

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

November 17, 2017 @ 8:30 a.m.

Parrish Medical Center - Health Village West/Heritage Hall
931 N. Washington Avenue
Titusville, Florida 32780

Board Members:

In Attendance: Dan Aton, Paula Cardwell, Brenda Fettrow, Robert Jordan, George Mikitarian, Donn Mount, Micah Loyd, and Stan Retz

Absent: Louis Sanders

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. Approval of Agenda

Motion by Brenda Fettrow, seconded by Robert Jordan, to approve the Agenda as presented. Motion carried and ordered unanimously.

Approval of Minutes

Motion by Donn Mount, seconded by Paula Cardwell, to approve the June 9, 2017, meeting minutes as presented. Motion carried and ordered unanimously.

II. Report on Expenditures to Budget

Robert Jordan, Secretary/Treasurer, advised the report on expenditures to the budget is tracking well.

Motion by Brenda Fettrow, seconded by Robert Jordan, to approve the Report on Expenditures to Budget as presented. Motion carried and ordered unanimously.

III. Staff and Partnership Reports:

NBEDZ Executive Director Report

Troy Post, CEcD, CBE, NBEDZ Executive Director, stated he completed an application for consideration of State grant funds from Florida Department of Environmental Protection (DEP) for a more extensive assessment and cleanup of the former State correctional facility site in Port St. John, with the intent that the land be considered for redevelopment into a future light industry business park; and the data used in the State's application will also be used in a forthcoming submittal to the Environmental Protection Agency (EPA). He went on to say he followed up with the Red Canyon Software team for its latest design plan for the former historic Walker Hotel and bank building in downtown;

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and he attended the City of Titusville's planning initiative, Titusville Tomorrow for the City to seek input from its residents and stakeholder agencies for inclusion in its Comprehensive Plan on how best to guide development of its downtown, waterfront, and select commercial corridors.

GTR Executive Director Report

Cathy Musselman, Greater Titusville Renaissance (GTR) Executive Director, stated the majority of space at COlaunch is damaged and closed until repaired due to Hurricane Irma; COlaunch has 12 members and is operating out of a small space in the building; she is updating the property database on major corridors and improvements; and she is putting together plans for 2018 entrepreneur workshops and events.

Titusville Economic Development Department

Edyie McCall, Economic Development Director, provided the Zone board with *Titusville Talking Points*; a handout of Eastern Florida State College (EFSC) Workforce Programs offering the Manufacturing Skills Standard Council Certified Production Technician (MSSC-CPT); a flyer of *WE'RE BLAZING TRAILS* for a Community Cycle Fun Day on February 24, 2018; and a map of the North Brevard Regional Trails.

IV. Incentive Consideration for Project KMART - EDC

Troy Post, CEcD, CBE, NBEDZ Executive Director, stated he received a letter and an application for assistance of a major real estate concept for a climate controlled self-storage facility, as well as creating outparcels along Cheney Highway for retailers, restaurants, banks, and offices; the Economic Development Commission of Florida's Space Coast (EDC) has provided the Economic Impact Analysis (EIA) showing economic impacts of 31 jobs created, capital investment, and contribution to Gross Domestic Product (GDP); and the Zone's Fiscal Impact Analysis (FIA) of taxes anticipated from the Project. He went on to say this Project represents an opportunity to take a vacant property and transform it into a generator of new tax revenue through the acquisition of the property, and the improvements to the building; and the current value of the property is \$975,000.

Greg Weiner, CEcD, Senior Director Business Development at EDC of Florida's Space Coast, stated this is a great Project but does not have huge employment opportunities.

Motion by Robert Jordan, seconded by Brenda Fettrow, to authorize Troy Post, NBEDZ Executive Director, to negotiate a contract with Project KMART and to bring it back for the Zone board to consider. Motion carried and ordered unanimously.

V. Extension of Lease for Cowork Space

Troy Post, CEcD, CBE, NBEDZ Executive Director, provided the Zone board with the Fiscal Year 2016-2017 annual report of COlaunch: A Cowork Space, detailing the program's operations, activities, and successes; the current site seems to be the best suited site; and this is looking to extend the lease for two more years.

Gisele Altman stated she is a professional writer and COlaunch allows her 24/7 access to space for her creativity; she enjoys being at the location; there is much networking that

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takes place; and there is much cometary that takes place through luncheons, networking, grant writing, and workshops.

Gary Kreisler stated he is small business owner and COlaunch is pleasant and convenient for him; and his one-year test is working well and he is close to landing a contract.

Bentley Radcliff stated he is an entrepreneur; and his startup company has huge potential with Blue Origin coming.

Brenda Fettrow's absence is noted at 9:30 a.m.

Robert Jordan, Secretary/Treasurer, stated COlaunch does an excellent job; and he suggested two-year period, because COlaunch is beneficial for all in North Brevard.

Motion by Robert Jordan, seconded by Dan Aton, to approve Commercial Lease Agreement by and between North Brevard Economic Development District and JARRR, LLC, extending the COlaunch Lease Agreement for two-years. Motion carried and ordered unanimously.

Micah Loyd's absence is noted at 9:58 a.m.

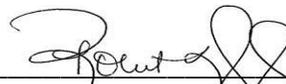
VI. Greater Titusville Renaissance (GTR) Grant Request for Fiscal Year 2017-2018

Troy Post, CEcD, CBE, NBEDZ Executive Director, stated the request is from GTR, Inc. to facilitate job growth and economic development in North Brevard County; its mission is to assist in facilitating the cultural and economic revitalization of the greater Titusville area; and this is a one-year extension totaling \$35,000.

George Mikitarian's absence is noted at 10:00 a.m.

Motion by Robert Jordan, seconded by Paula Cardwell, to approve two-year grant Agreement by and between the North Brevard Economic Development Zone and the Greater Titusville Renaissance, Inc. totaling \$70,000. Motion carried and ordered unanimously.

Upon consensus, the meeting adjourned at 10:04 a.m.



Robert Jordan, CM, Secretary/Treasurer

Approved on March 9, 2018.