

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

February 13, 2015 @ 8:30 a.m.
Parrish Health Village West/Heritage Hall
931 N. Washington Avenue
Titusville, Florida 32780

Board Members:

In Attendance: Dan Aton, Paula Cardwell, Robert Jordan, George Mikitarian, Donn Mount, Stan Retz, and Louis Sanders

Telephone: Brenda Fettrow

Absent: Micah Loyd

Call to Order: Meeting was called to order at 8:30 a.m. by George Mikitarian, Chairman.

Pledge of Allegiance: George Mikitarian, Chairman, led the assembly in the Pledge of Allegiance.

I. Approval of Agenda:

Motion by Robert Jordan, Secretary/Treasurer, seconded by Stan Retz, to approve the Agenda as presented. Motion carried and ordered unanimously.

II. Review and Approval of Board Minutes:

Motion by Stan Retz, seconded by Robert Jordan, Secretary/Treasurer, to approve the meeting minutes of January 9, 2015. Motion carried and ordered unanimously.

III. Financial Report:

Robert Jordan, Secretary/Treasurer, stated line item number 63 is for office equipment and furniture showing the cost of replacing a 2007 laptop for \$1,679; line item number 69 is for capital outlay showing \$990,000 for the spec-building and land clearing; and line item number 76 is for grants and aids with \$550,000, that is for giving a grant to Projects like North American Surveillance Systems, Inc. (NASS), but NASS has not done the things needed to be done before receiving their funds.

Motion by Dan Aton, seconded by Donn Mount, to approve the financial report provided by Secretary/Treasurer Jordan. Motion carried and ordered unanimously.

IV. Staff and Partnership Reports:

a. NBEDZ Executive Director Report

Troy Post, CECD, NBEDZ Executive Director, stated he participated in the 2015 International Council of Shopping Centers (ICSC) West Florida Idea Exchange

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with Central Florida real estate brokers and retailers; he joined AG Development in meeting with tenants on the Titus Landing Project; and he spoke with listing agents about select commercial buildings on Cheney Highway for prospects of space at the former Eckerd and Kmart buildings. He met with Port Canaveral Alberto Cabrera, Business Development Director, Clyde Mathis, Cargo and Logistics Director, and Rodger Rees, Deputy Executive Director, to discuss the Zone's assistance for distribution sector firms considering the new Flagler Logistics Center, and to discuss the Zone's possible participation with the Port in the 3PL Summit in Chicago in June. He advised he engaged in lease negotiations with the Davis' who are the property owners of the former bank building in downtown Titusville, for the Cowork Space Project; it is likely going to be named The Vault; he is now assembling quotes from vendors for necessary tenant improvements; he toured a similar cowork space concept in Orlando called CoLab Orlando; and he toured the Orange County Library System Melrose Center, a limited work space and "fab lab" for entrepreneurs. He stated there is a lot of stuff in the works right now with prospect tracking that could necessitate a special meeting prior to March's meeting date; if the prospect does not move faster than that, that could be the focus of the March meeting; he also has been talking to a company that is located in another area of the County, if this company does come about to do the project they are talking about, it would be in the Zone's best interest to ensure it works well with the other municipality that is involved so it understands that this is not a project that the Zone seeks; this company has approached the Zone because there is a particular piece of land that happens to be available that meets the specification; this company is looking at some other areas outside of Brevard County; and it could involve some minor assistance help from the Zone. He mentioned talking with Nick Mayhew, General Manager of Bristow Academy, and Michael Powell, CEO of Tico Airport Authority, about some things that will need to be done over time; it may not necessarily involve Zone dollars, but it could involve some staff time to help TICO Airport and Bristow Academy for some federal funding opportunities that could exist; the Airport is not a place where they can hold a title to real estate, so some of the improvements put into the facility is needing balance between what the company can do, and what some other public entity can do to help accomplish that. He met with the Space Coast Economic Development Commission (SEDC) Executive Committee; the attempt now is to seek input on what role it should have on local economic development activities; he thought the meeting was good in terms of the Committee trying to find a way to fit in, and not trying to compete against the other groups that are in the area; it is important for the Zone to have a well-functioning SCDC and Economic Development Commission (EDC); the Zone has been asked to be a part of the process; and being a part of the conversation is appreciated. He stated he met with the regions Small Business Development consortium folks for local networking; they have some things they would like to do further in the north area and have tried doing some things in the past, but that had not turned out overly successful; they are hopeful now with some focus through the Greater Titusville Renaissance (GTR) that there might be better attendance of some of the events they stage; and they exist as a training arm for entrepreneurship, but they also are a pathway to some of the federal programs that are available through Small Business Administration (SBA). He talked about Stockton Whitten, County Manager, having a new initiative for Department Director meetings bi-weekly; he expressed his appreciation to Mr. Whitten for allowing him to be a part of that interaction with all

of the Directors; and it is a great networking opportunity. He noted he attended the International Economic Development Council (IEDC) Leadership Summit in Palm Beach County on January 25-26, an economic development practitioner's event for maintaining his accreditation as a Certified Economic Developer (CEcD). He stated he met with each Zone board member for one on one meetings; he expressed his appreciation to the Zone for its willingness to meet with him individually; the feedback was good; it gave him some ideas of things that he would like to try working on; and he shared with them some initial things the Zone had discussed when he first came onboard. He stated there is still some progress to make in some areas; he thinks with some of things going on now with the Mall Project and EDC prospects, the Zone could have a very good year; and he expressed his thanks to the Zone for all of its support given to him.

b. GTR Executive Director Report

Cathy Musselman, Greater Titusville Renaissance Executive Director, stated the Miracle City Mall demolition party was a great event; she worked with Holly Woolsey and Marcia Gaedcke coordinating the event; it was promoted through social media; it went well and a couple of thousand dollars were raised from the raffle ticket sales; and she has received a lot of positive comments on GTR's Facebook page about the event. She stated in business development she meets with Troy Post, CEcD, NBEDZ Executive Director, and Dan Aton, GTR Board Member, on a monthly basis to discuss items that GTR is working on in conjunction with the Zone; she is working on what the program will be at The Vault; she has taken over the Titusville Entrepreneur Clubhouse that Mr. Post had started; the format has changed; it was a successful meeting last month; and there are now 40 members who are a part of that group.

V. Discussion and Direction:

Troy Post, CEcD, NBEDZ Executive Director, advised the Zone that in November he received an application from Space Coast Area Transit (SCAT) for assistance; he is not making a recommendation or asking for a vote, but there are some questions for SCAT; and they will likely be in attendance at next month's meeting for response, if March's agenda allows for such, because there are some things moving into queue that is needing attention. He asked the Zone for any questions so they are recorded and for SCAT to know, so they can appropriately respond. He went on to say the application is asking for assistance to help with the establishment of an experimental bus route that would go from Titusville to the University of Central Florida (UCF) campus in Orange County; he stated there is currently not a transit line that runs between the two counties; for several years SCAT had requests from riders to establish such a line, they looked at one that would run from Melbourne to Orlando and one that would run from Cocoa to Orlando; the one that seems to be getting the most feedback, in terms of projected ridership is from Eastern Florida State College to UCF; shown on the last page of the application are the survey results showing ridership projections; and shown first is Alternative 1 – Eastern Florida State College to UCF of 66,287 projected riders. He stated SCAT made an application to a State entity for funding; the State responded with willingness to do half of the funding to do an experimental route, which would run for one year August 2015 – 2016; during that time SCAT will survey its ridership to determine if they are riding for work, pleasure, or school; and they have ability to track a host of different levels. He added, in the application it was stated that the preferred route is

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Titusville to UCF; SCAT talked with the Mall Project individuals about making the eastern terminus being at Titus Landing and making the western terminus being at UCF campus; one question would be is it talking away from potential shopping in Titusville for shopping in Orlando; but another connection would have to be made by the riders to where the retail is because the stop is only at UCF. He stated SCAT was able to get the State funding for half and is now looking for the other half to be funded that is approximately \$82,000; it would be a one-time grant; some questions initially he put forth to SCAT is that if the Zone does this, the direct economic benefit has to be tracked, and the capital investment generated would be looked at; the survey information that SCAT is able to provide could also be used to tracked for ridership use, but could be a difficult measure; and for that reason there needs to be a level of comfort on that before bringing it back with some type of recommended action. He stated where this fits in the Zone's current budget and what program it would fit under is in the Strategic Initiatives of the Economic Development Plan; it has set programs that were adopted by the City of Titusville and by Brevard County for the Zone to operate in; but it also allows the Zone's flexibility due to uniqueness of projects.

Brenda Fettrow, Vice Chair, absence is noted at 8:50 a.m.

Mr. Post asked the Zone board for its input and for questions to provide information to SCAT.

Paula Cardwell inquired what the this route from North Brevard over to Orlando is efficiency forecast going to be, as far as revenue and operation costs; how many people are along that route; where does this fits into SCAT's 2035 forecasted projection; and why is it being moved ahead.

Stan Retz inquired why they will not have stops in Bithlo and Christmas with SCAT trying to bring those people over to north Brevard.

Paula Cardwell inquired if the Zone would have someone from SCAT to actually come to a meeting.

George Mikitarian inquired if there has been a financial request made.

Mayor Jim Tulley inquired if there are any concerns in competition with who provides similar service in Orange County, not wanting Brevard County buses going over to their turf and vice versa.

George Mikitarian inquired why Eastern Florida State College and UCF are not funding this.

Dan Aton inquired how to control Bithlo and Christmas people from using this only for transportation to UCF; how would the people be controlled if going the other direction only; would that interfere with the grant if stopping only at Bithlo; and what is the purpose of getting East Orlando people to Titusville.

Paul Cardwell inquired why the Board of County Commissioners have not helped to fund this.

Louis Sanders inquired if the same amount of money is wanted next year.

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Paula Cardwell inquired if the number of students in research is going to UCF; and what the extent of funding is.

Mr. Post stated he is not making a recommendation one way or the other; but he is bound to present any formal application presented to him to the Zone board.

VI. Business Items:

New Business:

Old Business:

Troy Post, CEcD, NBEDZ Executive Director, stated in July 2012 the Zone retained Robert Nabors, P.A., for legal services provided for the creation of the Zone; he provided the Zone board with a listed invoice of services; Nabors, Giblin & Nickerson, Attorneys at Law, agreed to provide services, but also agreed to wait until the Zone reached a position of having adequate cash flow to fund the different types of service fees for multiple years of rendered services; and he is requesting for the Zone board to approve \$29,800.44. He added, line item number 25 of the financial report is for other contracted services showing payment for the legal services.

Scott Knox, County Attorney, advised the Zone board that he reviewed the bills and the amount of time charged for services is reasonable; and \$32,000 was given as community contribution; and he recommended paying the payment for services rendered amount.

Motion by Donn Mount, seconded by Paula Cardwell, to approve payment of \$29,800.44 to Nabors, Giblin & Nickerson, Attorneys at Law, for services rendered to the North Brevard Economic Development Zone for help of the creation of the Zone and for help of the Mall Project; and to acknowledge Nabors, Giblin & Nickerson for its contribution of \$32,000 to the community. Motion carried and ordered unanimously.

Public Comments:

Upon consensus, the meeting adjourned at 9:28 a.m.



Robert Jordan, CM, Secretary/Treasurer

Approved by the Board on March 13, 2015