

City of Melbourne, Florida
Minutes
Olde Eau Gallie Riverfront Community Redevelopment
Agency Advisory Committee / Waterfronts Florida Partnership
Committee Meeting

City Hall Council Chamber
900 E. Strawbridge Avenue
Melbourne, FL 32901

September 11, 2025 ♦ 8:00 A.M.

1. A regular meeting of the Olde Eau Gallie Riverfront Community Redevelopment Agency Advisory Committee was held at the City Hall Council Chamber, located at 900 E. Strawbridge Avenue, and was called to order at 8:00 A.M. by Vice Chairman Tom Richards.

2. Pledge of Allegiance.

3. The following members were:

Present: Tom Richards, Vice Chairman
David Wickham, Member
Karen Kissack, Member
Buz Underill, Member
Edilene Johansson, Alternate Member

Absent: George Alexander, Chairman (excused)
Justin Jennings, Member (excused)
Ilana Grimes, Alternate Member (excused)
Kyle Smyth, Member

Staff Present: Cindy Dittmer, Community Development Director
Mary Wolak, Recording Secretary

4. **Approval of Minutes – July 10, 2025**

Moved by Wickham/Kissack to approve the July 10, 2025, meeting minutes, as presented.

Motion carried unanimously.

5. **Program and Project Updates**

Ms. Dittmer gave an update on the Guava Avenue On-street Parking Conversion. She said this conversion will provide an extra 17 parking spaces from St. Clair Street to Creel Street. The goal is to convert parallel parking to angled parking on the east side of the road with one-way traffic. The Engineering Department is working on the last stages of the design phase and contracting for the striping. After the striping is complete there will be a trial period of approximately 1 year. If it seems to work, there will be a complete resurfacing and restriping on Guava Avenue.

Mr. Wickham questioned the church driveway on Guava Avenue, as he was concerned it would possibly be blocked by parked cars. Ms. Dittmer said the driveway opening will not be blocked.

Ms. Dittmer talked about a reverse back-in angle parking concept, as it is a newer idea that is used in Gainesville and other areas.

Mr. Richards did not want to stall this project any longer.

Ms. Dittmer said if the angled parking works on Guava Avenue, there may be similar opportunities on Avocado Street to the west.

Another project Ms. Dittmer talked about was the Pedestrian Crossing Rectangular Rapid Flashing Beacon (RRFB). There is a lot more Eau Gallie Boulevard pedestrian traffic in Eau Gallie, particularly near the intersection of Avocado. Staff has requested from FDOT a RRFB (similar to the one that in front of City Hall) at the crosswalk. FDOT will start the design in early 2026 and construction is to begin in the Fall of 2026.

Mr. Wickham thought this was an excellent idea and it will give pedestrians a chance to cross safely.

Ms. Dittmer gave an overview of the conceptual P3 Eau Gallie Garage/Hotel Project site that will be located at 1551 Highland Avenue. This will be a joint project with the developer and the City. The project aims to gain 300 public parking spaces. It will be a 542-space parking structure with a 160-room full-service hotel that include amenities and a restaurant. City Council approved the conceptual framework and directed staff to negotiate with MHH. This process will proceed with 2 public hearings and an amended Interlocal Agreement with Brevard County.

Mr. Underill asked how many parking spots will be gained. Ms. Dittmer said there are approximately 80 spots in the Civic Center parking lot now, so it would be an additional 220 public parking spaces.

**6. EGAD Main Street Annual Report
Kathie Elias, Executive Director EGAD Main Street**

Ms. Elias said EGAD has had a great year including a lot of growth. EGAD has delivered a dynamic year of programming, events, and community relation building. EGAD advanced its role as Melbourne's cultural hub, strengthened partnerships, and expanded public engagement through arts, history, and economic development initiatives.

EGAD is working diligently with business owners to get ready for the upcoming holiday season – including window art and lighting in their windows for decorative and safety reasons. She mentioned that the new Rocket Health and Image Studios will be coming to Eau Gallie - this will bring a lot of foot traffic to the area. Other district business growth activity includes the addition of Dolly's, Relentless Real Estate Office & Gallery and DB Vintage Antiques. She has noticed businesses are feeding off each other and that is the goal.

EGAD has received re-accreditation from the Florida and National Main Street programs. EGAD continues to benefit from the NEA grant "Sounds of the Lagoon" program which elevates EGAD's national profile. EGAD also has ongoing recognition for cultural programming and innovative public engagement.

Ms. Elias talked about some events that are coming up in EGAD such as Halloween in the District in October and Rocky Water Brewfest coming up on November 15th.

EGAD has proven much growth and development showing new business retention, continues to maintain updated business directory and engagement with local businesses. EGAD has leveraged its cultural assets to strengthen eligibility for state, federal and private grants.

Mr. Richards asked what was the status of Cryderman's BBQ Restaurant – Ms. Elias replied that it is happening but slowly, and she did not have a timeline.

7. EGAD Main Street Funding Recommendations

Ms. Dittmer said EGAD went through a request for the Critical Community Need allowing City Council to provide a grant to EGAD for this upcoming year. Last year EGAD requested \$100,000, but this year they are requesting \$85,000 for FY2026. This will come out of general fund dollars, and is included in the proposed budget that will go to City Council for approval.

Ms. Johansson questioned the EGAD balance sheet and whether the grant was enough to cover expenses.

Ms. Elias said EGAD does not rely solely on CRA funding, they apply for other grants and private endowments.

Mr. Underhill said the statement looked like EGAD only raised \$5,200 and Ms. Elias said that is because EGAD lost the Whiskey in the District event - their main fundraiser. The Board is working on starting up a new fundraising idea in the district.

Mr. Underhill, in relation to event, said food trucks take away from the restaurants in the area. Ms. Elias said in recent events that have been hosted by EGAD, they try to limit the amount of food trucks, and the type of items being sold.

Moved by Richards/Kissack to recommend approval of the EGAD Main Street FY25-26 Grant Funding Agreement in the amount of Eighty-Five Thousand Dollars (\$85,000), as presented.

Aye: Underill, Richards, Wickham, Kissack, Johansson

Motion carries unanimously

Mr. Richards said Ms. Elias is doing a wonderful job in the Eau Gallie district.

7. General Public Comment

There was no general comment.

8. Additional Business

Ms. Dittmer said the City is actively looking for staff replacement for Doug Dombroski and Shaun Rycroft's positions. She was hoping the Committee will be able to meet them at the next Committee meeting.

Mr. Wickham thanked the City for installing the pedestrian sign on Highland Avenue and said it has slowed down traffic so pedestrians can cross the street.

9. **Adjournment**

Tom Richards, Vice Chair, adjourned the meeting at 8:29 a.m.

Motion carried unanimously.

Respectfully submitted,

Mary Wolak
Mary Wolak, Recording Secretary