

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

February 14, 2025 @ 8:30 a.m.

Brevard Room

400 South St.

Titusville, Florida 32780

Board Members:

In Attendance: Dan Aton, Bart Gaetjens, Rodney Honeycutt, Robert Jordan, Donn Mount, and Stan Retz

Telephone: Dr. Brenda Fettrow

Absent: Edna Wilson and Jeff Gray

Call to Order: Meeting was called to order at 8:30 a.m. by Bart Gaetjens, Chair

Pledge of Allegiance: Scott Larese, City Manager of City of Titusville

I. Approval of Agenda

Troy Post, CEcD, CBE, NBEDZ Executive Director, stated there were two changes on the Agenda under Old Business CAP-TEC Partners Project who is still working through several issues with wetlands mitigation and the Department of Transportation road requirements; the SpaceTEC Partners Project grant is still under review on lease agreement specifics; and both should be presented within the next two meetings.

Approval of Minutes

Bart Gaetjens stated because there were a few board members out last month, he wanted to mention there was a public comment about tenure and how the Board processes public comments in the meetings; he mentioned the protocol of the time and topics commenters are allowed; and he asked if there were any comments or updates on the minutes.

There was discussion and a Motion to approve.

Motion by Rodney Honeycutt, seconded by Stan Retz, to approve the Minutes of January 10, 2025. Motion carried and ordered unanimously.

II. Special Recognition

Troy Post, CEcD, CBE, NBEDZ Executive Director, stated there was a special recognition for Rita Pritchett in her role for eight years as Commissioner and the support she gave to the Zone board, however she was not able to attend the meeting; he wanted to also recognize former Mayor Dan Diesel at the March meeting; and he mentioned a plaque that is to be placed in the six story building to recognize the public officials who have supported the Zone board.

Bart Gaetjens stated another person to be recognized is Scott Larese, Titusville City Manager, who will be retiring; and he mentioned the appreciation of Mr. Larese for his commitment to the community and working with him was a pleasure.

Mr. Gaetjens recognized the Mayor of Titusville, Andrew Conners, by congratulating him on his new role as Mayor and his recognition for being Awarded the 4 Under 40 Award through LEAD Brevard.

III. Report on Expenditures to Budget

Troy Post, CEcD, CBE, NBEDZ Executive Director, stated the spreadsheet is tracking well for the first quarter; and he noted the second page has some disbursements that went out for different sign projects in Titusville.

The Board had continued discussion about other sign projects.

The Report on Expenditures was accepted into the record as presented.

IV. Staff and Partnership Reports/Updates

North Brevard Economic Development Zone Executive Director Report

Troy Post, CEcD, CBE, NBEDZ Executive Director, provided a report on the various meetings he had attended in the last month, which included the SpaceCom exhibit at the Orange County Convention Center trade show; he had a meeting with MAG Aerospace, thanks to Kevin Daugherty, about their potential growth in Titusville; he had an interview with Jon Maynard with the Marketing Alliance; he attended a "Resource Exchange" hosted by the East Central Regional Planning Council in Orlando who had representatives from federal agencies that convened and allowed them to network together because of State changes; he attended the 7th Annual Commercial Real Estate Forum in Melbourne, hosted by Lightle, Beckner, Robison, which talked about projects happening in North Brevard; and he met with Aly Merritt of Atlanta Tech Village to talk about local entrepreneurial workspaces. He stated Commissioner Delaney is interested in the small business component; there are still four active projects with the Economic Development Commission of Florida's Space Coast (EDC) that they are working on; in addition, Space Florida has a connection with a company from Atlanta who is looking to expand and relocate their business to the Florida Space Coast and looking at approximately a 100,000 square foot building, which could possibly add 50-100 jobs; he mentioned at some point it may come before the Zone board to see if they could offer any assistance; under small business development, he had spoken with Robin Braswell with Small Business Development Consortium about hosting a workshop for entrepreneurs which has also gotten support from Commissioner Delaney; and he stated

the newsletter is ready to go out, and he highlighted a few new businesses and mentioned a French company, LHERS who are leasing a space in the Enterprise Park area with goals to be successful in the American market.

Mr. Post took comments from the Board.

City of Titusville

Andrew Connors, Titusville Mayor, stated he wanted to bring an update of how he is supporting Titusville's future economic development; through input from various upstanding people in the community, some ideas were shared which included looking at public or City-owned land to introduce National Aeronautics and Space Administration (NASA) to Titusville; he felt as the Mayor, he was willing to consider that, bringing City leaders together along with NASA to work on a partnership for economic development and strengthen relationships; he mentioned talking with Troy Post and others to have a goal to prioritize economic development in Brevard County through North Brevard Economic Development Zone (NBEDZ) because of less governmental constraints that would allow speedier development; and he just completed for release a public service announcement to educate the public on NBEDZ. He stated unfortunately, public opinion thinks otherwise, but he wanted to emphasize the value of NBEDZ and how this benefits the community; he asked his staff to look at public zoning to see if there is availability to have private initiatives on public lands because public/private ventures will help them moving forward for tourism and economic growth; and they need to find out what is holding up site reviews and planning to get businesses off the ground because these delays hurt businesses and ultimately the City via revenue loss.

Titusville-Cocoa Airport Authority (TCAA)

Kevin Daugherty, TCAA Director, stated under Capital Projects there will be a preconstruction meeting scheduled with the City on February 25, 2025, then contractors would start; the Runway 18-36 Rehabilitation Project is waiting for the St. Johns River Water Management District (SJRWMD) permit, however, they did a Gopher Tortoise survey and found 98 holes; construction will start sometime in the spring; business development is working hard with Health First who really wants to be at the airport and they may put them in the fire station; he continued to share there would be open real estate with Space Perspective departing and would like Troy Post and Neha Pandit to come by in March and look at the property; he had discussions with SpaceX and their Gigabay Project going on at the Space Center and are in desperate need of contract overflow parking; and he stated another operator that has outgrown their facility and are looking for a new facility.

There was some discussion on what was brought up concerning the airport business.

V. Discussion and Direction

Request for Letter of Support – Project “Lightfoot”

Troy Post, CEcD, CBE, NBEDZ Executive Director, stated he had a Letter of Support for Project “Lightfoot” located in the Mims area that he wanted the Zone board to review for acceptance at the March meeting, and if anyone wanted to meet privately to discuss, he would set up a time for confidential reasons; the company is in the process of a zoning

change for a Future Land Use on a parcel they have; this major expansion plan would bring more capital expenditures than they have listed and many jobs; and it is a really good Project for the area.

VI. New Business Items

Proposed Commercial Pad Development at 2035 Cheney Highway

Troy Post, CEcD, CBE, NBEDZ Executive Director, stated Jack Zuckerman with Rock Ventures LLC, a Real Estate Development Group, acquired an 8.3-acre lot on Cheney Highway and purchased with the intention of creating about seven retail parcels, knowing there were areas of wetlands on the property; the proposal would be for consideration under the Commercial Pad-Ready Site Program; however, in their due diligence, they found the need to excavate large amounts of concrete and asphalt debris from the property and bring in new fill material; they also have to work with the Florida Department of Transportation (FDOT) because Highway 50 is a State Road, however because of the wetlands, they will only be able to do about four commercial pad-ready sites; and they may just prepare the site, add pads and utilities to be leased or sold for someone else to build. He mentioned Rock Ventures estimate of the Project with the added expenses would put them at \$2.8 million, which would exceed the original cost therefore jeopardizing the Project; he proposed that grant money of approximately \$175,000-\$225,000 could help subsidize this and offset the unrealized costs; it is about a \$10 million capital investment and would create about 24-30 jobs; and he ended by suggesting a minimum of three pads in three years or there would be a clawback.

Robert Jordan asked if he thought it was not related to jobs.

Mr. Post explained the different grants available and that normally commercial grants do not look at jobs, but that he likes to use the jobs guide for grant amount determination.

Donn Mount asked, since this is a developer buying private property, based on the value of the property and the cost to improve the land, should they not have negotiated with these issues in mind, and how do they justify this grant if they turn around and sell it for profit.

Mr. Post stated the property is under-utilized and could be redeveloped; and after working with the City, they realized they had to limit their pads.

Stan Retz asked about stormwater retention on the property.

There was discussion about setting a precedent with this proposal, time frames, stormwater, and site construction.

Dan Aton asked about an analysis of what the cost and timeframe back to the County would be and if it was just pad-ready or having actual buildings; and if the grant can just be a payout when they were finished rather than creating a clawback.

Mr. Post responded perhaps doing a reimbursement rather than a clawback or maybe be performance-based.

There was a discussion on how they could actually draw up the contract.

Mr. Jordan commented that he felt they had more questions than answers and would rather do more investigation before making any decisions.

Mr. Aton asked if there is an inventory of pad-ready commercial properties before creating more.

Motion by Robert Jordan, seconded by Dan Aton, tabled the Proposed Commercial Pad Development at 2035 Cheney Highway to a subsequent meeting. Motion carried and ordered unanimously.

Proposed Redevelopment Project at 803 Century Medical Drive

Troy Post, CEcD, CBE, NBEDZ Executive Director introduced a redevelopment Project that would be next to Parrish Medical Center on Century Medical Drive under the name, Brevard Regional Hyperbaric Center; the company is looking at purchasing the building for a little over \$1 million along with putting in hyperbaric chambers and other equipment; however, they are requesting some assistance to help with putting in a fire suppression system that deals with industrial gases such as oxygen; he pointed out the benefit of numerous jobs opportunities that this would open; he stated the proposed grant amount is \$75,000-\$100,000 along with a possible motion to consider; and he introduced the owners of the operation.

Lionel White, Managing Director Urgent Flex, stated he spoke to Neha Pandit at an event in Orlando and shared with her about their facility in Melbourne; Ms. Pandit suggested an office in Titusville would be great, and he immediately looked into it; they found the Parrish location and wanted to see if North Brevard Economic Development Zone (NBEDZ) would be willing to invest; and he introduced the Medical Director and Chief Executive Officer.

Tyler Sexton M.D., Medical Director Urgent Flex, presented that he wanted to share his testimony, background, and vision of the Hyperbaric Center Medical Facility; he explained the benefit of what hyperbaric chamber therapy can do with various medical issues, why it would be a great opportunity for the people of Titusville to have access to this therapy, and he went into great detail; treatments help with diabetes, cancer, brain injuries, and education and training courses are part of his vision; and the need is great in this area and would be a great benefit for many people.

Alonzo Williams, CEO Urgent Flex, stated his background and the value of partnership; and he mentioned the other offices they have open or are opening.

Mr. White stated Congressman Mike Haridopolos visited their Melbourne facility and is in full support partnering with them, especially for grants and research for traumatic brain injuries.

Dr. Sexton mentioned he is looking for approval for traumatic brain injury and Post Traumatic Stress Disorder (PTSD), things that have to do with military traumas.

Robert Jordan stated, in full disclosure he is the Chairman of the Board, Vice Chairman of the Board, Quality Chairman for Parrish Medical Center; he asked about the timeline they mentioned being that the building has not been purchased, which will take time;

there is no paperwork for any sale; and his challenge is how this happens in a short time period.

Mr. White stated the process for getting the paperwork together was short notice and still needs adjusted.

Mr. Jordan asked about the finances they have and where others funds will come from; and will patients come from the Melbourne office or referrals.

Dr. Sexton replied he sees people from all areas and he hopes to grow by working with Parrish Medical Center, not against them; and there is plenty of personal capital between the company and founders.

Mr. Jordan asked where the funds were coming from.

The gentlemen discussed the financial situation further.

Donn Mount asked the Board if there was a quorum to vote on this issue.

Mr. Jordan stated no one from the Parrish Medical Center board had any vested interest in this request.

Morris Richardson, County Attorney, asked a few questions to the petitioners about partnership, shareholders, or contractual relationships with Parrish Medical Center.

Mr. Jordan stated the building was not sold to them currently; and he asked what they would do if the sale does not go through.

Mr. White answered they have identified two other locations within the NBEDZ area.

Dr. Sexton added they liked that building because of the layout and how it worked better for their set up.

Mr. Jordan stated Parrish Medical Center believes in competition and that the public should have options; for the record, 100 percent of referrals will go to Parrish Medical Center; and he asked the Zone board if they thought the request was premature being that the building had not been purchased and they are seeking a grant.

Dr. Sexton mentioned whether or not there was a conflict of interest, he wants to work together with Parrish Medical Center and add to the medical center.

There was discussion among the Board on the purchase of the building and how providing this grant would be a good idea; and Mr. Post remarked that they had given grants before the property was purchased in other instances to induce moving forward.

Stan Retz asked about the financing being secure because of such a large amount.

Mr. Williams answered that they have relationships with several equity groups that support what they are doing and will back them; and he stated their goal was to have up to 50 facilities opened by 2027, which means opening multiples at a time.

Mr. Retz asked about the demand on the hyperbaric chamber comparing how Parrish Medical Center operates.

The Zone board discussed the process of getting treatment with one chamber that holds twelve, the amount of clients they treat, and how well the facility in Melbourne was running financially; it was mentioned they do hypoxia training with students from various schools, pilot training, and many other things that are affected by this whole system; and finally contemplating on increasing their office hours.

Dr. Sexton answered yes to accepting all forms of medical insurance.

Mr. Jordan asked how they were able to finance opening many facilities.

Mr. Williams responded they have gone through the private equity world for at least a year to make sure they had the backing behind them.

Dan Aton asked what the next step is after hearing the proposal.

Mr. Post replied based on what was presented with the focus being on the purchase of the building on Century Medical Center Drive in order to have them negotiate an agreement, and buy and retrofit the building, they would be willing to provide a grant of \$100,000 subject to them implementing the project, being operational, and a possible three to six months in running the medical practice in order to qualify for the grant and reimbursement for the costs; based on the funding availability and other commitments, the range is from \$75,000 to \$100,000; and clawback agreements would also be included.

There was continued discussion among the Zone board and petitioners on a timeline of purchase, implement to completion, and final concerns.

Mr. Post stated the purpose today would be for the Zone board to make a commitment to proceed and then it would come back with an actual agreement that everyone would have to agree on, such as timelines, payouts, and other details, allowing the petitioners to also look over the agreement before anything was finalized.

Dr. Sexton provided some additional remarks.

Mr. Jordan asked was this by feelings or is there numbers that can show how this therapy can make a difference.

Dr. Sexton replied absolutely; and he stated they have done various studies on the impact for North Brevard and surrounding areas as to the benefits for the community as a whole.

Bart Gaetjens asked for a motion.

Motion by Donn Mount, seconded by Rodney Honeycutt, to induce redevelopment of the vacant medical office building into a functional property for a unique use of Hyperbaric Treatments thus completing the surrounding healthcare property at the grant amount of \$100,000.

VII. Old Business Items

Approval “as to form” of VAC Amendment to Incentive Agreement

Troy Post, CEcD, CBE, NBEDZ Executive Director, stated they were voting on the incentive agreement for the Valiant Air Command (VAC) Amendment for the event center; VAC was looking for half of the grant money up front so they reworked the agreement with a Phase One and Phase Two payout; under Section 2, (v) which is a Letter of Confirmation from the engineer or contractor on certain progress necessary for Phase One payout at \$250,000; and he visited the area to see how things were going.

A short discussion was addressed and then a motion was made.

Motion by Stan Retz, seconded by Rodney Honeycutt, to accept and approve the “as to form” of VAC Amendment to Agreement. Motion carried and ordered unanimously.

VIII. Public Comment

Sandra Sullivan stated this entity, speaking of the North Brevard Economic Development Zone (NBEDZ), was formed in 2010 in response to the Shuttle Program ending, which was a period of critical need; there is now a new ‘critical need’, with the loss of 79 Firefighters due to low pay; in her opinion, there is a critical service failure which affects North Brevard and its economic development which is not having good public safety; that could discourage new business; she would take it upon herself to do a Department of Government Efficiency (DOGE) review, meaning she would look at the NBEDZ budget; and in doing so, the budget stated Available Budget Unassigned at approximately \$10 million. She mentioned how the Zone board was formed in 2010-2011 and in her opinion, it was not a District 1 Special District, but was about Space Florida; she quoted minutes from that time “it would bring revenue into the Zone”; she shared that she had a copy of the district taxing and called it an elaborate Community Redevelopment Agency (CRA), and Titusville has a CRA, it looks like an overlap according to the map; she looked at the Titusville CRA audit report, but found no audit report for NBEDZ; Titusville gets between \$600,000 to \$1 million; the Zone Board gets \$3-4 million, which it may be double-dipping; and she asked to take the money assigned, not the tax collected that came from General Fund and put it for the critical need of Brevard County Fire Rescue.

Upon consensus the meeting adjourned at 10:21 a.m.



Bart Gaetjens, Chairman

Approved on March 14, 2025