

**NORTH BREVARD ECONOMIC DEVELOPMENT ZONE (NBEDZ)  
SPECIAL DISTRICT BOARD MINUTES**

April 12, 2013 @ 8:30 a.m.  
Parrish Health Village West/Heritage Hall  
931 N. Washington Avenue  
Titusville, Florida 32780

**Board Members:**

In Attendance: Dan Aton, John Beasley, Micah Loyd, George Mikitarian, Donn Mount, Stan Retz, and Louis Sanders

Absent: Brenda Fettrow and Robert Jordan

**Call to Order:** Meeting was called to order at 8:40 a.m. by George Mikitarian, Chair.

**I. Pledge of Allegiance:**

George Mikitarian, Chair led the assembly in the Pledge of Allegiance.

**II. Review and Approval of Board Minutes:**

Motion by Donn Mount, seconded by Dan Aton, to approve the NBEDZ Meeting Minutes of February 4, 2013, and March 8, 2013. Motion carried and ordered unanimously.

**IV. Discussion and Direction:**

B. Greg Weiner, CEcD, Space Coast Economic Development Commission (EDC) Senior Director of Business Development, stated he is meeting with Ron Jones this morning at 9:30 a.m., to discuss the agreement and to be updated on the Rocket Crafters Project; they are not out of compliance, but still need to create 50 jobs, with an average wage of \$46,638, on or before December 31, 2013; the second payment is contingent upon them creating 100 additional jobs, with the same average wage on or before December 31, 2014; and they need to submit financial documentation in order to maintain employment and operate the business. He went on to say there is some funding NBEDZ is going to offset some of the ground lease payments to TICO, with those payments beginning approximately in four or five years; there will be no rent charged until there is Certificate of Occupancy (CO); and he advised that Mr. Jones will be inquiring about a building being provided.

#### **IV. Discussion and Direction (continued)**

Mark Ryan, City of Titusville City Manager, stated the city did not say it would be providing a building; and he clarified the city would be providing them with an opportunity to enter into a lease agreement for a building with a successful bidder. He mentioned Mr. Jones has signed the lease for an airport terminal so his lead team can start arriving.

Mr. Weiner suggested Troy Post, NBEDZ Executive Director, identify site areas where projects could be placed, because money alone will not work; and stated there are some things he is exploring and he is planning to share those ideas with Mr. Post when he receives the attorney's answer. He mentioned that he did hear back from the French company about Project Rev; stated Brevard County is still under consideration; but they have put off their decision internally about whether to fold on the project in two or three months.

#### **III. Troy Post, CEcD, NBEDZ Executive Director Report:**

- A. Troy Post, CEcD, NBEDZ Executive Director, stated it is an honor for him to be employed by Brevard County; he has met with most of the members of the North Brevard Economic Development Zone (NBEDZ) Board; he thinks Brevard County has something that bodes well economically; he expressed his thanks to the NBEDZ Board for giving him the opportunity to serve Brevard County; and he advised he will be providing a monthly summary of activities that he has been involved with. He stated he was able to participate in the 29<sup>th</sup> National Space Symposium; it was a great experience for him and it helped him to be plugged-in to the space industry; he was able to distribute a marketing flyer about the NBEDZ to bring awareness to the program; he met with representatives from several local companies; and the Space Coast (EDC) did a very good job supporting the NBEDZ. He added, he met Wayne Rogers, with Gold Tones, and Byran Scott, with Barn Light; they are two local businesses that have thrived in recent years; and stated he is hopeful to network with the NBEDZ's existing businesses over the next few months to determine any needs or red flags. He advised he attended a joint meeting between officials with the City of Titusville and the Space Coast EDC on the submission of an industrial site for a prospective site, needing 50-plus acres and significant job creation.
  
- B. Mr. Post stated in the upcoming months he will be meeting with existing local businesses and industry companies to discuss any needs they may have to expand, and creating a property database to be accessed via the NBEDZ's website [www.nbedz.com](http://www.nbedz.com) of existing, available property in the NBEDZ, distinguishing retail from non-retail, office, and industrial sites having no environmental issues. He stated he will be preparing an Economic Assessment Report for distribution to existing companies; website contents will be analyzed to determine any changes/additions that may be required to create a public relations marketing

**III. Troy Post, CEcD, NBEDZ Executive Director Report: (continued)**

campaign to highlight activity within the area to be distributed electronically three or four times a year to prospects and citizenry groups within the community; and to create a blog entry on NBEDZ and the Greater Titusville Renaissance website at [www.greatertitusville.com](http://www.greatertitusville.com), containing key demographic stats. He stated he likes the NBEDZ Mission Statement having key words of facilitating economic development to create and secure jobs.

Stockton Whitten, Deputy County Manager, advised the NBEDZ Board that it will need to go back to the Board of County Commissioners (BOCC) and provide an Annual Report of activities; a service agreement provides utilization of all County services; and budget development begins in May.

**IV. Discussion and Direction: (continued)**

- A. Stockton Whitten, Deputy County Manager, stated the NBEDZ Board has the responsibility of the Spaceport Commerce Park (SCP); he introduced Eden Bentley, Deputy County Attorney; and he provided the NBEDZ Board with handout of a PowerPoint Presentation of the conceptual plan for lot design of the SCP. He pointed out the 5.85 acres parcel for Cartridge Source of America, located south of Armstrong Drive on Schirra Court; stated that parcel was sold six to eight years ago and it was not developed; and is an important piece to reacquire when NBEDZ dollars are available.

Commissioner Fisher inquired if speculated land could be purchased. Ms. Bentley responded various provisions had been put in contracts throughout the years; she explained that some contracts required a building permit and CO in 18 months, and a reverter for if there is nothing built on the property; the parcel in question must not have a reverter in place, or the County would have been given the property back; and in the past, she is aware of the County going to get a property back.

Ms. Bentley stated the SCP is County-owned and the County is typically bound to go out for bids to sell property; the Special Act of 1982, removed going out to bid from the SCP; and the NBEDZ will need to go before the BOCC to get final approval of contracts. She stated deed restrictions were established in 1982 and 1983 when the property was first platted because there were a lot of criteria within the deed restrictions that normally are in the Land Development Code; in 2011, deed restrictions were amended because the County's restrictions and the City of Titusville's Code had a double-review process; various specific uses were added, such as high-tech and light industrial; there are some accessory uses allowed such as Conditional Use for childcare and servicing the space industry; setbacks and building criteria were removed; and they are now using the City of Titusville's Code instead of having deed restrictions to streamline the process.

Micah Loyd inquired if the claw back clause in 2010 is two years. Ms. Bentley responded it needs to be checked into.

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**IV. Discussion and Direction: (continued)**

Ms. Bentley stated Brownfield was designated in 2011, and has potential for tax incentives; the authorization has been transferred to the NBEDZ to manage the SCP; the last closing was in 2010; and she plans to meet with the City of Titusville for its provisions in development regulation.

Commissioner Fisher stated a spec-building needs to be explored.

Troy Post, CEcD, NBEDZ Executive Director, stated he will bring scenarios for a spec-building to the next NBEDZ Board meeting.

Mark Ryan, City of Titusville City Manager, stated he will commit on behalf of the City of Titusville \$100,000 out of its earmarked \$200,000 Economic Development Fund towards a spec-building.

**V. Other Business:**

A. Troy Post, CEcD, NBEDZ Executive Director, stated he received an email from Michael Powell, Executive Director of Titusville-Cocoa Airport Authority (TICO), requesting a resolution or support letter from the NBEDZ Board to keep its air traffic control tower open during the federal sequestration.

Louis Sanders absence is noted at 9:45 a.m.

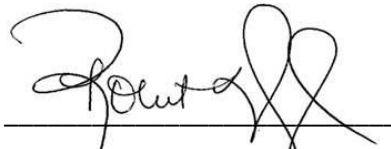
Motion by Donn Mount, seconded by Micah Loyd, to approve the NBEDZ Executive Director to draft a resolution or a support letter to keep the TICO air traffic control tower opened during the federal sequestration at TICO. Motion carried and ordered unanimously.

Louis Sanders presence is noted at 9:50 a.m.

**VI. Public Comments:**

**VII. Adjournment:**

By consensus of the Board, the meeting adjourned at 10:06 a.m.



Robert Jordan, CM, Secretary

Approved by the Board May 10, 2013.