

**MINUTES OF NORTH BREVARD ECONOMIC DEVELOPMENT ZONE (NBEDZ)
SPECIAL DISTRICT BOARD, GOVERNING BODY OF THE SPACEPORT COMMERCE PARK
AUTHORITY**

September 10, 2021 @ 8:30 a.m.
Statham Park
7101 U.S. Highway 1
Titusville, Florida 32780

Board Members:

In Attendance: Dan Aton, Rodney Honeycutt, Donn Mount, Stan Retz, and Louis Sanders

Telephone: Dr. Brenda Fettrow and George Mikitarian

Absent: Micah Loyd and Al Matroni

Call to Order: Meeting was called to order at 8:31 a.m. by Donn Mount, Treasurer

Pledge of Allegiance: Donn Mount, Treasurer

I. Approval of Agenda

Motion by Louis Sanders, seconded by Stan Retz, to approve the Agenda as presented. Motion carried and ordered unanimously.

II. Approval of Minutes

Motion by Stan Retz, seconded by Louis Sanders, to approve the minutes from October 2020, as presented. Motion carried and ordered unanimously.

III. Report on Expenditures to Budget

Donn Mount stated he did not notice anything that stood out.

Troy Post, CEcD, CBE, NBEDZ Executive Director, stated there are a couple of grants being processed and all is within the budget.

Motion by Louis Sanders, seconded by Stan Retz, to accept the report on expenditures to the budget as presented. Motion carried and ordered unanimously.

IV. Staff and Partnership Reports/Updates

North Brevard Economic Development Zone Executive Director Report

Troy Post, CEcD, CBE, NBEDZ Executive Director, stated he met with the U.S. Small Business Administration's (SBI) for an update on recent changes made to SBA programs due to the pandemic, including an increase to lending amounts under the agency's Economic Injury Disaster Loan program for businesses negatively impacted by COVID-19; he is tracking six active projects; two are Economic Development Commission (EDC)-led prospects, and a Space Florida-led project that may come to the October meeting; the "Chariot" project is still waiting on a meeting with the Airport Authority; he prepared the North Brevard Business Review which will be out later

this month; and for staffing, he participated in the County Job Fair on August 17, where he marketed the open Special Projects Coordinator position and three finalists will be selected for in-person interviews, with an offer to be made by the end of the month. He stated he is also still working with the EDC and the airport on rebranding the Spaceport Commerce Park (SCP); Christi Schverak, Assistant County Attorney, prepared a resolution to present to the Board of County Commissioners to consider so that the new covenants can be re-recorded in the new name; this may be an opportunity to create a more formal park association; and with a new person coming on-board, the focus for the next year will be to form a group to take over the responsibilities of SCP. He added that he had a follow-up with the Economic Development Administration (EDA) to help with the industrial lands east of the airport; he attended the City Council meeting for the new tree ordinance which he felt was more balanced in terms of for and against and there will be another meeting on September 28; as a follow-up to the teleworking issue, he received some email comments and the Zone board did not seem to want to go back and change existing agreements to include teleworkers; for new projects, the Zone board would want to know if the company anticipates teleworking, so he has changed the application slightly; and they will be asked what percentage of workers would be teleworking and where they reside. He went on to say that Dark Storm Industries sent in a letter stating they are ready to go forward; he shared a rendering of the new GenH2 (Project "Fuel") site at the old Eckler's lot; the company has closed on the building; and he is excited to see the project moving forward.

City of Titusville

Scott Larese, Manager, City of Titusville, stated Popeye's has opened; and the final plat was submitted for Tranquility, the housing development on the south side of town, and hopefully will get started soon after 16 years.

Dan Diesel, Mayor City of Titusville, stated the City gets the blame for things not getting started; he attended the opening of Popeye's; and he said to see what Chick-fil-A has to say about that.

V. Discussion and Direction

Food Trucks at Commerce Park

Troy Post, CEcD, CBE, NBEDZ Executive Director, stated he wanted some feedback from the Zone board and he will be speaking with the tenants at Spaceport Commerce Park about some interest in having food trucks at the park; there are no restaurants in close proximity to the park so food trucks were suggested; he wants to determine if the City Code allows for this; he has a copy of the code which shows it is allowed; and the property owner of the site has to give their approval. He added he also looked at the covenant for the park and there seems to be some inconsistency; Christi Schverak, Assistant County Attorney, may need to review as the covenant is not clear; most of the food trucks are self-sufficient and do need a water or power hook-up, but trash and seating would need to be considered; and the food truck would need a sufficient place to park with visibility, so there may be only a few locations that are sufficient. He added there is a park association meeting on September 28, 2021, and it will be discussed then; he wanted to get the Zone board's opinion beforehand; there may be increased traffic, as some of the food trucks have followers; he thinks it sounds like a good idea; and it would not cost anything other than some staff time, as his assistant will probably need to organize it initially.

Louis Sanders stated he thought it was a good idea; a facility with 100 employees cannot all go out to lunch; he does not see it as competition; and he is all for it.

Dan Aton stated it is really hard for an employee to go out and get a hot lunch in 30 minutes, or even an hour; he thinks it is attractive for the park and the tenants; and he mentioned if there is an opportunity to take it a step further initially, until it is proven for the food trucks that there is enough business to make it worth their while.

Scott Larese, Manager, City of Titusville, stated he was at Blue Origin and in their facility, they have an enormous cafeteria; and they also had seven food trucks in their parking lot to provide a variety to their workers.

Mr. Sanders agreed with Mr. Larese; he said a dumpster may be good for the extra trash, if it got popular enough for three or four trucks; and he does not think there is a restaurant in town that would be offended by having the food trucks, especially with the shortage of workers now.

Mr. Post remarked it did not seem like there is any opposition from the Zone board; and he will get with the tenants in the park to see if can be worked out.

VI. New Business

Approval of Expenditure to Erect Two Gates at Commerce Park

Troy Post, CEcD, CBE, NBEDZ Executive Director, stated there have been a couple of calls from Code Enforcement about people leaving trash and trespassing in the undeveloped area just south of Shepard Drive; it has been going on for some time but appears to be getting worse; he is looking into getting gates to make it more difficult for people to trespass and dump garbage; he has requested three quotes for two swinging gates with chains and locks; and he asked the Zone board to approve an "up to" amount for the purchase of the gates.

Rodney Honeycutt asked if this comes out of the Spaceport Commerce Park (SCP) budget.

Mr. Post replied yes.

Stan Retz asked if access was needed or if railroad ties or telephone poles could be placed instead to block access.

Mr. Post replied that the Airport Authority goes in there periodically and would need a key or access code for entry; and they would not want to block it entirely.

Donn Mount stated that people will still dump outside the gate or crash open the gate.

Dan Aton mentioned the gate on the example looked like it might not be sturdy and could be crashed open; and he suggested something more industrial.

Mr. Retz asked if the Airport Authority would split the cost.

Mr. Post replied he had not asked but he would reach out to them; and only about 400 feet into that property is SCP property.

Mr. Honeycutt remarked there is also an access point into the TICO property off of SR 407.

Mr. Post replied that there will be construction of a building there soon, so it is not going to be an issue.

Mr. Mount stated he did not think the Airport Authority needed to go into that area, and suggested a more permanent solution like a dirt berm; and he mentioned it might be an opportunity for dirt bikes though, so it would need to be tall.

Mr. Post stated he would just do away with the fence idea and look into a getting a berm created.

Commissioner Pritchett stated she wanted to thank the Zone board; she mentioned people wait till people leave the earth to thank them; she thinks these are the greatest minds in Brevard County and they make great decisions; she thanked Mr. Post for his great work and time he puts

into the projects, and the City of Titusville for their work with the County; and she also wanted to thank Robin Fisher as he does great things behind the scenes.

Dan Diesel, Mayor City of Titusville, remarked that Ms. Pritchett has been a mentor for him; and he thanked her and stated he appreciates her.

Mr. Post mentioned the November meeting is scheduled for November 12, 2021, and he suggested, due to the holiday, if the Zone board would mind moving it to November 5, 2021; and after hearing no objections, the meeting date will be November 5, 2021.

Upon consensus, the meeting adjourned at 9:09 a.m.

A handwritten signature in black ink, appearing to read "Donn Mount". The signature is fluid and cursive, with a long horizontal stroke extending from the end.

Donn Mount, Secretary/Treasurer

Approved on October 8, 2021