

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

May 10, 2019 @ 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, Micah Loyd, Al Matroni,  
Donn Mount, and Louis Sanders

Absent: Dr. Brenda Fettrow and Stan Retz

Telephone: George Mikitarian

Call to Order: Meeting was called to order at 8:33 a.m. by Donn Mount,  
Secretary/Treasurer.

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

**I. Agenda**

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

**Approval of Minutes**

Motion by Dan Aton, seconded by Louis Sanders, to approved the meeting minutes of  
December 14, 2018, as presented. Motion carried and ordered unanimously.

**II. Report on Expenditures to Budget**

Donn Mount provided the Zone board with a spreadsheet of the budget; and he stated  
everything is tracking well.

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

Micah Loyd's presence is noted at 8:39 a.m.

**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 a  
handout of his report; he provided a handout of the Community Planning Technical  
Assistance Grant (CPTAG) for 2019-2020 that Florida Department of Economic

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Opportunity (FDEO) is anticipating for Legislature that will appropriate funding for CPTAG; he plans to submit an application by the May 13 deadline; and he provided Zone Board with a handout of the *North Brevard Business Review* newsletter.

### **City of Titusville Economic Development Director Report**

Edyie McCall, City of Titusville Economic Development Director, provided the Zone board with a handout of her report; and a copy of *FLORIDA'S Space Coast* magazine that was printed to be on every Delta Air Line flight in March 2019.

### **Discussion and Direction**

Troy Post, CEcD, CBE, NBEDZ Executive Director, advised the Blue Origin tour is tentatively set for after the July 12 meeting.

## **IV. Project Data**

Troy Post, CEcD, CBE, NBEDZ Executive Director, stated Project Data is a good firm that is looking for a corporate campus; he received an offer letter of \$26,000 per acre for 22 acres in Spaceport Commerce Park (SCP), with first right of refusal on lot 11, and asking for assistance to offset the cost associated with site work of the heavily wooded area; the rationale for the corporate campus is to be in an area they can grow in, with a multiple building site to employ hundreds of people; and the area is large enough for the three-phase corporate campus, and having adequate access to major roadways. He provided the Zone board with the Fiscal Impact Analysis (FIA) for Project Data; he stated this is a very strong Project from a capital investment standpoint and the number of jobs standpoint; and the additional building that they are looking to build will be an architecturally pleasing building of professional offices.

Dan Aton expressed his concern about \$26,000 per acre offer being way below market price; he stated tying up that much land for phased projects may not be in the best interest of the Zone; and by getting them in the SCP to build a building for phase one and giving them some kind of right of first refusal, so if somebody else comes along with a higher market price at that particular time gives them some ability with the understanding of restrictions or constraints of how quickly they would have to improve that land, even if it is graded, cleared, and made to look like a corporate campus and not just vacant land.

Louis Sanders agreed with Mr. Aton; he stated the corporation can decide in a heartbeat what they want; he thinks the price is ridiculous; and the number of jobs in the first phase is not doing the Zone any justice.

Mr. Post pointed out that at the most recent Board of County Commissioners (BOCC) meeting, the BOCC was given a copy of the market evaluation that was done last year; he reminded the Zone board of the evaluation that came back from the BOCC that had suggested for the Zone board to be pricing the larger acreage lots at least .87¢ a square foot which comes out to about \$35,000 an acre; and when going back to the BOCC, it will be referencing that market evaluation.

Micah Loyd agreed with Mr. Aton and Mr. Sanders; he stated there are a lot of oddly pieced parcels located around SCP; the future planning of SCP should not be left up to the buyers, there should be some planning of what pieces are available to fit the buyer's

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needs; by having a large scale plan for the industrial part would help Mr. Post; he spoke about the Port Canaveral process and it having a finite piece of land with a very high value, constantly has the Port looking 10, 20, and 30 years down the road for what the best use of the property is for the community; he suggested for the Zone board to that; and he advised for when an application comes in, the Zone board should be giving Mr. Post more direction when an applicant is asking for something with phases.

Rodney Honeycutt expressed concern about this property location being prime real estate; he stated if they would go for buying what they need now and then having the first right of refusal going forward; and he pointed out it looks like phase one is located right in the middle of the property, which would have to be worked out for a more reasonable place to locate it.

Commissioner Pritchett stated it is hard looking at the number of jobs and not wanting to help; she inquired about doing a lease through the Zone instead of a sale, to not give up the property at first; and if this Project is done, it will be a nice Project. Mr. Post replied a ground lease is what was done with the Embraer deal.

Mr. Honeycutt stated he does not want to lose the number of jobs; and he inquired if Project Data should be located on Vectorspace Boulevard instead of SCP. Donn Mount remarked affirmatively; he stated SCP is for industrial property; and putting nonindustrial in the SCP is not conducive.

Motion by Micah Loyd, seconded by Louis Sanders, to reject the proposed offer made by Project Date; and authorized NBEDZ Executive Director to provide Project Data with other properties available on Grissom Parkway, at the Riverfront Center, or on Vectorspace Boulevard for the nonindustrial type fit. Motion carried and ordered unanimously.

**V. Proposed Budget for Fiscal Year 2019-2020**

Troy Post, CEcD, CBE, NBEDZ Executive Director, provided the Zone board with the proposed budget for Fiscal Year 2019-2020.

Motion by Micah Loyd, seconded by Louis Sanders, to approve and accept the proposed budget for Fiscal Year 2019-2020 as presented. Motion carried and ordered unanimously.

Upon consensus, the meeting adjourned at 9:27 a.m.



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Donn Mount, Secretary/Treasurer

Approved on December 13, 2019