

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

November 13, 2020 @ 8:30 a.m.
Titusville Public Library - Auditorium
2121 South Hopkins Avenue
Titusville, Florida 32780

Board Members:

In Attendance: Dan Aton, Rodney Honeycutt, Micah Loyd, Al Matroni, Donn Mount, Stan Retz, and Louis Sanders

Telephone/Video: Dr. Brenda Fettrow and George Mikitarian

Call to Order: Meeting was called to order at 8:30 a.m. by Donn Mount.

Pledge of Allegiance: Donn Mount

I. Approval of Agenda

Rodney Honeycutt stated for the record that he has a client working on the "U.S.1 Corridor Improvement" and he will not be voting on that Item; and he also has spoken to the owners of ACRA Lock about selecting a site, but he has no contract with them.

Motion by Louis Sanders, seconded by Micah Loyd, to approve the Agenda as presented. Motion carried and ordered unanimously.

II. Review and Approval of Board Minutes

Motion by Stan Retz, seconded by Louis Sanders, to approve the December 2019 minutes as presented. Motion carried and ordered unanimously.

III. Report on Expenditures to Budget

Donn Mount, Treasurer, stated the payment to the City was made for Titus Landing.

Troy Post, CEcD, CBE, NBEDZ Executive Director, mentioned it is beginning a new Fiscal Year.

Motion by Louis Sanders, seconded by Rodney Honeycutt, to approve the Report on Expenditures as presented. Motion carried and ordered unanimously.

IV. Staff and Partnership Reports

North Brevard Economic Development Zone Executive Director Report

Troy Post, CEcD, CBE, NBEDZ Executive Director, stated next month he expects members of the Economic Development Commission of Florida's Space Coast (EDC) to attend the meeting to speak about rebranding the Spaceport Commerce Park (SCP); he feels this is a good opportunity; and he has at least six new prospects going on, including Project "Freedom" and WeVenture.

City of Titusville

Lisa Nicholas, Economic Development Director, City of Titusville, stated she thinks the rebranding will be an exciting initiative and an excellent way to market that property; and the new prospects are many.

V. New Business Items

Project "U.S. 1 Corridor Improvement" Request for Assistance

Troy Post, CEcD, CBE, NBEDZ Executive Director, mentioned the developers for the proposed three-mile sanitary sewer line and infrastructure Project were present; the existing sewer line has been deemed insufficient for new construction within the area; the lift station will need to be repaired; there are at least three construction projects on hold due to the sewer line issue; and an application has been filed for assistance with the new sewer line. He added the project cost is estimated at \$2.158 million and could take up to two years to complete; if the application is approved, the payments would be in intervals at different stages in the project; the money would come from the City's Tax Increment Financing (TIF); and after the Zone board approval, it would go before the Board of County Commissioners.

Steve Corbitt stated he is from a multi-family developer; they purchased this land in 2019 and were told sewer was available; he feels it is a good idea to add the sewer line; they will be hiring a State-approved, licensed contractor; and he was present to request funding.

Donn Mount asked if there would be a bid for the engineer.

Mr. Corbitt replied yes.

Micah Loyd stated typically, the grants are awarded after completion of the project; and he asked if Mr. Corbitt would have an issue with the grant made in installments during the project.

Mr. Corbitt replied he thinks they could be funded on a schedule of values from the City as work is done.

Mr. Loyd remarked he thinks that is a logistical challenge; he is not sure what the City can and cannot do; the Zone's funding usually comes after a project is complete; and he asked how he will fund it up to that point.

Mr. Corbitt stated he was told there was sewer available by the City, then were told the sewer would not be provided; the sewer line is not just for them, so he does not see why they would put their money up to build sewer lines that they do not need; and they will build the sewer lines, which is something they normally do not have to do, if they can be funded as they build it.

Mr. Loyd stated that is the logistical issue that has been had in the past, as the Zone cannot provide funding until it is sure it is being spent on projects that are covered in the Ordinance.

Mr. Mount stated a performance bond will be done which will protect the Zone and the City.

Mr. Corbitt stated he would go back and discuss the plan with his partners.

Christi Schverak, Assistant County Attorney, explained that it may be set up as a tri-party agreement with the City, the Zone, and the developer.

Mr. Corbitt suggested he is able to begin construction for his property as soon as his property has the sewer line, as there will still be a performance bond to ensure the rest of the sewer line will be done.

Mr. Mount remarked it sounded feasible.

Dan Aton asked what would need to be done today to get this project started, as there is much to get through to start the project.

Mr. Loyd stated he is not sure that he is in favor of spending any money until it is known the City of Titusville is on-board, and there is a firm design cost on this project.

Mayor Dan Diesel stated the City is not fully aware of this project.

Scott Larese stated what the City would need to approve is the way the Zone board intends to use the City's TIF dollars.

Mr. Aton mentioned that whether the Zone board approves it or not, the City and/or the County could still deny it.

Commissioner Pritchett stated this project is necessary to expand the corridor for future growth; and without it, this area cannot be developed.

Motion by Stan Retz, seconded by Micah Loyd to approve the Zone board to review and consider the concept of the grant to provide up to \$2.2 million to install the sanitary sewer line along the three-mile section of U.S.1 between Cheney Highway and State Road 405, pending additional information as far as schedule of funding, engineering, and design costs; subject to staff bringing back additional proposals; and pending approval, this money is to be reserved in the City's TIF. Motion carried and ordered. Rodney Honeycutt abstained from voting.

Brenda Fettrow is noted as absent from the meeting at approximately 9:15 a.m.

Mr. Post mentioned the next City meeting is on December 8, and the next County meeting is on December 11.

Project “2020” Request for Assistance

Troy Post, CEcD, CBE, NBEDZ Executive Director, stated there are guests present to discuss the project; this is an existing business, Pharmco, that has had growth and is looking for a new building to expand into; there is a building coming available in the Spaceport Commerce Park (SCP), as that company is also trying to expand; and he introduced Ben and Bob Cowen that are looking for funding assistance. He added that the funding would come from the County’s Tax Increment Financing (TIF) if approved.

Stan Retz asked what would happen to their existing building.

Mr. Cowen replied they are keeping it, as they intend to make different products in each building.

Motion by Micah Loyd, seconded by Al Matroni to approve up to \$499,999 in funding to Pharmco Laboratories, Inc. for the purchase of a building in SCP. Motion carried and ordered.

Request for Amendment on Beachwave Project

Troy Post, CEcD, CBE, NBEDZ Executive Director, stated he had expected the owner to be here today; the site had some issues originally; the Zone approved up to \$150,000 to be reimbursed once he had the store operational and a Certificate of Occupancy; the job requirement for the restaurant was used as a clawback provision; he called and stated he has had trouble with the restaurant because of COVID-19, and was concerned about the grant; and he asked to discuss a revision of the agreement.

The Zone board reached a consensus to table the Item to a later date.

Request from ACRA Lock Re: Proposed Lot Purchase in Spaceport Commerce Park

Troy Post, CEcD, CBE, NBEDZ Executive Director, stated the company was approved for a lot in Spaceport Commerce Park (SCP); they have been leasing a space at Vector Works; they determined the lot they were going to purchase is not set up for their needs and would prefer a different lot that has come available; and this means it needs approval from the Zone board and the County Commission.

Stan Retz stated he would have to abstain from the vote, as this company is a client of his.

Motion by Dan Aton, seconded by Louis Sanders, to allow ACRA Lock to exchange parcels at SCP with no change in cost or conditions. Motion carried and ordered with Stan Retz abstaining.

Offer from Raider Outboards to Purchase Property in Spaceport Commerce Park

Troy Post, CEcD, CBE, NBEDZ Executive Director, mentioned that George Woodruff is buying the Air Scan building and is looking to do some modifications to the building; they are having a problem with room for a truck turn-around and is proposing to purchase an adjacent piece of property to have room; and he would have to go to the County for approval to sell the lot.

Rodney Honeycutt asked for the status of the environmental review.

Mr. Post replied he would check with Lisa Toland, as he has not received it yet.

Mr. Honeycutt mentioned that east of that, across the ditch, is wetlands.

Stan Retz asked how much the lot is selling for.

Mr. Post replied \$36,500 per acre.

Motion by Micah Loyd, seconded by Stan Retz, to approve the sale of the lot sized 60 feet by 420 feet for the price of \$36,400. Motion carried and ordered unanimously.

Upon consensus, the meeting adjourned at 9:42 a.m.



Donn Mount, Secretary/Treasurer

Approved on July 9, 2021