

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

March 12, 2026 ♦ 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 Chairman George Alexander.
2. Pledge of Allegiance.
3. The following members were:
 - Present: George Alexander, Chairman
Tom Richards, Vice Chairman
David Wickham, Member
Kyle Smyth, Member
Karen Kissack, Member
Buz Underill, Member
 - Absent: Edilene Johansson, Alternate Member (excused)
Justin Jennings, Member
Ilana Grimes, Alternate Member
 - Staff Present: Cindy Dittmer, Community Development Director
Robert McKinzie, Economic Development Manager
Carmin Velasquez, Redevelopment Planner
Mary Wolak, Recording Secretary
4. **Approval of Minutes – November 13, 2025**
Moved by Smyth/Richards to approve the November 13, 2025, meeting minutes, as presented.
Motion carried unanimously.
5. **Redevelopment Plan Amendment**

Mr. McKinzie stated that Staff are seeking a recommendation of approval from the Committee to amend the redevelopment plan for the Olde Eau Gallie Riverfront CRA. He reminded the Committee how in December 2025, City Council and Brevard County Board of County Commissioners negotiated the terms of the Interlocal Agreement, which has since been executed. Per the revised interlocal agreement the agency Sunset Date has been advanced 5-years to September 30, 2033. The final project will be a public parking facility guaranteeing a minimum of 270 dedicated public parking spaces. This will ensure free public parking for 15 years and regulate

parking rates for an additional 10 years. The Agreement also guarantees uniform parking rates and hourly timeframes for the public.

Mr. McKinzie presented an Exhibit to the Ordinance outlining the terms of the Agreement and the proposed updates, including project timelines, a total estimated cost of \$12.075 Million and funding sources. The CRA CIP Project and Reserve is estimated at \$6.9 Million, with bond financing of \$6.8 Million.

Key dates for next steps were shared with the committee:

- 4/2 - Finding of Consistency (Planning & Zoning)
- 4/7 - Brevard County to adopt Interlocal Agreement via Resolution
- Formal notification to taxing authorities 15 days prior to the City Council public hearing
- 4/28 - First Reading at City Council
- 5/12 - Second Reading at City Council

Mr. Underill asked whether the number of parking spaces would increase or decrease under the new agreement. Mr. McKinzie explained that this was a negotiated term, and with the P3 partnership agreement, the total will be 300 parking spaces.

Mr. Underill also asked about the developer's contribution to the project. Mr. McKinzie stated that the Interlocal Agreement allows the city to spend up to \$12 Million to construct the facility, and the development agreement includes a contribution totaling \$10.5 million toward the parking garage.

Mr. Wickham asked if a project start date had been established. Mr. McKinzie responded that the redevelopment plan must first be amended and brought back before City Council mid-year.

The Committee and Ms. Dittmer discussed the total estimate project cost of \$12.1 Million (CRA CIP Project & Reserve of \$6.9 Million in TIF funds and Bond Finance of \$6.8 Million). Ms. Dittmer noted that the intent is not to issue more bond funding than necessary.

Moved by Richards/Smyth to approve the Redevelopment Plan Amendment as discussed.

Motion carried unanimously.

6. Program and Project Updates

There were no program and project updates to report.

7. EGAD Main Street Report

Kathie Elias, Executive Director, EGAD Main Street

Kathie Elias, Executive Director of Eau Gallie Arts District (EGAD), provided an update to the Committee. She reviewed the current EGAD Board of Directors.

Ms. Elias reported that the December tree lighting event was the largest to date. With additional funding from the city and co-sponsorship from Eau Gallie Ace Hardware, EGAD was able to expand the footprint of the decorations.

She noted that EGAD successfully maintained its website and social media platforms with the promotions chair updating the website to reflect a refreshed design.

EGAD also maintained an updated, crowd-sourced community events calendar on its website to inform the public of upcoming events within its district and surrounding areas. Social media engagement increased by 28%.

During this quarter, EGAD distributed an e-blast to subscribers to promote upcoming events and provide vendor opportunities for micro-businesses. Many efforts were focused on Deck the District and Art Works, which were later cancelled.

EGAD met with the City's Economic Development and Facilities staff to discuss critical needs and funding. EGAD also maintained communication with the City Manager and District 2 representative, Mark LaRusso, regarding the Tree Lighting Event and provided updates on city projects, including street closures.

Ms. Elias discussed ongoing efforts related to promotions, organizational development and business growth. She noted that Thrive and Grumpy's Biscuits are closing and a hands-on interactive art space is planned to replace Thrive, and Grumpy's is currently for sale with plans to redesign the layout.

She concluded by announcing that EGAD has successfully achieved reaccreditation with Florida Main Street and Main Street America.

8. Election of Chair and Vice-Chair

Moved by Wickham/Smyth to elect George Alexander as Chairman of the Olde Eau Gallie Riverfront Community Redevelopment Agency Advisory Committee.

Motion carried unanimously.

Moved by Wickham/Smyth to elect Tom Richards as Vice-Chair of the Olde Eau Gallie Riverfront Community Redevelopment Agency Advisory Committee.

Motion carried unanimously.

9. General Public Comment

There was no general comment.

10. Additional Business

Mr. Wickham asked for an update on the new one-way traffic system on Guava Avenue. Ms. Dittmer stated there has been no input from Engineering to date. She asked the Board if the current traffic flow appears to be working and members agreed that it has been effective. Mr. Wickham noted that the church would like to keep its exits accessible and believes Engineering is still evaluating options. Ms.

Dittmer added that it would be helpful to understand any concerns from the church in advance of final decisions.

Joseph Robinson, Assistant Pastor of Calvary Eau Gallie, asked how the church would be notified of any changes or future construction. He noted that there is one centrally located entrance on Guava Avenue, requiring traffic to be directed in and out. It was noted that property owners were previously notified directly by Engineering and also received mailed notices.

Ms. Dittmer suggested scheduling a meeting between the church and the Engineering Department to better understand traffic flow during services and peak times. Pastor Robinson agreed this would be beneficial, noting they are still relatively new to the area.

A resident of 1762 Pineapple Avenue asked what alternative options were considered prior to implementing the one-way system on Guava Avenue. Ms. Dittmer explained that the selected traffic direction was based on the number of curb cuts on the west side of the road and the concept of creating a natural northbound flow for those seeking parking downtown. Ms. Dittmer also mentioned that there has been discussion of potentially implementing a southbound one-way on Avocado Avenue in the future to allow for additional angled parking.

Ms. Elias added that when EGAD is notified of City announcements, road closures, or construction, they distribute this information via email to their mailing list.

Pastor Robinson announced that an Easter egg hunt will be held on March 29th from 4:00 p.m. to 7:00 p.m.

9. Adjournment

Moved by Smyth/Harshaw to adjourn the meeting at 8:33 a.m.

Motion carried unanimously.

Respectfully submitted,

Mary Wolak
Mary Wolak, Recording Secretary