

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

COWORK SPACE COMMITTEE

August 5, 2015 @ 8:35 a.m.
Titusville Chamber of Commerce – Board Meeting Room
2000 S. Washington Avenue
Titusville, Florida 32780

Board Members:

In Attendance: Stan Retz and Paula Cardwell

Absent: Robert Jordan

I. Discussion and Direction – Proposed Cowork Space Project:

Troy Post, CEcD, NBEDZ Executive Director, stated he spoke with Robert Jordan yesterday by telephone that he would not be present today; there is consensus for the cowork space concept but the biggest issue is the terms of the lease, and buildout cost of the bank building; and it was decided to tour the prospect sites.

Paula Cardwell's presence is noted at 8:45 a.m.

Mr. Post went on to say Mr. Jordan has not been inside the bank building at 301 Main Street and he would like to see it; the 1231 Garden Street mixed-use two-story site is too large; he inquired if schedules permit he would like to start the tour on Thursday, August 13 at 10:00 a.m. at 2323 South Washington Avenue, then tour 1815 South Washington Avenue, and 1832 Garden Street; and then concluding the meeting at the Titusville Chamber of Commerce for recommendation to the Zone board on August 14.

Ms. Cardwell urged the Cowork Space Committee to use caution and to not have the Cowork Space be located in a Community Redevelopment Agency area; and she mentioned there has already been tax forgiveness at the bank building. Mr. Post replied that he is unaware of that type of history; he suggested keeping to the merits of what is being sought for the Cowork Space; and the point about renovation cost is justifiable, and need to keep to that. Ms. Cardwell disagreed; she stated that everything needs to be taken in to consideration; and the fact that the City, the taxpayers have already forgiven loans on that property. She went on to say the Zone is asking for the bank building to be renovated and the owners are getting the benefit of a renovation, but they get the benefit of the loans being forgiven of \$60,000.

Mayor Jim Tulley stated those were not loans, they were grants. Ms. Cardwell inquired why there was a lien on the property. Mayor Tulley responded he does not know about that.

August 5, 2015

Stan Retz stated he would like to see the facts; he pointed out 20 years ago the City gave façade grants; and he stated he does not want to hold that against the bank building owners now.

Ms. Cardwell stated she is not holding a grant against the owners; and she inquired if she is out numbered. Mr. Retz responded he would like to see the facts.

The Cowork Space Committee reached consensus to meet on August 13 at 10:00 a.m.

Public Comments:

Patrick Pearce stated everybody in the City of Titusville has been through a lot of difficult times; and he agreed with Mr. Post to keep to the merits of the Project.

Upon consensus, the meeting adjourned at 9:00 a.m.



Robert Jordan, CM, Secretary/Treasurer

Approved on October 6, 2015