

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

March 13, 2020 @ 8:30 a.m.

Parrish Medical Center - Health Village West/Heritage Hall  
931 N. Washington Avenue  
Titusville, Florida 32796

**Board Members:**

In Attendance: Dan Aton, Rodney Honeycutt, Al Matrioni, George Mikitarian, Donn Mount, and Stan Retz

Telephone: Dr. Brenda Fettrow

Absent: Micah Loyd and Louis Sanders

Call to Order: Meeting was called to order at 8:33 a.m. by George Mikitarian, Chairman.

Pledge of Allegiance: Walt Johnson, City of Titusville Mayor, led the assembly in the Pledge of Allegiance.

**I. Approval of Agenda**

Motion by Stan Retz, seconded by Dan Aton, to approve the Agenda as presented. Motion carried and ordered unanimously.

**II. Report on Expenditures to Budget**

Motion by Dr. Brenda Fettrow, seconded by Al Matrioni, to approve the Report on Expenditures as presented. Motion carried and ordered unanimously.

**III. North Brevard Economic Development Zone Executive Director Report**

Troy Post, CEcD, CBE, NBEDZ Executive Director, provided the Zone board with a handout of his report.

**IV. Preliminary Budget for Fiscal Year 2020-2021**

Troy Post, CEcD, CBE, NBEDZ Executive Director, provided the Zone board with a handout of the preliminary budget for Fiscal Year 2021.

**V. Commercial Site/Pad Development – Project Retail 50**

Chair Mikitarian advised Project Retail 50 will be a discussion around a potential project related to property owned by Parrish Medical Center; he will abstain from the vote; and he will be leaving the room.

Stan Retz advised he will leave the meeting, because he is a Parrish hospital board member.

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Rodney Honeycutt advised he will leave the meeting as well because the applicant is a client of his.

Chair Mikitarian, Stan Retz, and Rodney Honeycutt's absences are noted at 8:53 a.m.

Troy Post, CEcD, CBE, NBEDZ Executive Director, advised Allen Goins, A.G. Development Group, Inc., is working on Project Retail 50 and he is proposing a 'Parrish Senior Living Village', to be comprised of three zones at the Parrish Wellness Center; and would basically use some of that property and reworking it by putting in a Senior Assisted Living Facility, with retail and medical facilities, and restaurants. He advised the Zone board could provide a completion incentive grant up to \$500,000, but due to the significant need of a project that has a lot of repercussion along U.S. 1 with a sanitary sewer issue, which is seen as a potential critical need and it needs to be addressed before any further development along U.S. 1 takes place; and there are some potential developments that could easily be in the \$70 to \$80 million range of capital investment, but cannot build until the sanitary sewer issue is addressed. He advised he is hesitant to do much more than \$500,000 for Project Retail 50; he opined that Mr. Goins' challenge is to get the investment dollars behind this Project, to do the site acquisition, to get approval from Parrish, and to go forward and construct; and Mr. Goins' is looking for any help to induce this forward, in much the same way as Titus Landing.

Dan Aton mentioned he would like to see an application for assistance.

Dr. Brenda Fettrow suggested for there to be a breakout of the jobs count for the different job types, such as commercial, industrial, medical, retail, and restaurant.

### **Merritt Precision**

Chair Mikitarian, Stan Retz, and Rodney Honeycutt's presences are noted at 9:08 a.m.

Troy Post, CEcD, CBE, NBEDZ Executive Director, advised Merritt Precision is still working on its counteroffer.

Stan Retz asked for an update on successive Projects of exceeded expectations.

Mr. Post responded affirmatively.

Chair Mikitarian provided the Zone board with an update of Parrish's pandemic plan that has been in place for 20 years.

Upon consensus the meeting adjourned at 9:26 a.m.



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Donn Mount, Secretary/Treasurer

Approved on January 15, 2021