

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

March 14, 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, Micah Loyd, George Mikitarian, and Louis Sanders

Absent: Brenda Fettrow, Donn Mount, and Stan Retz

**Call to Order:** Meeting was called to order at 8:30 a.m. by George Mikitarian, Chairman.

**Pledge of Allegiance:** Robert Jordan, Secretary, led the assembly in the Pledge of Allegiance. Stan Retz's presence is noted at 8:32 a.m.

**I. Approval of Agenda**

Motion by Robert Jordan, seconded by Micah Loyd, to approve the Agenda as presented. Motion carried and ordered.

**II. Review and Approval of Board Minutes:**

Troy Post, CECD, NBEDZ Executive Director, advised the NBEDZ Board has assumed the duties of the Spaceport Commerce Park (SCP) and is its authority board; future publishing's will be done reflecting this; and the minutes and agendas will now have 'Governing Body of the Spaceport Commerce Park Authority' on them.

Motion by Robert Jordan, seconded by Micah Loyd, to approve the NBEDZ Meeting Minutes of February 14, 2014; and approved adding 'Governing Body of the Spaceport Commerce Park Authority' language to minutes and agendas. Motion carried and ordered unanimously.

**III. Executive Director's Report:**

Troy Post, CECD, NBEDZ Executive Director, stated he is currently tracking nine active projects, including two leads generated by the Economic Development Commission (EDC) with interest in the Spaceport Commerce Park (SCP); he received an electronic message from Rocket Crafters, stating that the company is awaiting word on the Defense Advanced Research Projects Agency (DARPA) award; and he is expecting to receive an update by the end of the month. He advised he met with Rodney Honeycutt, Honeycutt & Associates, Inc., L.V. "Woody" Rice, P.E., City of Titusville City Engineer,

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and Peggy Busacca, City of Titusville Community Redevelopment Agency Redevelopment Planner, to discuss an overlay district for the SCP, lot setback, and issues related to the location of a spec-building; and he met with Greg Weiner, CECD, Economic Development Commission (EDC) of Florida's Space Coast Senior Director of Business Development, and Julie Roslin, Manager of Business Development, EDC of Florida's Space Coast, to receive feedback on the design element of the 75,000 square feet structure, with 50 feet eave heights. He provided Stockton Whitten, Deputy County Manager, with a preliminary budget for FY 2014/2015, showing the impact of the initial tax increment revenue derived from Florida Power and Light Company; and aligned expenditure categories in accordance with the components of the Zone's Economic Development Plan. He advised he met with Herman Safar of WBS Properties, who is responsible for tenant arrangement and management at the Searstown Mall, to discuss ways that the Zone may be able to assist the shopping plaza in the future for redevelopment needs. He advised he is continuing to pursue development of an industrial property at the south end of the Zone by the border of City of Cocoa; and he met with Bart Gaetjens and Casey Sheffield, along with City officials in Cocoa about abilities of the utility to properly service industrial users. He added, he is working with a County assigned intern, Corey McMillen on the statistical information website for inclusion on the Zone's new website for data update. He met with the Business Incubator Committee and he presented findings of starting an incubation program locally; and the conclusion of the report was to consider the establishment of a co-work space in downtown Titusville, and using experiences to expand business assistance services. He advised he is continuing his local networking and he met with Michael Powel, Manager of Spacecoast Regional Airport, to discuss plans and ways that the Zone might be able to assist him; he attended the North American Surveillance System (NASS) ribbon cutting of a hangar facility; work is to begin in April on the 12,000 square feet administration building; the Zone committed to financial assistance on the NASS project, conditioned by job creation at the Titusville location; and he delivered a speech at the Titusville Chamber of Commerce luncheon.

#### **IV. Discussion and Direction of Spaceport Commerce Park:**

Troy Post, CECD, NBEDZ Executive Director, advised Rodney Honeycutt will be present at the April 11<sup>th</sup> meeting; he provided the Zone with Mr. Honeycutt's scope of work proposal to clear and grade a portion of the 38.58 acre tract, located in SCP for the spec-building location; the lot is big enough in size and has visibility; and he asked Michael Powel, Manager of Spacecoast Regional Airport, if a 50-foot eave height or a building higher than 50-foot is an acceptable height on Grissom Parkway; and Mr. Powel's response was that it is not acceptable, and he preferred a lower eave height. He advised of a suggestion he received from Greg Weiner, CECD, Economic Development Commission (EDC) of Florida's Space Coast Senior Director of Business Development, is having a building with an eave height of less than 40 feet does not help with the needs of having higher eave heights to allow for maximizing all the space for storage. He stated Mr. Honeycutt provided the fee breakdown of what he is proposing to do for about \$22,000. He added, he is going to have to present a budget change to the Board of County Commissioners, because a line item has not been budgeted to cover this kind of an expense in the current Fiscal Year. He advised the scope of work proposal are plans to collect field data such as topography and environmental, and preparing, clearing, and grading plans; and permitting with the City of Titusville, St. Johns River Water Management District, U.S. Army Corps of Engineers, U.S. Fish and

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Wildlife Service, and Florida Fish and Wildlife Commission. He advised the Board to consider proceeding with elements for clearing and the slab work; and he suggested to individually call Mr. Honeycutt for any further questions.

Michal Loyd inquired if the mitigation is included in the requested budget change; and if there are scrub jays located on the 38.58 acres. Mr. Post responded there is one scrub jay family located south of the acreages area; and stated the mitigation is a good suggestion to be included for cost awareness. Mr. Loyd advised that he likes the location of the lot for the spec-building project because it is a high and dry area; he suggested asking Mr. Honeycutt for a conceptual sketch, because there are a lot of different factors that go into a sketch; the land cannot be leveled because there has to be a big hill there, due to the aquifer recharge; he would like at the next meeting for Mr. Honeycutt to explain exactly where the spec-building would go, because it cannot be located on the hill; and if it is located on hill that would make it 10 to 12 feet higher, and Mr. Powell could get upset about that height. He advised he would like for Mr. Honeycutt to show where the entrance to the property, the parking, and the retention pond will be located.

Paula Cardwell inquired if expansion is needed how much time is required for permitting. Mr. Loyd responded Mr. Honeycutt is going through the Land Development Permitting process and depending on the type of expansion additional time would be required; and he stated getting the building permit is relatively a short time process.

Robert Jordan, Secretary, inquired if an amount is being proposed is the Zone supposed to go out legally for Request for Proposals. Mr. Post responded his reading of the County's procurement Policy is that a Director of an agency can approve up to \$24,999 of a formal written quote, and does not have to go through the competitive bidding process.

**V. Business Items:**

**New Business:**

Troy Post, CEcD, NBEDZ Executive Director, advised the suggested changes at the last meeting in the letter of support for the Environmental Impact Statement (EIS) review process is currently being undertaken by the Federal Aviation Administration (FAA) were implemented into the letter sent to the FAA, for an attempt to gauge feasibility and consequences of utilizing property in the northern part of Brevard County, for a commercial space launch complex.

**Old Business:**

**Public Comments:**

Mayor Jim Tulley stated the City of Titusville has looked into free, universal Wi-Fi for Downtown Titusville, but does not have the money to so; there being a number of businesses Downtown that have Wi-Fi, the people tend to gravitate towards there. Mayor Tulley inquired if the Zone cannot get money from existing Community Redevelopment Agencies (CRA's), but it can spend money in those locations. Troy

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Post, CEcD, NBEDZ Executive Director, responded affirmatively; stated the Zone is not getting any revenue from the CRA remaining in Titusville; and he explained that if there is any property appreciation within the CRA, there may be some eligibility. Mayor Tulley advised looking into a mesh networking.

Commissioner Fisher advised of a fence going up around the Mall Project; on April 1<sup>st</sup> he will be hosting a meet and greet for the contractor community, to meet the developer of the Miracle City Towne Centre, and to learn how the process is going to work for hiring; it will be held at New Life Christian Fellowship; the developer will go through its process of how it will become a market place; packages will be provided for local résumés to be sent and to learn the bidding process; there will be booths setup for contractors to ask questions; the goal is to help create jobs; and it will be advertised through a listing that the Chamber of Commerce has through the Associated Builders & Contractors, Inc. for invitations to be sent out.

Robert Jordan, Secretary, inquired if there is an update for HUBZones. Commissioner Fisher responded he talked with Congressman Bill Posey's Office and the County's Lobbyist about one month ago; stated there is a Bill on the Senate side of the House that is going through the process; it is hard to get things approved; Senator Bill Nelson has a cosponsor in the House with Congressman Posey; and he is hearing some opposition about North Brevard County and City of Titusville being HUBZones, because Congressman Posey wants it to be the entire County, which is his District.

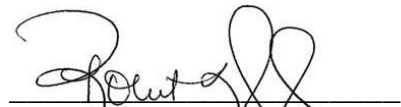
Troy Post, CEcD, NBEDZ Executive Director, announced the TICO Warbird Air Show is this weekend.

Commissioner Fisher advised he attended a meeting with John Walsh, CEO of Port Canaveral, and lobbyist, bond and financial people that helped with the Spacecoast Infrastructure Agency who did infrastructure improvements to I-95; Mr. Walsh has an issue with ramping up cargo and transportation; and S.R. 528 is seven to eight years out from being considered for infrastructure funding. He went on to say Mr. Walsh is having a problem trying to get that figured out; the people that helped with I-95 were brought in to get the process sped up the; there will be follow up meetings with Florida Department of Transportation; and then it would go to the Transportation Planning Organization.

Mayor Jim Tulley inquired why S.R. 528 is that important; stated he thought the whole idea was to barge cargo to the inland Port. Commissioner Fisher replied under certain distances it is not highway, its rail; and as trucks start pulling out of the Port, it starts affecting infrastructure.

**Adjournment:**

By consensus of the Board, the meeting adjourned at 9:12 a.m.

  
Robert Jordan, CM, Secretary

Approved by the Board April 11, 2014.