

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, December 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, Executive Director Tom Abbate, Community Redevelopment Agency (CRA) Attorney Andriene Treasure, and Sr. Administrative Assistant Emily Campbell were also present. Member Dr. Sarah Stoeckel arrived later in the meeting. Member Greg Aker was absent. 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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Chairman Connors advised that there was a new CRA Member, James Mutter, who read his oath of office at the CRA meeting.

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Approval of Minutes

The request was to approve the minutes of the regular Community Redevelopment Agency meeting on November 11, 2025.

Motion: Member Nelson moved to approve the minutes of the Community Redevelopment Agency meeting on November 11, 2025, as submitted. Vice-Chairperson Cole seconded the motion.

The motion carried unanimously.

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Special Recognitions and Presentations – None.

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Old Business

Continuing Contract CO23Q006TB -Task Order #9 with Kimley Horn for Trail Town Amenities Strategic Master Plan – Executive Director Abbate advised that the request was to recommend to City Council to approve the Continuing Consultant Contract CO23Q006TB Task Order #9 with Kimley Horn in the amount not-to-exceed \$40,000 to provide Consulting Services for the development of a Comprehensive Trail Town Amenities Master Plan and authorize the City Manager to execute the task order.

At the September 9, 2025, Community Redevelopment Agency (CRA) meeting, the Board approved the development of a Trail Town Amenities Strategic Master Plan. As part of this action, the Board authorized the allocation of Trail Town funds in an amount not to exceed \$40,000 and approved expanding the project scope to include the area where Main Street crosses the railroad tracks, ensuring a continuous connection between the bike path and Garden Street.

Member Moscoso asked if the 2018 Master Plan was outdated or accurate.

Community Redevelopment Director Brad Parrish advised that the Master Plan was developed in 2018 through public engagement, but if the council believed that it needed to be updated, staff would move in that direction.

Member Nelson asked what the timeline was for updating the Master Plan.

Community Redevelopment Director Brad Parrish advised that it would take a few months.

Toni Shifalo stated that there was no inclusion of opinions, ideas, or concerns from the bicycle community. She stated that she was in support of the City receiving more community input or holding a public meeting.

Member Nelson stated that the City owned a piece of property near the bike path on Garden Street and she was in support of the City utilizing that property for amenities along the bike path.

Motion: Member Nelson moved to approve the Continuing Consultant Contract CO23Q006TB Task Order #9 with Kimley Horn in the amount not-to-exceed \$40,000 to provide Consulting Services for the development of a Comprehensive Trail Town Amenities Master Plan and authorize the City Manager to execute the task order.

Discussion: Member Moscoso stated that she wanted to amend the motion to include a public engagement meeting.

Amended Motion: Member Nelson moved to approve the Continuing Consultant Contract CO23Q006TB Task Order #9 with Kimley Horn in the amount not-to-exceed \$40,000 to provide Consulting Services for the development of a Comprehensive Trail Town Amenities Master Plan, including a public engagement meeting and authorize the City Manager to execute the task order. Vice-Chair Cole seconded the motion.

Discussion: Chairman Connors stated that he was in support of staff engaging with Pete Petyk who was a regular member on the Space Coast Transportation Planning Organization (SCTPO) Citizens Advisory Committee.

Stan Johnston stated that he was not in support of previous Kimley Horn parking studies. Mr. Johnston stated that the improvement to Space View Park included reduced parking and recommendations for a parking garage, which he did not support.

The motion carried unanimously.

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Scope of Work for Trail Town Amenities Strategic Master Plan - Main Street Segment - Executive Director Abbate advised the request was to review and approve or revise the three (3) scenarios for the Main Street extension scope of work.

The initial phase of the Trail Town Amenities Strategic Plan remains focused within the CRA District. However, the expanded project segment extending to the Main Street–Garden Street connection lies outside the CRA boundaries. As such, a separate, non-CRA funding source would be required to support planning and improvements for this portion of the project.

The Consultant would develop a separate concept plan for each of the following scenarios:

- Scenario 1 – Main Street Segment Only. Prepare a concept plan for the segment of Main Street located between S. Deleon Avenue and the F.E.C Railroad right-of-way.
- Scenario 2 – Main Street Segment + City-Owned Blanton Street Parcel. Prepare a concept plan that includes the segment of Main Street between S Deleon Avenue and the F.E.C. Railroad right-of-way; and the City-owned parcel on Blanton Street (Brevard County Property Appraiser number 22-35-04-02-35-6).
- Scenario 3 – Main Street Segment + F.E.C. Railroad Corner Property. Prepare a concept plan that includes the segment of Main Street between S. Deleon Avenue and the F.E.C. Railroad right-of-way and the F.E.C. Railroad property located at the northwest corner of Main Street and the Railroad right-of-way.

Chairperson Connors discussed a piece of property that was owned by the Florida East Coast Railway (FEC) that would be a good location for a trailhead.

Stan Johnston stated that Kimley Horn consultants were not from Titusville but were making recommendations for Titusville. Mr. Johnston stated that City staff was more qualified to work on this project.

Toni Shifalo stated that the problem was that the bike trail ended on Canaveral Avenue and Main Street, but that was not within the CRA boundaries. Ms. Shifalo stated that Kimley Horn was designing the comprehensive plan but she was unsure of how they were going to continue the bike path without getting permission from the Florida East Coast Railway (FEC).

Member Nelson asked if the work could be completed by City staff.

Community Development Director Brad Parrish stated that staff sought assistance from a landscape architect because they had the most experience with the amenities associated with a trail or sidewalk.

Motion: Member Nelson moved to approve Scenario 1 Main Street Segment Only and Scenario 2 Main Street Segment + City-Owned Blanton Street Parcel, for the Main Street extension scope of work. Vice-Chair Cole seconded the motion.

The motion carried unanimously.

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New Business

Commercial Beautification Grant Application - First United Methodist Church – Executive Director Abbate advised the request was to approve the one grant request for several buildings located at 206 South Hopkins Avenue.

The project was located at 206 South Hopkins Avenue and 213 Palm Avenue within the Downtown Sub-district of the Community Redevelopment District. There was a total of four buildings. Mark Kendrick, on behalf of the First United Methodist Church of Titusville Inc., was applying to paint and repair or replace fascia on buildings. Painting was an eligible expense as part of a more comprehensive improvement project. Vinyl soffit and fascia were an eligible expense as part of more extensive project improvements.

Redevelopment Planner Sue Williams stated that the applicant's proposed scope of work, which included painting and the repair or replacement of fascia, was classified as maintenance under the CRA Exterior Beautification Grant Program. These activities preserved the building's appearance and condition but did not constitute restoration, as they did not return the structure to a documented historic condition or reconstruct architectural features. While the work was eligible for funding, it was evaluated within the category of routine maintenance and aesthetic enhancement rather than restoration.

The total cost of the low bid for these improvements was \$85,520.00. The total amount of the reimbursement grant was 50% of the total, which was \$42,760.00. Funds were available in the CRA Building Grants FY2026 budget to cover the grant amount.

Mark Kendrick stated that he was available for any questions.

Stan Johnston stated that he was in support of this item because this was consistent with what the CRA had approved in the past.

Member Nelson stated that First United Methodist Church assisted the community with a food bank, community garden, etc.

Motion: Member Nelson moved to approve the Commercial Beautification Grant request for \$42,760.00 for several buildings located at 206 South Hopkins Avenue (First United Methodist Church). Vice-Chair Cole seconded the motion.

Chairperson Connors thanked the First United Methodist Church for serving the City of Titusville for 150 years.

The motion carried unanimously.

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Petitions and Request from the Public Present

Stan Johnston discussed a handout that he distributed regarding dams in the flood plain, etc. Mr. Johnston stated that he also distributed this handout at the St. Johns River Water Management District. Mr. Johnston also discussed flooding in the City of Titusville, etc.

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Member Nelson stated that there was not a designated crosswalk on Indian River Avenue between Space View Park and Gemini Park. Member Nelson requested the addition of a crosswalk be discussed at mid-year.

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Member Moscoso discussed an email from a business in Downtown Titusville stating that they were not included in some of the planning of the events in Downtown Titusville.

Redevelopment Planner Sue Williams stated that the code required applicants for special events to contact surrounding businesses. She added that she personally spoke with nearby businesses to

advise them of upcoming special events, and that once events were approved, the CRA advertised them on the LED signs and on social media.

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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 6:15 p.m.