

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

February 14, 2014 @ 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, Micah Loyd, George Mikitarian, Donn Mount, Stan Retz, and Louis Sanders

Telephone: Brenda Fettrow

**Call to Order:** Meeting was called to order at 8:33 a.m. by Robert Jordan, Secretary.

**Pledge of Allegiance:** Robert Jordan, Secretary, led the assembly in the Pledge of Allegiance.

**I. Approval of Agenda**

Motion by Donn Mount, seconded by Stan Retz, to approve the Agenda as presented. Motion carried and ordered.

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

Motion by Donn Mount, seconded by Stan Retz, to approve the NBEDZ Meeting Minutes of December 13, 2013. Motion carried and ordered unanimously.

Motion by Donn Mount, seconded by Stan Retz, to approve the NBEDZ Meeting Minutes of January 10, 2014. Motion carried and ordered unanimously.

**III. Financial Review:**

Troy Post, CEcD, NBEDZ Executive Director, provided the 1<sup>st</sup> Quarter Summary; and stated each quarter he will provide the financial summary printout from the County's Systems Applications and Products (SAP) software. He highlighted the adopted budget and the actual columns; stated that is the arrangement through a County interagency note provided to the Zone until getting the bulk of revenues from the Florida Power and Light plant; the amount paid each year is \$4,200; next year, the Zone will have the wherewithal to payoff that indebtedness; and the balance forward amount of that interagency note is \$158,311 that was not expended last year. He advised the City of Titusville is interested in creating two funds; one fund that would track expenditures of money that comes out of the revenue stream from the City; and the second would be to track expenditures of money that comes from the County. He went on to say the items coming out of the City fund would be for contracted services under the operational expenses, and other kinds of program activities; and stated no funds have been expended for the Incentive Program, but will be forthcoming. He advised the bulk of

revenue will come from the County because that is where the FPL plant is located; the amount that comes from the City will be small, percentagewise on the overall budget; and he is hopeful that over time that will increase once the Mall Project is finished and the Zone receives an increase of revenue based upon the increased evaluation of that site, and future projects contributing to the tax roll within the City.

Motion by Micah Loyd, seconded by Dan Aton, to approve the 1<sup>st</sup> Quarter Financial Summary. Motion carried and ordered unanimously.

George Mikitarian's presence is noted at 8:42 a.m.

**IV. Executive Director Report:**

Troy Post, CEcD, NBEDZ Executive Director, advised the new date for the Ecklers' Distribution Center groundbreaking is March 6<sup>th</sup>; and he announced that Project Sight is the North American Surveillance Systems (NASS) and the groundbreaking is February 27<sup>th</sup> at Titusville-Cocoa Airport. He stated he met with Michael Judith an entrepreneur and venture capitalist and Lisa Rice, Brevard Career Source, regarding the creation of a capital access program for local entrepreneurs; and micro-loans grant funds are needed to assist with start-up needs. He advised he finished the draft of the business incubator feasibility study that will be reviewed by groups of officials from the City of Titusville; he is continuing to work with Brazilian contacts to help identify companies in the area for distribution channels; and Woodgrain Distribution at Spaceport Commerce Park (SCP) imports raw materials and products from Brazil. He stated on February 5<sup>th</sup> he attended the Joint Port meeting between Orlando International Airport Authority and Canaveral Port Authority for statistical information on economic impact of each region; he is continuing to meet with Joan Junkala, City of Cocoa Economic Development Specialist, Greg Weiner, CEcD, Economic Development Commission (EDC) of Florida's Space Coast Senior Director of Business Development, and Julie Roslin, Manager of Business Development, EDC of Florida's Space Coast, regarding possible development of an industrial area in the southern industrial area of the Zone. He provided a prospect tracking guide of Project name or code generated by type, company profile, follow-up activities, and status of the project.

Brenda Fettrow's absence is noted at 8:48 a.m.

Mr. Post advised that Rodney Honeycutt will be providing his quote for scope of work of the conceptual plans for findings on the four lots at Spaceport Commerce Park at the March 14<sup>th</sup> meeting.

**V. Discussion and Direction:**

Troy Post, CEcD, NBEDZ Executive Director, advised the concept that Space Florida has about trying to provide an opportunity for commercial aerospace companies to utilize a launch facility on lands controlled by NASA, but is outside of some of the regulations that govern how things can take place inside the space center; to determine feasibility there are a lot of processes that has to be gone through; the conduct of an Environment Impact Study (EIS) is unknown at this time; and input and collaborations received from environmental and community stakeholders is needed for such an evaluation. He advised he drafted a memorandum to the Department of the Interior (DOI) for support of

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commercial space exploration; and the deadline to submit any comments supporting the EIS from the community is February 21<sup>st</sup>. He added, the winter 2014 North Brevard Business Review newsletter is now available.

Paula Cardwell expressed her appreciation for the work that went into the drafted DOI memorandum: stated that she believes it reverberates a great deal of desperation and that most of the jobs and economic development will be predominately Volusia County; the Zone definitely promotes commercial space exploration but does not endorse it; and she does not believe that the environmental impact issues surrounding the proposed Shuttle site can be mitigated. She went on to say that she thinks the Zone should look at what impact this has on the current economy in relation to the revenue that would be generated by the Space Coast Birding and Wildlife Festival with 70 percent of the attendees being from outside of Brevard County, and 54 percent of those attendees returning two or more times; the Federal Aviation Administration (FAA) has already approved and licensed eight commercial spaceports; and she inquired if Space Florida can compete with the market for Shiloh, and how long would it be before getting this. She advised Space Florida is not being forthcoming with potential partners; she questions the level of oversight regarding Space Florida because they have failed to explain to her how they are going to launch an orbiter and where it would land; and with the industry standards, she does not see the proposed site being within the minimum industry landing strip standard of 4,600 feet. She advised that she does know that Congressmen John Mica and Bill Posey are onboard with the DOI to have all the jobs be located in Brevard County.

Chairman Mikitarian inquired who is initiating the EIS. Mr. Post responded the FAA is conducting the EIS, but the application was initiated by Space Florida; and stated Space Florida is the entity that would be representing the arrangements made with National Aeronautics and Space Administration (NASA) at the Kennedy Space Center (KSC) landing facility, and using other buildings at that site for working out deals to lease building space to companies. Chairman Mikitarian inquired what the public commitment is of the EIS. Mr. Post replied he does not know the answer, because Space Florida will be working on that part of the issue raised; stated it is not a sealed deal; and it is a very involved process, which they could come back with a lot of issues that could mean that the deal is not going to go forward. He advised he cannot speak to each agency because it has to be consulted, but it runs through a gamut of regulatory bodies that would have to be weighed in, along with a public hearing for additional comments even after they complete the draft EIS; and the public will have plenty of opportunity to see what is being formed.

Ms. Cardwell advised for the Zone to work with NASA and DOI to lobby congress for help to get some of that land at Launch Pads 39-A, 39-B, and possibly 39-C; and make it an independent entity.

Chairman Mikitarian inquired if Ms. Cardwell is arguing to have a separate letter to modify the drafted letter. Ms. Cardwell responded no; stated she thinks the drafted letter is too aggressive; they should work with congress because they are the ones who will make the decision and give Launch Pad 39-A to DOI; and having all the jobs being located in Brevard County.

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Stan Retz advised he likes the idea of exploring Launch Pad 39-A; and stated he is concerned because there are droves of people opposed to Shiloh, because of all the environmental impacts, and the EIS has not been done yet.

Micah Loyd reminded the Zone of its Mission Statement; and he suggested not forgetting its purpose, and partnering for restoration of existing structures.

Motion by Robert Jordan, seconded by Donn Mount, to approve changing the word endorsement to support in paragraph one of the draft Letter of Support; approved adding the Zone fully supports the full utilization of the existing proven infrastructure, or site capability at Kennedy Space Center (KSC); and authorized the Chairman to execute the Letter of Support for Commercial Space Exploration to the Department of Interior expressing the Zone's support of the Environmental Impact Study (EIS). Motion ordered and carried unanimously.


**VI. Business Items:**

**Public Comments:**

Donn Mount stated he is selling tickets for the 8<sup>th</sup> Annual Chili Cook-Off sponsored by the Titusville Rotary Club, and it is being held at the Downtown Titusville Titus Nites Street Party.

**Adjournment:**

By consensus of the Board, the meeting adjourned at 9:45 a.m.

  
Robert Jordan, CM, Secretary

Approved by the Board March 14, 2014.