

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

December 12, 2014 @ 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, Stan Retz, and Louis Sanders

Absent: Paula Cardwell, Brenda Fettrow, George Mikitarian, and Donn Mount

Telephone: Micah Loyd

Call to Order: Meeting was called to order at 9:10 a.m. by Robert Jordan, Secretary/Treasurer.

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

III. Financial Review:

Robert Jordan, Secretary/Treasurer, stated the format of the financial report now is different; the money coming from Florida Power and Light is projected to be received by January 31st; and there is going to be a lot of capital outlay for the next year for the infrastructure needed for the spec-building, the cowork space, and the debt services commitment is about \$6 million for the Mall Project.

V. Discussion and Direction:

Troy Post, CEcD, NBEDZ Executive Director, provided the Zone with a draft letter of support to the Surface Transportation Board for the Environmental Impact Statement (EIS) process and the Port Canaveral plans for extension of the Florida East Coast Railway. He stated the Zone supports all efforts to fully evaluate the Port's plans to use rail to further enhance its role in cargo distribution, provided that such an evaluation is conducted with the input and collaboration from environmental and community stakeholders; and they support the full utilization of the existing railway infrastructure of National Aeronautics and Space Administration (NASA) at Kennedy Space Center, along with other infrastructure and assets as a means of promoting greater economic growth.

Motion by Dan Aton, seconded by Stan Retz, to authorize the Chairman to execute and send a Letter of Support for the Zone's support of the EIS process and the Port Canaveral plans for extension of the Florida East Coast Rail to the Surface Transportation Board. Motion carried and ordered unanimously.

Paula Cardwell submitted an email to Mr. Post serving as her proxy vote that she attended scoping meetings and supports the Letter of Support for the Zone's support of the EIS process and the Port Canaveral plans for extension of Florida East Coast Rail to the Surface Transportation Board.

VI. Business Items:

New Business:

Old Business:

Troy Post, CEcD, NBEDZ Executive Director, stated the proposed memorandum of understanding is between the Zone, Greater Titusville Renaissance (GTR), and Brevard County to encourage the redevelopment of existing commercial sites and to establish, promote, and market Brownfield areas within North Brevard areas for a grant up to \$750,000 from the Environmental Protection Agency (EPA); the Zone would join as a co-applicant and is not required to inject any of its proceeds, other than some staff time; as a co-applicant the Zone is not required to be the administrator of the grant; and the grant will be managed by the County.

Public Hearing, Re: Input on Environmental Protection Agency Grant Application:

Robert Jordan, Secretary/Treasurer, called for a public hearing to consider input on Environmental Protection Agency grant application.

Keith McBride stated participating in the EPA grant application is a wonderful idea.

There being no further comments heard, Motion by Dan Aton, seconded by Stan Retz, to authorize the Chairman to execute the Memorandum of Understanding (MOU) between the Zone, the GTR, and Brevard County to apply for a grant from EPA for up to \$750,000 to establish, to promote, and to market Brownfield areas within North Brevard areas. Motion carried and ordered unanimously.

Paula Cardwell submitted an email to Mr. Post serving as her proxy vote that she is voting Nay; and she does not want to engage in any type of the Brownfield assessments or activities due to the precarious and subjective criteria for receiving the funding.

Stakeholder Comments:

Commissioner Fisher stated the Mall Project demolition meetings have been taking place over the past couple of weeks and demolition activities will begin in January. He stated Florida East Coast Railway (FEC) is adding a liquefied natural gas plant on a parcel southeast of the Titusville-Cocoa Airport (TICO); the plant would be located on a 25-acre parcel buffered by 60-acres, so it will not be seen; it is located in the City of Titusville; they have applied for a conditional use permit; it could be built as early as April; and other than what FEC did in the Miami area, there are no liquid gas plants located in Florida. He noted this is a huge investment for going green, and it supports the Port's effort. He stated the Zone may hear from the FEC asking for its support to uphold its efforts; the gas plant would create 40 jobs; and the construction jobs could create about 200 to 300 jobs.

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Troy Post, CEcD, NBEDZ Executive Director, stated there is a commercial space company the Zone has been courting that wants this gas plant to be located locally.

Dan Aton inquired if the locomotives run that gas; and he inquired if it is a for-profit enterprise. Commissioner Fisher responded it is a for-profit enterprise; and he stated the gas could be shipped by truck or by rail.

Scott Larese, City of Titusville City Manager, advised 26 locomotives have been purchased.

Stan Retz inquired if the FEC is a private tax paying company. Mr. Post responded affirmatively.

Jim Tulley, City of Titusville Mayor, stated each City Council Member was briefed individually by the company to help with the conditional use permit; the shipping industry is going in the direction of using liquid natural gas as fuel for ships instead of the traditional fuels; a layout was shown of FEC's acreage, with additional buildings being located at the north end of the acreage for its future planning; and this project could be big for the City and North Brevard.

Commissioner Fisher stated Flagler Reality is under the company's umbrella; he had a conversation with them about partnering with the spec-building; and they are still having conversations on that.

Mayor Tulley stated he participated in a Cross Florida Trail site visit that Lauralee Thompson and the Transportation Planning Organization, to go to the Merritt Island National Wildlife Refuge to see where the trail will be located; they were then bused to Maytown Road and walked seven miles of the trail, which was neat seeing where the trail is going to go; and there were a lot of interesting people that participated in the site visit. He went on to say the trail going through the Refuge is going to be all through the woods and it will be completely off the road; and it will be a gateway to nature and space.

Public Comments:

Upon consensus, the meeting adjourned at 9:36 a.m.



Robert Jordan, CM, Secretary

Approved by the Board on January 9, 2015