

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

COWORK SPACE COMMITTEE

August 13, 2015 @ 9:00 a.m.
Titusville Chamber of Commerce – Board Meeting Room
2000 S. Washington Avenue
Titusville, Florida 32780

Board Members:

In Attendance: Robert Jordan, and Stan Retz

Absent: Paula Cardwell

Call to Order: Meeting was called to order at 9:00 a.m. by Robert Jordan, Chair.

Discussion and Direction – Proposed Cowork Space Project:

Troy Post, CEcD, NBEDZ Executive Director, stated Paula Cardwell is at the doctor and she will be present when the Committee reconvenes its meeting after touring the three site locations for selection of the location for the Cowork Space Project; the three sites being toured today are located at 301 Main Street, 2323 South Washington Avenue, and 1815 South Washington Avenue; and then they are concluding the meeting at the Titusville Chamber of Commerce for recommendation to the Zone board on August 14.

The Committee recessed at 9:15 a.m. and reconvened at 10:45 a.m.; and Paula Cardwell's presence is noted at 10:45 a.m.

Stan Retz disclosed that the City Square Partnership located at 1815 South Washington Avenue is a client of his; and Telfer and Faherty are also clients of his whose offices are located within the City Square Partnership.

Mr. Post stated in the past there have been some charts provided for charges in a previous meeting; he would like for the merits of the building spaces are looked at in terms of adaptability and tenant improvements; and once a decision is made on a building that works well for the Project, the broker negotiating could start.

Paula Cardwell stated the bank building is out of range for costs to update it; the 2323 building is perfect and is her first choice; and her second choice is City Square.

Mr. Retz stated he likes the bank building but he thinks it is going to be a big challenge upgrading it; he likes the view of the Indian River Lagoon at the 2323 building location; the City Square building has possibilities; if City Square is selected he will abstain from the vote; and he is torn between choosing City Square or the 2323 building, but he is happy with either location.

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Robert Jordan, Chair, stated he likes the 2323 building; he suggested not doing any modifications at this time because the Committee is trying to help approve a concept first; the bank building has its charm but there is too much work to be done; he is wondering why the owners have not made any upgrades to the bank building as of yet; and the City Square has a nice entry, but in going down the hallway the professionalism was lost from the site.

Ms. Cardwell suggested the 2323 building with a one-year option with a two-year extension option to see if the Cowork Space Project works.

Motion by Paula Cardwell, seconded by Stan Retz, to approve the first choice location of the Cowork Space Project is 2323 South Washington Avenue; and to start negotiations for leasing term of options. Motion carried and ordered unanimously.

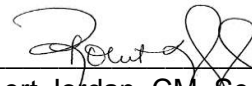
Ms. Cardwell inquired what the budget is for furniture and equipment. Mr. Post responded \$25,000.

PUBLIC COMMENTS:

Patrick Pearce stated he is supportive of the Cowork Space Project location; and he is looking forward to submitting an application for his space at 2323 South Washington Avenue.

Cathy Musselman, Greater Titusville Renaissance (GTR) Executive Director, stated she is happy with the chosen location for the Cowork Space Project; she is planning to visit a cowork space in Windermere and is only open until 10:00 p.m., and not 24/7; the location is very important for walk abilities to restaurants, the Post Office, and the Titus Landing area; and in comparing with rural areas uniqueness is key. She added, the millenniums are grasping the cowork space concept.

Upon consensus, the meeting adjourned at 11:30 a.m.



Robert Jordan, CM, Secretary/Treasurer

Approved on October 6, 2015