

MINUTES OF NORTH BREVARD ECONOMIC DEVELOPMENT ZONE
(NBEDZ)

SPECIAL DISTRICT BOARD, GOVERNING BODY OF THE SPACEPORT
COMMERCE PARK AUTHORITY

April 14, 2023 @ 8:30 a.m.

Statham Park

7101 U.S. Highway One
Titusville, Florida 32780

Board Members:

In Attendance: Dan Aton, Rodney Honeycutt, Robert Jordan, Donn Mount, and Edna Wilson

Telephone: Bart Gaetgens

Absent: Dr. Brenda Fettrow, George Mikitarian, and Stan Retz

Call to Order: Meeting was called to order at 8:38 by Donn Mount, Treasurer

Pledge of Allegiance: Donn Mount, Treasurer

Approval of Minutes

Motion by Robert Jordan, seconded by Rodney Honeycutt, to approve the March minutes as presented. Motion carried and ordered unanimously.

Special Recognition of Al Matroni

Troy Post, CEcD, CBE, NBEDZ Executive Director, expressed a personal thank you to Al Matroni for his participation on the Zone board; he came on the Zone board at a critical time when they were trying to work through the Miracle City Mall Project; and his experience as a shopping center developer were very helpful. He added Mr. Matroni left for a few years and came back around 2018; he always provided good comments and took his role seriously; and he considers him a good friend.

Donn Mount stated Mr. Matroni has been a long-time friend; he appreciates his mentorship; and he is sad to see him go, as he has brought a lot of good information to the board.

Mr. Matroni stated of all the boards and committees he has been a part of, with the intellectual knowledge and experience of the Zone board, it has been the best group he

has had the privilege of serving with; the insight was usually spot-on, even though it may have been a little different than his; his service was never because he worked in Titusville, but because he lived here, and for the betterment of the City and North Brevard; and he thinks Mr. Post was the best Executive Director he has had the pleasure of serving with.

Mr. Post mentioned he has asked County Facilities if he could display a plaque in the lobby of the North Brevard Government Center with the members of the Zone board, both past and present.

Report on Expenditures to Budget

Donn Mount, Treasurer, stated he did not see anything that needed to be mentioned.

Troy Post, CEcD, CBE, NBEDZ Executive Director, stated everything is tracking well; all the categories are well under budget; there are several requests before the County Manager's office and a few that are with County Finance for disbursement of grant funds; and those will show on the next couple of month's reports.

The Report on Expenditures was accepted into the record as presented.

Staff and Partnership Reports/Updates

North Brevard Economic Development Zone Executive Director Report

Troy Post, CEcD, CBE, NBEDZ Executive Director, stated Kennedy Space Center (KSC) was doing a small business networking at Cape Canaveral prior to Covid-19, which was a big event; it has come back as a much smaller version, held at the Visitor's Center, and NBEDZ was invited to attend, but not as a vendor; and it is planning to return to a bigger venue soon. He added there is Economic Development Commission (EDC) prospect, "Project Topaz", which is very complex; he anticipates this on the May or June agenda; he will try to set up individual meetings with the board members for discussion, as the company has asked that it not yet be shared at a public meeting; he will ask the members to sign a non-disclosure agreement; and he thinks this could be another large project which will involve the Board of County Commissioners. He advised there are a couple of EDC projects that are on pause temporarily, but he is tracking six EDC-led projects; he met with the owners of Space Coast Executive Jet Center about plans to renovate the hangar and terminal areas of their fixed-based operator space; he attended a meeting of the Regional Intermodal Connections Committee to help with a strategy to deal with future transportation infrastructure needs; and the committee is exploring ways to secure a Brightline station in the Cocoa area, possibly within the Zone's district near the Titusville-Cocoa Airport. He met with the principles of Operator Solutions, a search and rescue operation in Melbourne, and they are looking to expand; he did some local networking including a tour of Rapid Prototype, which uses 3D-printed supplies for aerospace and marine industry; and he discussed the webinar sponsored by the Florida Department of Economic Opportunity (DEO) and Florida Makes on the State's Small Business Credit Initiative which will provide funding and tax credits for small businesses.

City of Titusville

Scott Larese, City of Titusville Manager, introduced Nicholas Gow, the new Economic Development Director for the City of Titusville; he mentioned the new Titusville Talking Points, electronic version, was posted last night; it has a story about a new BBQ restaurant opening, run by a Pastor who wants to give back to the community; the Ramada redevelopment project has been cancelled, as there is a new site being considered near the entrance to the Hickory Hills neighborhood; he met with the owner/developer for the new Royal Oak development which calls for 1,033 new units and appears very dense; and he is not sure what will actually be done, as the neighbors are very upset. He mentioned Linda Weatherman, President of the Economic Development Commission of Florida's Space Coast, gave an update on the Kennedy Space Center utilities and stated it looks favorable for the project to go forward with the plant in the Port St. John area; he shared that there was a promotion of 15 officers at the Titusville Police Department, and today there will be a promotion of 26 new firefighters; and there will be an increase in traffic enforcement in the City, as there has been an uptick of speeding accidents and DUI's.

Donn Mount asked for an update on the Titusville Mall project.

Mr. Post replied he has been in contact with the owner; they are trying to put together something to bring to the Zone board and then the Board of County Commissioners for an inducement to help with the infrastructure; the owner is trying to get investors; and it still has a long way to go.

Discussion and Direction

Draft of NBEDZ Budget for FY 23/24

Troy Post, CEcD, CBE, NBEDZ Executive Director, advised in the spring, the process is to bring the board a draft copy of the budget for review and input; in May he would like to bring the document to be approved which will start the cycle of going to the City Council to approve the budget; it will then go to the County Manager's office to prep and approve the documents to be brought before the Board of County Commissioners to adopt the budget in September; every year around July or August, he gets a figure from the Property Appraiser's office to advise what the revenue stream may be; and he has to qualify everything presented by saying the figures are subject to change. He added what will be put in there is that \$3.4 million figure; the depreciation schedule that the Florida Power and Light plant is on, the amount of money received from that, continues to drop, although NBEDZ continues to get about \$2.5 million; this represents the lion share received from the County Tax Increment Financing (TIF); the City TIF has grown as a result of the property investment in the area; and he thinks this year it could be up to \$900,000. He went on to say there is another large amount of revenue, which is the balance forward money, projected at \$8.9 million; some of the projects do not get paid-out until they qualify, so there must be funds available for when they qualify and there are projects that do not go forward, or have delays; for the proposed budget, the travel expenses are increased, as there may be more tradeshow and travel this year; and Commissioner Pritchett suggested he attend the Economic Development Commission's

annual trip to the Pentagon. He stated there is also an increase in indirect costs, which goes back to a cost allocation plan that was developed by the County, which pays the County departments for the time spent on another agency or department's behalf, sharing the cost of the services; for capital outlay, money has been set-aside to do a pad-ready site through NBEDZ at the Spaceport Commerce Park (SCP); and grants and aid has been bumped up to \$5.8 million.

Donn Mount asked about the pad-ready site and removing vegetation, if that would require maintaining the property afterwards; and he asked who would do that.

Mr. Post replied it would be a cost that would have to be taken on and would need to be put into the budget; it would most-likely come from the SCP account; and there are other things like the landscaping, the name change and new signage that could be done in this year's budget.

Letter of Support – Space Coast Health Centers

Troy Post, CEcD, CBE, NBEDZ Executive Director, advised he had been contacted for a letter of support for Space Coast Health Centers, as they have an opportunity to move in to the ground floor of Parrish Medical Center; this is a convenient location for people to receive medical attention that is non-emergency; they have a requirement that has to be approved by the State; and they are obtaining community letters of support.

Robert Jordan mentioned the hospital is seeing more and more people using the emergency room when it is not an emergency because that is the only choice they have; the Space Coast Health Center is off the beaten path; and the hospital and health center thought it would be convenient to be inside the hospital to help alleviate the wait in the emergency room.

Motion by Rodney Honeycutt, seconded by Dan Aton, to authorize the NBEDZ Executive Director to provide a letter of support for Space Coast Health Center's relocation to Parrish Medical Center.

New Business Items

Troy Post, CEcD, CBE, NBEDZ Executive Director, stated the owners of A&B Automotive on Hopkins Avenue wants to redevelop the property that has seen much damage from hurricanes and has been vacant for over 10 years; the building will need new doors, windows, and a roof, which are expected to cost \$104,000; they are asking for a grant for \$20,000 for the redevelopment project; and the clawback would be tied to the title, as they could not sell the property for two years after completion of the renovation.

The board members had a short discussion of the project and how it will continue to improve the commercial corridor on Hopkins Avenue; and it was mentioned to possibly increase the length of time for the clawback on the title in future agreements.

Motion by Dan Aton, seconded by Robert Jordan, to provide an inducement up to \$20,000 representing 20 percent of the owner's investment, to the company known as A&B Automotive, to induce its redevelopment of an existing commercial building on South Hopkins Avenue, enhancing its appearance and functionality, subject to a clawback tied to the real estate title. Motion carried and ordered unanimously.

Old Business Items

Approval "as to form" for Proposed Agreement on Futuramic (Project Tomorrow)

Troy Post, CEcD, CBE, NBEDZ Executive Director, stated he thought this agreement had been approved by the board previously but found it had not; a copy has been signed by the owners; and he discussed the company and their plans for the future in the area.

Motion by Robert Jordan, seconded by Edna Wilson, to approve "as to form" the agreement for inducement of up to \$285,000 to Futuramic Tool and Engineering Company. Motion carried and ordered unanimously.

Mr. Post mentioned he would be contacting the board members for individual briefings to discuss "Project Topaz".

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



Donn Mount, Secretary/Treasurer

Approved on May 12, 2023