

ADD ON

Meeting Date
April 5, 2016



AGENDA	
Section	New Business
Item No.	VI E 2

AGENDA REPORT
BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

SUBJECT:	ACKNOWLEDGE RECEIPT OF FY 2014-2015 MERRITT ISLAND REDEVELOPMENT AGENCY (MIRA) ANNUAL REPORT FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2015
DEPT/OFFICE:	BUDGET OFFICE

Requested Action:

It is requested that the Board acknowledge receipt of the 2014-2015 Merritt Island Redevelopment Agency (MIRA) Annual Report for the fiscal year ending September 30, 2015.

Summary Explanation & Background:

In accordance with Florida Statute 163.356(3)C and 163.387(8), the Merritt Island Redevelopment Agency (MIRA) is providing the Brevard County Board of County Commissioners a copy of their 2015 Annual Financial Report.

Fiscal Impact: There is no fiscal impact.

Clerk to the Board instruction: Maintain necessary documents for records retention.

Exhibits Attached: The FY 2014-2015 MIRA Annual Report

Contract / Agreement (If attached): Reviewed by County Attorney Yes No PR

County Manager

Stockton Whitten

Assistant County Manager

Department Director / Extension

Tom Rosenberg/52854
 Thomas.rosenberg@brevardcounty.us



Tammy Rowe, Clerk to the Board, 400 South Street • P.O. Box 999, Titusville, Florida 32781-0999

Telephone: (321) 637-2001
Fax: (321) 264-6972
Tammy.Rowe@brevardclerk.us

April 6, 2016

M E M O R A N D U M

TO: Tom Rosenberg, Budget Director

RE: Item VI.E.2., Acknowledge Receipt of FY 2014-2015 Merritt Island
Redevelopment Agency (MIRA) Annual Report for the Fiscal Year Ending
September 30, 2015

The Board of County Commissioners, in regular session on April 5, 2016, acknowledged receipt of FY 2014-2015 MIRA annual report for the Fiscal Year ending September 30, 2015.

Your continued cooperation is greatly appreciated.

Sincerely yours,

BOARD OF COUNTY COMMISSIONERS
SCOTT ELLIS, CLERK

Tammy Rowe

✓ Tammy Rowe, Deputy Clerk

/ds

cc: Finance

MERRITT ISLAND REDEVELOPMENT AGENCY



ANNUAL REPORT FY 2014-2015

Prepared by
Merritt Island Redevelopment Agency
and Brevard County Finance Department

March 31, 2016

2575 N. Courtenay Pkwy., Suite 207
Merritt Island, FL 32953
Phone: #321-454-6610
MIRA@brevardcounty.us



MERRITT ISLAND REDEVELOPMENT AGENCY

ACKNOWLEDGEMENTS

MIRA BOARD MEMBERS:

Sue Nisbet- Lawrence, Chair

Marcus Herman, Vice-Chair

Chris Cook

Andy Barber

Tom Vani

Eddie LeBron

Wendy Ellis

BEAUTIFICATION COMMITTEE:

Marcus Herman, Chair

Beth Kring

Denise Berg

Teresa Demark

Linda Brandt

Richard Webb

Terri Pentz

MIRA STAFF:

Lisa Leger Frazier, Executive Director

Cheryl J. Hurren, Special Projects Coordinator II



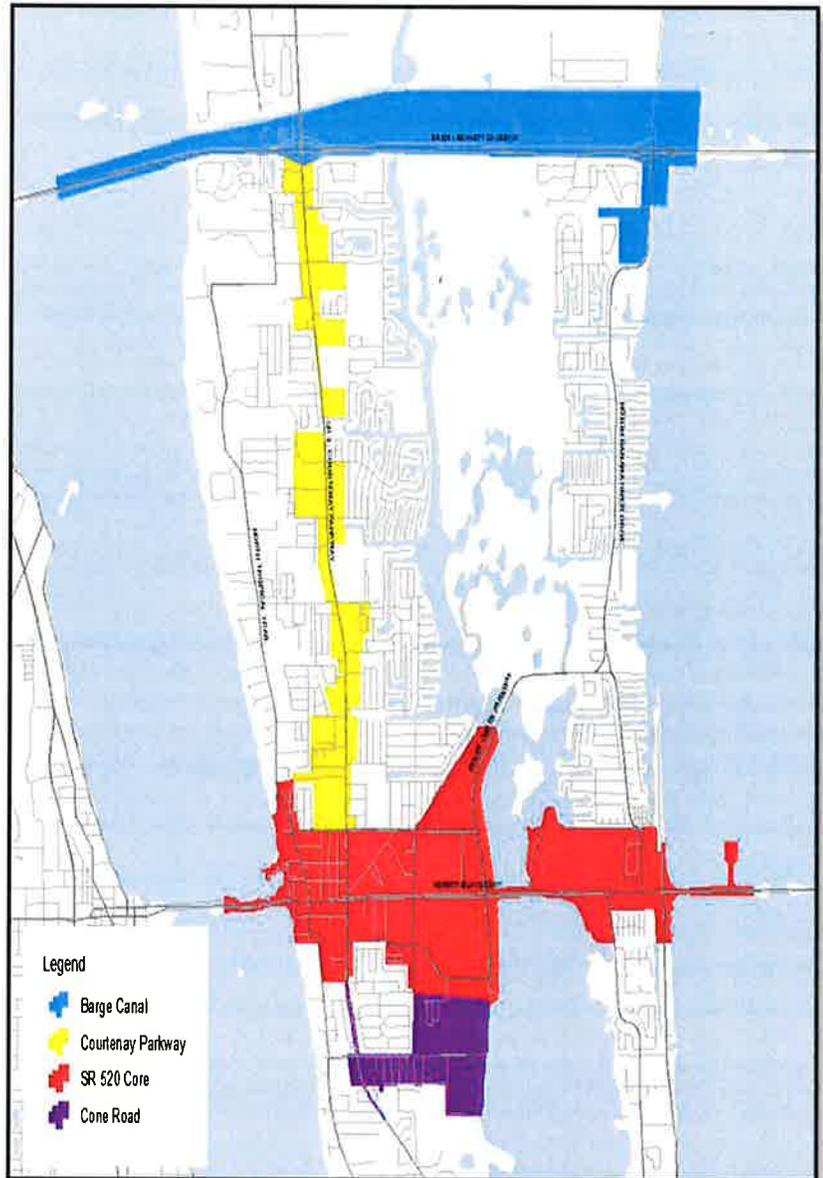
MERRITT ISLAND REDEVELOPMENT AGENCY

MISSION STATEMENT

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INTRODUCTION

In 1989, the Brevard County Board of County Commissioners established the Merritt Island Redevelopment Agency (MIRA). At that time the Commission designated the District's boundaries and set up the funding mechanism in accordance with Chapter 163, Part III, Florida Statutes. The purpose of MIRA was to develop and implement a redevelopment plan to eliminate slum and blight conditions within the central business district of Merritt Island. Since 1989, the redevelopment area has been expanded to include areas east (1991) and north (2006) of the central business district. In 2011 MIRA again recognized that the very conditions that were in existence in 1989 had become visible in other areas of the Island. Seeking to arrest and alter those conditions, and prevent the decline of the economic base, MIRA once again expanded the boundary of the District to apply redevelopment tools in two new areas of Merritt Island: the Barge Canal/SR 528 area and SR 3 north of the existing district, and the Cone Road area to the south.



MIRA has been highly successful in



MERRITT ISLAND REDEVELOPMENT AGENCY

achieving many of the goals and objectives found within the early Merritt Island Redevelopment Plan and completing many of the originally planned projects. However, new areas of concern within Merritt Island and recent changes in the economic environment within Brevard County, dictated the need to update the Plan. The updated Plan provides an opportunity to consolidate the overall redevelopment strategies for the entire District; to establish a new vision and mission; and to create a unified approach to enhance and continue the positive outcomes of the Agency's work.

The current Merritt Island Redevelopment Plan was adopted in late 2014. This updated plan is not only a presentation of MIRA successes and progress, it creates a renewed mission, along with direction for financial commitments and expenditures that are needed to reverse blight conditions, promote economic and business development, create a sound climate for public and private sector investments, and foster a healthy and safe living and working environment for all citizens within the redevelopment area. The redevelopment provisions, controls, restrictions and covenants of the Redevelopment Plan shall be effective for 20 years from the date of adoption. The new Plan introduced an expanded boundary for MIRA, adding approximately 1.86 square miles to the redevelopment area, for a total area of 3.72 square miles. This change in boundary will affect the future amount of tax increment financing.

THE PLAN'S PURPOSE

The stated purpose of the Plan is to help MIRA plan, fund and implement any and all public programs, projects, and activities and stimulate private sector's actions which:

- Serve to eliminate and reduce blighted conditions;
- Establish community policing to encourage compliance with established community standards and to assure the safety and security of people and property;
- Provide and encourage the expansion of stormwater management systems and improvements to other public infrastructure;
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- Provide and encourage public and private landscaping and streetscape enhancements to beautify the area;
- Encourage and provide incentives for appropriate economic development by the private sector or through public - private partnerships;
- Encourage and foster the development of activities which enhance Merritt Island's cultural and historic resources and improve the quality of life.

In accordance with the requirement of Sec. 163.356 of the Florida Statutes, the Brevard County Board of County Commissioners by Ordinance 88-43 of November 15, 1988, established a seven-member volunteer Board of Directors for the Merritt Island Redevelopment Agency (MIRA) composed of Merritt Island residents and/or Merritt Island business owners. The Board is responsible for major policy decisions pertaining to the various aspects of the Redevelopment Program; approval of the budget;



MERRITT ISLAND REDEVELOPMENT AGENCY

prioritization of Agency projects and programs; authorization for financing projects including grant applications; and execution of contracts and other program decisions.

In accordance with Florida Statutes 163.356(3)(c), an Annual Report of the Merritt Island Redevelopment Agency (MIRA) shall be filed with the governing body on or before March 31st of each year. The report contains a review of the redevelopment agency; a description of the FY2014-2015 adopted budget and a list of major accomplishments; a map of the redevelopment area; and FY 2015 Financial Statements. The Financial Statements are prepared in conformance with generally accepted accounting principles by the Brevard County Finance Department.

FISCAL YEAR 2014-2015 OVERVIEW

THE GOAL OF THE MERRITT ISLAND REDEVELOPMENT AGENCY (MIRA) IS THE BETTERMENT OF THE MERRITT ISLAND CENTRAL BUSINESS DISTRICT.

The current Merritt Island Redevelopment Plan was adopted in late 2014. The redevelopment provisions, controls, restrictions and covenants of the Redevelopment Plan shall be effective for 20 years from the date of adoption. In accordance with Ordinance 2014-22, one trust fund has been established for the duration of the Merritt Island Redevelopment Plan with the tax increment increase for each expansion area using the associated base tax year as shown:

- 1) 520 Area, Ordinance 89-28, base year 1988
- 2) Newfound Harbor, Ordinance 91-40, base year 1990
- 3) State Road 3, Ordinance 2006-165, base year 2005
- 4) 528, North SR 3, and Cone Road, Ordinance 2014-22, base year 2014.

All deposits into the trust fund shall begin with the incremental increases from tax rolls resulting in ad valorem tax revenues due subsequent to the base year. Therefore, no incremental taxable value of property was received in the expanded area in FY 2014/2015.

A. NON-CAPITAL PROJECTS

1. New director-New direction

In July 2015, the MIRA Board of Directors hired a new Executive Director to assist the Agency in accomplishing their goals in accordance with the new direction established in the 2014 Redevelopment Plan. The Executive Director was initially hired as part time but became a full time consultant after the fiscal year. MIRA Board of Directors held a special workshop to establish future plans that meet the criteria found within the redevelopment plan for development and economic growth, eliminating slum and blight, and safety concerns for the public. This workshop, held in

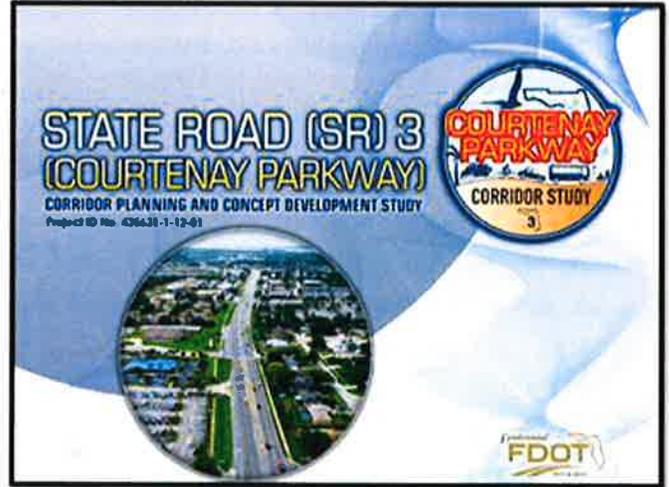


MERRITT ISLAND REDEVELOPMENT AGENCY

September 2015, resulted in a comprehensive work plan and schedule which “ranked” the importance of each proposed project and/or project area for the next five-years.

2. SR3 Corridor Improvement Plan

In response to community demand, a corridor planning study was initiated by the Florida Department of Transportation (FDOT) in 2015 to evaluate multi-modal transportation improvements along a 4.1 mile section of SR 3 between Fortenberry Road (south of SR 520) to Grant Road/Smith Road (north of SR 528), in MIRA. SR 3 is a primary north-south route between SR 528 and Pineda Causeway. It serves as both a primary corridor for local traffic and emergency evacuation, as well as providing access to the beaches.



Based on input from agency partners, this study will involve a community-based evaluation to determine how best to meet the needs of current and future users, and to establish a long-term plan to guide evolution of the corridor that appropriately correlates the balance between land use and transportation planning. The resulting plan will develop a future vision for SR 3 that establishes a multimodal approach for providing future transportation needs. MIRA, a Stakeholder in the study, has served as part of the Project Visioning Team since its inception. The Study is scheduled to be complete in summer 2016.

3. Brochures

In recognition of the fact that limited applications were being submitted for the Commercial Façade Improvement Program Grant, MIRA began working on an informational brochure to be distributed to all commercial property owners. Utilizing our talented volunteer pool, the Agency designed and developed a draft brochure. The brochure was approved by the Board and mailed out to all property owners after the fiscal year.

4. Zoning & site plan reviews

The MIRA Board of Directors reviews and makes recommendations for rezoning application, site plans, waiver requests, and road right-of-way vacating requests in order to maintain a consistency in the development within the redevelopment area. The following requests were made and approved during the current fiscal year.





MERRITT ISLAND REDEVELOPMENT AGENCY

- a. Tom Goong LLC (Owner PRN Investments), 700 E. M.I. Cswy.; CUP requested for sale of beer and Saki on premise.
- b. Dr. Chad Wilku Site Plan, 256 McLeod Street; David Tom, PE/CEG. New construction of dental office.
- c. Martin Flynn, Crossroads LLC Site Plan (old Tingley Marina Site)

5. Hosted Speakers, Public Speaking Engagements, and Event Attendance

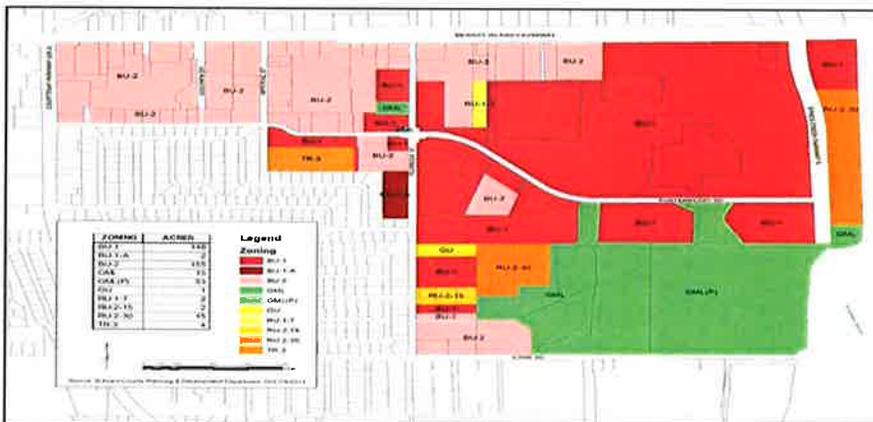
- Stuart Buchanan, Zoning Department – Comprehensive Plan Amendment
- Port Commissioner Tom Weinberg – Port Canaveral
- John Denninghoff, Brevard County Public Works – Cone Road Project
- Wilkes Kemp, FDOT- SR 520 Roadway Improvements
- Ed Kestory, FDOT – SR 3 Crosswalk Project
- The Brevard Veterans Memorial Center Expansion Ground Breaking Ceremony

B. CAPITAL WORK PROGRAM

A continued effort has been made by the Merritt Island Redevelopment Agency to complete planned projects in accordance with the adopted redevelopment master plan. The following provides a synopsis of projects in various phases that were a priority of MIRA in this fiscal year.

1. MERRITT ISLAND MALL FOCUS AREA OVERLAY DISTRICT

In 2013, a study was commissioned to review current zoning and land development regulations for the area from Fortenbery Road north to the south side of SR 520, surrounding and including, the Merritt Square Mall. The purpose of the study was to create an overlay zoning classification for the Central Commercial Core which would encourage redevelopment by allowing flexibility in the uses and design. The Zoning Overlay District would set minimum design requirements to facilitate quality development while providing incentives that promote the use of the Regional Stormwater Pond. The zoning overlay



considered mixed uses and form-based design standards with an emphasis on the pedestrian experience. This effort will guide development and redevelopment of the area towards the type of standards that promote reinvestment within the Merritt Island Mall Focus Area.



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At the end of the fiscal year, a final Mixed-Use Zoning Overlay was created that provided incentive-based guidelines for regulating the development/redevelopment of the Mall Focus Area as defined by MIRA. After careful consideration, MIRA determined that the Overlay Zone should encompass more of the Central Commercial Core and provide more incentives for redevelopment. An expanded study will be initiated in 2016. **The overall MIRA investment was \$35,292.50 (2014 = \$12,073.75; 2015 = \$23,218.75) for Consulting Services.** (Redevelopment Plan reference: Chapter 6 and 7; Page 7-12).

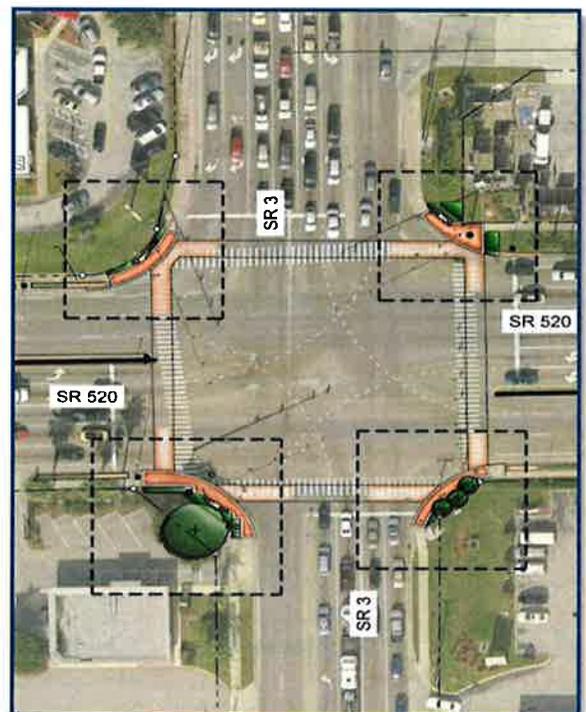
2. S.R. 3 CROSSWALKS

Included in the FDOT adopted Five-Year Work Program, S.R. 3 was scheduled for the “milling and repaving of existing asphalt pavement on S.R. 3 (Courtenay Parkway) from S.R. 520 to Skylark Avenue” at an estimated cost of \$1.9 million. **MIRA entered into a Locally Funded Agreement with FDOT in December 2014 in the amount of \$49,360 for the installation of patterned pavement markings in lieu of standard crosswalk markings at the intersections of Merritt Avenue and S.R. 3 and Needle-Hurwood Avenue and S.R. 3 as part of the FDOT project.** The work on S.R. 3 began in mid-2015 and is scheduled to be complete by the first quarter of 2016. (Redevelopment Plan reference: Chapter 4; Page 4 - 8).



3. SR 520 CONSTRUCTION MANAGEMENT

FDOT’s adopted Five-Year Work Program included the “resurfacing of S.R. 520 from Erik Court to the Banana River Bridge” to be completed in 2016 at an estimated cost of \$5.58 million. MIRA entered into a Locally Funded Agreement (LFA) with FDOT in December of 2013 for upgrading the standard mast arm structures to painted mast arm structures at seven intersections on S.R. 520 in the amount of \$102,077. At the same time, MIRA entered into a second LFA for patterned pavement known as Stamped Asphalt Crosswalks for all marked crosswalk locations along with pavers for back of curb aesthetic treatments on S.R. 520 between Erik Court and the Banana River Relief Bridge in the amount of \$417,173. The S.R. 520 Landscape/Streetscape Project will aid in attracting commercial business and retail shoppes to the 520 Commercial Corridor, which will strengthen the community and increase the County’s economic tax





MERRITT ISLAND REDEVELOPMENT AGENCY



base. Recognizing the significance of this project to the economic development of the Central Commercial Area, MIRA hired a construction management consulting firm to conduct periodic reviews of the FDOT work, provide interface with the contractors on site, and verify that the work was performed in accordance with the MIRA LFA. MIRA allocated a \$10,000 retainer for Construction Management Services for this project. (*Redevelopment Plan reference: Chapter 6; Page 6 - 14*).

4. NORTH SR 520 REGIONAL STORMWATER FACILITY FEASIBILITY STUDY

A feasibility study was completed in March 2015 to evaluate the potential for creating a Regional Stormwater Facility north of SR 520. The conceptual area includes an existing pond and stormwater facilities which functions to treat currently untreated stormwater runoff from developed sites prior to the runoff entering Sykes Creek and the Indian Rive Lagoon. **Contracted consulting services were of the amount of \$31,717.35 (2014 = \$21874; 2015 = \$9,843.35).** Further information is being gathered along with evaluation of the study to determine the best and highest use for the facility. (*Redevelopment Plan reference: Chapter 6; Page 6 - 15*).

5. CONE ROAD INFRASTRUCTURE IMPROVEMENTS PRELIMINARY ENGINEERING REPORT

In 2015, MIRA partnered with Brevard County Public Works Department to provide an assessment for the potential completion of drainage, sidewalk, buffer wall and sanitary sewer utility improvements along the Cone Road corridor in Merritt Island, from South Courtenay Parkway eastward to just east of the intersection of Poinsettia Drive. Public Works is proposing to improve the safety of the roadway by piping a dangerous open ditch, providing sidewalk for the safety of the public walking on this road, and road resurfacing. MIRA proposes to contribute, as part of this project, the installation of a gravity sewer system for the Airport Industrial Park area located within



the project limits as well as a buffer wall along the north right-of-way line of Cone Road. The project design and permitting phase should be completed by the end of 2016 with anticipated construction in 2017.

MIRA's cost for Consultant Services for the Preliminary Engineering Report for a buffer wall and the Airport Industrial Park Sewer Improvement in 2015 was \$7,120. (*Redevelopment Plan reference: Chapter 5; Page 5 - 8*).



MERRITT ISLAND REDEVELOPMENT AGENCY

C. COMMERCIAL FAÇADE IMPROVEMENT PROGRAM GRANT

The Merritt Island Redevelopment Agency retains a seven-member volunteer *Beautification Committee* composed of Merritt Island residents and/or Merritt Island business owners. The Committee's purpose is to serve as a recommending body to the MIRA Board for beautification projects within the MIRA District. Since the inception of the Commercial Façade Improvement Program Grant (*Grant*) in 2002, MIRA has invested over \$300K in commercial facade grant projects generating over \$2M in private sector investments for property renovations, representing greater than a 6:1 return.

The goal of the *Grant* is to improve the function and aesthetics of the Merritt Island Redevelopment Area (MIRA) by assisting **commercial** property owners in funding physical redevelopment and safety improvements to their existing properties. With the availability of matching funds through the *Grant* program, the improvements have a positive visual impact on the community, reducing blight, and thereby increasing the economic benefits within the Redevelopment Area. The *Grant* provided by MIRA is a reimbursement grant, matching 50% of the investment made by individual grantees, up to \$15,000.

COMMERCIAL FAÇADE GRANT LIST FOR FY 2014-2015

1. Hayes Meats & Gourmet Foods, 285 Fortenberry Road, Merritt Island.

BEFORE



Improvements included painting, resurfacing the parking lot, signage, landscaping, & lighting. **The amount of private investment eligible for reimbursement was \$22,766; grant received was for \$11,383.**

AFTER





MERRITT ISLAND REDEVELOPMENT AGENCY

2. United Solar Energy, 38 Rose Street, Merritt Island.

BEFORE



Improvements included installing a paver parking area and upgrading signage. The amount of private investment eligible for reimbursement was \$15,632.36; grant received was for \$7,816.18.

AFTER



3. PRN Real Estate & Investments, 700 E. Merritt Island Causeway.

BEFORE



AFTER



Amended 2015. Overall improvements included stucco work, painting, signage & parking lot resurfacing. The amount of private investment eligible for reimbursement was \$26,087; grant received was \$13,043.50.



MERRITT ISLAND REDEVELOPMENT AGENCY

4. Real Estate Central, Inc., 275 N. Grove Street.

BEFORE



Improvements included painting, roofing, fencing, storm/security shutters, and landscaping. **The amount of private investment eligible for reimbursement was \$27,803.28; grant received was \$13,901.64.**

AFTER



5. Classy Cuts All Pet Grooming Amendment, 355 E. Merritt Avenue.

BEFORE



Improvements for this amendment included the addition of additional pavers to driveway and fenced in area. **The amount of private investment eligible for reimbursement for this amendment was \$5,000; grant received was for \$2,500.**

AFTER





MERRITT ISLAND REDEVELOPMENT AGENCY

D. FY 2014/2015 TRUST FUND FINANCIAL STATEMENTS

Historically, MIRA has had a steady increase in the Tax Increment Financing (TIF) revenue per year since the inception of the CRA. In recent years, the TIF has been more volatile due to the impacts of the difficult economic conditions experienced throughout the nation, as well as in Brevard County. CRA's often have to package many financial programs in order to have enough resources for planned infrastructure projects. Partnerships and grants are often leveraged to fund economic development projects. MIRA has leveraged their TIF funding with state and federal agencies to the tune of 10:1 or greater!

**MERRITT ISLAND REDEVELOPMENT AGENCY
BREVARD COUNTY, FL
STATEMENT OF FUND ACTIVITIES
FOR FISCAL YEAR ENDED SEPTEMBER 30, 2015
(UNAUDITED)**

	ADOPTED BUDGET	ACTUAL AMOUNTS	VARIANCE/+ (-)
REVENUES			
INCREMENT TAX	\$ 832,854.00	\$ 871,571.00	\$ 38,717.00
INTEREST	\$ 15,000.00	\$ 13,038.00	\$ (1,962.00)
MISCELLANEOUS		\$ 6,350.00	\$ 6,350.00
STATUATORY 5% REDUCTION	\$ 42,393.00		
BALANCE FORWARD	\$ 774,171.00	\$ 1,266,187.00	\$ 449,623.00
TOTAL REVENUES	\$ 1,579,632.00	\$ 2,157,146.00	\$ 577,514.00
EXPENDITURES			
COMPENSATION/BENEFITS	\$ 128,000.00	\$ 57,053.00	\$ (70,947.00)
**OPERATING EXPENSES	\$ 476,632.00	\$ 146,414.00	\$ (330,218.00)
CAPITAL OUTLAY	\$ 825,000.00	\$ 49,360.00	\$ (775,640.00)
AID TO PRIVATE ORG	\$ 150,000.00	\$ 48,644.00	\$ (101,356.00)
TOTAL EXPENDITURES	\$ 1,579,632.00	\$ 301,471.00	\$ (1,278,161.00)

**Operating expenses include \$74,130.00 in professional consulting services.

old

Meeting Date
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MERRITT ISLAND REDEVELOPMENT AGENCY



ANNUAL REPORT FY 2014-2015

Prepared by

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March 31, 2016

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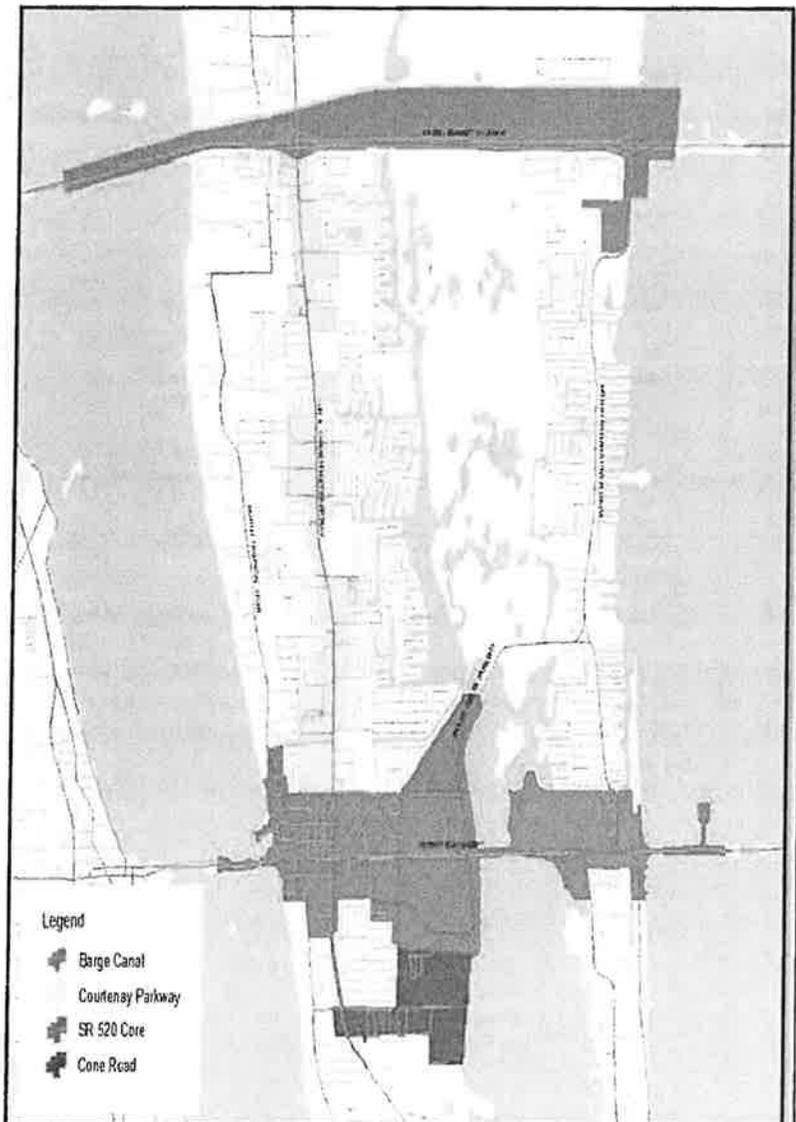
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- 3) State Road 3, Ordinance 2006-165, base year 2005
- 4) 528, North SR 3, and Cone Road, Ordinance 2014-22, base year 2014.

All deposits into the trust fund shall begin with the incremental increases from tax rolls resulting in ad valorem tax revenues due subsequent to the base year. Therefore, no incremental taxable value of property was received in the expanded area in FY 2014/2015.

A. NON-CAPITAL PROJECTS

1. New director-New direction

In July 2015, the MIRA Board of Directors hired a new Executive Director to assist the Agency in accomplishing their goals in accordance with the new direction established in the 2014 Redevelopment Plan. The Executive Director was initially hired as part time but became a full time consultant after the fiscal year. MIRA Board of Directors held a special workshop to establish future plans that meet the criteria found within the redevelopment plan for development and economic growth, eliminating slum and blight, and safety concerns for the public. This workshop, held in

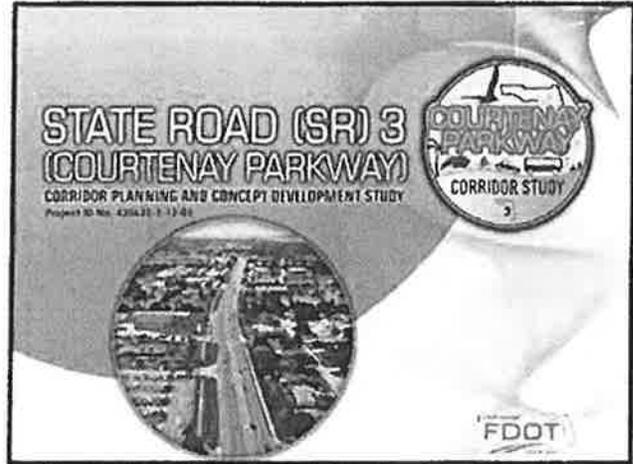


MERRITT ISLAND REDEVELOPMENT AGENCY

September 2015, resulted in a comprehensive work plan and schedule which “ranked” the importance of each proposed project and/or project area for the next five-years.

2. SR3 Corridor Improvement Plan

In response to community demand, a corridor planning study was initiated by the Florida Department of Transportation (FDOT) in 2015 to evaluate multi-modal transportation improvements along a 4.1 mile section of SR 3 between Fortenberry Road (south of SR 520) to Grant Road/Smith Road (north of SR 528), in MIRA. SR 3 is a primary north-south route between SR 528 and Pineda Causeway. It serves as both a primary corridor for local traffic and emergency evacuation, as well as providing access to the beaches.



Based on input from agency partners, this study will involve a community-based evaluation to determine how best to meet the needs of current and future users, and to establish a long-term plan to guide evolution of the corridor that appropriately correlates the balance between land use and transportation planning. The resulting plan will develop a future vision for SR 3 that establishes a multimodal approach for providing future transportation needs. MIRA, a Stakeholder in the study, has served as part of the Project Visioning Team since its inception. The Study is scheduled to be complete in summer 2016.

3. Brochures

In recognition of the fact that limited applications were being submitted for the Commercial Façade Improvement Program Grant, MIRA began working on an informational brochure to be distributed to all commercial property owners. Utilizing our talented volunteer pool, the Agency designed and developed a draft brochure. The brochure was approved by the Board and mailed out to all property owners after the fiscal year.



4. Zoning & site plan reviews

The MIRA Board of Directors reviews and makes recommendations for rezoning application, site plans, waiver requests, and road right-of-way vacating requests in order to maintain a consistency in the development within the redevelopment area. The following requests were made and approved during the current fiscal year.



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- a. Tom Goong LLC (Owner PRN Investments), 700 E. M.I. Cswy.; CUP requested for sale of beer and Saki on premise.
- b. Dr. Chad Wilku Site Plan, 256 McLeod Street; David Tom, PE/CEG. New construction of dental office.
- c. Martin Flynn, Crossroads LLC Site Plan (old Tingley Marina Site)

5. *Hosted Speakers, Public Speaking Engagements, and Event Attendance*

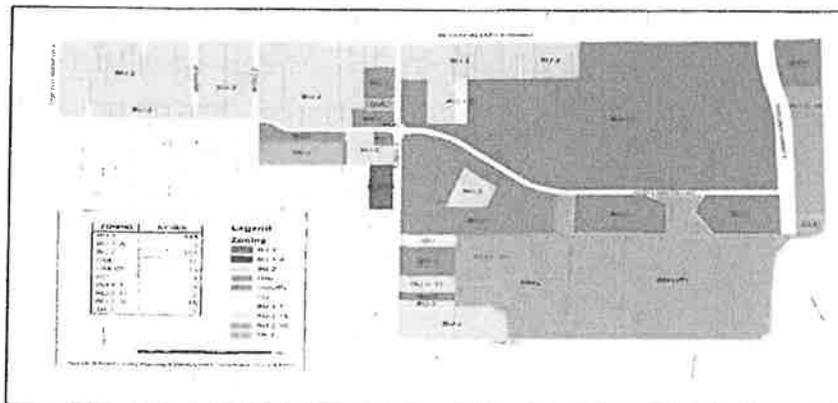
- Stuart Buchanan, Zoning Department – Comprehensive Plan Amendment
- Port Commissioner Tom Weinberg – Port Canaveral
- John Denninghoff, Brevard County Public Works – Cone Road Project
- Wilkes Kemp, FDOT- SR 520 Roadway Improvements
- Ed Kestory, FDOT – SR 3 Crosswalk Project
- The Brevard Veterans Memorial Center Expansion Ground Breaking Ceremony

B. CAPITAL WORK PROGRAM

A continued effort has been made by the Merritt Island Redevelopment Agency to complete planned projects in accordance with the adopted redevelopment master plan. The following provides a synopsis of projects in various phases that were a priority of MIRA in this fiscal year.

1. MERRITT ISLAND MALL FOCUS AREA OVERLAY DISTRICT

In 2013, a study was commissioned to review current zoning and land development regulations for the area from Fortenbery Road north to the south side of SR S20, surrounding and including, the Merritt Square Mall. The purpose of the study was to create an overlay zoning classification for the Central Commercial Core which would encourage redevelopment by allowing flexibility in the uses and design. The Zoning Overlay District would set minimum design requirements to facilitate quality development while providing incentives that promote the use of the Regional Stormwater Pond. The zoning overlay



considered mixed uses and form-based design standards with an emphasis on the pedestrian experience. This effort will guide development and redevelopment of the area towards the type of standards that promote reinvestment within the Merritt Island Mall Focus Area.



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At the end of the fiscal year, a final Mixed-Use Zoning Overlay was created that provided incentive-based guidelines for regulating the development/redevelopment of the Mall Focus Area as defined by MIRA. After careful consideration, MIRA determined that the Overlay Zone should encompass more of the Central Commercial Core and provide more incentives for redevelopment. An expanded study will be initiated in 2016. **The overall MIRA investment was \$35,292.50 (2014 = \$12,073.75; 2015 = \$23,218.75) for Consulting Services.** (Redevelopment Plan reference: Chapter 6 and 7; Page 7-12).

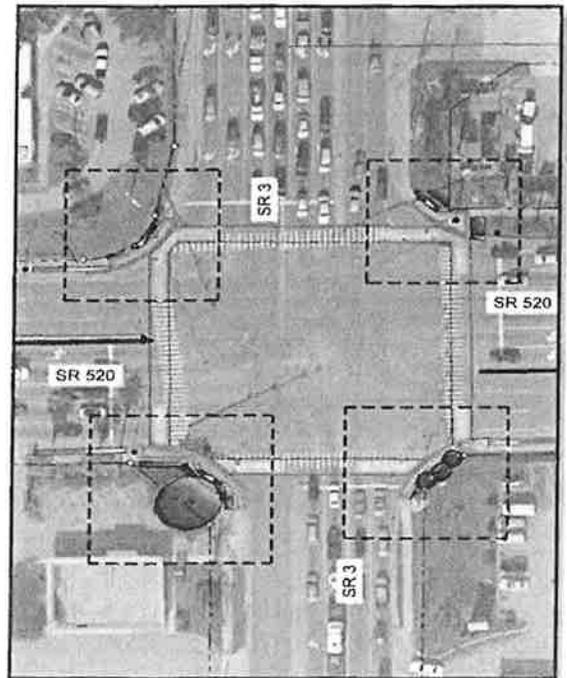
2. S.R. 3 CROSSWALKS

Included in the FDOT adopted Five-Year Work Program, S.R. 3 was scheduled for the “milling and repaving of existing asphalt pavement on S.R. 3 (Courtenay Parkway) from S.R. 520 to Skylark Avenue” at an estimated cost of \$1.9 million. **MIRA entered into a Locally Funded Agreement with FDOT in December 2014 in the amount of \$49,360 for the installation of patterned pavement markings in lieu of standard crosswalk markings at the intersections of Merritt Avenue and S.R. 3 and Needle-Hurwood Avenue and S.R. 3 as part of the FDOT project.** The work on S.R. 3 began in mid-2015 and is scheduled to be complete by the first quarter of 2016. (Redevelopment Plan reference: Chapter 4; Page 4 - 8).



3. SR 520 CONSTRUCTION MANAGEMENT

FDOT's adopted Five-Year Work Program included the “resurfacing of S.R. 520 from Erik Court to the Banana River Bridge” to be completed in 2016 at an estimated cost of \$5.58 million. MIRA entered into a Locally Funded Agreement (LFA) with FDOT in December of 2013 for upgrading the standard mast arm structures to painted mast arm structures at seven intersections on S.R. 520 in the amount of \$102,077. At the same time, MIRA entered into a second LFA for patterned pavement known as Stamped Asphalt Crosswalks for all marked crosswalk locations along with pavers for back of curb aesthetic treatments on S.R. 520 between Erik Court and the Banana River Relief Bridge in the amount of \$417,173. The S.R. 520 Landscape/Streetscape Project will aid in attracting commercial business and retail shoppes to the 520 Commercial Corridor, which will strengthen the community and increase the County's economic tax





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base. Recognizing the significance of this project to the economic development of the Central Commercial Area, MIRA hired a construction management consulting firm to conduct periodic reviews of the FDOT work, provide interface with the contractors on site, and verify that the work was performed in accordance with the MIRA LFA. MIRA allocated a \$10,000 retainer for Construction Management Services for this project. (*Redevelopment Plan reference: Chapter 6; Page 6 - 14*).

4. NORTH SR 520 REGIONAL STORMWATER FACILITY FEASIBILITY STUDY

A feasibility study was completed in March 2015 to evaluate the potential for creating a Regional Stormwater Facility north of SR 520. The conceptual area includes an existing pond and stormwater facilities which functions to treat currently untreated stormwater runoff from developed sites prior to the runoff entering Sykes Creek and the Indian Rive Lagoon. **Contracted consulting services were of the amount of \$31,717.35 (2014 = \$21874; 2015 = \$9,843.35).** Further information is being gathered along with evaluation of the study to determine the best and highest use for the facility. (*Redevelopment Plan reference: Chapter 6; Page 6 - 15*).

5. CONE ROAD INFRASTRUCTURE IMPROVEMENTS PRELIMINARY ENGINEERING REPORT

In 2015, MIRA partnered with Brevard County Public Works Department to provide an assessment for the potential completion of drainage, sidewalk, buffer wall and sanitary sewer utility improvements along the Cone Road corridor in Merritt Island, from South Courtenay Parkway eastward to just east of the intersection of Poinsettia Drive. Public Works is proposing to improve the safety of the roadway by piping a dangerous open ditch, providing sidewalk for the safety of the public walking on this road, and road resurfacing. MIRA proposes to contribute, as part of this project, the installation of a gravity sewer system for the Airport Industrial Park area located within

the project limits as well as a buffer wall along the north right-of-way line of Cone Road. The project design and permitting phase should be completed by the end of 2016 with anticipated construction in 2017.



MIRA's cost for Consultant Services for the Preliminary Engineering Report for a buffer wall and the Airport Industrial Park Sewer Improvement in 2015 was \$7,120. (*Redevelopment Plan reference: Chapter 5; Page 5 - 8*).



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C. COMMERCIAL FAÇADE IMPROVEMENT PROGRAM GRANT

The Merritt Island Redevelopment Agency retains a seven-member volunteer *Beautification Committee* composed of Merritt Island residents and/or Merritt Island business owners. The Committee's purpose is to serve as a recommending body to the MIRA Board for beautification projects within the MIRA District. Since the inception of the Commercial Façade Improvement Program Grant (*Grant*) in 2002, MIRA has invested over \$300K in commercial facade grant projects generating over \$2M in private sector investments for property renovations, representing greater than a 6:1 return.

The goal of the *Grant* is to improve the function and aesthetics of the Merritt Island Redevelopment Area (MIRA) by assisting *commercial* property owners in funding physical redevelopment and safety improvements to their existing properties. With the availability of matching funds through the *Grant* program, the improvements have a positive visual impact on the community, reducing blight, and thereby increasing the economic benefits within the Redevelopment Area. The *Grant* provided by MIRA is a reimbursement grant, matching 50% of the investment made by individual grantees, up to \$15,000.

COMMERCIAL FAÇADE GRANT LIST FOR FY 2014-2015

1. Hayes Meats & Gourmet Foods, 285 Fortenberry Road, Merritt Island.

BEFORE



Improvements included painting , resurfacing the parking lot, signage, landscaping, & lighting. **The amount of private investment eligible for reimbursement was \$22,766; grant received was for \$11,383.**

AFTER





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2. United Solar Energy, 38 Rose Street, Merritt Island.

BEFORE



Improvements included installing a paver parking area and upgrading signage. The amount of private investment eligible for reimbursement was \$15,632.36; grant received was for \$7,816.18.

AFTER



3. PRN Real Estate & Investments, 700 E. Merritt Island Causeway.

BEFORE



AFTER



Amended 2015. Overall improvements included stucco work, painting, signage & parking lot resurfacing. The amount of private investment eligible for reimbursement was \$26,087; grant received was \$13,043.50.



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4. Real Estate Central, Inc., 275 N. Grove Street.

BEFORE



Improvements included painting, roofing, fencing, storm/security shutters, and landscaping. The amount of private investment eligible for reimbursement was \$27,803.28; grant received was \$13,901.64.

AFTER



5. Classy Cuts All Pet Grooming Amendment, 355 E. Merritt Avenue.

BEFORE



Improvements for this amendment included the addition of additional pavers to driveway and fenced in area. The amount of private investment eligible for reimbursement for this amendment was \$5,000; grant received was for \$2,500.

AFTER





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D. FY 2014/2015 TRUST FUND FINANCIAL STATEMENTS

Historically, MIRA has had a steady increase in the Tax Increment Financing (TIF) revenue per year since the inception of the CRA. In recent years, the TIF has been more volatile due to the impacts of the difficult economic conditions experienced throughout the nation, as well as in Brevard County. CRA's often have to package many financial programs in order to have enough resources for planned infrastructure projects. Partnerships and grants are often leveraged to fund economic development projects. MIRA has leveraged their TIF funding with state and federal agencies to the tune of 10:1 or greater!

MERRITT ISLAND REDEVELOPMENT AGENCY BREVARD COUNTY, FL STATEMENT OF FUND ACTIVITIES FOR FISCAL YEAR ENDED SEPTEMBER 30, 2015 (UNAUDITED)

	ADOPTED BUDGET	ACTUAL AMOUNTS	VARIANCE/+ (-)
REVENUES			
INCREMENT TAX	\$ 832,854.00	\$ 871,571.00	\$ 38,717.00
INTEREST	\$ 15,000.00	\$ 13,038.00	\$ (1,962.00)
MISCELLANEOUS		\$ 6,350.00	\$ 6,350.00
STATUATORY 5% REDUCTION	\$ 42,393.00		
BALANCE FORWARD	\$ 774,171.00	\$ 1,266,187.00	\$ 449,623.00
TOTAL REVENUES	\$ 1,579,632.00	\$ 2,157,146.00	\$ 577,514.00
EXPENDITURES			
COMPENSATION/BENEFITS	\$ 128,000.00	\$ 57,053.00	\$ (70,947.00)
**OPERATING EXPENSES	\$ 476,632.00	\$ 146,414.00	\$ (330,218.00)
CAPITAL OUTLAY	\$ 825,000.00	\$ 49,360.00	\$ (775,640.00)
AID TO PRIVATE ORG	\$ 150,000.00	\$ 48,644.00	\$ (101,356.00)
TOTAL EXPENDITURES	\$ 1,579,632.00	\$ 301,471.00	\$ (1,278,161.00)

**Operating expenses include \$74,130.00 in professional consulting services.