

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

October 8, 2021 @ 8:30 a.m.
Statham Park
7101 U.S. Highway 1
Titusville, Florida 32780

Board Members:

In Attendance: Dan Aton, Rodney Honeycutt, Donn Mount, and Stan Retz

Telephone: Dr. Brenda Fettrow and George Mikitarian

Absent: Micah Loyd, Al Matroni, and Louis Sanders

Call to Order: Meeting was called to order at 8:39 a.m. by Donn Mount, Treasurer

Pledge of Allegiance: Donn Mount, Treasurer

Troy Post, CEcD, CBE, NBEDZ Executive Director, advised there is not a quorum until George Mikitarian could make it to the meeting; and he asked if the Zone board wanted to wait or add the items to the next meeting.

After a short discussion, the Zone board decided to wait for Mr. Mikitarian.

Mr. Post mentioned there was one project on the agenda that was stricken under Old Business; it was a project that was approved about two years ago, called Project Petro, that is a blighted, brownfield site on Garden Street; the developers of that are now talking to another group that would come in and acquire the property from them and do the redevelopment project; but that would be conditioned upon the Zone board approving an assignment of the incentive provision to that new group. He expects next month to have some more information and bring a formal letter request to the Zone board; and that is why it was stricken.

Abigail Jorandby, Assistant County Attorney, stated the Zone board could not take any action until there is a quorum; and those items will need to be postponed until Mr. Mikitarian arrives.

II. Report on Expenditures to Budget

Troy Post, CEcD, CBE, NBEDZ Executive Director, mentioned there is no vote needed for the report on the expenditures to the budget; he stated the report is pretty close to the end of the fiscal year report; there will be a period of time where there will be some final postings that will belong to the last fiscal year; there were a few grant disbursements that did not make it out by the end of the fiscal year; and those will be carried over to the next fiscal year.

III. Staff and Partnership Reports/Updates

North Brevard Economic Development Zone Executive Director Report

Troy Post, CEcD, CBE, NBEDZ Executive Director, stated he met with the Spaceport Commerce Park (SCP) tenant group to talk; one of the items was the Tree Ordinance, which has been adopted; they were able to adopt something that, from a commercial point of view, was not too bad, although different from the last Ordinance; some of the main discussions had with the City

Council and Planning and Zoning have been about what type of tree canopy would have to be preserved, incentives that were adopted to make it easier for the developers to consider the mitigation costs, the types of trees in SCP, as the new Ordinance defines the size and types of trees, and the food trucks; the food truck idea was well-received; and the first food truck should be October 20. He added he met with Kevin Daughtery, TICO Airport Authority Executive Director, and spoke about the Eastern Florida State College (EFSC) plans and needs of their aviation program, as he thinks NBEDZ could play a role in that; and they are needing a facility for classroom instruction as well as the ability for hands-on instruction.

Mr. Daughtery stated it was a good meeting and there will be another meeting in a month or so; and he felt it went well.

Donn Mount asked if it was involving Valiant Air Command (VAC).

Mr. Daughtery replied that is the area they are looking at for a possible location.

Mr. Post stated he had a chance to do a MeetUp webinar which he felt was important because before the pandemic, there was a group that would meet periodically on a social media platform to talk about what some of the entrepreneurs are doing in the area; they are hoping to begin meeting regularly again; he mentioned his new projects coordinator would manage this activity; he is hoping to have the new staff person by the next meeting; he met with Larry Graham of Orange Plumbing to discuss a brownfield site on SR 405 that he has been working on for a new headquarters for his company; and it is likely that he may need to come to the Zone board for assistance. He added he also went to the budget hearing and NBEDZ funding was approved for the next year; there are nine projects he is working on; he hopes to revive the Lean Six Sigma (LSS) project that involves job tracking on economic development projects throughout the County and will seek participation of Titusville, Cocoa, and Rockledge; and he shared a graph that showed where workers in Brevard County are living.

Dan Aton stated at the SCP meeting there was discussion about the new signs at the park, and he asked if there were any updates.

Mr. Post replied he has an Item on the Agenda for the Brevard County Commission meeting on October 26; there has been discussion of changing the covenants at SCP and he spoke with Christi Schverak, Assistant County Attorney, and decided to go ahead with the resolution to do the name change and allow the covenants to be changed as to the name only; over time the covenants can be reviewed and changed as needed; he wants to check with the City of Titusville about the Police Department property to see if there is a way to keep their electronic sign and use it for SCP; and he thinks that would be the ideal solution.

Mr. Aton mentioned someone would have to be in charge of programming and updating the sign; and there are many tenants in SCP, and now with the food trucks, he felt that would be helpful.

Mr. Post remarked that is what he will try to get for the park; but he will have to research to find out the cost.

Mr. Aton inquired since that is marketing, could the SCP funds be used for that.

Mr. Post replied that is correct; and stated there is close to \$1 million in that fund.

Mr. Mount asked if there was a need to put a sign on SR 407.

Mr. Post replied there was talk about putting one at the entrance to Shepard Drive from SR 407; and it would be a monument sign, not electronic.

Mr. Aton asked if there was a reserved easement on that corner.

Mr. Post replied there was not a reserved easement.

Mr. Aton mentioned that might be an idea to reserve easements for signage.

City of Titusville

Scott Larese, City Manager, City of Titusville, stated there is a low-impact development first reading scheduled for Tuesday; he thinks the Council is in agreement that a decision needs to be made whether it is mandatory or incentivized; also, the Titusville Mall redevelopment comprehensive plan adjustment, with three ordinances associated with it; and there are discussions with WAWA about putting a store up on the South end of town as well as Publix; and permits were issued for the new sewer pipe line being installed in the south part of town. He added that, with Commissioner Pritchett's help, they are trying to get South Street from the water tower to Highway 50 changed to four lanes, as it is really needed; and the funding continues for the bicycle trail to go from the current east side of Parrish Park out to the pay station for Playalinda Beach; and hopefully construction will begin in the next couple of years.

Kevin Daughtery, TICO Airport Authority Executive Director, stated recently, they leased one of the big hangars to a Stucco company that wants to move their location to the airport; there is interest in leasing a corner building on TICO Road; they will be adding a building soon; there has been much interest in parcels within the airport property; and there may be a new fire station soon.

Dan Diesel, City of Titusville Mayor, thanked Rita Pritchett, County Commissioner, for representing Titusville at the Commission meetings; and he is very appreciative.

Commissioner Pritchett thanked him for the kind words; she mentioned that the area of State Road 524 is growing and there is talk of a Chick-fil-A and a Cracker Barrel going in there; and she knows that much of what is happening in the North Brevard area is because of the Zone Board being responsible with the NBEDZ funding.

V. New Business

Troy Post, CEcD, CBE, NBEDZ Executive Director, stated there is a proposal to purchase lot number nine to build an 11,000 square foot building on Armstrong Drive in the Spaceport Commerce Park (SCP); the offer is for \$45,000 per acre for approximately four acres; and this is not an incentive purchase.

*George Mikitarian is noted as present at 9:23 A.M.

Dan Aton asked, for comparison, what lot number 10 sold for.

Mr. Post replied \$37,000 per acre.

Motion by Rodney Honeycutt, seconded by Dan Aton, to approve the purchase of lot number nine at SCP for \$45,000 per acre. Motion carried and ordered unanimously.

I. Approval of Agenda

Motion by Stan Retz, seconded by Dan Aton, to approve the agenda as presented. Motion carried and ordered unanimously.

Approval of Minutes

Motion by Stan Retz, seconded by Dan Aton, to approve the minutes from August and September 2021, as presented. Motion carried and ordered unanimously.

V. New Business (continued)

Troy Post, CEcD, CBE, NBEDZ Executive Director, stated he is submitting for the Zone board's approval, an application for assistance from Valiant Air Command, Inc.; they are planning to build an Event Center for approximately \$2 million with a long-term ground lease; NBEDZ could fund about \$400,000, with a reimbursement, as a strategic initiative under the mechanism of tourism development; there would not be a requirement of jobs; and this is airport-owned property, so they will not be able to purchase the property. He added that they would have to negotiate with the Airport Authority; there are not any detailed architectural or engineers plans as of yet; any approval will need to be conditioned upon getting detailed drawings and cost estimates; they will need to make an application to the Tourism Development Council; and no other funding has been secured at this point. He continued by highlighting certain parts of the application; he mentioned there is really not an event center in North Brevard that is comparable to what is being proposed; and it is possible that it could generate a significant number of room nights for the area, keep more events in the North Brevard area, and increase local spending.

Dan Aton mentioned his concern was whether or not they would be consulting with an event center builder or planner to make sure the building is catered to an event center, making sure it has all the components of a good event center; and he feels this is needed in North Brevard.

Rodney Honeycutt stated he thinks the space is needed; his concern is that it reminds him of the Police Hall of Fame's request for an incentive package from NBEDZ and the Zone board turned tabled that decision; and he wants to make sure the Zone board is consistent with its responses.

Mr. Post remarked that the Police Hall of Fame's request has not been ruled-out completely; he thinks the Zone board was not on board with the eternal flame part, but was okay with the expansion part; he will go back and review his notes on that; and if the Zone board did not vote on this today, it will be brought back after he has a chance to get some questions answered.

VI. Old Business

Troy Post, CEcD, CBE, NBEDZ Executive Director, stated for the Project Fuel incentive agreement, the business has closed on the old Eckler's building; NBEDZ is helping to incentivize the purchase and remodeling, up to \$500,000; they have accepted the agreement and it needs the Zone board approval; it is supposed to generate up to 100 jobs, which will be tied to a clawback; and the main building, number two, would need a Certificate of Occupancy, and building five would need to be demolished in order to receive the first \$250,000. He added the new building five would need to be built, and building four would need to be renovated to receive the second \$250,000; there is one change in the agreement which is to provide proof that building five has been demolished; and he reviewed the job tracking form and the potential for clawback.

Motion by Dan Aton, seconded by Stan Retz, to approve the incentive agreement for Project Fuel as presented, with the inclusion of the change as discussed. Motion carried and ordered unanimously.

Mr. Post stated the incentive agreement for Project Mims Industrial needs approval "as to form"; and there are job related clawbacks involved.

Motion by Dan Aton, seconded by Rodney Honeycutt, to approve the incentive agreement for Project Mims Industrial as presented. Motion carried and ordered unanimously.

Mr. Post stated he had a quote for the gate installations at Spaceport Commerce Park; he reported that the signs referencing the security cameras have been posted; he mentioned there was talk about creating a berm for each access site and the cost was high, and there was concern that it could create a drainage problem; and he received a quote from Secure Fencing for \$4,800 for two gates.

Mr. Aton mentioned using bollards if no access is needed, as a fence chain can be cut to achieve access; and using a concrete bollard would not allow access to vehicles.

Donn Mount suggested a guard rail could be used.

Mr. Post remarked he could get a quote for the bollards and guard rails as well and bring that back for the next meeting.

Upon consensus, the meeting adjourned at 10:03 a.m.



Donn Mount, Secretary/Treasurer

Approved on November 5, 2021