

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

June 8, 2012 @ 8:30 a.m.
District 1 Commission Office
400 South Street, Suite 1A
Titusville, Florida 32780

Board Members:

In Attendance: Dan Aton, John Beasley, Robert Jordan, Micah Loyd, Donn Mount, Stan Retz, and Louis Sanders

Telephone: George Mikitarian

Absent: Brenda Fettrow

CALL TO ORDER: Meeting was called to order at 8:35 a.m. by Robert Jordan, Secretary.

I. Approval of Agenda

Motion by Dan Aton, seconded by Louis Sanders, to accept the Agenda. Motion carried and ordered unanimously.

II. Review and Approval of Board Minutes

Motion by Micah Loyd, seconded by Louis Sanders, to approve the NBEDZ meeting minutes of May 18, 2012. Motion carried and ordered unanimously.

III. Staff Report

Stockton Whitten stated the Financial Disclosure Form needs to be submitted to the Supervisor of Elections by July 1, 2012; and he requested permission to schedule presentations by Urban Entrepreneur Partnership, Inc. (UEP) and University of Central Florida (UCF) College of Health and Public Affairs, Urban and Regional Planning Program.

Robert Jordan, Secretary, mentioned an article in *The Florida TODAY* about local hospitals graded on patient safety; Parrish Medical Center was the only hospital in Brevard County that received an 'A' ranking; and he expressed congratulations to George Mikitarian.

IV. Discussion and Direction

Stockton Whitten stated Scott Knox, County Attorney, will review and report his findings on the Confidentiality of Records Definitions 1(a)6 of the NBEDZ Job Opportunity Program Guidelines Financial Incentive for Attraction and Retention of High Wage Business; and he added the previously approved changes are in red from the decisions made at the May 18th meeting.

Mr. Whitten inquired if Greg Weiner, Economic Development Commission (EDC), can review 'average project wage' in the Job Opportunity Program Agreement 2. Definitions, Section 2.2. Mr. Weiner responded vacation and sick pay should be removed, as they are not taken into account when determining wages; page 12, page 17, and Exhibit 'A' should read 'annualized average project wage'; Part 3-D. needs to be removed; Part 3 should read 'Employment and Wage Commitments'; and Part 4 should read 'Benefit Commitments'.

Mr. Whitten stated in the Job Opportunity Program Agreement 2. Definitions, Section 2.5, needs to be struck.

Mr. Whitten stated items **3.** through **20.** are subject to negotiations; and Attorney Knox will provide standard language for most of them.

Mr. Weiner informed the Board he will be attending a seminar in Orlando; stated if anyone wants to attend, he or she is welcome; he has not set the date yet, and will be giving a presentation on NBEDZ, so the project managers understand there are options available in Brevard County that are not available in other States; and added, it ensures EDC is getting its fair share.

Mr. Whitten stated he will have today's changes made, except for the portions Attorney Knox is researching at the NBEDZ meeting on June 22.

Micah Loyd stated it is important to get the website up and running; and inquired who NBEDZ is depending on to build its website. Mr. Whitten responded NBEDZ is going to have to depend on the County to build its website; and stated there are Information Technology Department staff members who can develop the website, provide the website name, and its link.

IV. Discussion and Direction (continued)

Robert Jordan inquired if the EDC will initially be responsible for taking in the applications. Mr. Weiner responded EDC will help with the initial intake of the applications; and the NDA's will be signed by all the NBEDZ members who will be briefed one week prior, with the name of the company, and the project name.

Mr. Jordan inquired if there will be a flowchart showing the steps of the process. Mr. Whitten responded diagrams and flow charts will be created to assist with the steps of process.

Mr. Donn Mount inquired in the Goal Introduction section of NBEDZ Commercial/Industrial Site Redevelopment Program Guidelines it reads, 'job creation within the Zone engaging in public-private partnerships'. Mr. Whitten responded the Zone is the public, and the private is the developer; and the definition explains what the agency is.

Mr. Loyd stated Part 3.A. provides a projection of the return-on-investment of Zone funds over a five and 20-year period; he thinks 20 years is a long time; but if money is going to be borrowed, it may need to be 20 years.

Dan Aton suggested using a minimum of five years and year period pending on the length of the term, whichever is greater.

Mr. Jordan pointed out a typo at the end of the sentence in Part 2.D.; and Part 3.B. needs to add (be) to the sentence.

Mr. Loyd pointed out a typo in Part 2.E. (attach) is misspelled.

Mr. Jordan inquired what the meaning of Part 1.D. is. Mr. Whitten responded organizational structure would be a typical organizational chart; and stated he will revise it to (outline of organizational structure).

Mr. Loyd suggested changing Name of Parent Company to (Name and Relationship to Parent Company).

Mr. Weiner advised in Part 3.B. using (and/or full-time equivalent) after full-time permanent, with an additional column added for such.

Mr. Mount stated for consistency (attach separate sheet if necessary) needs to be removed.

IV. Discussion and Direction (continued)

Mr. Jordan advised in Part 4.C. adding (10 years) before recent bankruptcy proceedings.

Mr. Whitten advised 2. Definitions will be deleted and renamed at a later date; and in the NBEDZ Commercial and Industrial Site Redevelopment Program Agreement, he added Section 125.045, Florida Statutes, in the first Whereas.

Mr. Jordan inquired if this precludes the Zone from doing business with another governmental entity. Commissioner Fisher responded if the government is redeveloping something that has job creation, the Zone should not cut itself out of an opportunity.

Mr. Whitten stated he will bring the finalized Job Opportunity Program Guidelines and Redevelopment Program Guidelines to the June 22nd meeting; the budget needs addressing; and mentioned the Zone has lost taxable value, it was \$483 million and now it is \$472 million. He mentioned the Board of County Commissioners goes back into session on July 10th, July 24th, and the tentative millages are set on July 31st; and the Zone will need to present its budget to the Board by July 15th.

Mr. Weiner stated there is a State submitted application of a company looking at the area, and planning to submit an application to the NBEDZ; and he is interested in hearing from Attorney Knox of how confidentiality is going to be worked, and how much advanced notice is needed to review a packet for the submitted application. Attorney Knox responded it is pending on the Statutes.

V. Other Business:

The NBEDZ reached consensus to use code names, Non Disclosure Application (NDA), and review materials given one week before a NBEDZ meeting.

VI. Public Comments:

None

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VII. Meeting Schedule:

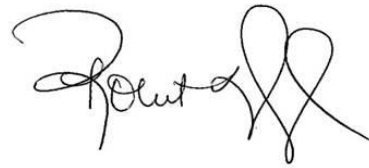
June 22, 2012 @ 8:30 a.m. (Chairman Mikitarian will participate via telephone)

June 29, 2012 @ 8:30 a.m.

July 6, 2012 @ 8:30 a.m.

VIII. Adjournment

Secretary Jordan adjourned the meeting at 10:52 a.m.

A handwritten signature in black ink, appearing to read "Robert Jordan", written in a cursive style. The signature is positioned above a horizontal line.

Robert Jordan, Secretary

As approved by the NBEDZ on 06-22-12.