

The Community Redevelopment Agency (CRA) of the City of Titusville, Florida met in regular session in the Council Chamber of City Hall, 555 South Washington Avenue, on Tuesday, August 12, 2025.

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Call to Order/Determination of a Quorum

Chairperson Connors called the meeting to order at 5:30 p.m. Present were Chairperson Andrew Connors, Vice-Chairperson Herman Cole, Jr. Col USAF Retired, and Members Megan Moscoso, Jo Lynn Nelson, Dr. Sarah Stoeckel, Greg Aker and Jim Ball, Executive Director Tom Abbate, Community Redevelopment Agency (CRA) Attorney Jim Stokes, and Sr. Administrative Assistant Emily Campbell were also present. Sr. Administrative Assistant Emily Campbell completed the minutes of the meeting.

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Invocation/Pledge of Allegiance

Chairperson Connors asked for a moment of silence and then led the entire assembly in the *Pledge of Allegiance to the Flag*. Sr. Administrative Assistant Emily Campbell read the procedure for public comment.

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Approval of Minutes

The request was to approve the minutes of the regular Community Redevelopment Agency meeting on July 8, 2025.

Motion: Member Nelson moved to approve the minutes of the Community Redevelopment Agency meeting on July 8, 2025, as submitted. Vice-Chairperson Cole seconded the motion.

The motion carried unanimously.

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Special Recognitions and Presentations – None.

Old Business

CRA Capital Projects - Broad Street – Executive Director Abbate advised the request was to approve moving forward with the Broad Street Curbless Streetscape in the approved CRA Plan and provide guidance on the type of financing available to finance the project.

Redevelopment Planner Sue Williams provided a powerpoint that highlighted as follows:

- Streetscape Concept: Broad Street
- CRA Plan
- CRA Plan Capital Projects
- Broad Street Curbless Streetscape
- Broad Street
- Parking Studies
- High Cost of parking garage
- Findings

Community Development Director Brad Parrish stated that the three previous parking studies were included in the agenda packet for the Community Redevelopment Agency (CRA) to review. Also included in the packet were estimates for a parking garage. Overall, staff believed that out of the CRA plan and all of the capital projects that were proposed in the plan, the Broad Street Project was the best option to go forward with at this time.

Redevelopment Planner Sue Williams reviewed the project. Broad Street, located in the Downtown sub-district of the CRA between Veterans Memorial Park and the Florida East Coast Railway (FEC) railroad tracks, which was a key corridor in downtown Titusville. Proposed improvements are aimed to enhance the functionality of the street as a flexible open space for festivals, additional parking, and to add streetside amenities that support future residential development. These improvements align with CRA redevelopment strategies, including supporting planned and programmed redevelopment, reinforcing CRA branding and marketing, reinforcing connections, and developing additional housing.

Based on a review of the proposed Capital Projects in the adopted CRA Redevelopment Plan, the staff's recommendation was to move forward with the Broad Street Curbless Streetscape Project. The probable cost of the Broad Street Curbless Streetscape in the approved and adopted 2022 Community Redevelopment Agency Plan was \$2,558,152.80.

Member Ball reviewed the CRA plan and stated that he was in support of the proposed project. Member Ball expressed support for delaying the construction of a downtown Titusville parking garage due to its high cost, until after a new City Hall was built. He believed the Broad Street project was the initial step in changing the dynamic of the infrastructure in downtown Titusville. Member Ball noted that street scaping included large trees for shade and would make the downtown area more walkable, which would encourage development in surrounding areas.

Member Moscoso stated that she was in support of housing in downtown Titusville.

Member Aker stated that, despite several studies concluding additional parking was not necessary in downtown Titusville, he believed there were currently insufficient parking spaces available during peak hours. He stated that he was not opposed to the Broad Street Curbless Streetscape project, but he was concerned about the cost. Additionally, Member Aker emphasized the importance of ensuring that adequate space was set aside for dumpsters. Member Aker also requested that, as staff evaluated Julia Street, they considered the acquisition of property to expand parking in the area.

Member Stoeckel stated that she was conflicted on completing smaller projects or taking on something bigger like a new City Hall or parking garage.

Vice-Chairperson Cole discussed the cost of a parking garage and new City Hall. Vice-Chairperson Cole stated that he was in support of moving forward with the Broad Street Curbless Streetscape and spending the extra \$100,000 to make the road pervious.

Member Nelson stated although a new City Hall was needed, she believed the infrastructure near the river needed to be fixed prior to a new City Hall or parking garage.

Member Aker discussed the addition of a parking garage in Cocoa Beach and stated that it transformed downtown Cocoa Beach and the development in the area.

Lisa Mosier discussed walkability between Garden Street, South Street and the Indian River Lagoon. She stated that the City needed more sidewalks to connect these areas. Ms. Mosier stated businesses in downtown Titusville were not in support of a parking garage or new City Hall. The businesses were in support of the City investing in infrastructure. She also stated that she was in support of this agenda item.

Stan Johnston expressed his opposition to previous decisions made by the Community Redevelopment Agency (CRA) regarding parking in downtown Titusville. He suggested that the CRA consider utilizing grass parking, similar to the grass parking area at the YMCA in Titusville. Mr. Johnston stated that a parking garage was not cheap and it would cost the tax payers a lot of money.

Motion: Member Ball moved to approve moving forward with the Broad Street Curbless Streetscape in the approved CRA Plan and direct staff to explore financing options that allowed the investment to be completed at one time. Vice-Chairperson Cole seconded the motion. The roll call vote was as follows:

Member Aker	Yes
Member Moscoso	Yes
Member Nelson	Yes
Chairman Connors	Yes
Vice-Chair Cole	Yes

Member Ball	Yes
Member Stoeckel	Yes

The motion carried unanimously.

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New Business

Commercial Beautification Grant Application - 1111 South Washington Avenue - Executive Director Abbate advised the request was to approve the award of a Commercial Beautification Grant in the amount of \$46,229 to Sachin Shenoy, for property located at 1111 South Washington Avenue.

Sachin Shenoy was applying to rebuild sections of rotten wood to replace architectural elements, install a new roof, install impact-resistant windows, replace exterior doors, primer and paint, landscaping, install new exterior wiring, add security lighting fixtures, add an Americans with Disabilities Act (ADA) compliant wheelchair ramp and install a new parking lot with ADA-compliant access improvements. All of these items were eligible expenses in the Commercial Beautification Facade Improvement Program. The total cost of the low bid for these improvements was \$92,456. The total amount of the reimbursement grant was 50% of the total, which was \$46,228. Funds were available in the CRA Building Grants FY2025 budget to cover the grant amount.

Stan Johnston discussed the City paying for improvements in downtown Titusville. Mr. Johnston stated that he was not in support of the Commercial Beautification Grant Application for 1111 South Washington Avenue, etc.

Sachin Shenoy, the applicant, stated that he purchased the antique mall around five years ago and promised to keep it a historic structure. He stated that this building required a lot of attention and the amount of money it would cost for improvements would not be a good return on investment unless he received some assistance. He thanked the Community Redevelopment Agency (CRA) for their assistance and advised that he could answer any questions.

Motion: Member Nelson moved to approve the award of a Commercial Beautification Grant in the amount of \$46,229 to Sachin Shenoy, for property located at 1111 South Washington Avenue. Member Stoeckel seconded the motion. The roll call vote was as follows:

Member Moscoso	Yes
Member Nelson	Yes
Chairman Connors	Yes
Vice-Chair Cole	Yes
Member Ball	Yes
Member Stoeckel	Yes
Member Aker	Yes

The motion carried unanimously.

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Commercial Interior Grant Application - 1111 South Washington Avenue - Executive Director Abbate advised the request was to approve the award of a Commercial Interior Grant in the amount of \$28,762 to Sachin Shenoy for property located at 1111 South Washington Avenue.

Sachin Shenoy was applying to renovate to meet the requirements of the Americans with Disabilities Act (ADA), improvements to meet the requirements of the Florida Building Code including electrical improvements, plumbing improvements, HVAC system, and other structural improvements to meet the code. The total cost of the low bid for these improvements was \$57,524. The total amount of the reimbursement grant was 50% of the total, which was \$28,762. Funds were available in the CRA Building Grants FY2025 budget to cover the grant amount.

Stan Johnston stated that between this item and the previous item the total amount granted was around \$80,000 to help a business in downtown Titusville. Mr. Johnston stated that he was not in support of this item.

Motion: Member Nelson moved to approve the award of a Commercial Interior Grant in the amount of \$28,762 to Sachin Shenoy for property located at 1111 South Washington Avenue. Member Stoeckel seconded the motion. The motion carried unanimously.

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Petitions and Request from the Public Present

Derek Hale discussed the BMX pump track next to the skate park in Titusville. He stated that he wanted to help build something that facilitated action in the youth and all ages and got people outside to enjoy the park. Mr. Hale was seeking permission from the City Council to give a presentation on this project at their next meeting.

Chairperson Connors advised Mr. Hale that he would need to make this request to City Council at their meeting which started after the Community Redevelopment Agency meeting ended.

Member Nelson recommended that Mr. Hale reviewed his plan with staff prior to bringing it before council.

Lisa Mosier stated that there was an “official business only” sign in the parking lot at City Hall. She recommended that staff put up a sign that said “after hours people can park here.”

Stan Johnston discussed the timer that was used for citizens to speak and freedom of speech, etc. Mr. Johnston said a prayer for the City. Mr. Johnston discussed the sewage spill that occurred in December 2020 at Sand Point Park, etc.

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Executive Directors Report

Executive Director Abbate submitted his written report and advised that all items were informational only.

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Member Ball advised that his four-year term on the Community Redevelopment Agency expired on September 30, 2025 and he would not be seeking reappointment.

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With no further business to discuss, the meeting adjourned at 6:41 p.m.