

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

November 8, 2024 @ 8:30 a.m.

Brevard Room

400 South Street

Titusville, Florida 32780

Board Members:

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

Telephone: Dr. Brenda Fettrow

Absent: Jeff Gray and Stan Retz

Call to Order: Meeting was called to order at 8:30 by Bart Gaetjens, Chair

Pledge of Allegiance: Rodney Honeycutt

I. Approval of Agenda

Motion by Robert Jordan, seconded by Dan Aton, 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 September 2024. Motion carried and ordered unanimously.

II. Report on Expenditures to Budget

Troy Post, CEcD, CBE, NBEDZ Executive Director, noted this is the beginning of the new Fiscal Year with not much change; and several disbursements are scheduled to be paid.

The Report on Expenditures was accepted into the record as presented.

III. Staff and Partnership Reports/Updates

North Brevard Economic Development Zone Executive Director Report

Troy Post, CEcD, CBE, NBEDZ Executive Director, stated he attended the "Reverse Trade Show," allowing him to interact with local companies and vendors; he is working on the bi-annual Economic Assessment report; he met with some of the tenants in Spaceport Commerce Park to discuss issues and topics of interest; he spoke with members of the City council about the Titusville Mall redevelopment grant; and it will not

be voted on today. He added he met with officials from Tampa's Framework Development Group about some new apartment developments possibly in Titusville; he spoke with representatives from the Emma Parrish Theatre about its campaign to raise approximately \$75 million for a major downtown redevelopment of some of the parcels they own; he is not sure if NBEDZ could assist with the project; and he is looking into it, as it would be a major tourism attraction for the County. He mentioned a new economic development project, Project "Salt" and went over some of the other projects in the works that were led by the Economic Development Commission (EDC) in 2024; Neha Pandit attended the Southern Economic Development Council (SEDC) Young Professional Conference and he attended the National Association for Business Economics (NABE); and he learned new tools that he will profile in the next North Brevard Business Review.

Bart Gaetjens noted that the Countywide initiative for tax abatement passed.

Robert Jordan stated that was extremely important that there is a tool like that for economic development; and without it, it could have been devastating.

City of Titusville

Scott Larese, City of Titusville Manager, stated the City is on its second pass for debris pick-up from Hurricane Milton; they have been working seven days a week since the storm; and he thinks the City fared well. He noted that South Street will have a widening project through the Transportation Planning Organization (TPO) which will be from Tropic Street to Highway 50; what is going on now is a safety enhancement, with medians that will help with left turns where it is 55 miles per hour; the areas that are being widened are the areas where there have been many car accidents; and they are hoping to get some lighting as well.

Titusville-Cocoa Airport Authority (TCAA)

Kevin Daugherty, TCAA Director, stated the site plan has been approved for the new air traffic control tower; he anticipates construction will start in mid-January; the funding is in place for a runway rehabilitation project; they are working on a hangar design for two new hangars near the Warbird museum; the Challenger Avenue extension is at 90 percent in the design; and they have been awarded \$5.9 million under Governor Desantis' Job Growth Initiative.

Rodney Honeycutt asked about the commercial project off of Grissom Parkway.

Mr. Daugherty replied they are working with the City on phase two and three; and it has been tough during election time but everything is moving forward as it should.

IV. New Business Items

Purchase Offer: Eta Space Systems

Troy Post, CEcD, CBE, NBEDZ Executive Director, noted that this Eta Space Systems already has a presence in the County, but they are leasing space; they are looking to

buy their own facility to eventually become their headquarters; they are interested in acquiring lot nine at the Spaceport Commerce Park (SCP); and they have offered \$65,000 per acre.

Bill Notardonato, Founder and CEO of Eta Space LLC, explained that the name of the company is Greek for Ada, meaning measure of efficiency; they are doing space exploration in an efficient way; they are a new company founded in 2019; and they originally started on White Drive, moved to Gus Hipp Boulevard in Rockledge, and are quickly outgrowing that space. He stated his company does cryogenic engineering; he mentioned having a couple decent-sized NASA contracts, one to fly a payload into space next year on a rocket lab vehicle out of New Zealand; and they will be the first to demonstrate zero-loss storage of oxygen cryogenic propellants in space. He noted they have three main lines of business, orbital propellant depots, lunar propellant depots, and terrestrial hydrogen energy.

Bryce Notardonato, Controller of Eta Space LLC, stated there are lots of applications for this type of technology; many companies in the area need their expertise with space tanks, cryogenic propellant, and transferring as there are not many companies that do this type of thing; their satellite was just completed and it is with NASA now for testing; and once that launches, they will be looking for bigger projects. He added they will be looking for some funding to dedicate some space for a weld shop, as not many companies can do this type of thing; and he invited the board to come by the facility to check it out.

Bart Gaetjens mentioned that Astronaut High School has a program for welding and suggested they reach out.

Mr. Post discussed the revenue that could be realized in the local economy.

Mr. Gaetjens asked about the salaries for the new jobs that would be created.

Mr. Notardonato replied \$100,000 to \$130,000 for engineering salaries.

Motion by Robert Jordan, seconded by Rodney Honeycutt, to recommend to the Board of County Commissioners for approval of the sale of approximately two and one-half acres of land (Lot #9) in the Spaceport Commerce Park to the company known as Eta Space Systems, for the price of \$65,000 per acre, provided that the deed contains the same clawback provisions as are present in recent land sales of Spaceport Commerce Park property. Motion carried and ordered unanimously.

Request for Infrastructure Assistance: Captec U.S. Hwy 1 Partners, LLC

Troy Post, CECD, CBE, NBEDZ Executive Director, noted that this project was put to the side for a while as the sewer line was completed along U.S. Hwy 1; there are now some issues with the Department of Transportation (DOT); he described the land as a former amusement park from the 1960's, owned by the Kirk family; and now they have signed an agreement, although the land has not yet been purchased. He advised the intent is to acquire the property and possibly add a drug store, restaurant, hotel, and apartments; the total cost would be over \$80 million; he noted there would be a new traffic light added; and he suggested the incentive could be up to \$500,000. He discussed the

revenue that could be realized in the local economy; and there would be approximately 115 jobs created.

Dan Aton asked if the project would tax the new sewer lines.

Scott Larese replied not at all; he expressed his appreciation to the Zone for supporting that project, as this project would never had been proposed; the master plan still needs to be approved; and he noted the land is near the railroad tracks which can be a problem for residential and hotel uses.

The Zone board continued discussion about the project including the type of grant, wetland mitigation and fees, the new stormwater lines, DOT, and the need for new apartments and hotel rooms; and ultimately the board decided to table discussion to the next meeting so the company could be present.

Motion by Robert Jordan, seconded by Rodney Honeycutt, to table discussion to the December 13, 2024, NBEDZ meeting. Motion carried and ordered unanimously.

V. Old Business Items

Purchase Counter-offer: MJW Consolidated

Troy Post, CEcD, CBE, NBEDZ Executive Director, noted that this is being brought back with a counter-offer of \$55,000 per acre; he reminded the Zone board that there had been discussion of where to draw the new lot line; and the new suggestion is to make the new lot a bit larger, about 3 acres; and a new building of equal size would be built on the new lot or possibly expand the existing building to the east and leaving the new lot for future expansion. He added they would expand from 25 to 50 employees; and he reminded the board that their suggestion will go to the County Commission.

Robert Jordan asked if there was a wetland challenge on the lot.

Mr. Post remarked the land that is south of Shepard Drive is impacted a lot by wetlands; and the property going toward the airport will be expensive to develop.

The Zone board discussed the comparative value of this lot versus the lot that was just sold for \$65,000 per acre, the shape and size of the lot, wetland mitigation, and stormwater; there was discussion of the value of what is left of the lot; and the board members came to a consensus that the property is worth more and to reject the offer.

Motion by Robert Jordan, seconded by Dan Aton to reject the counter-offer of \$55,000 per acre from MJW Consolidated. Motion carried and ordered unanimously.

Approval of Revised Terms and Conditions: Titusville Mall Redevelopment Project

This Item was postponed to the December meeting as the final language has not been received.

Proposed Amendments to Incentive Agreement:

Pritchard Crossing (Marc Smith and Angela Abbott)

Troy Post, CEcD, CBE, NBEDZ Executive Director, noted that this agreement called for the project to be completed by the end of this calendar year; there is a tenant that will take occupancy at the beginning of next year; and they have asked for an extension of one year.

Motion by Robert Jordan, seconded by Dan Aton, to extend the agreement for one year. Motion carried and ordered unanimously.

Raider Outboards (George Woodruff)

Troy Post, CEcD, CBE, NBEDZ Executive Director, stated there is a request from George Woodruff, Raider Outboards, for a revision to the Incentive Agreement; due to several setbacks and delays, he has not been able to meet the job requirements; and Mr. Post suggested to delete the section about job creation as a clawback and to instead use the language that is used for many of the redevelopments, to hold the title for a period of two years before any consideration of selling the property.

Motion by Robert Jordan, seconded by Dan Aton, to delete the job requirement as a clawback for the agreement, replacing it with a requirement to hold the title of the property for a period of two years, until 2027. Motion carried and ordered unanimously.

VI. Discussion and Direction

Troy Post, CEcD, CBE, NBEDZ Executive Director, mentioned that he was given permission to display the plaque recognizing previous Zone board members and community leaders in the lobby of the North Brevard Government Center (six story); and he suggested to add Rita Pritchett to it, as she has been a good advocate for the NBEDZ program. He mentioned he was speaking with Bart Gaetjens about the newly-elected officials coming on board and there being a learning curve there; Mr. Gaetjens asked if there was any information to give out that shows the success stories of NBEDZ; he has wanted to create a book that shows the successes, such as Blue Origin and the Titus Landings Mall, as a reminder of some of the projects NBEDZ has done; he reached out to Linda Brandt of Brandt, Ronat, and Company to discuss creating an advocacy piece; and she came back with a proposal and a quote of \$11,000-\$14,000 for designing, creating, and producing the item. He stated that she mentioned that it could be more than just a booklet, and include social media as well; and he suggested it could be a way to get the word out about the Zone.

Mr. Gaetjens mentioned when he was on the board at the Economic Development Commission of Florida's Space Coast, they often heard comments that they were picking winners and losers and only supporting millionaires and billionaires, which is not the case; in this day and age, one should tell their story or someone else will tell it for you, which might not be accurate; this advertising piece would tell the story to the residents of what NBEDZ is doing for them; it is also for businesses looking to come into the North Brevard area; and he feels it is important to tell its story.

Donn Mount noted that the Talk of Titusville publication has a lot of this information already; and he inquired if there may be a cheaper way by adding information to this publication.

Robert Jordan remarked that is not a bad idea and it also goes on the website; he suggested there could be a separate section to highlight NBEDZ; showing where the money is going is extremely important; and it should show how it is helping small, local businesses.

Dan Aton suggested mentioning that some of the investment projects have included stormwater mitigation and sewer lines that have reinforced the infrastructure of the City of Titusville; there is still a good bit of stormwater making its way to the lagoon, although now developers are required to retain stormwater on their property; and he mentioned that the Wonderland back property could have a big stormwater pond that goes beyond what that property needs and could possibly accept stormwater from other properties nearby that do not have it.

Mr. Gaetjens commented that he thinks it would be good to be included in the Titusville Talking Points; and possibly participate in the video with some of the small business owners that NBEDZ has helped.

Mr. Post stated he would get with Scott Larese about the Talking Points and have more of a plan at the next meeting. He mentioned that he had a meeting with Commissioner Delaney where he discussed the NBEDZ program with her and answered questions; and he noted that small business was discussed, as the common perspective is that the program only helps large businesses. He discussed the idea of a business incubator and the possibility of building one in the Spaceport Commerce Park; he noted there is money available for this; and he noted this could be something to discuss with Commissioner Delaney.

The Zone board discussed the business incubator suggestion, whether to build new or rehabilitate an existing building, and various job suggestions; and the board opted to wait for more input.

Public Comment

Stephanie Robinson, CareerSource, stated on the subject of speaking with Brevard Public Schools about training customized for businesses; that is what they are trying to do with the Florida Atlantic Workforce Alliance Grant; the U.S. Chamber Foundation has a talent pipeline management academy, and she wants to implement it in Brevard County; she noted it is being done on a small scale through Eastern Florida State College for some small businesses; and she feels the agencies are moving in the same direction, but separately, and working together she feels the business incubator could happen.

Neha Pandit noted she attended the Southern Economic Development Council (SEDC) conference; and she met with site selectors and learned about Artificial Intelligence (AI).

Edna Wilson mentioned her daughter is opening a business at Titus Landing; and it is an indoor play place for toddlers.

Upon consensus the meeting adjourned at 10:18 a.m.

A handwritten signature in black ink, appearing to read "Bart Gaetjens". The signature is written in a cursive style with a long horizontal stroke at the end.

Bart Gaetjens, Chairman

Approved on January 10, 2025