

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

October 11, 2019 @ 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, Al Matroni, Donn Mount, Stan Retz, George Mikitarian, and Louis Sanders

Absent: Dr. Brenda Fettrow, Rodney Honeycutt, and Micah Loyd

Call to Order: Meeting was called to order at 8:32 a.m. by Donn Mount, Secretary Treasurer.

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 Donn Mount, to approve the Agenda as presented. Motion carried and ordered unanimously.

II. Report on Expenditures to Budget

Motion by Dan Aton, seconded by Louis Sanders, 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; he provided the Zone board with a handout from the Florida Department of Transportation on the roadway improvement projects, including the replacement of the NASA Causeway Bridge that will be holding a public hearing on October 17; and he provided the Zone board with a conceptual plan for Spaceport Commerce Park.

City of Titusville Economic Development Report

Edyie McCall, City of Titusville Economic Development Director, provided the Zone board with a handout of her report.

Greater Titusville Renaissance Executive Director Report

Cathy Musselman, Greater Titusville Renaissance (GTR) Executive Director, stated there will be a lot of motorcycles in the area because of the 2019 Biketoberfest being held on October 17-20, 2019, in Daytona Beach; and the Harley Davidson at Titus Landing is planning for a lot of events.

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VI. Project Nevins Redevelopment Proposal

Troy Post, CECD, CBE, NBEDZ Executive Director, stated an application for assistance has been received for Project Nevins, which is looking to defray the cost of the extension to sanitary sewer; and the estimate to connect to sanitary sewer is \$300,000.

Jason Reichman stated Think Green of Brevard is a Florida Corporation with the objective to create various business opportunities in a variety of ways in North Brevard County, through a combination of art, culture, and technology; Think Green of Brevard fits the profile of the area renaissance mission; they will be tied to improving the health of the local community; and they have goals through a multi-tiered plan on the property for establishing a center for local sustainable food production and distribution, create a center for the arts, develop incubator spaces for businesses looking to enter Brevard County, provide numerous jobs with different levels of skills, provide volunteer opportunities for High School students, initiate educational resources for food toward a more sustainable living, develop a multi-purpose venue for social activities, create a retail destination along the bike trail for food, drink, and art, and use a minimal footprint for the environment. He provided the Zone board with a handout of the current conceptual site plan showing phase one to the north and phase two to the south for the courtyard, reception hall, chapel, parking, aquaponics, business center, micro-brewery, tasting bar, retail market and incubator spaces, food court, AGRI Production, cooler, art studio, and parking; and he stated the Project is taking longer than anticipated to get it on its feet because of the costs and the amount of upgrades the property needed from the time it was purchased.

Stan Retz inquired what the timeframe is for the different phases and is the financing in place, or funding it out of operations.

Mr. Reichman replied everything is funded personally; he stated so far there is no debt; there is some more money before needing to seek out a loan; he plans to secure some private funding too; the goal is to have the first phase up and running by the middle of next year; and after that the goal for phase two is to be up and running the following year.

John Lau, City of Titusville Chief of Police, mentioned Mr. Reichman allowed for the annual awards banquet for the Women's Center be held at no charge at this facility.

George Mikitarian's presence is noted at 9:16 a.m.

Mr. Post advised if the Zone board wanted to help incentive this Project, it would be found how to do so in Section 2, of the Economic Development Plan for redevelopment of commercial and industrial space; this deal would have certain requirements of the performance grant; and based on the amount of dollars invested, a range of \$150,000 to \$300,000 could be done to help with the sewer line.

Motion by Dan Aton, seconded by Stan Retz, to approve providing up to \$250,000, to follow the guidelines of the Economic Development Plan for the uses of funds, and to be phased with deliverables according to Project Nevins outlined plan for the north and south phases. Motion ordered and carried unanimously.

Al Matroni's absence is noted at 9:20 a.m.

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Project Tower

Troy Post, CEcD, CBE, NBEDZ Executive Director, stated he received an application for assistance that involves the construction of a hotel that has already been started at the Riverfront Center; the company is looking for a different component to include in the Project for a rooftop observation tower for a tourism component, to be accessed by a high-speed elevator going to the top for a café or restaurant concept; the Project falls under the Section for Strategic Initiatives of the Zone's Economic Development Plan; the costs have come in a little bit higher for the Project; and he introduced Jim McGrath, Vice President of Delaware North Companies Parks and Resorts Division.

Mr. McGrath provided the Zone board with a handout of the Courtyard by Marriott Hotel, Titusville, and Rooftop Observation Deck Project; a 5-story, 152-room hotel is being built on the former Astronaut Hall of Fame site and they operate the Kennedy Space Center; they are proposing for a 5,500 square foot rooftop patio bar with food and beverage service for launch views that will be open to the public; and the express elevator allows for leaving the parking area and going straight up to the rooftop. He added the Launch View Bar will be open 7-days a week and offering fresh-made items and craft beers, along with other specialty cocktails and a dining experience for travelers and locals alike; there will be space-themed artwork, a one-of-a-kind mural to promote social media engagement, education materials and artifacts, likely on a rotational basis, highlighting the space program, and its impact on the Titusville area; and the space will be available for community events. He advised the total investment for the courtyard, including the rooftop is about \$30 million; it is believed to be a really special place for locals, tourists, and businesses on the rooftop; there are some cost overruns, which is what brings him before the Zone board today; and the projected opening date is October 2020.

Dan Aton inquired if the elevator and rooftop were part of the original plan, or are they new elements added in.

Mr. McGrath responded it was part of the original plan.

Mr. Aton inquired where this Project falls in the Economic Development Plan.

Mr. Post replied it is in the Strategic Initiative Section of the Plan; and he stated the 5:1 ratio has to be maintained, so the incentive could not be any greater than \$250,000.

Motion by Louis Sanders, seconded by Stan Retz, to provide up to \$100,000; and approved giving more when Project Tower is closer to completion. Motion carried and ordered unanimously.

Former Searstown Mall Redevelopment Project

Troy Post, CEcD, CBE, NBEDZ Executive Director, stated he received an application for assistance from Searstown Mall to accommodate a fitness gym and an indoor trampoline area in the old Sears building; and there are some renovation improvements needing to be made, along with enhanced utility cost for the improvements, and there are letters of intent signed, but not any executed leases. He added he asked about the exterior of the building because in its current state, it looks blighted and it is pitch-black at night; a little bit of that was addressed; but he will leave it up to the Zone board to

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make its decision. He advised whatever the Zone board may approve, it may need to be subject to some elevation depictions that also might meet the Zone's approval.

Motion by Louis Sanders, seconded by Stan Retz, to provide up to \$100,000, based on the 5:1 ratio of evidence to meeting investment requirements for assistance to the former Searstown Mall Redevelopment Project, by providing a letter that there is a signed agreement from the types of tenants as presented in the application; and authorized for the façade to be subject to the compliance by the guidance of the City of Titusville regulations for Certificate of Occupancy and any necessary Conditional Use Permits. Motion carried and ordered unanimously.

V. Project Fire – Counteroffer and Request

Troy Post, CEcD, CBE, NBEDZ Executive Director, stated he received a revised offer letter from MJW Consolidated for the 5-acre Lot #14 in Spaceport Commerce Park for \$180,000 at \$36,000 per acre.

Motion by Stan Retz, seconded by Dan Aton, to accept the revised offer made from MJW Consolidated for \$36,000 per acre for the 5-acre Lot #14 in Spaceport Commerce Park for a total of \$180,000. Motion carried and ordered unanimously.

Project Lock – Site Change Request

Troy Post, CEcD, CBE, NBEDZ Executive Director, stated as a follow up to a previously submitted application for Project Lock of an offer for Lot #7 has been determined to be unavailable; Lot #9a has been created by subdividing a parcel for the site change request; and he provided the Zone board with an enlarged map of Spaceport Commerce Park showing Lot #9a.

Motion by Dan Aton, seconded by Louis Sanders, to approve the site change request by the creation of subdivided parcel Lot #9a as proposed for Project Lock; and accepted the offer of \$36,000 per acre for the approximate 4-acre Lot #9a from Matt Brandli, President of Engineered Bonding Solutions, LLC, totaling \$144,000. Motion carried and ordered, with Stan Retz abstaining.

Project York - Final Language of Agreement

Troy Post, CEcD, CBE, NBEDZ Executive Director, stated he is seeking approval of the final language of the agreement for Project York for a clawback that was added for the company to have a minimum of 15 jobs at the projected site.

Motion by Louis Sanders, seconded by Stan Retz, to approve the final language added to the Agreement for having a minimum of 15 jobs at the projected site for Project York.

Motion by Stan Retz, seconded by Louis Sanders, to recess at 10:18 a.m.

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Motion by Stan Retz, seconded by Louis Sanders, to reconvene at 11:15 a.m., to tour Blue Origin.

Motion by Louis Sanders, seconded by Stan Retz to adjourned at 12:20 p.m.

A handwritten signature in black ink, appearing to read "Donn Mount". The signature is fluid and cursive, with a horizontal line extending from the end of the name.

Donn Mount, Secretary/Treasurer

Approved on October 9, 2020