

Meeting Date
2/7/17



AGENDA REPORT
BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

SUBJECT:	APPROVAL OF RESOLUTION FOR SALE OF COMMERCE PARK PROPERTY
DEPT/OFFICE:	MANAGEMENT SERVICES & COMMUNITY SERVICES/COUNTY MANAGER'S OFFICE

Requested Action:

The North Brevard Economic Development Zone (NBEDZ) requests that the Board of County Commissioners (BOC) approve a resolution to permit the sale of land in the county-owned Spaceport Commerce Park to a company referenced as "Project Slimer," and to authorize the BOC chairman to execute all documents in connection thereof.

Summary Explanation & Background:

Project Slimer is a California-based manufacturing services firm engaged in chemical cleaning and related metal surface treatment (electro and mechanical polishing, high velocity oil flushing, sanitization and biofilm removal). A majority of its work is performed off-site, at locations where manufacturing, assembly, pharmaceutical, and distribution activities take place.

This project would involve the construction of a new facility approximating 12,000 sq. ft. on a lot of sufficient size to permit future expansion of the original building shell. The project would be expected to create 10 new jobs over the next two years, and would include the acquisition of a smaller firm already present in the market that provides similar services, but more exclusively to the aerospace industry. Total employment at the new facility is expected to reach 25 positions. In terms of new capital investment, it is anticipated that the project will cost \$2.2 million in terms of building construction and equipment acquisition.

Given its interstate access, the company is desirous of purchasing a six (6) acre lot in the county-owned Spaceport Commerce Park in Titusville. The NBEDZ, as the county's authorized agent for developing or inducing the development of lots within the park, received an offer from the company to purchase the parcel for \$20,000.00 an acre; it subsequently countered that offer with a proposal recommending the sale at \$25,000.00 per acre. This figure was accepted by the company. The NBEDZ board of directors approved this offer at its January 13th meeting.

Per Ordinance No. 2013-08, the NBEDZ is requesting that the Board of County Commissioners approve the sale as presented, and permit the real estate transaction to proceed. Since the project was brought to the NBEDZ by a realtor representing the buyer, a real estate transaction fee of \$9,000.00 would be due to Cushman Wakefield, the payment for which would be taken out of the proceeds of the sale.

Fiscal Impact: Net proceeds from the sale would be deposited in a NBEDZ account for use on park-related expenditures only, as per Ordinance No. 2013-08.

NBEDZ Staff Contact: Troy Post, NBEDZ Executive Director, at troy.post@brevardcounty.us, 321-960-1458

Clerk to the Board instruction: Need the adopted Resolution ASAP.

Exhibits Attached: RESOLUTION, Map of Spaceport Commerce Park with parcel in question highlighted in yellow

Contract /Agreement (If attached):		Reviewed by County Attorney	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	PR	<input type="checkbox"/>
County Manager		Department Director / Extension						
Stockton Whitten								



Tammy Rowe, Clerk to the Board, 400 South Street • P.O. Box 999, Titusville, Florida 32781-0999

Telephone: (321) 637-2001
Fax: (321) 264-6972
Tammy.Rowe@brevardclerk.us

February 8, 2017

MEMORANDUM

TO: Stockton Whitten, County Manager

RE: Item VI.E.1., Resolution to Permit the Sale of Land in County-Owned Spaceport Commerce Park

The Board of County Commissioners, in regular session on February 7, 2017, adopted Resolution No. 17-014, permitting the sale of land in County-owned Spaceport Commerce Park; and authorized the Chairman to execute all documents in connection thereof. Enclosed is a certified Resolution.

Your continued cooperation is greatly appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
SCOTT ELLIS, CLERK

Tammy Rowe

Tammy Rowe, Deputy Clerk

/kp

Encl. (1)

cc: NBEDZ Executive Director
Finance
Budget
Asset Management

RESOLUTION NO. 2017 - 014

**RESOLUTION PERMITTING THE NORTH BREVARD ECONOMIC DEVELOPMENT ZONE (NBEDZ)
TO EXECUTE A REAL ESTATE CONTRACT
FOR SALE OF SPACEPORT COMMERCE PARK PROPERTY:**

WHEREAS, the Brevard County Board of Commissioners created the North Brevard Economic Development Zone (NBEDZ) Dependent Special District under the powers vested in the Board under Chapter 125, Florida Statutes, Chapter 189, Florida Statutes and section 200.065(1), Florida Statutes; and

WHEREAS, the Board approved Ordinance No. 2013-08, establishing the NBEDZ as the county's authorized agent for negotiating and executing contracts for the private sale or private lease of county-owned land within the boundaries of the Spaceport Commerce Park; and

WHEREAS, the NBEDZ board of directors, at its meeting held on January 13, 2017, and in accordance with Ordinance No. 2013-08, approved a purchase offer from the company known as Project "Slimer" for a six (6) acre lot within the Spaceport Commerce Park, said offer valued at the price of \$25,000.00 per acre; and

WHEREAS, the NBEDZ believes that this project, with its stated plan to build a new 12,000 sq. ft. facility upon the lot and add new jobs will further assist in the economic revival of an area adversely impacted by the end of NASA's Space Shuttle program; and

WHEREAS, the NBEDZ further believes that inducing this project through the sale of an industrially-zoned lot will aid in the future development of the additional lots in the Spaceport Commerce Park by evidencing the viability of this site location.

NOW, THEREFORE BE IT RESOLVED, THAT THE BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA does hereby agree to sell a six (6) acre parcel located in the Spaceport Commerce Park to the company referenced by the Economic Development Commission of Florida's Space Coast as Project "Slimer," at the price of \$25,000.00 per acre, and further, to empower its chairman to execute all necessary documents related to this real estate transaction.

DONE, ORDERED, and ADOPTED, in regular session, this 7 day of FEB., 2017.

ATTEST:



Scott Ellis, Clerk

BOARD OF COUNTY COMMISSIONERS
OF BREVARD COUNTY, FLORIDA



Curt Smith, Chairman

As approved by the Board on 2/7/17

Exhibit "A"

