

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, September 9, 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 August 12, 2025.

Motion: Member Nelson moved to approve the minutes of the Community Redevelopment Agency meeting on August 12, 2025, as submitted. Vice-Chairperson Cole seconded the motion.

The motion carried unanimously.

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Special Recognitions and Presentations – None.

Old Business

Main Street Program - Executive Director Tom Abbate advised that it was recommended that the Community Redevelopment Agency (CRA) not re-establish the Main Street Program as a CRA-led initiative. Instead, CRA staff could facilitate an informational session with business owners and stakeholders to introduce the concept and benefits of the Main Street Program and consider funding a staff member.

Redevelopment Planner Sue Williams advised that the Main Street America Program, administered in Florida by the Florida Department of State, focused on revitalizing historic commercial corridors through a four-point approach: Design, Promotion, Economic Vitality, and Organization. A key principle of the Main Street model was that it was a volunteer-based and community-driven initiative.

Across Florida, many CRA's have developed working relationships with existing Main Street programs, often funding specific positions or improvements while respecting the legal and organizational boundaries of each entity. As a governmental entity, the CRA was subject to Florida's Sunshine Law, which mandates public access to meetings and decision-making processes. By contrast, a Main Street program, when independently formed as a nonprofit organization, was not directly bound by these regulations. Should the City choose to reinstate the Main Street Program, board members would need to abide by the Sunshine Law.

CRA's throughout Florida have successfully supported Main Street programs by funding Executive Director Salaries and Operational costs tied to revitalization goals identified in the CRA Plan. However, CRA's were prohibited from funding festivals, promotions, or events which were typically, within the scope of the Main Street organization's own fundraising efforts. Once a Main Street organization was legally formed and governed independently, the Community Redevelopment Agency may enter into a clear agreement or MOU to fund allowable expenditures such as the Executive Director's salary and operational costs.

Redevelopment Planner Sue Williams advised that she spoke to Kathleen Beck, the Florida Main Street Coordinator and she was willing to give a presentation at a community meeting.

Toni Shifalo stated that she was in support of the Main Street Program but agreed with staff's recommendation that the Community Redevelopment Agency (CRA) not re-establish the Main Street Program as a CRA-led initiative. Ms. Shifalo stated that a goal of the Main Street Program was to revitalize historic downtowns and encourage economic development within the context of historic preservation.

The Community Redevelopment Agency (CRA) reached a consensus for CRA staff to coordinate an informational session with Kathleen Beck, Florida Main Street Coordinator, along with local business owners and stakeholders. The purpose of the session was to introduce the concept and

potential benefits of the Florida Main Street Program and to explore the possibility of funding a dedicated staff position to support the initiative.

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New Business

Trail Town Amenities – Strategic Plan – Executive Director Tom Abbate advised the request was to approve the request to develop trail town amenities strategic plan and allocate trail funds in the amount not to exceed \$40,000.

Community Redevelopment Agency (CRA) staff seeks to hire a qualified consultant to develop a comprehensive and logical plan for Trail Town amenities within the CRA district. As the CRA continues to support and promote trail-related economic development, tourism, and enhanced quality of life, a strategic plan is essential to guide future investments in trail-related infrastructure.

The consultant would provide an objective assessment of current conditions, identify strategic locations for trail and open space amenities such as rest areas, bike racks, water stations, signage, and wayfinding, and recommend appropriate types and styles of improvements that align with the CRA's branding and community character. The plan would also consider connectivity to downtown businesses, parks, cultural sites, and existing trail segments to maximize user experience and economic impact.

Engaging a consultant would ensure a comprehensive, data-driven, cohesive, and professionally informed guide, enabling the CRA to prioritize investments and ensure the long-term success of the Trail Town initiative.

Toni Shifalo discussed the Coast-to-Coast Bike Trail and recommended additional safety enhancements near downtown Titusville. Although the area in question lies outside the designated Community Redevelopment Agency (CRA) boundaries, she emphasized that the improvements would enhance both pedestrian and bicycle infrastructure in the downtown area.

Member Nelson asked if staff could include the cost for the study to include the two additional blocks past the East Coast Railway tracks.

Community Development Director Brad Parrish advised the Community Redeployment Agency ended at the railroad tracks; therefore, the funding for the two additional blocks outside of the CRA would need to come from the general fund, but staff could bring back a proposal to the CRA.

Motion: Member Nelson moved to approve the request to develop trail town amenities strategic plan and allocate trail funds in the amount not to exceed \$40,000 and to expand the scope to include the area where main street passes over the railroad tracks to connect the bike path to garden street. Vice-Chair Cole seconded the motion. The motion carried unanimously.

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FY 2026 CRA Budget and Resolution No. 14-2025 - Executive Director Tom Abbate advised the request was to approve the FY 2026 budget and Resolution No. 14-2025 to transmit the budget to the City Council for adoption on September 18, 2025, as part of the City's adopted budget.

The FY 2025 CRA Budget reflects a balanced allocation of resources to support redevelopment priorities, community safety, infrastructure enhancements, and grant opportunities that encourage reinvestment within the CRA District. By aligning expenditures with adopted plans and objectives, the CRA was positioned to strengthen downtown vibrancy, improve public spaces, and promote long-term economic stability.

Motion: Member Nelson moved to approve the FY 2026 budget and Resolution No. 14-2025 to transmit the budget to the City Council for adoption on September 18, 2025, as part of the City's adopted budget, as recommended. Vice-Chair Cole seconded the motion. The motion carried unanimously.

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CRA Budget Amendment - Executive Director Tom Abbate advised the request was to recommend approval to the City Council for the associated Budget Amendment for a total of \$30,515 from Utilities Infrastructure and Stormwater Infrastructure to CR2501 Broad Street Project.

All budgets lapse at the end of each fiscal year unless they are specifically approved as part of the Carry-Forward list, the Capital and Construction list, or are associated with Grants or Restricted Revenue accounts.

After review of current CRA projects, staff recommended a budget amendment to reallocate funds as follows: Transfer \$20,000 from Project CR2101 - Utilities Infrastructure, and Transfer \$10,515 from Project CR2301 - Stormwater Infrastructure, to Project CR2501 – Broad Street.

The balances remaining in the Utilities Infrastructure and Stormwater Infrastructure accounts were not sufficient to fully fund any planned projects at this time. Reallocating these funds would allow the CRA to advance the Broad Street improvements, which remain a priority redevelopment initiative. All other CRA projects were Carry-Forward.

Motion: Member Nelson moved to recommend approval to the City Council for the associated Budget Amendment for a total of \$30,515 from Utilities Infrastructure and Stormwater Infrastructure to CR2501 Broad Street Project, as recommended. Vice-Chair Cole seconded the motion. The motion carried unanimously.

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Petitions and Request from the Public Present

Toni Shifalo discussed a new program that recognized mid-century modern structures in the City of Titusville. Ms. Shifalo stated that the Historic Preservation Board decided on parameters from 1945-1975 to define the architectural structures. She discussed recognizing citizens that lived in Titusville while developing the space industries, 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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With no further business to discuss, the meeting adjourned at 6:09 p.m.