

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

December 13, 2024 @ 8:30 a.m.

Brevard Room

400 South St.

Titusville, Florida 32780

Board Members:

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

Absent: Dan Aton and Dr. Brenda Fettrow

Call to Order: Meeting was called to order at 8:30 by Bart Gaetjens, Chair

Pledge of Allegiance: Stan Retz

I. Approval of Agenda

Troy Post, CEcD, CBE, NBEDZ Executive Director, stated two line items have been removed, the first New Business Item for a redevelopment project on Hopkins Avenue, waiting for application from Developer and second, the Old Business Item is for the Titusville Mall redevelopment project; they are working with the developer; and the attorney is reviewing the agreement for approval.

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

II. Report on Expenditures to Budget

Troy Post, CEcD, CBE, NBEDZ Executive Director, noted they are still early in the fiscal year, first quarter, everything is tracking to Budget; and the Grants dispersed in the last 30 days of \$713,000 include the Brevard Constructors Grant, a project in Mims called 321 Plastics.

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 will start with the **Workforce Development** and his discussion with Matt Graybill of Parrish Medical Center; and it is a building on Hopkins Avenue, Titusville, to aid and provide temporary shelter, needs exterior and interior improvements, which may be something NBEDZ could help with. He mentioned, Steve Cain in Space Tech Partners, secured a building for their Defense Training Center to give individuals certification in the industry, which Workforce Development assisted with; he

had a participation with the East Central Florida Regional Planning Council (RPC) Technical Advisory Committee Military Installation Resiliency and Review (MIRR) Program, which may be a pathway to access Federal funds for County projects; a prospect that has popped up is Lightfoot, which may add 15-20 new jobs, along with seven other active projects; he had a good meeting with Emily Cook, co-owner of Makers Space, brochures were handed out and it is a space where people can come and use different kind of machines and 3-D printers or machining tools that can help with projects; Makers Space also does Science Technology Engineering and Mathematics (STEM) education with homeschooling; and he indicated with Emily that he would like to help in some way. He advised there was continued conversation with the University of Florida Business Incubator Network of their interest in extending its business in this area of Brevard County; he attended the City of Titusville forum on economic development strategies and got some good feedback from industry leaders; and lastly, he mentioned the Florida Economic Development Council, (FEDC) who is trying to get more practitioners to get certifications to develop professional development courses in the field where individuals can learn more about economic development.

City of Titusville

Scott Larese, City of Titusville Manager, noted the property on Washington Avenue where the old Kentucky Fried Chicken was, that the owner is trying to figure out what to do with it at this time; and he expressed his appreciation to the Board for their support this year.

Bart Gaetjens asked if there was still consideration on putting a roundabout at Garden Street and US 1.

Mr. Larese stated it is the most dangerous intersection in Titusville, and about three or four years ago a proposal was offered to do a double roundabout, but it was not received well.

Mr. Gaetjens asked about South Street construction; he stated the left turning lane at Fox Lake only has room for four cars; and he asked would that be changing.

Mr. Larese explained the widening of South Street is in the five year plan, and enhancements now are safety enhancements, the areas with medians are where accidents have happened, perhaps lighting will be put in, it is estimated that a widening project would be about \$62 million just for land acquisitions. The safety enhancements will be observed to see if any improvements will be necessary. It is in the States 5 year plan to repair the asphalt on I-95.

Titusville-Cocoa Airport Authority (TCAA)

Kevin Daugherty, TCAA Director, stated there are two capital projects, Runway 18-36 Rehabilitation and Air Traffic Control Tower with planned mobilization in mid-January; and even with the holidays, they are working leads with aerospace, with Sidus Space, Operator Solutions, and MAG Aerospace who is interested in expanding.

IV. Old Business

Purchase Counter-Offer: MJW Consolidated

Troy Post, CEcD, CBE, NBEDZ Executive Director, stated under continuing negotiations with MJW Consolidated, they were negotiating the cost of the acreage they would need; with history of the negotiation they concluded with the offer they submitted of \$190,000 for Lot #1, which is three acres; and this addition would add about 25 new employees. He added, there is not a final plat recorded on the park so there are still surveys and a legal description needed before legal documents are drawn up; and there are several other projects approved but waiting on the surveys before going to the County Commissioners for approval; he mentioned there is also a sample resolution provided if anyone wanted to look over it; and there was a fiscal impact analysis done of expanding the MJW Consolidated business, including revenue coming back to the County and State, which would be over \$326,880.

Robert Jordan asked that as far as profits were concerned, if they made sure it was carved it out a certain way, and was included.

Mr. Post provided them with the schematic drawing of the area being discussed, and went over requirements of MJW Consolidated and other discussion.

Motion by Donn Mount, seconded by Robert Jordan to accept offer with MJW Consolidated. Mr. Post did clarify that this is a recommendation to the Board of Commissioners to approve a real estate contract to sell the three acres and continued with the discussion.

Motion carried and ordered unanimously.

Valiant Air Command (VAC) Physical Space Expansion

Troy Post, CEcD, CBE, NBEDZ Executive Director, provided a short background on the Valiant Air Command who is seeking to have an Event Center built; he stated however, they have had a number of delays and are not meeting their schedule, and he discussed their circumstances and referred to communication between the VAC; being low on cash, they are negotiating for a loan, and asking the Zone board to look at the existing grant agreement to consider an amendment to it; part of the agreement is provided in the meeting notes and reiterate the process to providing grants and discussed where the VAC was at with their project; and he asked the Board how they felt about the request.

Bart Gaetjens stated he suggested they Table the request until the VAC are able to come and make their case before the Zone board.

Commissioner Katie Delaney asked about a donor that had passed away and had a desire to make a donation to the VAC; and she wanted to know what amount was to be donated.

Mr. Post stated when the donor, Norm Daniels, passed away, the family did not share in his desire to donate.

The Board further discussed how to handle this request and there was a unanimous decision to table request and have the VAC come to the January 2025 meeting.

V. Public Comment

Troy Post, CEcD, CBE, NBEDZ Executive Director, went over rules for Public Comments before any cards were heard.

Billy Specht, Manager of the Great Outdoors Golf Resort, stated he wanted to thank the Board for the Economic Grant to assist with the golf course renovation; he provided a thorough progress report; and he noted they are almost complete for their public tee time opening on January 3, 2025.

Sandra Sullivan stated she wanted to talk about term limits, and since this is a County board, many members have been there since the inception in 2011, Robert Jordan for one; and she suggested they go back to the Ordinances and look at the rules. She continued by saying, by looking at various County documents, it is misleading as this board is special to District 1; the Military Leasing Act, in 2012, the Board had a conversation between the agreements of NASA and Space Florida of whether those lands should be included into North Brevard Economic Development Zone (NBEDZ); and the conversation included taxing the land. Under the MLA, anytime the Federal government leases to private entities, property tax is due to local jurisdictions, so this should be evaluated because of the substantial source of income to Brevard County; this is a big question mark why Brevard County does not have that; additional concerns pertaining to the timeline of events in 2010, an Agreement was signed with Titusville to do the site planning and building permits of Space Florida, which is not in the NBEDZ jurisdiction because of being in District 1 on the mainland; and in District 2 on the barrier island, which is questionable, and when she exposed it, it got terminated. Then in May 2012 when the land came into NBEDZ, at the same County Commissioner meeting, there was an incorporation of North Merritt Island; she thinks there are some legal issues and is concerned about them pertaining to moving things around; and the Merritt Island incorporation reared its ugly head in 2023 with a vote taken under public comment and is not allowed by law. She continues that the current Board is required by state law to allow public comment before each vote not just at a public comment time. She concluded by saying, moving forward, she will be pushing for the sunset of NBEDZ, which was only for five years, for she thinks they have not been honest about what they are doing even with the book of agendas.

Upon consensus, the meeting adjourned at 9:18 a.m.



Bart Gaetjens, Chairman

Approved on January 10, 2025