

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

January 12, 2024 @ 8:30 a.m.

Statham Park
7101 U.S. Highway One
Titusville, Florida 32780

Board Members:

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

Telephone: Dr. Brenda Fettrow

Absent: Jeff Gray

Call to Order: Meeting was called to order at 8:30 by Donn Mount, Treasurer

Pledge of Allegiance: Donn Mount, Treasurer

I. Approval of Agenda

Motion by Bart Gaetjens, seconded by Rodney Honeycutt, to approve the Agenda as presented. Motion carried and ordered unanimously.

II. Report on Expenditures to Budget

Troy Post, CEcD, CBE, NBEDZ Executive Director, stated the report shows no real changes and NBEDZ is still running well-under budget on its operating expenses; there are some grants that will be disbursed soon, which should show on next month's expenses; and he reviewed the County Tax Increment Fund (TIF) and the City TIF reports with the board. He noted the Titus Landing payments are about halfway through, Brevard Constructors will be paid-out within a few days, GenH2 should be paid-out within the next few months, and Lockheed may not be able to qualify to receive the balance of their incentive; and he has the agreement ready to be signed for Project Topaz if they decide to come to North Brevard.

Donn Mount mentioned that Space Perspective has a leased building in Melbourne.

Kevin Daugherty, TCAA Director, remarked they do some manufacturing in Melbourne and bring it to the facility at the Titusville-Cocoa Airport.

Mr. Mount asked if that had any effect on the project with NBEDZ.

Mr. Post replied the project may not go through if they do not negotiate a separate parcel at the airport; and there is no requirement that all the manufacturing has to be done in the North Brevard facility.

Robert Jordan asked about the Titusville Mall project.

Mr. Post explained that since the board agreed to make a commitment for the Titusville Mall project, the money has to be marked so it does not get spent before the project is complete and qualifies for the incentive reimbursement; he has been working on a draft agreement with the County Attorney; then it has to go to the City attorney for approval; and that could take a couple of months.

Bart Gaetjens asked what the process is for an audit.

Mr. Post replied it is typically done at the Clerk's Office Finance Department; each year they choose different departments to audit; NBEDZ is considered a department of the County; it has been a while since NBEDZ has had an audit; but he does not know how often the audits are done.

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 talked to the Economic Development Commission of Florida's Spacecoast (EDC) and hopefully there will be an initiative on the ballot for the tax abatement program; it has to be renewed every 10 years; it is recognized as a valuable tool; and the EDC will be taking the lead on that. He added he had a meeting in reference to talks with the Space Coast Office of Tourism about constructing and operating an indoor sports facility; this seems to come up every few years and he does not know how serious it is; a potential location would be on a parcel next to Chain of Lakes Park; the site allows for other potential uses such as a hotel, retail, or restaurant; and there has already been a study done by NBEDZ when this came up a few years ago. He has been in contact with an online talent attraction firm called MakeMyMove.com that helps attract people to fill employment gaps in critical industries; he will be attending the SpaceCom expo at the end of the month, which features participants from the aerospace industry; and he is working on the winter edition of the North Brevard Business Review. He attended a meeting at the Space Coast Regional Airport with representatives of aerospace firms, venture capital groups, and staff from UCF; he noted UCF is looking to expand its entrepreneurship program into Brevard County; and he continues to work on local networking. He went on to say that George Mikitarian declined another term with the Zone board; and there will be a recognition for him at the next meeting.

City of Titusville

Scott Larese, City of Titusville Manager, stated there was a pre-application done for the Lockheed Martin phase three across from the Titusville police station; it will be a huge build and there will need to be some traffic flow studies done; Space View Park and Veteran's Park pier project has begun and is anticipated to be complete in the summer; the force main project continues and is also scheduled for completion in the summer; and he mentioned that the Piggly Wiggly franchise has been in contact with Titusville and may be going in at Grissom Parkway with Publix. He mentioned there is a company looking to repurpose the Popeye's building; the Riverwalk apartments

are nearing completion; the Launch Now apartments are now leasing and retail or restaurants will go on the ground floor or bank section; and they will be introducing a pilot program with Artificial Intelligence (AI) to do site reviews, which could cut the review time in half. He added that Kirk Park is getting a new sea wall and the pier will be a Federal Emergency Management Agency (FEMA) repair that will take more time.

Titusville-Cocoa Airport Authority (TCAA)

Kevin Daugherty, TCAA Director, stated the capital program continues to move forward; the design for the primary runway will be ready for bid in April, which is a \$10-\$12 million project that the Federal Aviation Administration (FAA) will most likely fund; the Challenger Avenue extension, phase one, is at 60 percent; the MRO company is considering a 70,000 square foot hanger and 20,000 square foot office and are coming for a follow-up meeting with Space Florida and the North Brevard people to continue discussion; and he feels this is good news since the company has been shopping other locations.

IV. New Business Items

Request for Redevelopment Assistance: HydroSaurus Brewing Company

Troy Post, CEcD, CBE, NBEDZ Executive Director, stated this is a family-owned craft beer brewing business that started back in 2017; the owners have been making small batches and attending beer festivals to get recognition of the name and the product; about two years ago, they purchased a property near downtown with the idea of using it to house their equipment and have a tap room and café area; and they put together plans for a 4,000 square foot pad with a 2,500 square foot building with a porch. He continued by saying the original plan was to use the building on the site, but the building was beyond repair; the new plan calls for demolishing the old building and building something new; during the plan review with the City of Titusville, they learned of the need for landscaping and a stormwater pond, including a buffer; the cost of the landscaping is \$47,000; and he noted that is what the inducement will be considered for. He mentioned there would be five to ten jobs created, but they would not be tracked for this redevelopment project; an impact analysis was done to see what the tax return would be to the City, County, and State; and the amount would be over \$70,000.

Scott Corning stated he has been working on this for quite a while and he would be highly appreciative of any funding as the costs have skyrocketed since he bought the property; initially, he had hoped to use the existing building but it was surveyed wrong and three feet under the water table; he is now shopping for a small business loan; and he is excited to support the local community with events that could include local vendors, such as art, flea markets, swap meets, or pet adoptions. He wants to focus on beer, with a little bit of food; in the long run, maybe some food trucks that could remain at the site for a period of time; he has lots of nefarious ideas about the property; he hopes to boost the neighborhood vibe, as it is a low-income area; he wants to have live music inside or outside; and he would close at 10:00 p.m. or 11:00 p.m. depending on the noise ordinance.

Donn Mount noted there was a reference to getting a road from US1 to the facility, but he does not see it in the plans.

Mr. Corning replied he talked about it with the contractor, but it would be quite a bit of money; he hopes to do it in the future; there are two access roads, one from US1 and one off of Garden Street; and he feels brewery followers will not have trouble finding it.

Dan Aton inquired about the need for a Conditional Use Permit; he has concerns of it being at the back of a neighborhood without access from US1; and he wonders if the board will get grief for supporting this project.

Robert Jordan mentioned he read that the sales for HydroSaurus Brewing Company were around \$400,000; and he asked if he read that right.

Mr. Corning responded that his wife did that and he did not have that with him.

Mr. Jordan asked if he had his financial loan.

Mr. Corning replied he is shopping for that loan presently.

Mr. Jordan asked if he is adding any money to the project.

Mr. Corning replied he used his money to purchase the property; the small business loan would be for the rest of it; and they plan to pay it off with the proceeds, plus they are keeping their present jobs.

Mr. Post reviewed the application with the board, explaining that the financing would need to be secured, permits obtained, build the facility and have it operational, before the grant would kick-in.

The board discussed various factors of the project including Conditional Use Permits, appropriateness of the location, and financing.

Motion by Robert Jordan, seconded by Bart Gaetjens, to approve a grant totaling \$47,000 for the reimbursement of a portion of costs incurred by the company known as HydroSaurus Brewing, LLC, to induce its redevelopment of an existing commercial site on Bryan Avenue, Titusville, thus enhancing its appearance and functionality, subject to a clawback tied to the real estate title (cannot sell the redeveloped lot for two years following completion of the building renovation). Motion carried and ordered unanimously.

V. Old Business Items

Project NAP Waterline Improvement

Troy Post, CEcD, CBE, NBEDZ Executive Director, reviewed the existing project underway with North American Properties (NAP) in reference to the waterline improvement at Spaceport Commerce Park (SCP); NAP came back with concerns that the project's increasing costs would not be an equal split between them and NBEDZ for the cost of the project; NAP asked for a provision to provide for the increase; and he proposed to raise the total project cost from \$253,000 to \$278,000. He added that once NAP files for reimbursement, they will have to provide proof of costs; if the project comes

in under budget, NBEDZ will still only pay half of that amount; and if the project ends up costing more, the most NBEDZ will pay is \$139,000.

Motion by Robert Jordan, seconded by Bart Gaetjens, to approve a revision of financial assistance in an amount not to exceed \$139,000, as a reimbursement to the company, North American Properties or its Florida affiliate, following the completion of a new waterline along Shepard Drive in the Spaceport Commerce Park.

Mr. Post noted that George Mikitarian opted not to accept another four-year term on the board; Commissioner Pritchett nominated Jeff Gray as a replacement and it was approved by the Commission and City Council; he was unable to make it to today's meeting but will be present at the next meeting; Mr. Mikitarian was the Chair, so the members will have to vote for a new Chairman; and he will check the by-laws and get with the County Attorney about the procedure.

Dan Diesel, Mayor, City of Titusville, commented on how much he appreciates the Zone board and its commitment to the City of Titusville; and he does not think it is promoted enough, so he takes every chance he gets to mention NBEDZ and what it is doing for the community.

Rodney Honeycutt noted that Tranquility Bay phase two was approved by City Council; and sales will begin in February.

Donn Mount mentioned the grand opening event for the addition of the all-inclusive playground at Sandpoint Park is on Saturday, January 20th, from 1 p.m. to 5 p.m.; and this project was funded by the North Brevard Rotary Club.

Upon consensus, the meeting adjourned at 9:51 a.m.



Bart Gaetjens, Chairman

Approved on February 9, 2024