

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

August 28, 2015 @ 8:30 a.m.
Parrish Health Village West/Heritage Hall
931 N. Washington Avenue
Titusville, Florida 32780

Board Members:

In Attendance: Dan Aton, Paula Cardwell, Brenda Fettrow, Robert Jordan, Micah Loyd, George Mikitarian, Stan Retz, and Louis Sanders

Absent: Donn Mount

Call to Order: Meeting was called to order at 8:30 a.m. by George Mikitarian, Chairman.

Pledge of Allegiance: Jim Tulley, City of Titusville Mayor, led the assembly in the Pledge of Allegiance.

I. Approval of Agenda:

Motion by Robert Jordan, seconded by Brenda Fettrow, to approve the Agenda as presented. Motion carried and ordered unanimously.

II. Review and Approval of Board Minutes:

Troy Post, CEcD, NBEDZ Executive Director, advised the Zone board of minutes for approval will be sent electronically to help reduce some of the paper load.

IV. Staff and Partnership Reports:

NBEDZ Executive Director Report

Troy Post, CEcD, NBEDZ Executive Director, stated he presented the budget to the Titusville City Council for the coming year of the money being allocated from the City and going to the Zone for the Cowork Space Project; and in September there will be discussions about the contractual arrangement of space.

VI. Business Items:

New Business

Project Eagle

Troy Post, CEcD, NBEDZ Executive Director, stated the reason for the special called meeting is to talk about Project Eagle and Project Panther; he provided the Zone board

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with a copy of the Agenda Report for each Project going before the Board of County Commissioners (BOCC) on September 1; and he provided the Zone board with a copy of each Project's Economic Impact Analysis. He reminded the Zone board that it is bound by Non-Disclosure Agreement (NDA); he stated the information is still sensitive and it needs to stay confidential; and eventually it will be part of the public record. He stated the incentive for both Projects was approved by the Zone board and the BOCC; an offer was made to both companies; and both companies accepted the offer.

Greg Weiner, CEcD, Senior Director Business Development at Economic Development Commission of Florida's Space Coast, stated Governor Rick Scott has called on economic development people and people in the community to reach out to their representatives because Legislature is not funding Enterprise Florida and occasionally Space Florida at the levels they should be; without Space Florida, there is no Project Panther; and without the State there is neither deal for Project Panther and Project Eagle. He went on to say with the Zone in place it is helping to get the community in the mindset of being supportive of Projects, and it needs the support of the Board of County Commissioners support as well. He expressed his appreciation to the Zone board for its support of both Projects.

Paula Cardwell stated she was a naysayer at the start for one of these Projects; but she is still scared even though negotiations had been put into these Projects.

Motion by Robert Jordan, seconded by Brenda Fettow, to approve Economic Incentive Agreement and Ground Lease Agreement for Project Eagle. Motion carried and ordered unanimously.

Project Panther:

Paula Cardwell stated Project Panther carries a lot more risk than other projects in the past; and one of the main reasons she does not like this Project is there is a possibility of a debt instrument for six years, like a bond to take care of it at the end of six years.

Mr. Post advised the Zone board that without going into certain details of the Project, a certain benchmark triggers assistance from the Zone, and there needs to be some type of debt instrument mechanism like done with the Mall Project.

Motion by Robert Jordan, seconded by Brenda Fettrow, to approve the Grant Agreement and Interagency Agreement for Project Panther. Motion carried and ordered, with Paula Cardwell voting Nay.

Upon consensus, the meeting adjourned at 8:48 a.m.



Robert Jordan, CM, Secretary/Treasurer

Approved on October 9, 2015