

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

July 11, 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, Robert Jordan, Donn Mount, Stan Retz, and Louis Sanders

Absent: Brenda Fettrow, Micah Loyd, and George Mikitarian

Call to Order: Meeting was called to order at 8:35 a.m. by Robert Jordan, Secretary.

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

I. Approval of Agenda:

The NBEDZ Board acknowledged the Agenda as presented.

II. Review and Approval of Board Minutes:

Motion by Stan Retz, seconded by Louis Sanders, to approve the NBEDZ Meeting Minutes of June 13, 2014. Motion carried and ordered unanimously.

III. Executive Director Report:

Troy Post, CECD, NBEDZ Executive Director, stated the proposed interlocal agreement with the City of Titusville has been submitted to the City Attorney's Office for the possibility of financial assistance from the City to help offset certain engineering and architectural costs for the Spec-Building Project; it is likely that he will be bringing it to the August meeting for review; and then it will go to the City of Titusville City Council for its approval. He stated Stockton Whitten, County Manager, asked him to establish an Operating Procedures Manual (OPM) of existing Ordinances and Resolutions acting as bylaws for proceedings and operations of the NBEDZ; the OPM will have two addendums attached; one is detailing the policies for out-of-County travel expenses; the second is the use of NBEDZ corporate credit card; documents are required to have the NBEDZ Board and the Board of County Commissioners (BOCC) approval; and Florida's Space Coast, Office of Tourism, is the model being followed, and due to being an economic development agency possibly bringing business prospects to lunch in the County. He noted the new name of the Mall Project is now Titus Landings; it was felt that the old Miracle City Mall name was used for a number years and is time for a new name; there continues to be meetings and the reactions are positive for going forward;

July 11, 2014

the demolition window of activity is expected for August or September, followed by infrastructure enhancements in the fall; and the goal is to have Phase One open by mid-July 2015. He provided a handout of Titus Landing - A Lifestyle Center, which is a handout piece going to the International Council of Shopping Centers (ICSC) show in August, as the Project progresses toward leases for Phase One. He stated he attended the co-work space inaugural meeting of Titusville Entrepreneurs Clubhouse (TECh) to try and develop different types of networking groups helping to make a pipeline for co-work space; it was an event organized through social media outlook at www.Meetup.com; and he expressed his appreciation to Dan Aton for his attendance. He advised he met with Air Scan who is a tenant at Spaceport Commerce Park (SCP), about the needs for additional land for an expansion project; he met with a boat manufacturer at the Port who has outgrown building needs there and is considering a lot in SCP; and in conjunction with the Spacecoast Economic Development Commission (SEDC), he met with a local business owner Gorge Woodruff (Zippermast) about the possibly of expanding his manufacturing operations. He added, he presented the Fiscal Year 2014-2015 budget to Stockton Whitten, County Manager, and to Tom Rosenberg, Budget Director; they prepared the initial draft for the BOCC; there will be some additional workshops he will be attending regarding the budget; due to the revenue coming from FPL, the Zone may have people in the community asking what the Zone is doing with the money; and he advised that he is available to answer any questions. He went on to say he is continuing his local networking by meeting with the Greater Titusville Renaissance (GTR) Business Development Committee; and he attended the annual reception of the Spacecoast Economic Development Commission (SEDC) at Exploration Tower at Cape Canaveral. He advised he spoke with Michael Powell, Chief Executive Officer of Titusville-Cocoa Airport Authority, about the signage done at SCP; they used the Watauga Company in Titusville for the sign erection and the tile work in 2005; they used Kendal Sign Company in Rockledge to do the lettering and the logo; and he will have more information on the type and cost of a sign at the August meeting. He noted the latest unemployment numbers breakdown has the City of Titusville being at a lower rate than the County's unemployment rate.

IV. Discussion and Direction:

Troy Post, CEcD, NBEDZ Executive Director, stated an offer is anticipated coming in on a couple of the lots at Spaceport Commerce Park (SCP) from a company that builds boats; on any offer received, the Zone is compelled to bring it before the Board of County Commissioners (BOCC) for its consideration; the company does have a real estate agent that is involved and it is likely that an offer will be put forth, and there is a real estate commission involved; he has spoken with the County Attorney; commission for the area is a range of four to six percent; he does not know what is going to be proposed; and he is wanting to prepare the Zone board of the percentage offer. He stated if the real estate community gets the word out that there is incentive to bring deals to the Zone, will be helpful in marketing of the site. He added, if a deal is negotiated, it needs to have BOCC approval; in Ordinance No. 2013-08, it says the net proceeds from any sale go into an account that the Zone would maintain; and it must be segregated from its other expenses.

Laura Canady, City of Titusville Economic Development Director, inquired if appraisals were done on lots at SCP. Mr. Post responded there has not been any real estate

July 11, 2014

appraisals commissioned for SCP; he stated if an offer is accepted and it goes to a closing, part of the requirement is having an appraisal done before closing.

V. Business Items:

New Business:

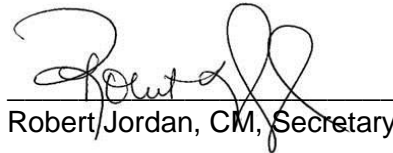
Old Business:

Stan Retz suggested updating the map of Spaceport Commerce Park (SCP) showing the Zone's jurisdiction.

Robert Jordan, Secretary, inquired if there is an update regarding HUBZones. Commissioner Fisher responded the latest report he received for HUBZones, originally was tied to the north area, but it is not getting the support needed because Congressman Bill Posey wanted the area to be for the entire County, which is too big of an area, and is not getting the support needed.

Adjournment:

The Zone reached consensus to adjourn the meeting at 9:03 a.m.



Robert Jordan, CM, Secretary

Approved by the Board August 8, 2014.