

MINUTES OF NORTH BREVARD ECONOMIC DEVELOPMENT ZONE
(NBEDZ)

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

June 9, 2023 @ 8:30 a.m.

Statham Park

7101 U.S. Highway One
Titusville, Florida 32780

Board Members:

In Attendance: Dan Aton, Bart Gaetjens, Rodney Honeycutt, Robert Jordan, Donn Mount, Stan Retz, and Edna Wilson

Telephone: Dr. Brenda Fettrow

Absent: George Mikitarian

Call to Order: Meeting was called to order at 8:31 a.m. by Donn Mount, Treasurer.

Pledge of Allegiance: Donn Mount, Treasurer

Approval of Agenda

Motion by Robert Jordan, seconded by Bart Gaetjens, to approve the Agenda as presented. Motion carried and ordered unanimously.

Approval of Minutes

Motion by Robert Jordan, seconded by Rodney Honeycutt, to approve the minutes from May 12, 2023. Motion carried and ordered unanimously.

Report on Expenditures to Budget

Troy Post, CEcD, CBE, NBEDZ Executive Director, stated they are about to enter into the last quarter of the Fiscal Year; he mentioned the travel budget may exceed what is budgeted for the year and it will need to be increased next year; \$2 million is already obligated for the Aid to Private Organizations category; and the other big incentive is the sanitary sewer line, which he feels will be paid off by the end of the Fiscal Year.

Dan Aton asked if there were any projects that will commence when the sanitary sewer line is complete.

Mr. Post replied the apartments are under construction now, but he does not know how much longer before the units will be ready for occupancy.

Scott Larese, City of Titusville Manager, remarked the first four buildings are already pre-rented.

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 he met with Jim Burke who distributes Makita parts; he has a thriving business and will need a bigger space; he spoke with him about land at the Spaceport Commerce Park (SCP) and about options for property he already owns in the Mims area; and he may be making a request for an inducement over the next few months. He participated in the last meeting of the regional intermodal committee and discussed getting a Brightline station in the County; Brightline has acquired some land near the TICO Airport; but there has been no indications of the plans for that land.

Scott Larese, City of Titusville Manager, remarked that Brightline had said five or six years ago, that they wanted to connect Jacksonville to Miami, Miami to Tampa to Orlando; and he was told they will use the land for a maintenance yard.

Mr. Post mentioned the latest edition of North Brevard Business Review was released; staff responded to a request for information from Florida Power and Light (FPL) regarding its new site preparation grant program; SCP made the list of candidates for the program; the program assists with offsetting a portion of the costs related to site permitting and studies; he attended a webinar related to a new program relating to creating regional technology hubs; and the program is designed to invest directly into business infrastructure in select regions. He went on to say he is tracking seven active projects; the proposed incentive agreement for Project "Topaz" is being reviewed by their legal team and he hopes to have an agreement for the final version the first week in July; the legal team has asked to be put on the agenda the first week of July; if approved, it will need to go to the next Board of County Commission meeting, which is July 11, 2023; and he will take a poll later to determine who would be able to attend the meeting on July 7, 2023. He added he has been in contact with the executive director of Groundswell about doing some business consulting in the area, as they have not had a chance to kick-off yet; he still thinks there is a lot of good opportunity to have their group in the area for good feedback; and he thanked Mr. Larese for arranging a meeting with Darkstorm Industries as he hopes to get that project back on track. He discussed the name change for SCP, as NASA now has some objection to it; NASA believes the name Exploration Park has been trademarked, so SCP may stay with the same name; and he reminded the board members to fill out and turn in Form One for financial disclosures by July 1, 2023.

Dan Aton asked when the new signs could be done.

Mr. Post replied all the documents are ready to go, he will just need to change the name back to SCP; it has been budgeted for this Fiscal Year so it should be done within the next three to four months; that would be two signs, one in the median at Armstrong Drive and one in the median on Shepherd Drive; and there has been no design done for a sign at Grissom Parkway and SR 405, but he hopes to have it done in the next Fiscal Year if the City of Titusville approves of that.

Rodney Honeycutt thanked Mr. Larese for the City meeting with the people from Darkstorm, as it has been drug-out for a long time.

Titusville-Cocoa Airport Authority (TCAA)

Kevin Daugherty, TCAA Director, stated he had a kick-off meeting last week for the Challenger Avenue phase one design; the airport received \$800,000 in Federal and State funding for the design of the primary runway rehab, with construction to begin next year; the air traffic control design project is wrapping up and site plans will be submitted to the City of Titusville soon; and next week there will be a visioning workshop with the TCAA board for the master plan.

City of Titusville

Scott Larese, City of Titusville Manager, confirmed a meeting with Troy Post, CEcD, CBE, NBEDZ Executive Director; he stated there are a couple changes in the concept for the Red Canyon/Launch Now Project; the old bank will become a restaurant, the apartments are almost ready to be opened, and the first floor will be mixed-use; and the restaurant will be a regional chain. He added there are over 50 projects now in the City of Titusville; and it is an exciting time in the city.

Robert Jordan asked what happened to the concept of the Red Canyon employees living in the building.

Mr. Larese replied it is still a hub zone, and the workers will still live in the hub zone, as that is a requirement, but it may not be at that building.

Mr. Jordan remarked he thought that was the whole vision.

Troy Post, CEcD, CBE, NBEDZ Executive Director, stated this is the first he heard that the bank would be a restaurant; and he will need to go back and look at the grant agreement, as he thinks there was language in there that there was to be an office in the building.

Mr. Larese responded he thinks there will be an office set up in the other building to fulfill that obligation; and he mentioned there may be some tours in July.

Mr. Jordan asked what is happening with the old post office.

Mr. Larese replied there is a person trying to turn it into an event center; he is a caterer by trade; and he has had a couple of events there already.

Mr. Honeycutt asked if there has been an increase in staff.

Mr. Larese replied there has and they are back to full strength; the old Big Apple shopping center near the marina will have a Marriott brand hotel; and he mentioned the Beachwave store has two prospects for the restaurant and observation deck.

Discussion and Direction

Capital Stack Presentation by Titusville Mall Developer Jesse Wright

Troy Post, CEcD, CBE, NBEDZ Executive Director, stated there were questions after Mr. Wright appeared at the last NBEDZ meeting; he is present to give a presentation to explain how the financing structure will work with his Titusville Mall project; and he stated the application has been submitted and they are waiting on a few items to be complete. He mentioned he is waiting on the economic impact analysis from the East Central Florida Regional Planning Council, but he is not sure it will be completed in time for the next meeting; and he asked Mr. Wright to share his presentation.

Mr. Wright shared handouts with the board and discussed the phases of demolition and construction and the different financing for each phase of development; he spoke about the timing of each phase; and he commented it is a challenging project but not difficult.

Dan Diesel, City of Titusville Mayor noted that the City has not said no to anything for this project; and he is all for it.

Letter of Support – GROW Non-Profit Grant Application

Troy Post, CEcD, CBE, NBEDZ Executive Director, stated this is just to approve a letter of support for GROW to receive a grant from Chick-fil-A for the kitchen incubator project.

Motion by Robert Jordan, seconded by Donn Mount, for approval to provide a letter of support for GROW Non-Profit to receive a grant. Motion carried and ordered unanimously.

Old Business Items

Approval “as to Form” for Project AB Automotive” Redevelopment Project

Troy Post, CEcD, CBE, NBEDZ Executive Director, stated he has been working with Christi Schverak, Assistant County Attorney, on the agreement for AB Automotive; there is a question about the legal entity that would receive the money, whether it is an individual or a LLC; he does not feel it is ready for a vote; and he will bring back a revised copy at the next meeting that will clear up any questions. He added there is also some interest from a business to buy a lot at the Spaceport Commerce Park; but they need more time to determine which lot they want, so that will be on the next meeting Agenda. He asked the board if they had any objections to the next meeting being on July 7, 2023, to help with the schedule for “Project Topaz”, as the proposed agreement would have to be turned in to the Board of County Commissioners several days prior to

the scheduled Zone meeting; it may even need to be scheduled for June 30, 2023; and he asked the board members if they could be present on July 7, 2023, or June 30, 2023.

The board members commented on their availability and it was determined there would be a quorum for either date.

He noted it would depend on getting the comments back from "Project Topaz" and any changes that may need to be made by the County Attorney's office.

Upon consensus the meeting adjourned at 9:40 a.m.

A handwritten signature in black ink, appearing to read "Donn Mount". The signature is fluid and cursive, with the first name "Donn" and last name "Mount" clearly distinguishable.

Donn Mount, Secretary/Treasurer

Approved on July 14, 2023