

**NORTH BREVARD ECONOMIC DEVELOPMENT ZONE (NBEDZ)
SPECIAL DISTRICT BOARD MINUTES**

November 8, 2013 @ 8:30 a.m.
Parrish Health Village West/Heritage Hall
931 N. Washington Avenue
Titusville, Florida 32780

Board Members:

In Attendance: Dan Aton, Robert Jordan, Micah Loyd, Alan Matroni, Donn Mount, Stan Retz, and Louis Sanders

Absent: George Mikitarian and Brenda Fettrow

Call to Order: Meeting was called to order at 8:34 a.m. by Robert Jordan, Secretary.

I. Pledge of Allegiance:

Robert Jordan, Secretary, led the assembly in the Pledge of Allegiance.

II. Review and Approval of Board Minutes:

Motion by Donn Mount, seconded by Micah Loyd, to approve the NBEDZ Meeting Minutes of October 11, 2013. Motion carried and ordered unanimously.

III. Review and Approval of Statement of Financial Position – September 30, 2013

Motion by Alan Matroni, seconded by Micah Loyd, to approve the NBEDZ Financial Statement for the Fiscal Year ending September 30, 2013. Motion carried and ordered unanimously.

IV. NBEDZ Executive Director Report:

Troy Post, CECD, NBEDZ Executive Director, stated he is continuing to work with the development team on the planned Miracle City Towne Centre; the Interlocal Agreement was approved by the Board of County Commissioners; and the development agreement and the economic incentive award agreement with EXXCEL Project Management and AG Development Group are being worked on. He noted in approximately two weeks there will be a meeting scheduled to bring the economic incentive award agreement to the Zone for its consideration; if it is approved, it will then go to the City of Titusville City Council for its approval, and approval for the development agreement. He advised he accompanied City officials as guests of Port Canaveral at the recent American Association of Port Authorities (AAPA) conference in Orlando; and he will continue having dialogue with Port representatives over the next steps in helping Port Canaveral develop its inland container facility near Port St. John. He added, he will, in conjunction

with a business development committee of the Greater Titusville Renaissance (GTR), complete a draft version of a North Brevard-specific 'community profile' for distribution to real estate brokers, prospects, and interested parties; and the profile will complement a countywide version produced by the Economic Development Commission (EDC). He advised he is continuing with the data compilation and construction of a North Brevard-specific website www.northbrevard.org, as part of a social media campaign planned for 2014. He stated he is trying to attract more retailers to the area by providing demographic packages to targeted retailers, in connection with the Mall Project. He stated he met with Rodney Honeycutt to discuss the next steps for the spec-building at Spaceport Commerce Park (SCP); Mr. Honeycutt will be present at the December meeting to discuss scrub jay occupancy and gopher tortoise distribution at SCP; and Mr. Honeycutt will be including the possibility of retaining a construction management firm to assist with the design elements and establish cost estimates necessary for structuring and obtaining project financing for the spec-building. He advised he is still working on the feasibility study for determining how it is best to proceed with a business incubation program for the area; he anticipates a drafted study by the end of the year; and he will be continuing his local networking activities by attending several area events, including the Southern Economic Development Council (SEDC) annual meeting, EDC stakeholder reception, and the Titusville Area Chamber of Commerce luncheon.

Laura Canady, City of Titusville Economic Development Director, inquired what the process of the construction management firm will be. Mr. Post advised the process for the selection of an onsite group will go through the Request for Proposals (RFP) process for establishing design speculations with contractors to help narrow down the costs; and relying upon the selected group to verify things are completed before any kind of pay requisition. Ms. Canady suggested using preference of a local vendor from the North Brevard area.

V. Discussion and Direction:

VI. New Business:

VII. Old Business:

Scott Knox, County Attorney, stated the Board of County Commissioners (BOCC) wants three additional conditions imposed for the developer and the parties involved with the Mall Project; the County, NBEDZ, and the developer to work on the grant agreement, which will need to be approved by the BOCC; to develop an agreement with the City of Titusville and the developer that the NBEDZ and the BOCC consents to, and the BOCC approves; and the agreement will be conditioned upon the City approving the site plan and public prudence that are anticipated, within 12 months after the date it is executed.

Robert Jordan, Secretary, inquired if Attorney Knox will read the three additional conditions aloud. Attorney Knox read aloud Paragraph 23, and Sections A, B, and C of the Interlocal Agreement between the City of Titusville, the North Brevard Development District, and Brevard County relating to the financing of public improvements for the Miracle City Mall Redevelopment Project; "The parties acknowledge and agree that this Interlocal Agreement is conditioned on the developer; having entered into a grant agreement with the District and County; having entered into a valid and binding

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developer's agreement with the City, after consent of the County to the terms and conditions of the developer's agreement, which consent will not be unreasonably withheld; and having secured approval by the City of the site plan and public improvements for the Mall Project within 12 months from the effective date of this agreement. The developer may request one six-month extension, approval of which will not be unreasonably withheld."

Mr. Jordan inquired the meaning of grant. Attorney Knox responded grant is an economic incentive; and the NBEDZ will be paying back the loan for the City funding for the infrastructure improvements.

Motion by Micah Loyd, seconded by Donn Mount, to approve modifications of the Interlocal Agreement between the City of Titusville, the North Brevard Development District, and Brevard County relating to the financing of public improvements for the Miracle City Mall Redevelopment Project by adding: Paragraph 23, The parties acknowledge and agree that this Interlocal Agreement is conditioned on the developer; A, having entered into a grant agreement with the District and County; B, having entered into a valid and binding developer's agreement with the City, after consent of the County to the terms and conditions of the developer's agreement, which consent will not be unreasonably withheld; and C, having secured approval by the City of the site plan and public improvements for the Mall Project within 12 months from the effective date of this agreement. The developer may request one six-month extension, approval of which will not be unreasonably withheld. Motion carried and ordered unanimously.

VIII. Public Comments:

IX. Adjournment:

By consensus of the Board, the meeting adjourned at 9:00 a.m.


Robert Jordan, CM, Secretary

Approved by the Board December 13, 2013.