

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

October 13, 2023 @ 8:30 a.m.

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

Board Members:

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

Telephone: Dr. Brenda Fettrow

Absent: Rodney Honeycutt

Call to Order: Meeting was called to order at 8:30 by George Mikitarian, Chair

Pledge of Allegiance: Donn Mount, Treasurer

I. Approval of Agenda

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

Approval of Minutes

Motion by Robert Jordan, seconded by Bart Gaetjens, to approve the Minutes from September 2023 as presented. Motion carried and ordered unanimously.

II. Report on Expenditures to Budget

Troy Post, CEcD, CBE, NBEDZ Executive Director, stated this is about as close as it will get to the end of the year report as it is now the new Fiscal Year; it is tracking well and below budget in many categories; it is well under budget on the operating expenses; and for the grant side, NBEDZ disbursed \$1.7 million in incentive funds and grants over the year. He added he expected there to be more disbursements, but the Sanitary Sewer Project is not yet complete.

Motion by Bart Gaetjens, seconded by Robert Jordan, to approve the Report on Expenditures to Budget as presented. Motion carried and ordered unanimously.

III. Staff and Partnership Reports/Updates

North Brevard Economic Development Zone Executive Director Report

Troy Post, CEcD, CBE, NBEDZ Executive Director, stated he had a follow-up meeting with a team from Global Location Strategies, about the Florida Power and Light (FPL) Florida First Sites initiative, as Spaceport Commerce Park (SCP) was one of the sites chosen to receive grant funds; he met with Leotta Location and Design (site consultant) who is also working on an FPL initiative to try to identify other available industrial property, not only in industrial parks; he attended the East Central Florida Regional Planning Council's "Ahead of the Curve" summit featuring the topic of resiliency; and he met with Mike Moss from the firm Lightle, Beckner, and Robison about the industrial real estate market. He added he participated in a citizen's advisory panel for the Titusville-Cocoa Airport Authority's Master Plan update; he had a follow-up discussion with Steve Kane from SpaceTec and was told the location next to the Ruag building is no longer available, so they will be looking for another space; prospect activity is still brisk, although there have been some projects that are on hold due to the economy; and he delivered a presentation on the Zone to a group of commercial realtors, highlighting the tax increment financing structure. He went on to say testing has begun on the new U.S. Highway One Sanitary Sewer Project; it is expected to be completed and able to receive their incentive in December; Project Topaz's incentive was approved by the Board of County Commissioners and the company was made aware; Neha Pandit represented the Zone at a last-minute visit from a group from Singapore visiting Space Florida; and she was able to work with the City of Titusville, using the moneys awarded from the Economic Development Association (EDA) to do environmental studies for the available lots at SCP, which will increase the value of the properties. He stated the latest employment data for the area shows the size of the labor force has grown tremendously; and 600 new jobs have been added in Titusville.

Robert Jordan asked Mr. Post how much the lots at SCP are being sold for.

Mr. Post replied the most recent sales were \$50,000 per acre; part of the challenge is not being static with that and gradually push it up; and since NBEDZ is not a real estate firm, it knows the main mission is jobs and capital investments, so the land price is an incentive to get more projects there.

Mr. Jordan emphasized that is a great deal compared to some property offered in Viera and at the airport he has seen.

Mr. Post mentioned the lots at SCP are wooded lots that have had no disturbance and may need environmental amendments.

Mr. Jordan noted the Hospice of St. Francis property is up for sale.

Mr. Post remarked it is on his list of available properties; it is a 41,000 square foot facility, with property to accommodate expansion; it is being targeted for aerospace companies who could use that space; and it is listed for \$6.9 million.

City of Titusville

Scott Larese, City of Titusville Manager, stated he had no updates; there are many projects going on throughout the City; and he wanted to thank the Zone board, on behalf of the City, for everything it does.

Titusville-Cocoa Airport Authority (TCAA)

Lisa Nichols, TCAA Business Development Director, noted there are a lot of things going on at Space Coast Regional Airport; the Challenger Avenue extension design portion, which the design of which was funded by NBEDZ, is 50 percent complete; meetings with St. Johns River Water Management District and City of Titusville are scheduled for later this month; the 60 percent plans are due in late October; one of the runways are being rehabilitated; and the initial site investigations are completed, an aerial survey was completed in September, design is underway, and geo-tech work is expected to be completed in October. She added designs are underway for a new air traffic control tower, as the current tower is in need of replacement; they are going through a master planning process for the three airports under their jurisdiction; each one is getting an update to its master plan; this is expected to be complete in about 12 months; and they are also developing the Exploration Spaceport master plan, which will probably be done a little bit sooner. She mentioned Kevin Daugherty, TCAA Director, has been appointed to the Space Florida Board of Directors as a non-voting member; Space Coast Innovation Park has the site plan approved by the City of Titusville and hopes to begin work at the beginning of the year; Operator Solutions, a human space flight rescue company, will be moving from Melbourne to Titusville; and they are closer to getting 321 Launch, a satellite processing facility.

Robert Jordan asked about the new signage for Spaceport Commerce Park.

Troy Post, CECD, CBE, NBEDZ Executive Director, replied it has been approved to put it out to bid, but everything has been put on hold after NASA and Space Florida said they did not like the idea of naming it Exploration Park West; although it is not trademarked, NBEDZ is not interested in doing that; it will come back to the Zone board for discussion; and then it will have to go to the Board of County Commissioners for approval. He mentioned the covenant would have to be changed and re-recorded if the name changes; there is money in the budget to cover two signs; and he will probably bring it back in the next month or two.

IV. Discussion and Direction

Troy Post, CECD, CBE, NBEDZ Executive Director, stated he met with the KB Homes representatives about the Grissom Sanitary Sewer Project; there have been 200-300 units already constructed off of Grissom Parkway, with plans to build 1,200; there is not only Innovation Park, but also Spaceport Commerce Park (SCP) to connect to the new line, as the existing sanitary sewer line will not be able to handle that capacity; and either new lift stations, new lines, or bypassing the existing system. He added there has been an estimate obtained for \$3,182,317.85; he advised KB Homes that NBEDZ could not do the same as the U.S. Highway One Sanitary Sewer Project and fund it, so he will need to find another source of funding; KB Homes is willing to provide some funding; and the alternative would be to run a line on the east side of Grissom Parkway, which would be less money, but it would not help Innovation Park

or SCP. He noted there are two State programs, one being the Florida Job Growth Grant Fund, the other through the Economic Development Administration Public Works Grant; he stated those programs take a long time to cycle through; if an application is made, NBEDZ would have to put some money in; and the question would be how much. He stated 15 percent would come out to \$477,000; if that was split with KB Homes, they could put in the application and see how it goes; he feels the more money that is put in, the better the chance of getting the grant, so it could go up to 20 percent; and he feels NBEDZ could provide between \$238,000 and \$477,000.

The Zone board had a discussion about the tap-on fees and who would receive the fees when a new line is added; the new homes are needed for economic development; and how this would enhance properties in Spaceport Commerce Park.

Scott Larese stated development pays for development; he explained that there was a line added on U.S. Highway One by Victorio's Restaurant and everyone that gets tapped-in to that line has to pay a reimbursement to Victorio's; and he thinks it might be a Community Development District (CDD) Special Assessment Revenue Bond the Zone board could consider.

Mr. Post stated he needs to have another meeting with KB Homes; he can investigate the bond idea, but it would have to be taken out by the County or the City of Titusville; and he can bring this information back at a future meeting.

Bart Gaetjens asked if it could be a Municipal Service Taxation Unit (MSTU) where repayment would be made through the tax bill.

Mr. Post remarked he could look into that as well; and he appreciates the feedback.

V. New Business Items

Infrastructure Improvement Project: The Great Outdoors (TGO)

Troy Post, CECD, CBE, NBEDZ Executive Director, stated this is a residential community with a restaurant, event space, and the golf course; the issue is similar to LaCita's issue with the aging irrigation system not functioning properly and causing issues on the course; they need a new irrigation system to keep it viable; to do this, the course will need to close for a period of time; and this will be a great financial cost. He added this could be an improvement of the infrastructure, under the strategic initiatives part of the NBEDZ program; it would help protect the water basins, waterways, the Lagoon, and the St. Johns River basin, which is directly impacted by this project; and he asked the Zone board to consider an incentive of \$300,000 to \$398,000, which is approximately 20 percent of the projected cost.

Robert Jordan asked what was provided for the LaCita project.

Mr. Post replied it was for replacement of the irrigation system; they executed the agreement about two years ago; they came back last year for an amendment to the agreement due to prices of the materials and received \$260,000 incentive; and to his knowledge, LaCita has not started that project yet.

Donn Mount mentioned the justification for the LaCita project was due to the Lagoon and stormwater runoff.

Representatives from TGO presented information to the Zone board and answered questions relative to the project; and they discussed the increased play and tournaments that are possible with the new irrigation system, the benefits to the environment with the new irrigation system's automated controls, and native plant pollinator plant beds.

Motion by Robert Jordan, seconded by Stan Retz, to provide financial assistance, in an amount not to exceed \$394,000, to The Great Outdoors Community Services Association, Inc., in order to induce it to undertake and complete the renovation of its golf course and the installation of a new irrigation system on the golf course grounds, provided that the grant be provided as a reimbursement for a portion of the cost of improvements, and that the project be completed within a two-year timeframe. Motion carried and ordered unanimously.

Assistance Request from North American Properties (NAP)

Troy Post, CECD, CBE, NBEDZ Executive Director, stated NAP purchased the corner lot of Shepard Drive and State Road 407 at Spaceport Commerce Park (SCP) in July 2023; NAP has found that the fire hydrant at the intersection of Shepard Drive and Armstrong Drive does not have enough pressure and volume to satisfy the Fire Department for the size of the building that could be constructed on this lot; improvements are needed, as this would also threaten future development of the remaining lots owned by the County west of Shepard Drive and Armstrong Drive intersection; NAP could just service the project site itself; but the better solution would be to install a dual parallel water line that would provide for adequate pressure and volume to all parcels west of the intersection, including NAP's lot. He continued to say NAP is proposing to install the parallel water line extension, provided NBEDZ can reimburse at 50 percent upon completion, due to the benefits it will provide to other SCP properties; and the total cost would be \$253,470.36.

Shawn McIntyre, Managing Partner for NAP, reported on the improvements and mitigations that have been done on the lot NAP purchased in SCP; they have found that the water service that was installed by the developer of the Park, has a single dead-end water line past the intersection of Armstrong Drive and Shepard Drive; it is an eight-inch water line and the tests that have been done that show it will not satisfy fire flow for their property or the other three lots that the County still owns; it could be fixed for NAP's property only, but he would prefer to install the parallel line, in order to benefit NAP's property and the parcels on the north side of Shepard Drive; and he proposed a reimbursement agreement to pay for half of the cost.

Mr. Post noted that the source of the reimbursement would be from the SCP fund.

Bart Gaetjens asked Mr. McIntyre to give a bit more detail on the project, the new line versus a pump.

Mr. McIntyre explained it is a dead-end line with a hydrant at the end that the NAP property would hook into; if they were to bring the water to their site only, the pipe is

eight inches, which works, but the line on their property would need to be increased to hold enough initial volume when the fire pump kicks on; they would also need a higher capacity fire pump; that is about the same amount as the parallel line, because the parallel line will supply that volume of water that is needed; alternative A is to do something only on their site; and alternative B, roughly within about 10 percent of costs, would be installing a parallel line, which gives them two water sources on their property, but also gives two water sources to the County properties, basically one for fire and one for potable water. He added if it were only for bathrooms and running water, it would be fine, it is more for the emergency demand; the other County lots would have the same problem they are having; and he thought since there is a benefit, that costs about the same amount of money, why not install the parallel to benefit the other properties as well.

Stan Retz asked if there was enough capacity to feed both lines from Armstrong Drive.

Mr. McIntyre replied yes; because it is a loop system; and once the system is looped, it is fed from both sides.

Robert Jordan remarked this is smart, being proactive instead of reactive.

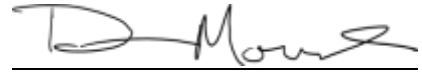
Dan Aton mentioned since this improvement is being made relative to these four lots in SCP, it is incumbent upon the Zone board to remember when contracts come in for these four lots, that a significant amount of money has been spent to benefit those four lots.

Motion by Robert Jordan, seconded by Stan Retz, to approve the provision of financial assistance in an amount not to exceed \$126,700, 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; and reimbursement would be paid from the Spaceport Commerce Park funds. Motion carried and ordered unanimously.

Donn Mount mentioned on October 23, 2023, at 10:00 a.m., there will be a groundbreaking for the all-inclusive playground addition at Sandpoint Park; the North Brevard Rotary Club raised approximately \$20,000 for this playground; and it should be completed around the end of the year or beginning of next year.

Mr. Retz noted his Rotary Club is having a 100-year anniversary celebration on October 19, 2023, at 5:30 p.m. at the old post office on Main Street; and all are invited to attend.

Upon consensus the meeting adjourned at 9:49 a.m.

A handwritten signature in black ink, appearing to read "Donn Mount". The signature is written in a cursive style with a horizontal line underneath the name.

Donn Mount, Secretary/Treasurer

Approved on December 8, 2023