

**NORTH BREVARD ECONOMIC DEVELOPMENT ZONE (NBEDZ)
SPECIAL DISTRICT BOARD MINUTES**

January 10, 2014 @ 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, Donn Mount, Stan Retz, and Louis Sanders

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

I. Pledge of Allegiance:

George Mikitarian, Chairman, led the assembly in the Pledge of Allegiance.

II. Review and Approval of Board Minutes:

Motion by Brenda Fettrow, seconded by Robert Jordan, to approve the NBEDZ Meeting Minutes of December 2, 2013.

III. Executive Director's Report:

Troy Post, CEcD, NBEDZ Executive Director, advised he met with Wilbur Holmes Jacome, CEO/President of Brazilian Porto De Cabedelo and Shannon Feeley, Manager of Business Development at Canaveral Port Authority, to help coordinate ties with Port Canaveral to expand the trading opportunities for Brazilian firms, to open up Brazilian markets for American distributors, and putting together the initial steps to create the arrangement, including partnering with the Port to determine which third-party logistics firms might be interested in working with the Brazilian Port Authority. He provided the Regional Economic Assessment report, which will be used to source data material for local businesses or entrepreneurs to augment business plans to region-specific information for use in grant applications and annual reporting, and forming an incubator feasibility study that considers current local economic conditions. He stated he met with Dr. Dave Holsey, Vice Chair of Titusville/Cocoa Airport Authority, to discuss aviation-related projects and possible roles for the Zone to help in future development deals. He advised he is continuing to work on the policies manual, supply chain chart, and content for the website www.NorthBrevard.org for the creation of by-laws for the Zone. He stated in looking ahead Ecklers' has tentatively planned a ground-breaking for its new distribution and headquarters facility of February 20th, at 11:00 a.m.; and he is planning to participate in the two-day International Council of Shopping Center's (ICSC) 'Idea Exchange' in Jacksonville, to network with retailers seeking site locations.

IV. Discussion and Direction:

Lisa Toland, Ecologist and President of Toland Environmental Consulting (TEC), provided an Executive Report to the NBDEZ for the 178-acre Spaceport Commerce Park (SCP); advised environmental data has a shelf life of 90 days for gopher tortoise, and two years for scrub jay restoration. She stated there were two scrub jay families with 17 members in 1992; in 2004, there were two families with 12 members; and she figured the utilization of keeping the scrub jays going is by doing scrub jay surveys. She explained that she played a tape of a scrub jay call; if a family is located in the area, they will defend their territory by coming to the call, and fighting off the intruder; and she spent a lot of time moving around with the tape trying to establish how far the scrub jay is willing to come out and defend its territory, which establishes the boundary of habitat in response to the call. She noticed a decline of scrub jays in the area; there has been a lot of fire suppression in the area; they need a lot of open area to see when they are flying; and a lot of the food sources have died. She stated there is approximately 19 acres of occupied scrub jay habitat at the SCP; the gopher tortoise portion of the survey identified approximately 43 tortoise's onsite; the estimated cost to permit and relocate gopher tortoise is about \$1,200; the cost to offset the acre of regulated wetland impacts is approximately \$85,000 per acre; and the cost to offset occupied scrub jay habitat is around \$59,000 per acre. She stated delineated the wetland boundaries on the four selected lots will not expand; and depending on what agencies may ask for the results of data reflects mitigation costs based on regulated environmental resources prepared for the four selected lots. She advised lot one has access issues; lots two, three, and four do not have huge differences in amount of money to do developments; and inquired which lot, or lots to select to continue the process of getting a development permit, and conceptual site plans done.

Stan Retz inquired if the identified scrub jays are expected to dissipate in two to four years does the regulatory agencies take that into consideration when negotiating mitigation. Ms. Toland responded the regulators can acknowledge the scrub jay decline and does not have long-term value, but they will say because they are in decline in that region, they have a lot of value for dispersal, and potentially contributing to the breeding population.

Louis Sanders inquired if lot eight can be improved and used for scrub jays and gopher tortoise mitigation. Ms. Toland responded yes; stated there is a portion of overgrown scrub in the back that connects with the Willow Creek area; and she could run the numbers for viability to take them to a long-term recipient site or keep them on-site.

Stan Retz's absence is noted at 9:35 a.m.

Troy Post, CEcD, NBEDZ Executive Director, pointed out there is a limited amount of industrial zoned property that needs to be maximized at best.

Ms. Toland advised she tries to work with the Environmentally Endangered Lands (EEL) Program as much as possible for opportunities to meet EEL objectives, to improve the habitat for listed species that they are trying to manage, and to set up opportunity for a long-term recipient site through the EEL's program to take the gopher tortoises to.

Commissioner Fisher inquired if there is opportunity to work with St. Johns River Water Management District (SJRWMD) for giving them the acreage on lot eight and allowing

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the Zone to develop on lot five. Ms. Toland responded yes; but stated SJRWMD is going to want more acreage than lot eight has, and will want some restoration for every acre of scrub jay habitat taken by the Zone; and they will want two acres of preservation.

Micah Loyd stated the wetland mitigation is not necessarily a cost that has to be incurred; if the gopher tortoise land is not disturbed and they have enough area to roam, there does not have to be mitigation; and a conceptual plan on lot two would determine if any costs would come into play.

Rodney Honeycutt, Honeycutt & Associates, Inc., stated he has received input from Greg Weiner, CECD, Economic Development Commission (EDC) of Florida's Space Coast Senior Director of Business Development, for a building size and number of parking spaces on lot two. Mr. Weiner added, building a footprint building that is customizable is a trend; the site needs to support 150,000 square feet, but the spec-building does not need to be that large; there are parking space ratios that Mr. Post knows about; call centers are not necessarily wanted; there is opportunity for warehousing, but those are big footprints with low job counts; and he thinks setting sights for higher wages is advisable.

Brenda Fettrow, Vice Chair, recommended staff to determine which lot is the best lot for the spec-building on the four identified lots.

Mr. Loyd advised it is important for the Zone to have flexibility to work with industrial business to meet the need; and suggested writing a letter to the City of Titusville to address landscape buffers and being flexible with its Code.

Mr. Post stated an overlay district might be a better approach to address those kinds of things.

Commissioner Fisher inquired if there are any commitments made on the lots. Mr. Post responded the Economic Development Commission had Project Press looking at lots four and five, but is dormant.

Mr. Weiner advised Project Press has been eliminated because of the need for a 200,000 square foot building.

Motion by Robert Jordan, seconded by Brenda Fettrow, to authorize staff to work with Honeycutt & Associates, Inc., to develop preliminary site plans for lots one, two-A, four, and six for the estimated mitigation costs based upon field verification of wetlands provided by Toland Environmental Consulting; and approved authorization to review overall Development Codes with the City of Titusville, for landscape buffer setbacks. Motion carried and ordered, with the absence of Stan Retz's noted.

Stan Retz's presence is noted at 9:50 a.m.

Motion by Brenda Fettrow, seconded by Robert Jordan, to authorize staff to work with Honeycutt & Associates, Inc., to amend the Contract Addendum No.1 for Scope of Work at the Spaceport Commerce Park, for providing the high and low estimated values of the average price of site plan concept for the spec-building shell, with number of parking spaces allotted, navigation around the wetlands, and providing the ability to

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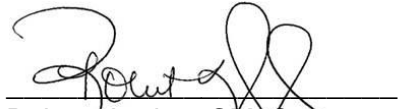
accommodate different tenant types on lots one, two-A, four, and six; and authorized staff to make recommendations to the City of Titusville City Council to allow for a 50 foot landscape buffer. Motion carried and ordered unanimously.

Public Comments:

Greg Weiner, CEcD, Economic Development Commission (EDC) of Florida's Space Coast Senior Director of Business Development, reiterated Project Press is a no-go; stated Project Sight is expected to conclude favorably; and there will be an announcement in late January, or early February. He added, there is Project Landmark; the company has it down to selected sites in California, Colorado, and Florida; the only place in Florida to locate is in Brevard County; the company will deal with its site selection on its own, and they will not tell where or what they are looking at; but he does know that the proposal was structured to be heavily incentivized.

Adjournment:

By consensus of the Board, the meeting adjourned at 9:57 a.m.



Robert Jordan, CM, Secretary

Approved by the Board January 10, 2014.