

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

September 11, 2020 @ 8:30 a.m.  
Titusville Public Library - Auditorium  
2121 South Hopkins Avenue  
Titusville, Florida 32780

**Board Members:**

In Attendance: Dan Aton, Rodney Honeycutt, and Louis Sanders

Telephone/Video: Dr. Brenda Fettrow, George Mikitarian, and Donn Mount

Absent: Micah Loyd and Al Matroni

Call to Order: Meeting was called to order at 8:36 a.m. by Dan Aton.

Pledge of Allegiance and Moment of Silence in Recognition of 9/11: Dan Aton

**I. Approval of Agenda**

Motion by Louis Sanders, seconded by Rodney Honeycutt, to approve the Agenda as presented. Motion carried and ordered unanimously.

**II. Approval of Minutes**

Motion by Louis Sanders, seconded by Rodney Honeycutt, to approve the October and November 2019 minutes as presented. Motion carried and ordered unanimously.

**III. Report on Expenditures to Budget**

Donn Mount, Treasurer, stated everything is running consistently, and on track, nothing new to report.

Troy Post, CEcD, CBE, NBEDZ Executive Director, stated this Fiscal Year will end in a few weeks; there are a few grants to process which will be reflected under grants/aid; and the operating expenses will be under budget this year.

Motion by Louis Sanders, seconded by Rodney Honeycutt, to approve the Report on Expenditures as presented. Motion carried and ordered unanimously.

#### **IV. Staff and Partnership Reports**

##### **North Brevard Economic Development Zone Executive Director Report**

Troy Post, CEcD, CBE, NBEDZ Executive Director, stated beyond the financials for the month, he has also included an updated cash flow to give a sense of what the next Fiscal Year will look like; the budget has been through one hearing and will go to a second hearing to adopt the final budget, which he feels will be approved; and he went over his executive report. He mentioned Project Freedom is looking for a 10-acre site; he submitted paperwork for the U.S. Space Command project to enable Brevard County to be a candidate for their 400,000 square foot base, which is proposed to be at TICO Airport; the economic impact study for the sanitary sewer line on U.S. Highway 1 is underway; and he has attended many online virtual conferences. He added he reviewed the proposed City ordinance for creating an overlay district in the older areas of the Spaceport Commerce Park (SCP), platted as Enterprise Park; the Acralock contract was approved by the County Commissioners; and he met with the Economic Development Commission of Florida's Space Coast to follow up on Commissioner Pritchett's suggestion that certain areas of the SCP be rebranded something similar to Exploration Park West; and the new signage being contemplated would wait until the decision has been made about rebranding the SCP.

Dan Aton asked if there was a timeline for the rebranding.

Mr. Post replied it is still a new idea and he has no timeline as of yet.

##### **City of Titusville**

Lisa Nicholas, Economic Development Director, stated she has been working on the same projects as Mr. Post; the City has applied for an Environmental Protection Agency Community Wide Assessment Grant of \$300,000 which would go toward site assessment, and potential clean-up plans if any contamination is found; and she has been working on an Economic Development Commission of Florida's Space Coast project as well.

#### **V. Discussion and Direction**

Troy Post, CEcD, CBE, NBEDZ Executive Director, also mentioned that the Environmental Protection Agency (EPA) grant comes around each year for Brownfields Program with clean-up and assessment grants; in 2017 and 2018 he submitted applications for the old Corrections facility; it has been discussed with the County Commission of converting this into a light industrial park but the site must be cleaned-up first; he thought the EPA money could help with that, but the Zone would need to match the grant; and the application is due next month.

Dan Aton asked Mr. Post how much of his time would this process take.

Mr. Post replied since the previous applications were submitted, he has most of the information; he feels this may be a good time to submit the application, although it is competitive; and he does not feel it would take too much time.

## **VI. New Business Items**

### **Request for Assistance – Project Raider**

Troy Post, CEcD, CBE, NBEDZ Executive Director, highlighted the main points of Project Raider, a local business that makes outboard motors; they have an opportunity to purchase a building and have applied for a grant; and he reviewed their application with the Zone board.

Motion by Louis Sanders, seconded by Rodney Honeycutt to approve the application from Project Raider and grant an incentive of \$150,000, subject to agreement provisions. Motion carried and ordered unanimously.

### **Quote for Environmental Update Report – Project Freedom**

Troy Post, CEcD, CBE, NBEDZ Executive Director, discussed the benefits of an updated Environmental Assessment of Spaceport Commerce Park (SCP), as the last one was prepared six years ago; this would be helpful for current applications, such as Project Freedom, and future projects; the proposed cost is \$14,450; and he feels things may have changed and a recent report would be helpful to future sales of SCP property.

Dan Aton asked how long this report would be valid.

Mr. Post replied the lender may require additional reports/studies to finance these purchases; usually these reports/studies are required to be done by the purchaser; this study would show that the property has been reviewed and may lure new prospects for sales; and the money would come from the account created from the land sales.

Louis Sanders mentioned the price for the report could be included in any future sales.

Donn Mount stated he did not feel like it would be a good investment.

Mr. Post remarked that it could be looked at as a marketing tool, as the report would show a preliminary look of the environmental state of the properties.

Motion by Louis Sanders, seconded by Rodney Honeycutt to approve the expenditure for an Environmental Assessment of Spaceport Commerce Park. Motion carried and ordered unanimously.

### **Clarification on Program Eligibility Re: Agri-business Prospect**

Troy Post, CEcD, CBE, NBEDZ Executive Director, stated he has been talking with someone about a prospective business, which is a cannabis farm, who is looking for property; one of the concerns with this project is the fact that there are certain Federal laws that it may have a conflict with and he did not want to jeopardize any Federal programs that the County may receive; a resolution was created which says basically, that all applicants must operate a legal business under local State and Federal law and the Zone would not award a grant to a business that is not in compliance with local State and Federal law; it is very similar to what the Small Business Administration did, which

would insulate any risk to the Zone or the County; and if the Board of County Commissioners adopts this resolution, he would reply that the Zone could not provide any assistance for their project.

Motion by Louis Sanders, seconded by Rodney Honeycutt, to adopt the resolution as referenced. Motion carried and ordered unanimously.

### **Concurrence of Lot Sale from K & B Futures**

Troy Post, CECD, CBE, NBEDZ Executive Director, stated K & B Futures purchased a lot in the Spaceport Commerce Park (SCP) many years ago from the County and has remained vacant; they are coming before the Zone board because a covenant restriction was placed on the lot stating that once they develop it, they must go before the Commerce Park Authority, which is now the Zone board, for approval; and they are present at the meeting today.

Todd McDowell stated he is from Alpha Omega Training and Compliance and they provide environmental safety and compliance work; they want to stay in the area where their clients are, which are mostly at the Cape; their present locations are in Cocoa and Gainesville; and they know the owners of the lot in SCP and plan to follow their blueprint for the facility.

Dan Aton asked what size building and about the parking.

Mr. McDowell replied the building is about 10,000 square foot building with bays for the vehicles, a small separate storage building, and a security fence around the lot.

Mr. Aton asked if there were chemicals involved that would be at the facility.

Mr. McDowell replied there may be oil from the oil/water separator pump-outs, so there could be oil held in the vehicles but not any hazardous chemicals.

Mr. Post asked how many employees they have.

Mr. McDowell replied there are about 40 total, with 30 coming to Titusville.

Mr. Aton asked what the timeframe was for breaking ground.

Mr. McDowell replied soon, as their current lease is up on October 1; and they will be leasing another building until this building is complete.

Christi Schverak, Assistant County Attorney, stated there would be three motions; one to approve the deed, two, is to approve the use, and three, to authorize Mr. Post to sign the letter back to K & B stating the approval; and when the building is complete, they will bring a conceptual plan back to Mr. Post to approve the conceptual drawing.

Motion by Louis Sanders, seconded by Rodney Honeycutt, to approve the deed; approve the use of the site; authorize Troy Post to sign the letter to K & B Futures stating the approval; and authorize Mr. Post to approve the conceptual drawing, upon

completion of the building, if it meets the restrictive covenant. Motion carried and ordered unanimously.

### **Action Regarding QTI Provision for OneWeb Satellites**

Troy Post, CEcD, CBE, NBEDZ Executive Director, mentioned the Zone board entered into an agreement with OneWeb Satellites and provided an incentive to them before they relocated to Titusville, to provide a local match to the State program, Qualified Targeted Industries (QTI) tax credit, which requires them to meet jobs in a scheduled timeline, which is then verified by the State; back in April of 2019, OneWeb met their job totals; the Zone received an invoice in August for its contribution to the local match, which is about \$25,000; however, in March, OneWeb filed for bankruptcy due to COVID-19, not to be dissolved, just for reorganization; and the business was sold, but it is still operating. He stated the issue is that in the agreement, although there is not a trigger for default due to bankruptcy, there is a provision that says bankruptcy is an option to terminate the agreement; the State is prepared to issue their incentive amount for the job creation in 2019, but they want to know if the County plans to issue its matching funds; and he wanted to ask the Zone board whether to issue the check, and whether the bankruptcy should terminate the agreement.

Motion by Louis Sanders, seconded by Rodney Honeycutt, to pay the invoice for the matching funding to OneWeb Satellites; and to table discussion about terminating OneWeb's agreement due to bankruptcy.

### **Public Comments**

Scott Larese stated the City has 11 on-going site reviews, five of which have re-started after being put on hold.

Misty Belford, Brevard Public School Board representative, was present to discuss the surtax to support critical infrastructure needs for the schools which expires in December; it will be up for renewal on the November ballot; about \$750 million dollars was identified as needed for school upgrades and repairs; the tax brought in \$265 million over six years, but the \$750 million in issues have not gone away; and she asked for support for the renewal of the surtax.

Upon consensus, the meeting adjourned at 9:58 a.m.



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Donn Mount, Secretary/Treasurer

Approved on July 9, 2021