

West Melbourne-Brevard County  
Joint Community  
Redevelopment Agency

Chairman, Hal J. Rose  
Vice Chairman, John Dittmore  
Daniel Batcheldor  
Pat Bentley  
Daniel McDow  
Stephen Phrampus  
Andrea Young  
Kristine Zonka



CITY HALL  
2240 Minton Road  
West Melbourne, FL 32904  
Phone: (321) 727-7700  
Fax: (321) 768-2390  
www.westmelbourne.org

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**MINUTES**

May 18, 2021

**1. CALL TO ORDER**

Chair Rose called the workshop to order at 6:00 p.m.

**2. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENT MEDITATION**

Chair Rose led the Pledge of Allegiance followed by a moment of silence.

**3. ROLL CALL**

Attending: Chair Hal Rose, Vice Chair John Dittmore, and Board Members Daniel Batcheldor, Pat Bentley, Daniel McDow, Stephen Phrampus, and Andrea Young.

Absent: Board Member Kristine Zonka.

*Board Member Young moved to excuse Board Member Zonka. The motion died for a lack of second.*

Also present: City Manager Scott Morgan, City Attorney Morris Richardson, Finance Director Margi Starkey, Assistant City Manager Tom Bradford, Senior Systems Administrator Christopher Timmons, and City Clerk Cynthia Hanscom.

**4. APPROVAL OF MARCH 2, 2021 MINUTES**

*Board Member Young moved to approve the minutes of March 2, 2021. Board Member Phrampus seconded the motion, which passed 7-0.*

## **5. FY 2021-2022 JOINT WEST MELBOURNE-BREVARD COUNTY CRA BUDGET AND WORK PLAN**

City Manager Scott Morgan presented the agency budget and work plan and noted that the budget was included as part of the larger City budget. The budget was proposed to be adopted by the CRA on August 17. City Council would then hold their public hearings on the budget on September 7 and September 22. After budget approval, implementation is the responsibility of the city staff without charge to the agency. He estimated the next year's projected budget would include revenues of \$545,000. He noted there is a reserve of \$1,505,100 set aside for future land use acquisition along the Ellis Road corridor for future redeveloped property stormwater needs within the CRA boundary.

Board Member Phrampus asked if any research had been completed on the land acquisition on Ellis road. City Manager Morgan stated that several properties had been acquired by the Florida Department of Transportation. He noted that Brevard County would be the agency that acquires the title for the unincorporated areas.

Board Member Bentley asked if the money for the land purchased would come from the funds designated for West Melbourne by Brevard County. City Manager Morgan reminded Council that in 2018 the agency budget was modified to provide a savings to the County. The funds not paid by the County would be designated for road projects within the City. He noted the County does not transmit the savings to West Melbourne but retains those funds and sets it aside for spending in the future. He stated that none of those dollars had been spent.

Chair Rose commented that the CRA was originally created to assist with the redevelopment of the U.S. 192 corridor. Although he was in support of the redevelopment on Ellis Road, he would not want all of the funds to augment development elsewhere. City Manager Morgan stated that the Ellis Road project would provide more opportunities for the program than U.S. 192 because of the greater possibilities for redevelopment. He explained the funds would not be used for the widening but would be used to purchase parcels that could be consolidated and used to meet stormwater management requirements. The increase in valuations from redevelopment of this area may provide a gain that could then be used for future redevelopment of properties along U.S. 192. He reminded Board members that an agency funded pond around the area proposed for widening would support the agency area and not just property owners in West Melbourne.

Board Members discussed the Ellis Road project and whether the Board wanted to use the funds for this purpose. Chair Rose stated that he would rather split the funds for possible redevelopment for the area along U.S. 192.

*Board Member Young moved to recommend the proposed October 1, 2021, to September 30, 2022, agency budget and work plan to the West Melbourne City Council*

*and the 2021-2022 work plan to the Brevard County Board of County Commissioners, with the exception that the proposed work plan should indicated the reserve funds for future budget year property purchase should be limited to \$750,000 with \$750,000 deduction to support future projects for U.S. 192. Chair Rose seconded the motion.*

Members discussed the funding and whether this should be delineated at this time. Board Member Phrampus stated he would prefer that it be open ended so that a decision could be made when the time comes. For example, it could be said that the money is to be used for land acquisition and not specify that it would be used for Ellis Road.

*The Board then voted on the motion, which passed 4-3, with Board Members Bentley, Batcheldor and Phrampus opposed.*

## **6. PUBLIC COMMENTS**

There were no comments from the public.

## **7. ADJOURNMENT**

There being no further business, the meeting adjourned at 6:37 p.m. The next meeting of the Community Redevelopment Agency is scheduled for Tuesday, August 17, 2021, at 6:00 p.m.