

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

July 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, Robert Jordan, Micah Loyd, George Mikitarian, Donn Mount, Stan Retz, and Louis Sanders

Absent: Brenda Fettrow and Alan Matroni

**Call to Order:** Meeting was called to order at 8:37 a.m. by Robert Jordan, Secretary.

**I. Pledge of Allegiance:**

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

**III. NBEDZ Executive Director Report:**

Troy Post, CEcD, NBEDZ Executive Director, provided the Board a handout of his 30-Day Activities Summary; stated the trip to Curitiba, Brazil was a good experience for all attendees; they met with several Brazilian business leaders who are interested in investment opportunities in the United States; there was a meeting held with JCR Administração e Participações Ltda., who is developing an industrial area around the port facility in Curitiba; and they expressed desires of partnering with a United States port, such as Port Canaveral. He highlighted being the guest of University Faculdade Educação Superior (FESP); he provided 12 slides to view as lessons taken from Curitiba; he added, JCR Administração e Participações Ltda. is visiting the area in late July; and he is arranging a meeting for them to attend and meet with John Walsh, CEO of Port Canaveral, to discuss desires of partnering with an American port. He mentioned a few weeks ago at the 'State of the Port' Address, Mr. Walsh had announced that he is pursuing the development of an inland port facility near the north end of Brevard County, in the Port St. John area, which directly impacts the Zone area.

Robert Jordan, Secretary, stated he traveled to Curitiba, Brazil, as a business person looking for business opportunities.

Stockton Whitten, Deputy County Manager, presence is noted, via the telephone.

Mr. Post stated AG Development Group has until September to close on the Mall property; the drafted report is completed for potential economic impacts of redeveloping the Miracle City Mall, using public dollars leveraged for Capital investment to buy the mall, and to make improvements; and they requested financial assistance from the Zone

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for use of certain infrastructure elements of the project, which requires approvals from the NBEDZ Board, the City of Titusville, and the Brevard County Board of Commissioners (BOCC). He added, the developer is trying to secure key anchor tenants; and the new signage posted has attracted local retail entrepreneurs. He stated he conducted a meeting regarding Spaceport Commerce Park (SCP) development of a conceptual plan with City and County officials; the previous environmental study determining issues and extent of mitigation required is over 12 years old; the presence of scrub jay may or may not be a factor anymore; if services are needed from a civil engineer, Rodney Honeycutt has familiarity with SCP, and was asked to provide a proposal; if the proposal is below a certain dollar amount, the Zone is allowed to enter into a contract without having to go through the Request for Proposals (RFP) process; and if the proposal is affordable, the development plan would be created for the spec-building on the best identified parcel. He added, he is continuing to network with local realtors and groups; and he has been talking with a manufacturing startup group who has given him their business plan to review; it is not determined whether the startup group is eligible for Zone dollars, but is a candidate for an existing building, if they find one they like. He stated he is continuing to work on building a database of available properties; the challenge is identifying sizeable tracts to accommodate large industrial manufacturing warehouse needs; and once tracts are identified, the data will be available online. He mentioned International Council of Shopping Centers (ICSC) event is in August; he will be attending the event to represent and promote the Zone, plus participating with the City of Titusville at its reserved booth; and the Miracle City Mall developer has plans to attend. He advised the City of Titusville has been working on the proposed University of Central Florida (UCF) incubator innovation project; he has been talking with UCF, as well; and a meeting is scheduled for late July, or early August for the next steps of the project.

Greg Weiner, CEcD, Space Coast Economic Development Commission (EDC) Senior Director of Business Development, stated he is expected to submit a spec-building site by July 22, 2013; and he inquired if there could be a quick walkthrough guarantee of when the start date would be. Mr. Post responded he will expedite it as quickly as he can; he stated based on the dollar amount, he may be able to authorize a preliminary environmental inquiry; and if that is the case, he will need to convene a meeting.

Stan Retz suggested setting the expenditure not to exceed a certain cost for environmental study.

Mr. Weiner pointed out shovel ready sites need to be identified.

Micah Loyd suggested Mr. Post meet with L.V. "Woody" Rice, City of Titusville City Engineer, and Mark Ryan, City of Titusville City Manager, to discuss shovel readiness. Mr. Post advised there have been meetings' discussing the creation of an overlay district to approve if a site needs maintenance or is shoveling ready. He stated Mr. Retz's suggestion is a good idea setting the expenditure; and if it exceeds the expenditure, it needs to come back to the NBEDZ Board for further authorization. Mr. Loyd recommended setting the expenditure at \$5,000.

Motion by Stan Retz, seconded by Donn Mount, to authorize expenditure not to exceed \$5,000 for preliminary environmental site assessment on cul-de-sac lot located in Spaceport Commerce Park. Motion carried and ordered unanimously.

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Mr. Loyd recommended inviting the civil engineer to attend the August 9, 2013, NBEDZ meeting.

George Mikitarian, Chair, inquired if the County uses State purchasing procedures for architect and engineering services. Scott Knox, County Attorney, responded there is a State law, that has to be followed, but it does not apply because it is under the \$35,000 amount threshold.

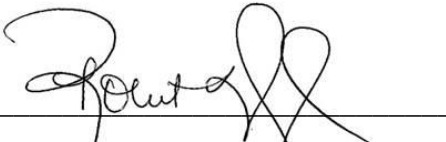
**V. New Business:**

Stan Retz advised he toured the Barn Light facility on Knox McRae Drive, Titusville; and they are adding 10,000 feet to the back of their purchased 38,000 foot building.

Robert Jordan, Secretary, invited the NBEDZ to attend his Viera Charter School Ribbon Cutting Ceremony on August 9, 2013, at 11:30 a.m..

**VII. Adjournment:**

By consensus of the Board, the meeting adjourned at 9:55 a.m.



Robert Jordan, CM, Secretary

Approved by the Board August 9, 2013.