

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

September 9, 2016 @ 8:30 a.m.  
Parrish Health Village West/Heritage Hall  
931 N. Washington Avenue  
Titusville, Florida 32780

**Board Members:**

In Attendance: Dan Aton, Robert Jordan, Micah Loyd, Donn Mount, Stan Retz, and Louis Sanders

Absent: George Mikitarian and Paula Cardwell

Telephone: Brenda Fettrow

Call to Order: Meeting was called to order at 8:34 a.m. by Robert Jordan, Secretary/Treasurer.

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

**I. Approval of Agenda:**

Motion by Dan Aton, seconded by Donn Mount, to approve the Agenda as presented. Motion carried and ordered unanimously.

**II. Report on Expenditures to Budget:**

Robert Jordan, Secretary/Treasurer, stated the budget is tracking well.

Motion by Micah Loyd, seconded by Dan Aton, to approve the Budget as presented. Motion carried and ordered unanimously.

Stan Retz's presence is noted at 8:37 a.m.

**III. Staff and Partnership Reports:**

**NBEDZ Executive Director Report**

Troy Post, CEcD, CBE, NBEDZ Executive Director, stated he met with Richard Spratt, CEO of Ecklers Industries, about the company's growth plans over the new few years; the company is trying to acquire similar auto replacement parts firms in the upper northeast; and acquisition projects will result in the company searching for more facility space in the near future. He stated he attended the Reverse Trade Show, which provides a forum for vendors and companies seeking to interact with local government agencies, institutional partners like the Port and NASA, and service sector firms; and he joined Edyie McCall in meeting with Josh Becker, Boca Raton Brookside Realty Properties, about 13-acre commercial parcel located across from Sand Point Park to discuss potential development

options, as the parcel owner also holds title to the Searstown Mall property. He stated he attended the International Council of Shopping Centers (ICSC) at the Convention Center in Orange County; approximately 4,000 realtors, real estate development firms, and retailers were present; and the AG Development Group, which remains focused on securing leases for the smaller retail spaced at Titus Landing was also in attendance. He advised he participated in a roundtable discussion at East Central Florida Regional Planning Commission in Altamonte Springs to update the area's Comprehensive Economic Development Strategy (CEDs) for 2016-2017; and the CEDs is used when local jurisdictions apply for federal funding of economic development initiatives and infrastructure projects. He mentioned he is still working on the Lean Six Sigma project, focusing on improving the tracking and monitoring across various entities of County-approved incentives for economic development, and for making reporting more transparent; and he stated he is continuing to work on two grant applications, one from the Florida Department of Environmental Protection (FDEP) to possibly convert a 100-acre +/- former jail site into a light industrial park, and second for a resubmittal to the U.S. Department of Agriculture to help with the Wild Oceans/Wild Earth project.

**IV. Discussion and Direction:**

**V. Business Items**

**New Business: Project Signal**

Greg Weiner, CEcD, Senior Director Business Development at Economic Development Commission of Florida's Space Coast, stated most of the Zone board has been briefed; and the company does request confidentiality. He mentioned the Titusville Logistics Center (TLC) being vacant and the prospect company going into the location; there had been conversations from time to time about the possibility of a spec-building, but without properties deals may not be won; the reason this Project has taken so long is because when the Port put the TLC up it was thinking about warehouse and distribution, there is no air conditioning, the wiring is perfectly set in the middle of the building, and it has 30 foot space of shell space; and the EDC met with five different contractors to help the site selector of the company get through a heavy lift of figuring exactly what it would cost to make the space serviceable, which is quite a bit of money. He stated the deal is with an AAA foreign international aerospace firm, a very large company with footprints in half of a dozen different countries, and is a good addition to the community; there is commitment of 10 jobs and the wages are slightly over \$50,000; they will receive a small incentive from the State; and the Project could get significantly bigger pretty quick by having capital investment of \$2.5 million.

Troy Post, CEcD, CBE, NBEDZ Executive Director, stated he prepared two motions for the Zone board to consider to approve the incentive package for Project Signal, one to approve a resolution showing a commitment of \$10,000, enabling the company to participate in the Qualified Target Industry Tax Refund Program if it reached the 10 jobs goal, and two is to approve the remainder of incentive package for Project Signal which is a twofold type of deal.

Motion by Dan Aton, seconded by Donn Mount, to approve Resolution No. 2016-09-1, for Project Signal qualifying for \$10,000 and to participation in the Qualified Target Industry (QTI) program for creation of 10 jobs. Motion carried and ordered unanimously.

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Mr. Post disclosed that the Zone received an application from the client requesting confidentiality; and he stated the dollar amount is needed for the minutes.

Motion by Micah Loyd, seconded by Brenda Fettrow, to approve the incentive package for Project Signal, equal to the amount of a capital investment grant, based upon 70 percent of the General Fund property tax collected by the County for five years, and 40 percent of the General Fund property tax collected by the City of Titusville for ten years; to approve a grant based upon job creation activities for the creation of eight jobs, a sum of \$10,000, and for the creation of 10 jobs total; and for the creation of 15 jobs total at the sum of \$50,000. Motion carried and ordered unanimously.

### **Project North**

Mr. Post stated the Zone received an application for assistance from Project North, proposing to redevelop an existing blighted warehouse into a fabrication and distribution facility, and having a capital investment of approximately \$2.6 million; and they are asking for a grant of up to \$110,000.

Motion by Donn Mount, seconded by Dan Aton, to approve financial assistance in the form of a reimbursement grant up to \$110,000, for offsetting the costs in renovating the warehouse structures at 5130 and 5140 South Washington Avenue; and authorized the incentive to be site specific and requires the company to acquire the site, make the improvements, attain a Certificate of Occupancy (CO), and to operate the business as described in the North Brevard Economic Development Zone (NBEDZ) Application for Assistance for a one year period from the date of CO issuance. Motion carried and ordered.

### **Redevelopment Project Downtown Titusville**

Mr. Post stated Stephen Knox is present today representing Kutryb Eye Institute; an Application for Assistance has been provided and they did not request confidentiality; this Project involves an existing lot in downtown Titusville and is within the Community Redevelopment Agency (CRA) also; it is for a one acre lot proposing a medical office in a blighted area; and it will serve new and existing patients. He went on to say after purchasing the lot and working with the City of Titusville, it was discovered that the site has deficiencies such as the amount of parking needed, going underground with a stormwater retention system, water lines for the fire suppression system needed, hydrants, and landscaping; and he stated the request is for assistance to offset the expense of providing the needed items at approximately \$89,000, and in the form of a grant request. He added, this would be a performance-based type of reimbursement grant; he advised it is a good Project.

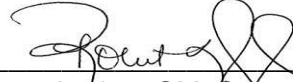
Micah Loyd disclosed the client is a past client of his; stated he is not under any contract; and he will be abstaining from any vote.

Motion by Donn Mount, seconded by Brenda Fettrow, to approve the redevelopment Project Downtown Titusville performance-based grant of \$89,000 for Kutryb Eye Institute, once obtaining the Certificate of Occupancy. Motion carried and ordered unanimously.

Mr. Loyd abstained from the vote; and he provided the Clerk with his Memorandum of Voting Conflict.

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Upon consensus, the meeting adjourned at 9:08 a.m.

A handwritten signature in black ink, appearing to read "Robert Jordan", written over a horizontal line.

Robert Jordan, CM, Secretary/Treasurer

Approved on January 13, 2017.