commissioners thinks is something worth thinking about, then the Board can direct staff to direct an ordinance or policy to come back; and then the Board can discuss it and vote for it. He pointed out if it is just a whim that is different.

Commissioner Tobia inquired if staff has indicated to Chairman Smith a crunch on time; and if so, why would the Chairman have a draft of a five page ordinance and not even give the courtesy to the people who drafted it and just table it. He noted there are many attorneys who

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work for the County; if the Commissioners want to talk about a waste of time, the framed commendation resolutions are; and his office has not requested one of those.

Commissioner Pritchett stated she is not picking on Commissioner Tobia; it is not an emotional response to him; if that situation would have been a consensus of the Board, staff time would not have been used; and sometimes the Board gets staff going down rabbit trails. She noted it would be responsible for the Board to start working on some type of policy; she did make the motion; and it does not stifle communication at all.

Commissioner Tobia inquired if this were to go through, and he wanted an ordinance drafted, but not directly ask staff to do that, would he have to wait another two weeks until another Commission meeting where a poll would be taken to find out if it was okay. He pointed out it slows everything down. He stated this is a reaction to an ordinance that is not on the Agenda, but will be at one time or another; and just because staff does not draft that, that and other things that may make Commissioner Pritchett uncomfortable are going to come to the Board on the Agenda.

Commissioner Pritchett stated that has nothing to do with it at all; she is talking about the County Attorney spending all of that time drafting an ordinance before the Board had a conversation; and it could have gotten shot down.

Commissioner Tobia inquired how many hours went into the drafting of the North Brevard Economic Development Zone (NBEDZ) ordinance.

Scott Knox, County Attorney, replied probably three hours.

Commissioner Pritchett inquired how much Attorney Knox gets paid per hour.

Attorney Knox replied \$85 an hour.

Commissioner Isnardi inquired how many attorneys work in the County Attorney's Office.

Attorney Knox responded eight.

Commissioner Tobia stated it took less than one percent of a weeks' time.

Commissioner Pritchett stated if this gets going as a Board, and there are all of these ordinances coming out utilizing staff for things the Board may not vote through, she thinks that conversations should be had before formal ordinances are drafted; she is getting the hang of that because it is the way Commissioner Tobia communicates; but when it came out of the County Attorney's Office without conversation, it kind of popped her there as maybe the Board can do better procedurally.

Commissioner Barfield stated as a courtesy it is nice when the Commission is together, that things being considered are discussed; it saves a lot of time and effort when creating something like that; and then give it to the County Attorney to bring back to the Board at a later time.

Commissioner Isnardi stated this kind of supports the argument that she has that Commissioner Pritchett brought this item here, where she may agree with some of that, and she may want to tweak another part of it; the County Attorney does work for the Board, but she was the person who was elected; she wants to see the list of provisions she is restricting herself to before she votes on a policy, resolution, ordinance, or otherwise; and things can always be tabled. She stated she should have a right to call Attorney Knox and talk with him about County business, and it also lets the public know if something is coming on the Agenda. She asked since

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everyone has been in a very trusting mood of not having many rules on paper or contracts, to tell the County Attorney now if it becomes a problem for him to let the Board know; and she hesitates to put a policy in place that restricts her ability to place things on the Agenda.

Commissioner Pritchett stated she does not think this will stop Commissioners from putting items on the Agenda; and she is talking about a formally drafted ordinance.

Commissioner Tobia stated historically staff puts far more stuff on the Agenda; and if the Board is concerned about the County Attorney's time, maybe there does not need to be as many attorneys. He inquired if staff would have to come to the Board in order to ask for something to be put on the Agenda, and it will need some drafting out of the County Attorney's Office, would staff have to get permission.

Commissioner Pritchett stated she is not trying to get to the place where she is stifling the Board from having a conversation, and she thinks there is a little bit of a rabbit trail going here; this just directs a situation she saw come up the other night; she usually does not try to come up with things to take care of things that are not a problem; but she noticed there was a little bit of a problem the other night because there is no policy in place.

Commissioner Tobia stated he understands why it was a problem for Commissioner Pritchett because her District benefits to over \$3 million; and he inquired if staff said there was a problem regarding the drafting of that ordinance.

Commissioner Pritchett responded no, they put work into it.

Commissioner Barfield seconded the motion.

Chairman Smith stated he has mixed feelings on this so he is continuing the discussion; he sees where Commissioner Pritchett is going with this; he does not want staff to spend all of their time spinning wheels; and he thinks it is better to bring it up before the Board ahead of time so it will get a feel if it is a logical assessment of something the County needs. He stated he does not want to see a vote, he would like to see it brought before the Board first.

Commissioner Pritchett stated she believes it should be the Board that directs the County Attorney and County Manager.

Chairman Smith stated if she takes the word approved out of there and changes it to 'brought before the Board', he would be fine with that.

Commissioner Isnardi pointed out that takes the power out of the policy Commissioner Pritchett is trying to enact; if she brought something to the Board, and three Commissioners did not like it, she could still direct the County Attorney to still draft the ordinance; and Commissioner Pritchett does not want that.

Chairman Smith stated if after a discussion a Commissioner wants to direct Attorney Knox to do it, he wants a Commissioner to be able to do that.

Commissioner Pritchett inquired why the Board would do that knowing it was not going to pass.

Commissioner Isnardi noted the discussion may change, more information may come, and a lot more can happen within a five-minute discussion like it is happening now; and she would have liked to have seen that on paper beforehand.

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Commissioner Tobia stated he believes this should be discussed, but it should be discussed at a full Commission meeting; and he is ready to take it up at the next Board meeting. He advised Commissioner Pritchett will have his support to direct staff to draft this up for discussion at the next Board meeting; he has all sorts of questions; an example is if he attempted to draft an ordinance and he went to Attorney Knox and ask him to take a look at it, he would not want to violate policy by having him proof read it; but if the Board has a clearly written document where he can ask questions, that would be better. He stated he believes the Board can only vote to ask staff to draft that policy.

Commissioner Pritchett stated that is fair enough, she does not mind bringing it back.

Stockton Whitten, County Manager, stated there has been a lot said about the enforcement of ordinances over resolutions; and in the Charter Section 2.10, Legislative Procedures, 2.0.1 Official Actions, the Board of County Commissioners may take official action only by the adoption of ordinances, resolutions, or motions.

Commissioner Pritchett withdrew her motion. She stated she believes it is a good concept, and she would like the other Commissioners to think about it.

Commissioner Tobia stated he did not want to stifle the Commissioners, and if Commissioner Pritchett wants to vote on the item, he is fine with it.

Commissioner Pritchett advised she will bring it up next meeting.

Upon consensus of the Board, the meeting adjourned at 5:47 p.m.

ATTEST:

SCOTT ELLIS, CLERK

CURT SMITH, CHAIRMAN
BOARD OF COUNTY COMMISSIONERS
BREVARD COUNTY, FLORIDA