

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

December 14, 2018 @ 8:30 a.m.

Parrish Medical Center - Health Village West/Heritage Hall

931 N. Washington Avenue

Titusville, Florida 32796

Board Members:

In Attendance: Dan Aton, Rodney Honeycutt, Al Matroni, George Mikitarian, Donn Mount, Stan Retz, and Louis Sanders

Absent: Dr. Brenda Fettrow and Micah Loyd

Call to Order: Meeting was called to order at 8:31 a.m. by George Mikitarian, Chairman.

Pledge of Allegiance: Walt Johnson, City of Titusville Mayor, led the assembly in the Pledge of Allegiance.

I. Recognition of New Zone Board Member and Agenda

Chairman Mikitarian advised Project Precise needs to be moved to the top of the New Business Items; and he recognized Rodney Honeycutt, as the new member of the Zone board.

Mr. Honeycutt stated it is an honor being selected to be on the Zone board.

Approval of Minutes

Motion by Stan Retz, seconded by Louis Sanders, to approve the September 14, 2018, meeting minutes as presented. Motion carried and ordered unanimously.

II. Report on Expenditures to Budget

Troy Post, CEcD, CBE, NBEDZ Executive Director, stated \$18,000 has been expended for the Blue Origin Validation Suit; and a debt payment was made for Titus Landing at the start of this Fiscal Year.

Motion by Dan Aton, seconded by Donn Mount, to approve the Report on Expenditures as presented. Motion carried and ordered unanimously.

III. Staff and Partnership Reports

North Brevard Economic Development Zone Executive Director Report

Troy Post, CEcD, CBE, NBEDZ Executive Director, provided the Zone board with the 2019 meeting schedule; he advised he is participating in a grant application on

Brownfield sites in the latest funding round; NBEDZ is working with County officials on a grant request for cleaning up the former correctional facility in Port St. John, for a likely conversion into a light industrial business park; and the application deadline is January 31. He went on to say he met with Delaware North from Buffalo, New York, to discuss possible roles for the company to consider an Indoor Sports Arena Project; there has been no commitment made by the company; some discussions have ranged from redeveloping the former Astronaut Training Experience (ATX) in Titusville's Riverfront Center business park into a sports arena, to serve as the management entity overseeing facility operations, at the ATX property or at a site in or near downtown Titusville; and he attended the 2018 Interservice/Industry Training, Simulation, and Education Conference (I/ITSEC). He mentioned exhibiting at the Port Canaveral Reverse Trade Show last month; he participated in a tour coordinated by Jim Tulley for the Brevard School Superintendent Dr. Mark Mullins of Fab Lab, COlaunch, SpaceTec, and Computers Advancing Education that is underway to bring several of these concepts to one location; and he is working on the next North Brevard Business Review newsletter, to be released in January. He stated he met with a Canadian group considering business space in the area, for a regional cybersecurity center; he met with a group of investors considering a hotel development near KSC, and the developers of former Bay Towers property; he led discussions with the Port Saint John Start-ups and Founders Meetup Club; he joined Edyie McCall, City of Titusville Economic Development Director, for a luncheon meeting with Vince LoPresti, Manager of Small Business Administration (SBA), to discuss update to the SBA programs; and he met with Ben Hicks, Buxton, a data analytics firm about a software application that might involve a City partnership.

Greater Titusville Renaissance Executive Director Report

Cathy Musselman, Greater Titusville Renaissance (GTR) Executive Director, stated GTR met with Troy Post, CEcD, CBE, NBEDZ Executive Director, Edyie McCall, City of Titusville Economic Development Director, and Vince LoPresti, Manager of Small Business Administration (SBA), to discuss having a collaborative workshop; COlaunch has 27 members; and GTR is partnering with the City for 'Safe Routes to Parks Activating Communities Program' grant. She added Titus Landing held Holiday events on December 1; and she met with Misty Belford, School Board Member, Dr. Mark Mullins, School Superintendent, and Jim Tulley for potential STEM Works.

City of Titusville Economic Development Director Report

Edyie McCall, City of Titusville Economic Development Director, stated she attended an informational meeting at Port Canaveral hosted by *Delta SKY Magazine* who is highlighting the Space Coast in its March 2019 edition; and she provided a handout of loan investment information of how many business loans procured in Brevard County, and the banks that procured them.

Special Presentation to Robert Jordan

George Mikitarian, Chair, advised as a result of Robert Jordan being elected as a City of Titusville Councilman, he is no longer a member of the Zone board, and is the reason for Rodney Honeycutt being appointed by Commissioner Pritchett; Mr. Jordan is one of the original founding members of the Zone board and he is a tremendous asset to the community; and he expressed his thanks to Mr. Jordan for his commitment and hard work.

Mr. Jordan expressed his thanks to Robin Fisher for nominating him to be a member of the Zone board; he stated it was unknown at the beginning the impact the Zone would have on North Brevard; he would be remised not to mention his letter of termination received from Commissioner Pritchett; he thanked his wife Karen, who is always supportive of him; and one of his best experiences was picking Troy Post to be the Zone's Executive Director, because he is tremendous in showing how the Zone achieves its goals. He went on to say the Zone has strength and will in the community, to make it better for all; a lot of people do not understand what the Zone does and some do not like what the Zone does, but the bottom-line is serving from the heart and doing what is right for the people; and he cited a *Bible* quote "Greater love hath no man has this, that a man lay down his life for his brother."

Project Precise

Troy Post, CEcD, CBE, NBEDZ Executive Director, stated Douglas Keehn, Merritt Precision Technologies, Inc., is present today with a proposal offer for needed space in the Spaceport Commerce Park (SCP) for his growing company; Mr. Keehn is proposing an offer to acquire four acres at \$25,000 per acre; the Zone would need a civil engineer to carve out that portion; there currently are eight positions and they will add 12 to 14 more positions; the total capital investment is \$2.2 million; and he provided the Zone board with a Fiscal Impact Analysis.

Mr. Keehn advised the site plan shows two buildings, the front building will build construction tools, and the back building will have a floor of robots; he would like to relocate his company to the SCP; he thinks Titusville has the potential to be a space technical hub; and he would like to be a part of the community as it grows. He mentioned in the SCP, he would have neighbors who would complement his business well; he is working with Joe Hicks, who is familiar with the site plan; the lot is lower and will need eight cubic yards of dirt to make it a buildable lot; Armstrong Drive is the perfect spot; and this is a great opportunity for his company to grow.

Motion by Louis Sanders, to approve the sale of up to five acres at \$25,000 per acre, with an incentive grant from the Zone. Motion failed due to the lack of a seconder.

Mr. Post advised to reject the offer and make a counteroffer, and make an offer for a grant to offset the site work.

Mr. Sanders agreed.

Motion by Al Matroni, seconded by Rodney Honeycutt, to reject the proposed purchase offer of \$25,000 an acre for four acres; authorized for a counteroffer of \$30,000 an acre up to five acres, with the purchaser reevaluating its position of how much land is needed; authorized coming back to the Zone board with a proposal of redesigned layout; and authorized for the purchaser to receive a grant of \$5,000 per acre of the actual acreage utilized by the purchaser, to offset the future site plan costs. Motion carried and ordered unanimously.

IV. Election of Secretary/Treasurer

Troy Post, CEcD, CBE, NBEDZ Executive Director, stated the Zone board needs to nominate a new Secretary/Treasurer.

Motion by Stan Retz, seconded by Al Matroni, to appoint Donn Mount as the Secretary/Treasurer of the Zone board. Motion carried and ordered unanimously.

Budget Change Request

Troy Post, CEcD, CBE, NBEDZ Executive Director, provided the Zone board with a financial spreadsheet; he advised there is a Line Item for Aid to Private Organizations of \$979,022; that was done at a time before the outcome of the Blue Origin Validation Suit was finalized; this year he is compelled to meet the payment schedule for the grant; he will have to go back to the Board of County Commissioner and make a request for a Budget Change Request (BCR), so he can pay the next installment for Blue Origin during this Fiscal year; and it would be shifting approximately \$500,000 to the Balance Forward Line Item.

Motion by Donn Mount, seconded by Dan Aton, to authorize Troy Post, CEcD, CBE, NBEDZ Executive Director, to make a Budget Change Request shifting approximately \$500,000 from Line Item Aid to Private Organization to the Balance Forward Line Item for installment of the Blue Origin payment.

Incentive Agreement for Astro Pak

Troy Post, CEcD, CBE, NBEDZ Executive Director, advised last year there was involvement with a project at the former K-Mart site, which has become dormant; he is going to start bringing back agreements to the Zone board for the one last chance to review it before the Chairman signs it; and this is an agreement for \$250,000. He went on to say in Definition 2.4, the incentive start date is July 24, 2018, the City of Titusville finding the project is significantly complete and suitable for occupancy, and serving as the Certificate of Occupancy; in the Company Obligation Section 3.4.2, has job tracking for new jobs created; the Clawback Provision is in Section 3.4.4; and in Promotion of Economic Incentive Section 15, has the incentive awarded to the company.

Motion by Stan Retz, seconded by Donn Mount, to authorize the Chair to execute the Economic Incentive Grant Agreement with Astro Pak Corporation as presented. Motion carried and ordered unanimously.

Upon consensus, the meeting adjourned at 10:17 a.m.



Donn Mount, Secretary/Treasurer

Approved on May 10, 2019.