

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

May 10, 2013 @ 8:30 a.m.
Parrish Health Village West/Heritage Hall
931 N. Washington Avenue
Titusville, Florida 32780

Board Members:

In Attendance: Dan Aton, John Beasley, Micah Loyd, George Mikitarian, Donn Mount, Stan Retz, and Louis Sanders

Absent: Brenda Fettrow and Robert Jordan

Call to Order: Meeting was called to order at 8:35 a.m. by George Mikitarian, Chair.

I. Pledge of Allegiance:

George Mikitarian, Chair, led the assembly in the Pledge of Allegiance.

II. Review and Approval of Board Minutes:

Motion by Donn Mount, seconded by Dan Aton, to approve the NBEDZ Meeting Minutes of April 12, 2013. Motion carried and ordered unanimously.

III. Troy Post, CEcD, NBEDZ Executive Director Report:

Troy Post, CEcD, NBEDZ Executive Director, provided the Board a handout of his 30-Day Activities Summary; stated when a request comes from the Economic Development Commission (EDC) seeking space for an industrial client, he is able to submit a building in response to the site query. He stated he met with Bobby Mutter regarding an offer to purchase a lot at the Spaceport Commerce Park (SCP), which will be further discussed later in the meeting; and he met with Nicole Williams, Information Technology for Brevard County, and there will be some changes coming to the Zone's website. He stated a lot of time has been spent on the Miracle City Mall redevelopment; he participated in the 2013 'Retailer One on One' in Orlando with Commissioner Fisher, a developer, and an investment team for a possible anchor tenant of the Miracle City Mall redevelopment; and he is trying to build a community impact model justifying future investments on that property. He added, preliminary meetings were held with the City of Titusville Mark Ryan, City Manager, L.V. "Woody" Rice, P.E. and City Engineer, and Laura Canady, Economic Development Director, for a spec-building. He mentioned participating in a meeting with Exxcel discussing deal structuring and generating demographic reports for Miracle City Mall, and using ESRI's Community Analyst

III. Troy Post, CEcD, NBEDZ Executive Director Report: (continued)

software, via a trial membership determining what kind of database is needed to participate. He provided the Board with a listing of challenges, strengths, opportunities, and significant accomplishments for the NBEDZ to achieve within 24 months; and stated creating more available space and property that can be ready for development will help him to achieve economic assessments over the next few months.

Greg Weiner, CEcD, Space Coast Economic Development Commission (EDC) Senior Director of Business Development, mentioned there being a free website sponsored by Florida Power and Light at www.PoweringFlorida.com that the EDC uses; it has a Graphic Information System (GIS) Program; and it is helping businesses startup, expand, or relocate their operations in Florida. He stated a building type needs to be identified, so there is success in the market; there are certain characteristics needed, such as a minimum of 30-foot ceiling, which does push building costs up, but it needs consideration of a building having 50,000 square feet; and the building needs to be built on the spec-building basis.

IV. Discussion and Direction:

- A. Mark Ryan, City of Titusville City Manager, stated he met with Mr. Post, Laura Canady, Economic Development Director, and L.V. "Woody" Rice, P.E., City Engineer, for spec-building ideas; one idea is to construct the spec-building along Grissom Parkway for better marketing and visibility; and Honeycutt & Associates Inc., previously came up with a concept plan for a 50,000 square foot building, located inside the SCP.

Mr. Weiner stated clearing the property, getting the permitting, having a timeline of construction, such as pouring the slab and erecting the walls; and failure to build within the timeline of construction would require having a reverter clause, and with the ability to repurchase the lot for the same consideration for what it was sold. He advised the lease agreement will take some time to create; and ensuring that type of market is understood well and having a competitive rate.

Mr. Post stated portions of Titusville are considered rural; and he mentioned the United States Department of Agriculture (USDA) having credit financing loans for rural development that must meet certain guidelines of being located in an eligible rural area, as defined by the USDA.

- B. Commissioner Fisher stated the Miracle City Mall developer has visited the area once a week for the last six weeks; the developer met with City of Titusville's staff yesterday to figure how to move the project forward; the existing Community Redevelopment Agency (CRA) on the property is more than likely an abandoned CRA; values have come down; he would have the County Attorney's and planners figure out how to make it be automatically set up in the

IV. Discussion and Direction: (continued)

Zone; and it would then need to come before the Board of County Commissioners (BOCC) for approval.

V. New Business:

- A. Stan Retz disclosed Karl Moberg is a client of his; stated he holds a Real Estate License that is housed with Bobby Mutter at Mutter Realty; he has not been a participant of any deals; and will be abstaining from any votes.

Troy Post, CEcD, NBEDZ Executive Director, stated he met with Bobby Mutter and his client Mr. Moberg, who has submitted an offer to purchase 11.4 acres at \$19,736 per acre, totaling \$225,000; the lot is located on corner of Shepard Drive and Challenger Memorial Parkway; and the offer calls for payment of a brokerage commission fee of three percent to the firm of Bobby Mutter at Mutter Realty. He added, no tenant has been identified and it would be a privately owned building; the offer references the intended use being for warehousing; stated after the offer is accepted, the contractor would have 45 days to have a feasibility study done to determine suitability of the site; there is no expiration date in the contract; but a timeline would be put in place if an offer is accepted by the County. He went on to say Mr. Mutter described Mr. Moberg's intention is to build an approximate 20,000 to 30,000 square foot building on the site; stated if that is the case, it may not be necessary to utilize all 11 acres; if that particular lot is the preferred lot by Mr. Moberg, the Zone may consider offering a 'first right of refusal' to purchase a sub-divided lot of two 5.5-acre lots; and the NBEDZ Board may want to consider requesting conceptual drawings for the size, type, and materials to be used, plus requiring the reverter clause, allowing for the Zone to reacquire the parcel at the same consideration for which the buyer paid to gain title. He advised there are covenants in SCP that specify uses and the developer would need to ensure the specific use of the building; he explained the Zone cannot accept an offer, since the approval of the offer requires it be accepted by the BOCC; he reiterated the Zone is the authorized agent to broker a deal for the County; and the BOCC will accept or reject the offer. He went on to say if the BOCC does not accept Mr. Moberg's offer, he would need to rescind his offer; the Zone would follow up with an offer of what it should be, and resubmit the new offer; and there is a timing issue with the BOCC, because they do not meet in June, and its next meeting is July 9, 2013.

Scott Knox, County Attorney, stated the Ordinance allows the Zone to sign the offer, subject to the BOCC approval; if the Zone thinks it is a great offer, it can revise and develop an offer and the contract; and to have it signed before going to the BOCC.

Mr. Post stated he compared a land sale from 2004 to the \$19,736 per acre price offer; industrial lot prices have not dropped like residential has; and he suggested the value be \$20,000 to \$25,000 per acre for a lot that is not cleared.

V. New Business: (continued)

Dan Aton suggested developing a conceptual layout of the park showing which lots might best accommodate certain buildings, and which lots might be more valuable to sell and develop within the SCP.

Mr. Post advised in his response back to Mr. Mutter he will tell him that the Zone is very interested in the offer; he would need to correct the offer with information of building type and who the possible tenant would be located at the site; and to ask for him to consider another lot.

The NBEDZ Board reached consensus for Dan Aton, Micah Loyd, Troy Post, and Greg Weiner to develop a conceptual layout of the SCP to determine building type, and which lots have the greatest value; and to meet with Mr. Moberg to determine the intended use for warehousing.

VI. Public Comments:

Mayor Jim Tulley, City of Titusville, stated the Legislature approved in their budget last week \$50 million for the Cross Florida Trail, but it was not in Governor Rick Scott's budget; there is concern of Governor Scott vetoing the line item; the Transportation Planning Organization (TPO) voted to send a letter of support; and the City of Titusville's City Council will be taking the letter of support to Tallahassee next week. Mayor Tulley inquired if the NBEDZ Board would also write a letter of support ensuring the Cross Florida Trail has economic benefits.

Motion by Donn Mount, seconded by Micah Loyd, to approve sending a Letter of Support for the Cross Florida Trail to Governor Rick Scott, to ensure him that the Cross Florida Trail does have economic benefits in the NBEDZ. Motion carried and ordered unanimously.

Mayor Tulley mentioned the City of Titusville held a Triathlon event last weekend; it was a successful event that had economic impacts; and it is not too soon to start thinking about whether or not the Triathlon should take place again. He added, the Shiloh launch site also has economic impacts; he receives updated information all the time; and he suggested the NBEDZ Board weigh in that it favors the Environmental Impact Study (EIS).

Commissioner Fisher stated the BOCC supports commercial space and he thinks the NBEDZ Board should support commercial space, and be the leader for launch support; he disclosed that he and Troy Post, CEcD, NBEDZ Executive Director, met with Robert Cabana, Kennedy Space Center Director, Space Florida, Lynda Weatherman, President and CEO of Economic Development Commission of Florida's Space Coast, and many others for the support of NASA's role in commercial space; and all parties agreed upon the use of the Shiloh launch site. He reiterated Brevard County supports commercial space and the EIS.

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VI. Public Comments: (continued)

Mayor Tulley advised that he has a drafted copy of the Texas EIS if anyone would like to review it.

George Mikitarian, Chair, inquired who is commissioning the study. Commissioner Fisher responded Space Florida.

Mr. Retz clarified the City of Titusville has not taken a stance of pro or against.

Mark Ryan, City of Titusville City Manager, pointed out the City Council continues receiving requests from citizens who are opposed to commercial space.

The NBEDZ Board reached consensus for Troy Post, CEcD, NBEDZ Executive Director, to draft a letter for the NBEDZ to support commercial space and continue the process of assessing commercial space for job creation.

VII. Adjournment:

By consensus of the Board, the meeting adjourned at 10:12 a.m.



Robert Jordan, CM, Secretary

Approved by the Board June 14, 2013.