

Discover



MERRITT ISLAND

— REDEVELOPMENT AGENCY —

An island of opportunities.

• **KEY GOVERNANCE/ACCOUNTABILITY FACTOIDS:**

- According to the Statute, the fundamental responsibility of CRAs is the **elimination of slum and blight conditions** in specifically designated areas

- Established in 1988-1989 by the Brevard County Board of County Commissioners (BOCC).

- MIRA is a Community Redevelopment Agency (CRA) formed by the Brevard County Board of County Commissioners (BOCC), its Governing Board. MIRA is also a Dependent Special District.

- Agency Oversight is delegated to a 7-member Board of Advisors appointed by the BOCC.

- MIRA is managed by 2.75 FTE Brevard County staff. The Executive Director reports to the County Manager and Assistant County Manager.

- The Advisory Board is Accountable to the Governing Board (BOCC).

- The Agency must follow Community Redevelopment Agency (CRA) Florida Statutes Chapter 163, Part III and must follow:

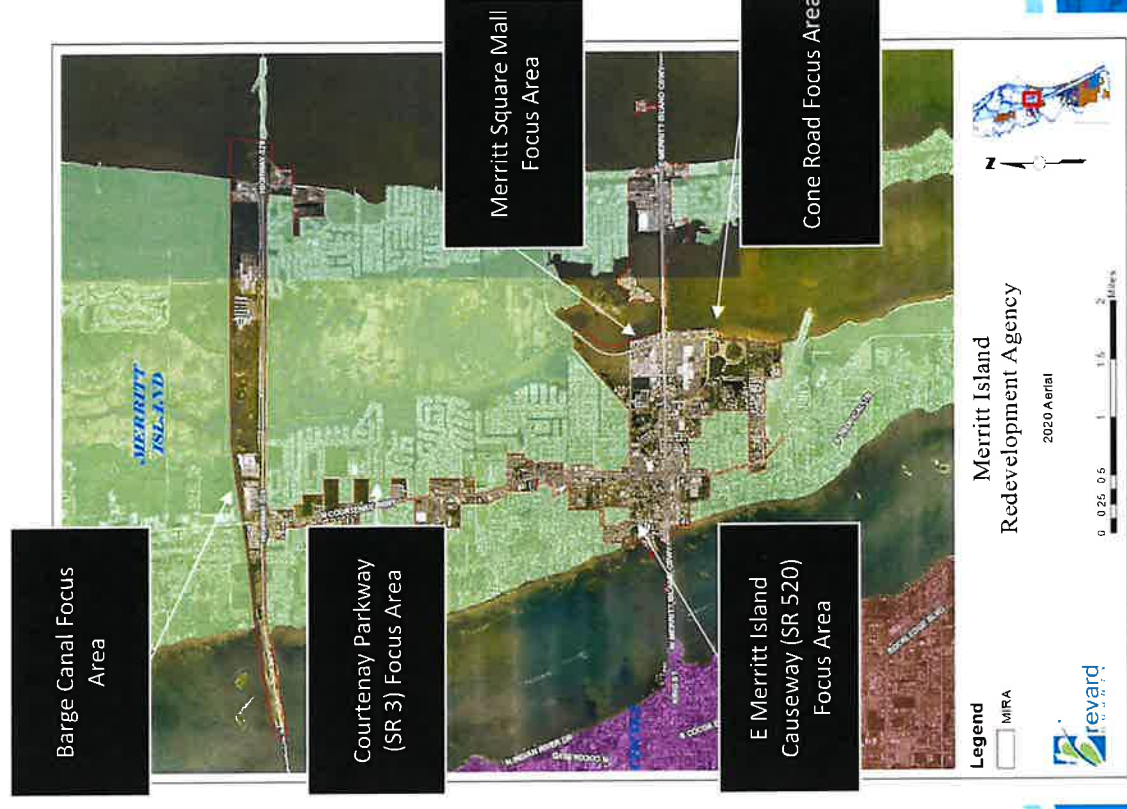
- Chapter 189 Florida Statutes and Special Dependent District Standards

- These Standards include submitting an Annual Report to the BOCC and an annual Financial Report to the FDEO, sending its independent audit to the Florida Auditor General's office annually, and publishing the audit on its website.
- The County Clerk's Office oversees MIRA Expenditures and coordinates the Independent Annual Audit process
- MIRA Must follow the procurement policies of the State of Florida and the procurement policies of Brevard County.
- The Redevelopment Plan identifies programs and projects for expenditures. MIRA recommends and the BOCC Adopts the MIRA Budget. The MIRA Budget is Created with the oversight of the County Budget Department and County Manager.

Each Community Redevelopment Agency (CRA) must have a Community Redevelopment Plan and targeted Redevelopment Areas.

About the MIRA Redevelopment Area:

- **Crossroads to Port Canaveral, the 2nd largest Commercial Passenger Port in the world; our Atlantic Beaches and Kennedy Space Center**
- **Covers less than 10% of Merritt Island properties**
- **90% of the CRA properties are Commercial, Office, and Industrial**
- **The average year built for commercial structures in the Redevelopment Area is 1978.**



MIRA's Mission Focus

Alleviating Blight
and Fostering
Beautification

Improving
Public
Infrastructure

Supporting Multi-
Modal Networks
and Mobility

Encouraging
Viable Economic
Growth

Promoting
Cultural, Natural
& Historic

Environmental
Assessment and
Remediation

Fostering Public-
Private
Partnerships



MERRITT ISLAND
— REDEVELOPMENT AGENCY —



How does MIRA Contribute to the Redevelopment of Merritt Island?

- Vision, Plan, Design, and Fund essential infrastructure projects and facilities.
- Provide economic development outreach, market and site data, redevelopment planning, zoning, and site plan recommendations, brown field assessments, and mediation and facilitation between the private sector, redevelopment prospects, businesses, property owners, Brevard County, and Agencies.
- Corridor Image Enhancement and Safety projects as economic drivers of redevelopment activity and property tax base preservation.
- Public Private Collaboration and Partnerships



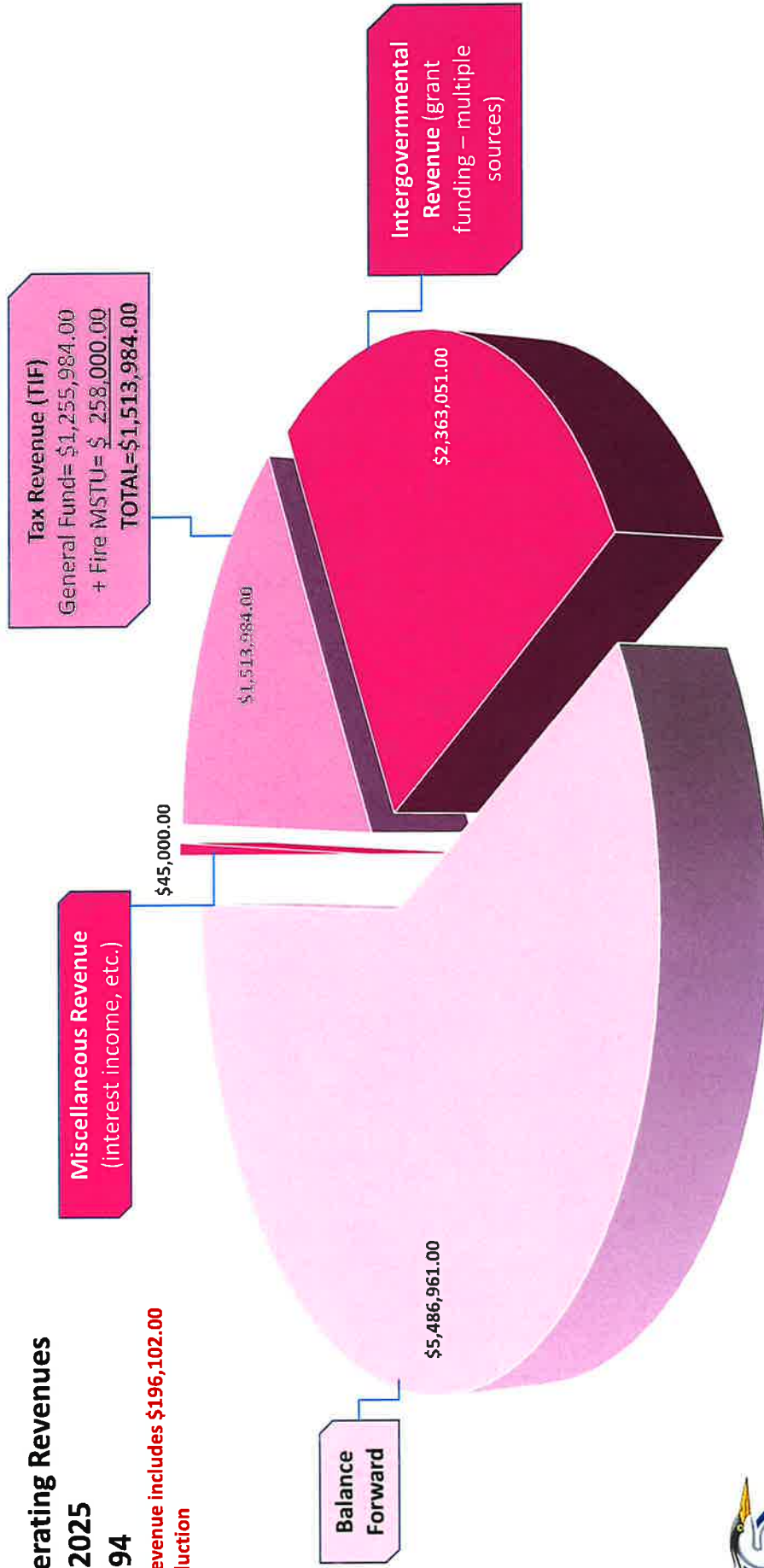
MERRITT ISLAND
— REDEVELOPMENT AGENCY —

Total Operating Revenues

FY 2024-2025

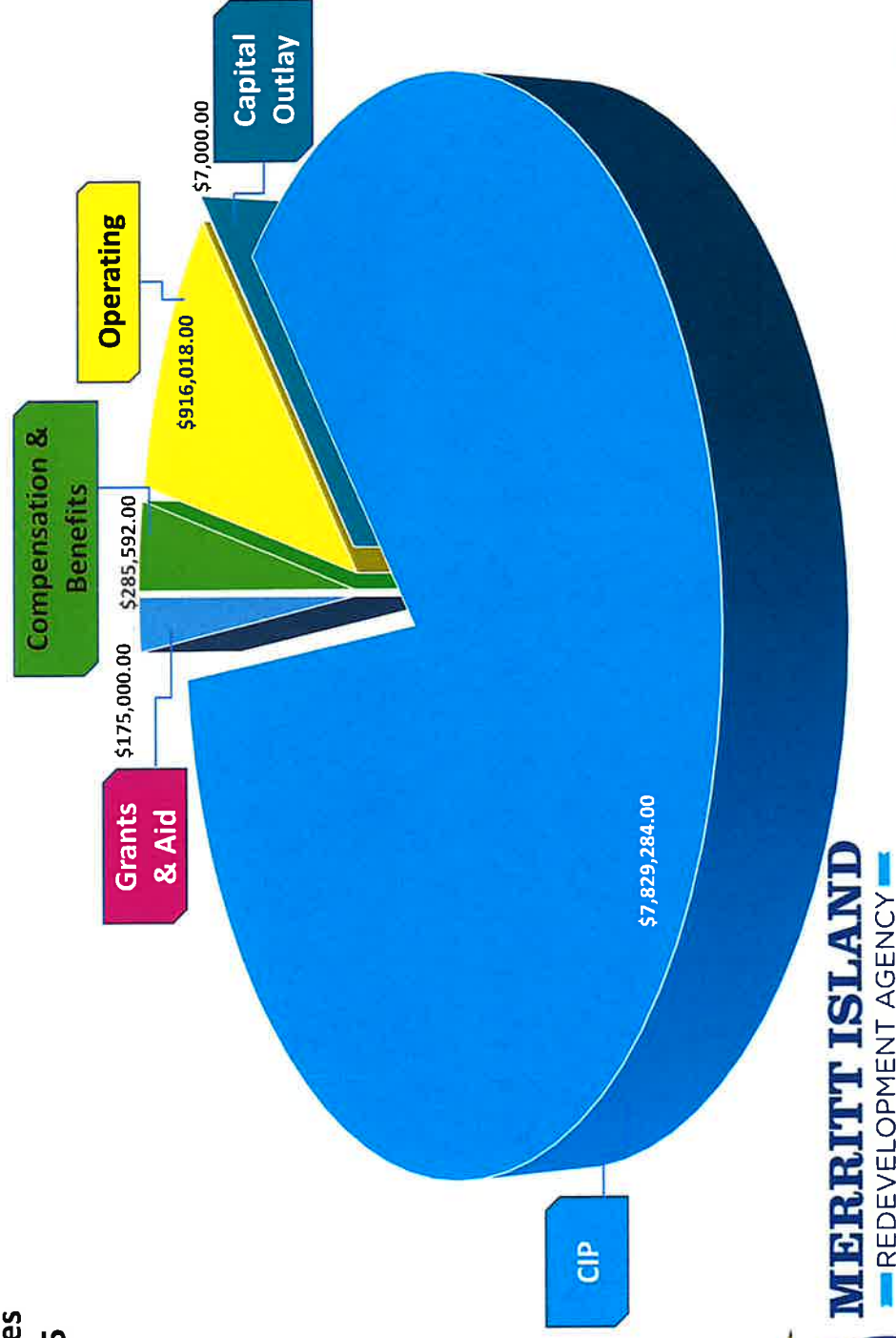
\$9,212,894

Note: Total revenue includes \$196,102.00 statutory reduction



MERRITT ISLAND
— REDEVELOPMENT AGENCY —

**Total Expenses
FY 2024-2025
\$9,212,894**



MERRITT ISLAND
— REDEVELOPMENT AGENCY —

BASIC TIF MODEL

ANNUAL TAXES GENERATED \$

REVENUES DIVERTED FOR TIF-ELIGIBLE PURPOSES:

- ☐ Work items outlined within the Community Redevelopment Plan, with emphasis on funding infrastructure projects

INCREMENTAL TAXES

EXISTING TAX BASE

Revenues continue to flow to normal taxing bodies

**NEW TAX
BASE REVENUES**
Flow to normal
taxing bodies

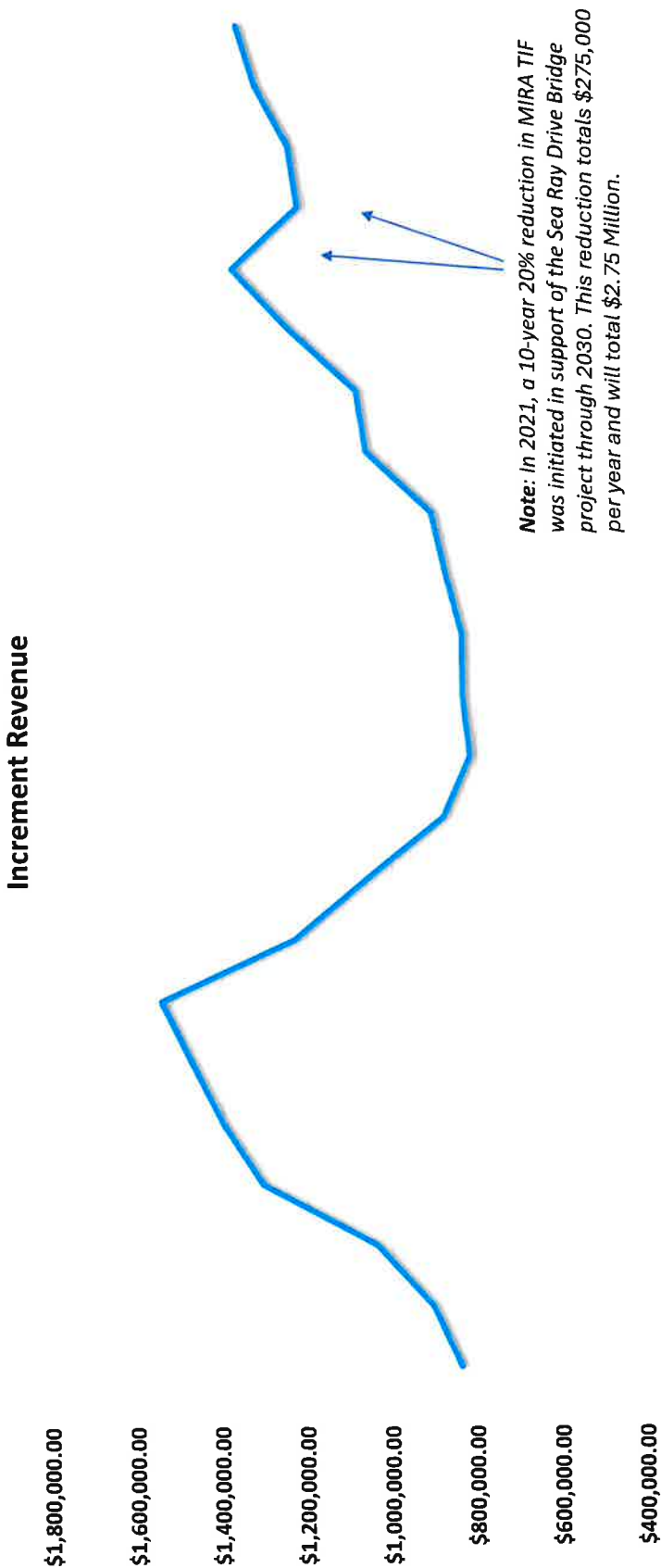
T_{ax}

I_{ncrement}

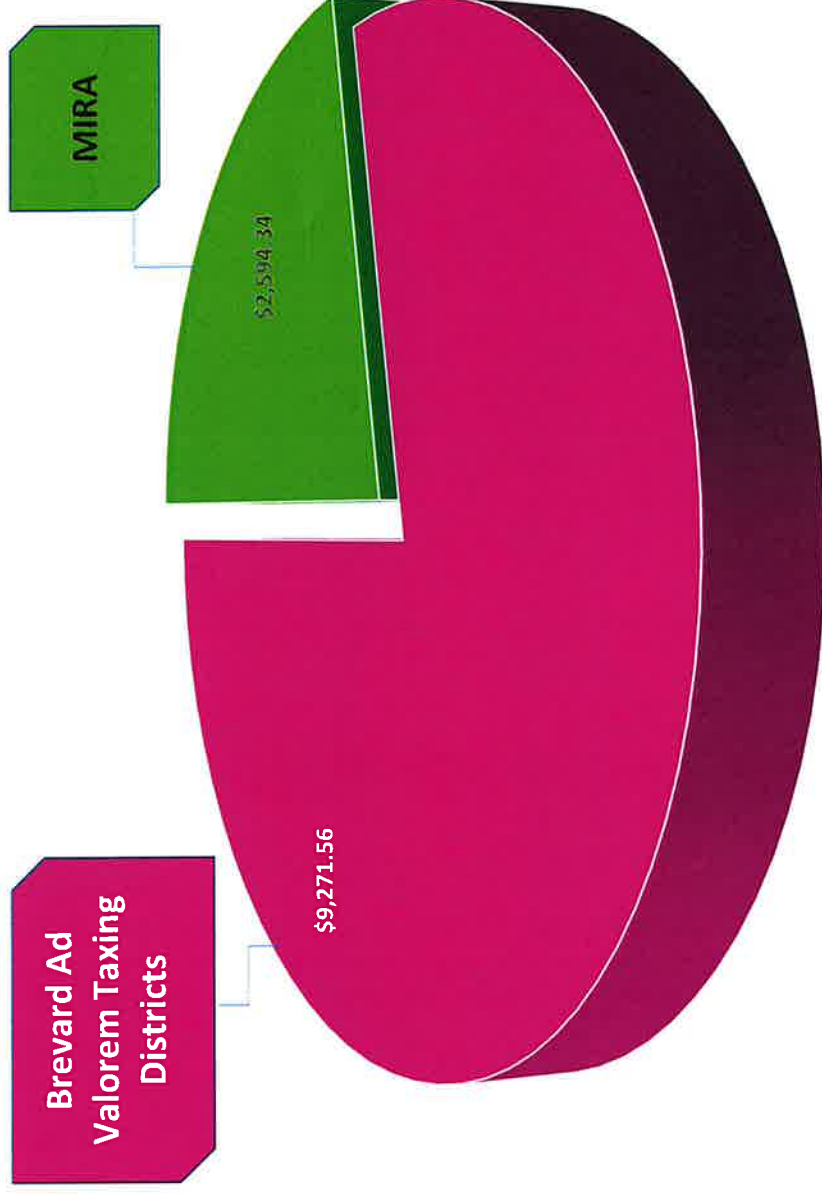
F_{inancing}

STATUTORY LIFE OF TIF DISTRICT

Increment Revenue for the Period 2002-2024

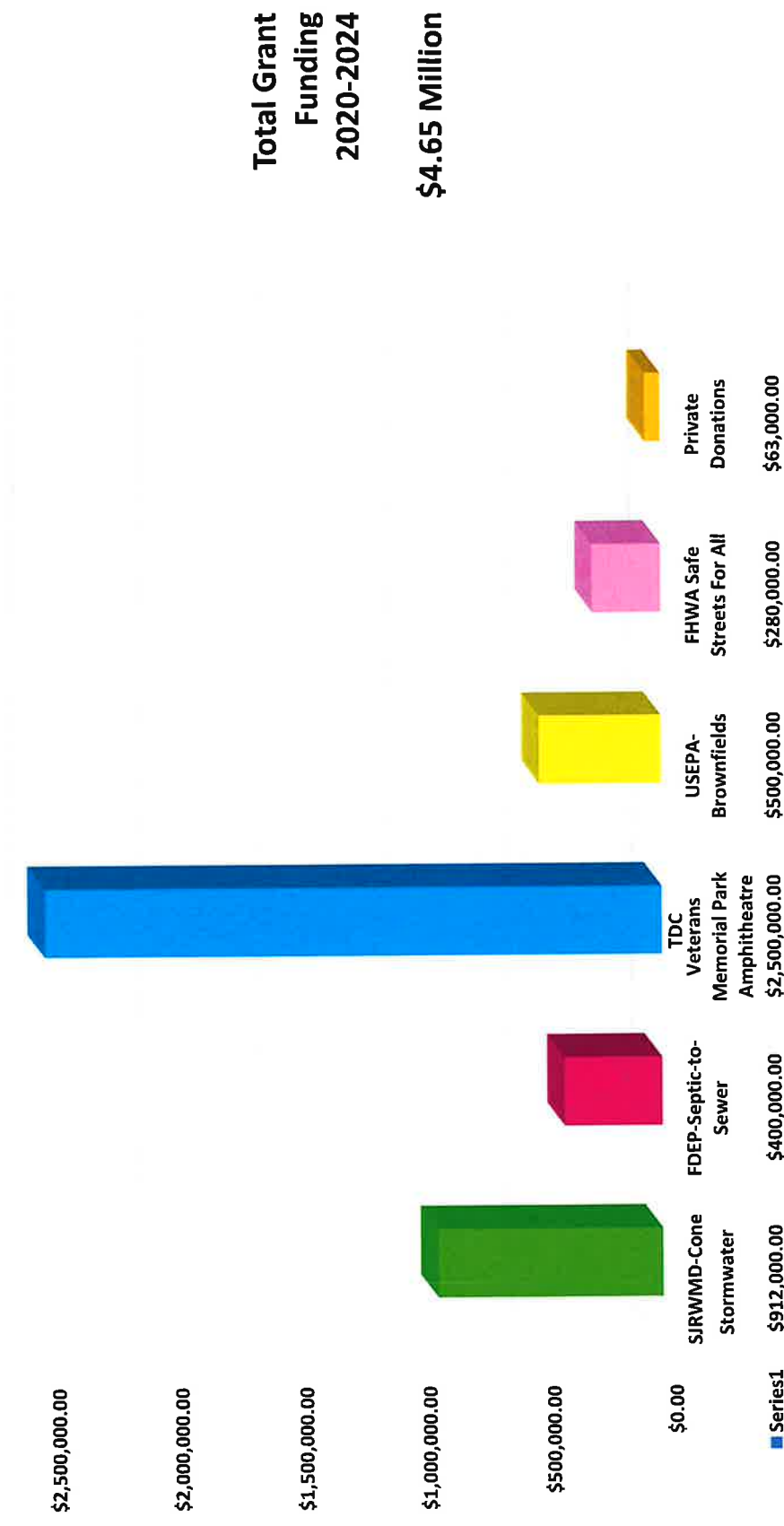


On an annual recurring basis, for every \$1 million dollars of Increased Taxable Value from a redevelopment project in the Redevelopment Area, approximately **\$2,594** goes into the MIRA Redevelopment Trust Fund, and **\$9,272** goes to all other Brevard County Ad Valorem Taxing Districts



MERRITT ISLAND
— REDEVELOPMENT AGENCY —

Special Purpose Grant Funds Awarded to
MIRA & Underway – 2020-2024



Fiscal Year 2024 – 2025 Capital Improvements Program				
Program - Project Name	Total Cost	FY 25 Adopted Budget		
- Veterans Memorial Park - Amphitheatre - Restrooms Concessions - Infrastructure Improvements	\$8, 200,000 \$4.7 Million MIRA \$2.5 Million TDC \$1.0 Million FDOC	\$6,529,284		
S. Courtenay Pkwy Corridor Infrastructure Improvements S. Courtenay Pkwy from Fortenberry to just S of Cone Road	\$4,000,000 \$2,000,000 MIRA \$1,900,000 Impact Fees \$100,000 In Kind	\$900,000		
- Veterans Memorial Park - Medal of Honor Tribute Area	\$980,000 \$400,000 MIRA \$580,000 Grants	\$100,000		
- Griffis Landing - Blue Crab Cove Redevelopment	\$1, 190,000 \$890,000 FDOC Grant \$300,000 MIRA	\$300,000		

Completed Projects

Projects Underway or Close

- Installed Boat Fuel Tanks
- Made Structural Upgrades to County-owned properties
- Dredging Channel

Mooring Field and Fishing Pier will be entering the Conceptual Stage in 2025.

Co-fund construction of Intracoastal Waterway Park, which includes public access to boardwalks and walking paths

***Staff works as prime contacts and facilitators for redevelopers of commercial core projects

MIRA Contributions to SR 520 Redevelopment Area

Projects In Pursuit

Provided matching funds for County purchase of working waterfront and future educational facility

Pursuing addition of deceleration lane on Merritt Avenue

Installed 8 new modern safer, modern transit shelters on SR520

Pursuing regional stormwater capabilities and bird rookery preservation of existing pond

\$410 Million Future Health First Hospital under Construction

Added Fortenberry Regional Stormwater System, including underground stormwater pipe capable of serving 165 acre Mall Area

Completed infrastructure improvements, streetscapes, lighting, and septic to sewer projects at Merritt Park Place

Engineering near Complete - \$4M Drainage, Landscape and Widening S. Courtenay Pkwy

Managing brownfield assessments and remediation planning projects

Completed mall-area redevelopment concepts Redevelopment Corridor Plan underway

Co Funded Cone Road Stormwater and Septic to sewer system for 60 businesses

\$120 Million Luxury Apartments final Site Plan Approved

Constructing Amphitheater Tiered Seating Capacity 2,350

Market Research Infrastructure analysis is underway to determine the feasibility for residential, and mixed-use development

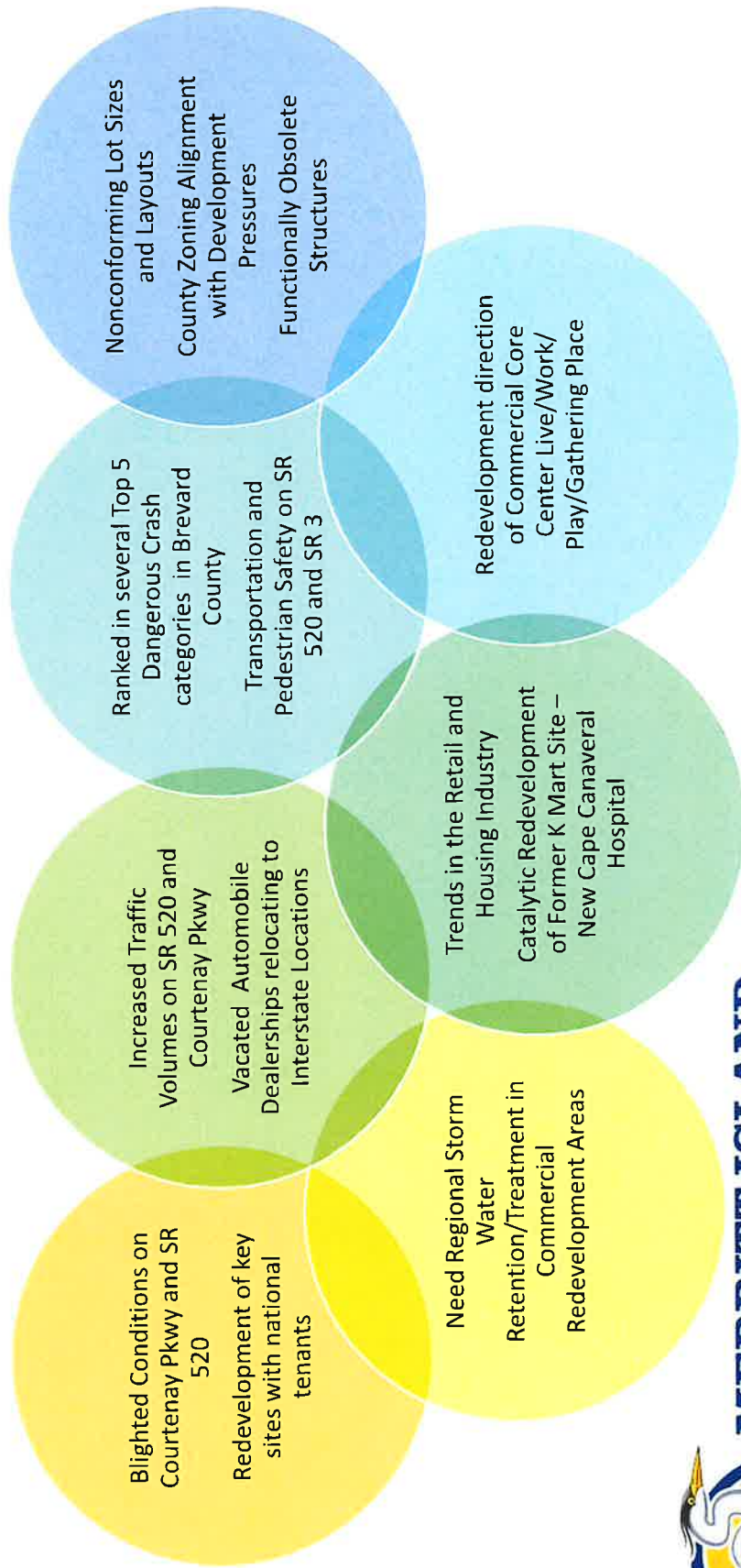
- Co Funded \$7.0 M Stormwater Lakes and Veterans Memorial Park ,
- Land acquisition, walking paths, boardwalks, parking, playground canopy and landscaping.

Added Median and Perimeter Landscaping and Hardscaping to SR 520

Co Funded powder-coated, tri-chord, traffic signal truss

Note: this is one of four of MIRA's sub-areas

REDEVELOPMENT TRENDS AND CHALLENGES ON MERRITT ISLAND



MERRITT ISLAND
REDEVELOPMENT AGENCY

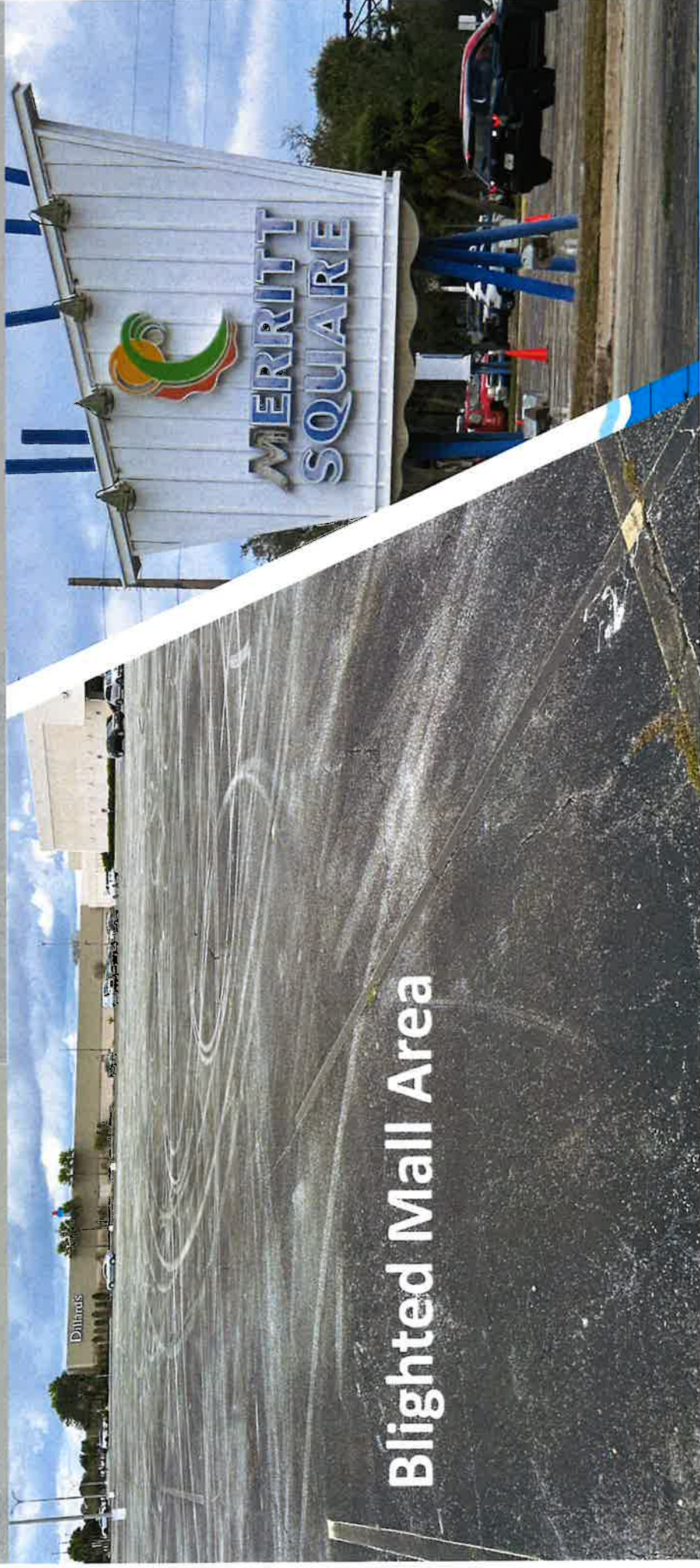
Blight...in Merritt Island?

Merritt Island is currently characterized by two diametric-contradictory trends

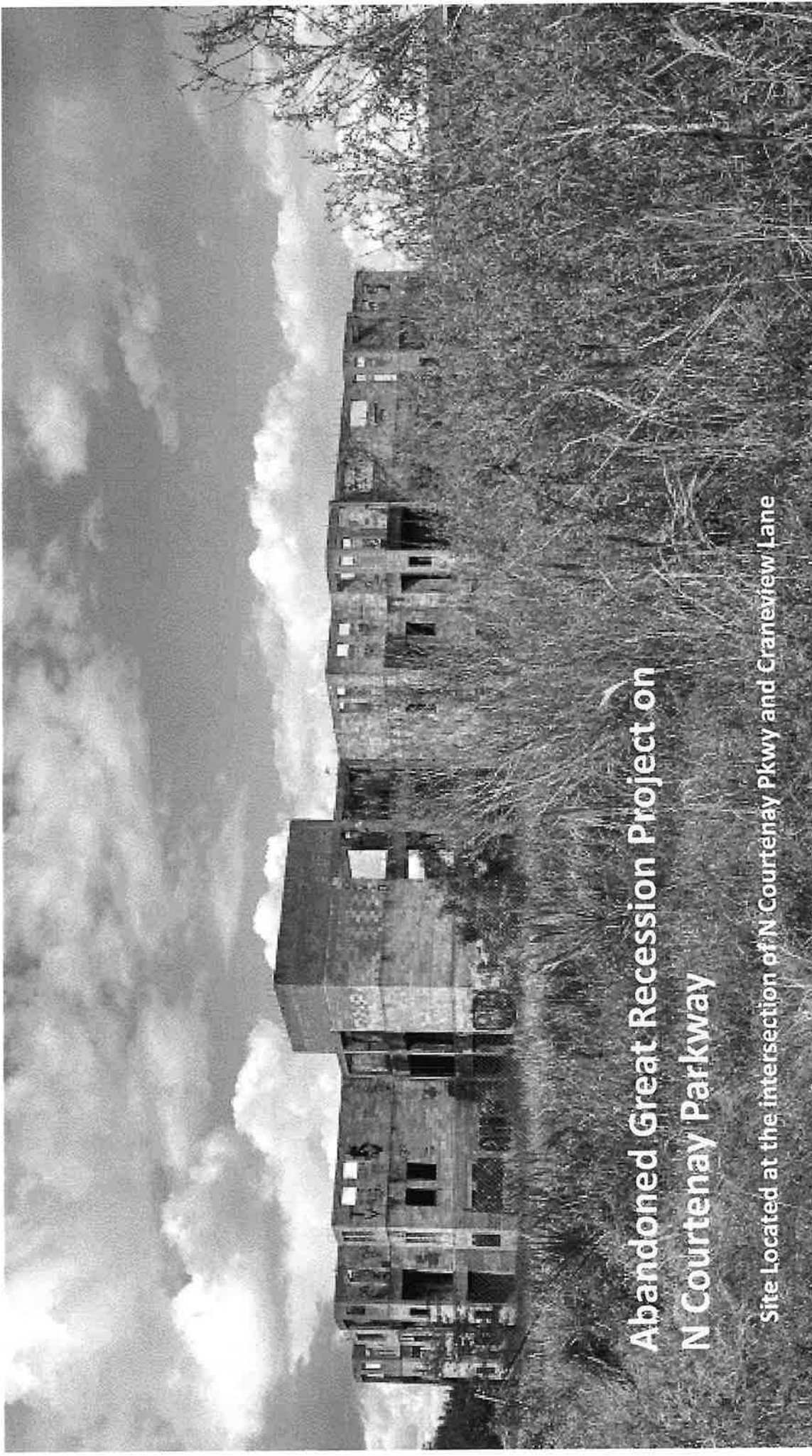
Accelerated Blight ←



→ **Accelerated Redevelopment**



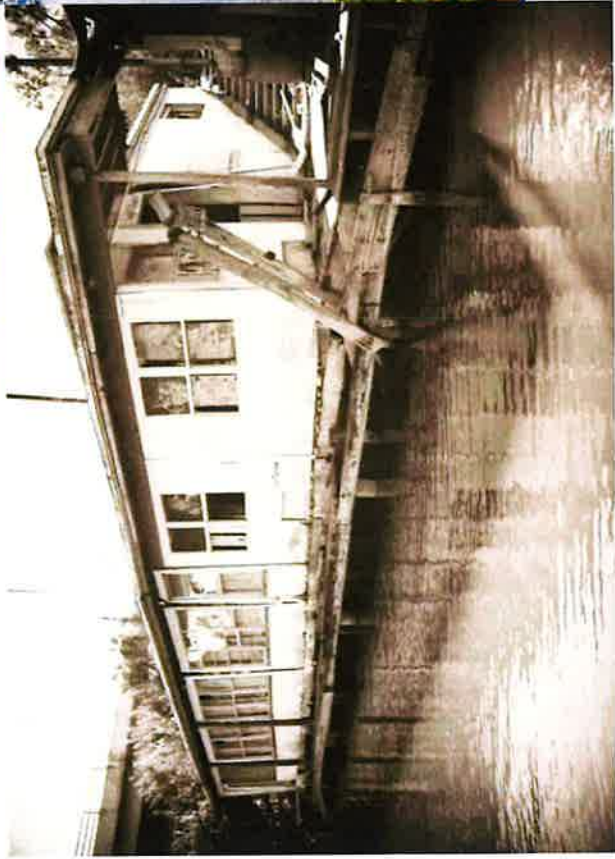
Blighted Mall Area



Abandoned Great Recession Project on N Courtenay Parkway

Site Located at the Intersection of N Courtenay Pkwy and Cranview Lane

**Formerly
Tingley's RV
Park &
Marine - a
severely
blighted site.**



Dave Tingley was an avid fisherman and personally ran the popular fish camp, restaurant and store. The Tingley RV Park and Marina was added and the restaurant was known for having the best hamburger in town, and their Friday Night Fish Fry became a local staple. When Dave died in 1978, Tingley's Fish Camp and Tingley RV Park and Marina continued for 20 more years before being sold for development as the world-class resort and marina it is today.

Redevelopment Transformation in Action - Cape Crossings Marina and Resort

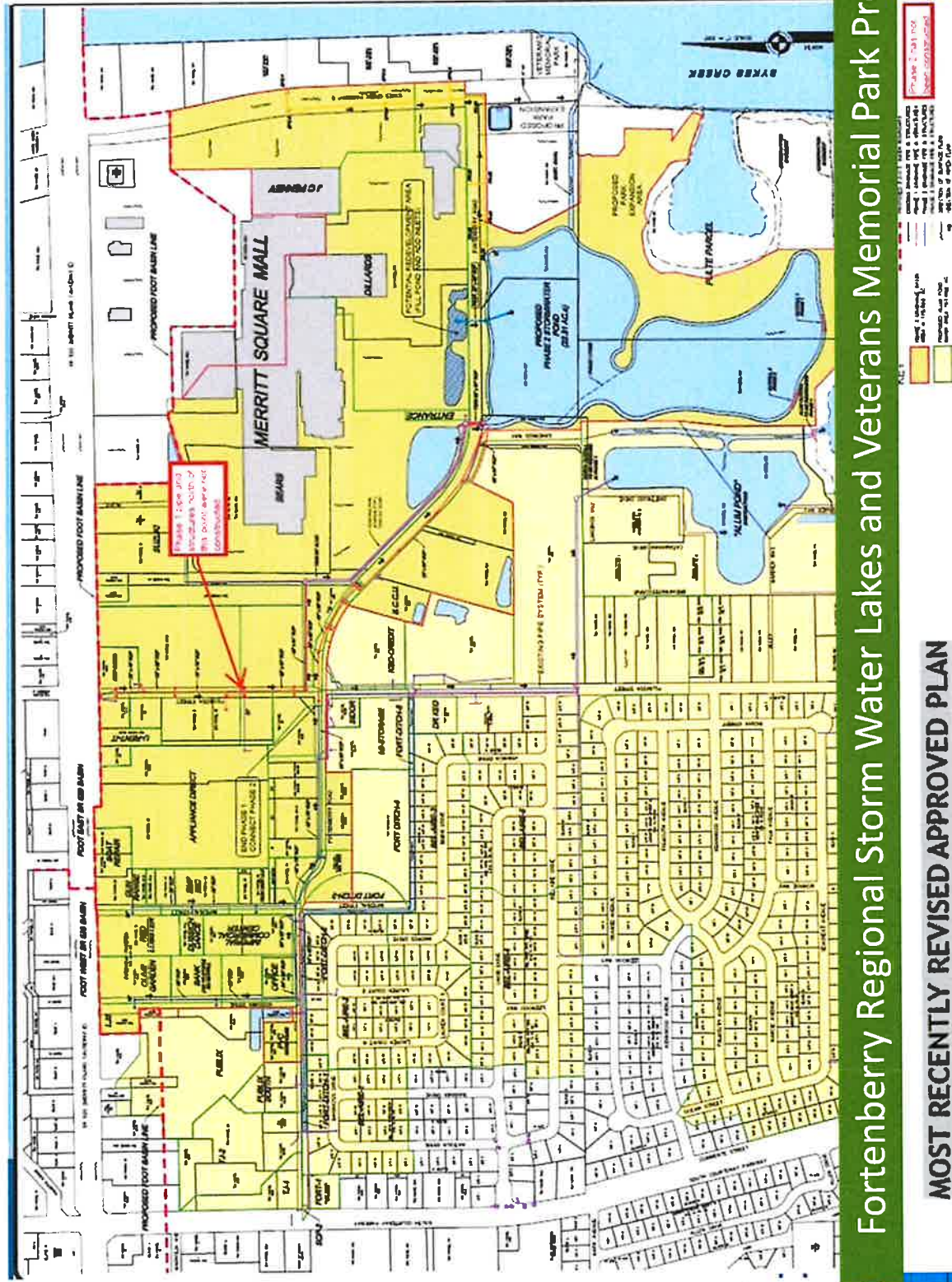


Projects & Programs





MOST RECENTLY REVISED APPROVED PLAN





TODAY : MIRA Lakes at Fortenberry Regional Storm Water System

- Multi-Million Dollar Collaboration with Brevard County Parks and Recreation, Brevard County Natural Resources, SOIRL, Public Works, and Brevard Veterans Council
- Multiple Purpose Redevelopment Solution to an abandoned property
- Recreational Facility and Fortenberry Regional Stormwater Treatment & Tie-In Credits
- Veterans Museum and Services

Veterans Memorial Park Museum Amphitheatre & Regional Storm Water Lakes

- 82-acre park within a 165-acre stormwater basin
- Lakes and trails
- Entertainment venue in progress
 - Amphitheatre outdoor event complex
 - Tiered lawn seating capacity of 2,350



The Amphitheatre @ Veterans Memorial Park





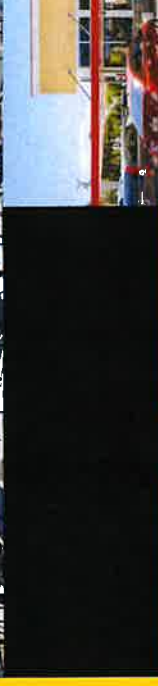
Cone Road Septic-to-Sewer Project

A \$3.6 Million Collaboration with MIRA, Brevard County Public Works Department, St. Johns River Water Management District, Florida Department of Environmental Protection, Brevard County Natural Resources, and Brevard County Save Our Indian River Lagoon (SOIRL) program



REDEVELOPMENT IN ACTION

- Redevelopment is Hard to do
- It's This Old House on Steroids
- Very Rewarding – Saves Greenfields & Improves our Tax Base
- Turns Blighted Property into Productive State
- Blighted Automobile Dealership (above left)
- Redevelopment of property (right)



MERRITT ISLAND





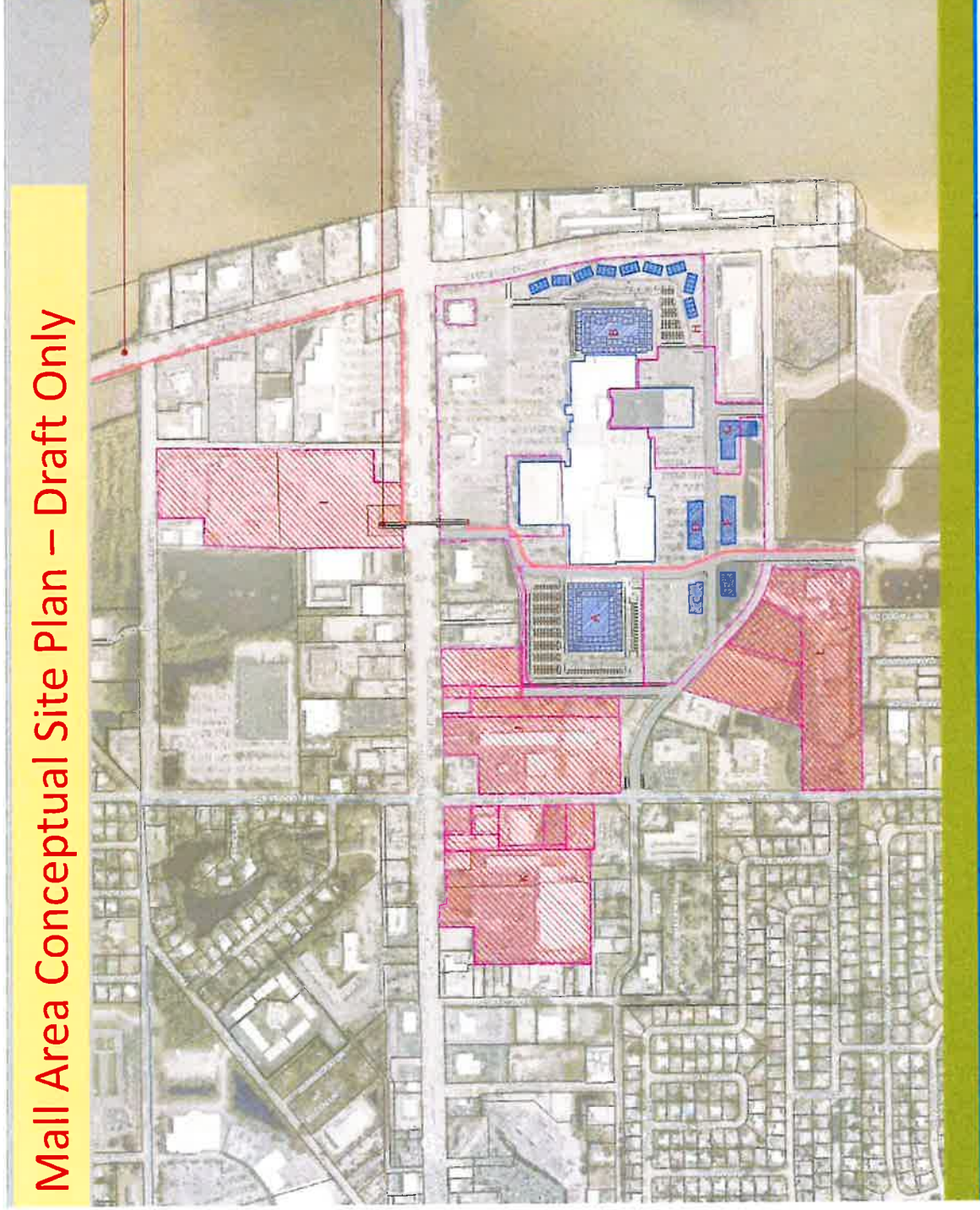
HEALTH FIRST HOSPITAL

Concept



- Community redevelopment agencies (CRAs) are successful at revitalizing communities that have been neglected, forgotten, or have challenges returning vacant properties, for various reasons, to their highest and best use
- At the end of the CRA's lifespan, a community is more vibrant, livable and healthy
- CRAs aid in bolstering the economy and excel at supporting small and local businesses
- CRAs also ensure that public areas are safe and clean, and that the community has a sense of place where people want to live, work, and play

Mall Area Conceptual Site Plan – Draft Only



What Else is Coming?

- Regional Planning: Infrastructure Analysis, Market Analysis → Planning



Redevelopment
Plan 2034 is in
the works!