

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

November 5, 2021 @ 8:30 a.m.  
Statham Park  
7101 U.S. Highway 1  
Titusville, Florida 32780

**Board Members:**

In Attendance: Dan Aton, Micah Loyd, Donn Mount, George Mikitarian, Stan Retz, and Louis Sanders

Telephone: Al Matroni

Absent: Brenda Fettrow and Rodney Honeycutt

Call to Order: Meeting was called to order at 8:32 a.m. by George Mikitarian, Chair

Pledge of Allegiance: Dan Diesel, Mayor of Titusville

**I. Approval of Agenda**

Troy Post, CEcD, CBE, NBEDZ Executive Director, suggested to change the order of the Agenda and begin with New Business Items as there are several speakers in attendance for the business items that require a vote and for board members that may need to leave early.

Motion by Stan Retz, seconded by Dan Aton, to accept the revision of the Agenda. Motion carried and ordered unanimously.

**V. New Business**

Troy Post, CEcD, CBE, NBEDZ Executive Director, advised he will share the location within the Spaceport Commerce Park (SCP) where Raider Outboards wish to purchase five acres of property adjacent to their present lot at the corner of Armstrong Drive and Shepard Drive for \$45,000 per acre; the company is going through some rapid growth and needs to expand; an income analysis was done by the Economic Development Commission of Florida's Space Coast (EDC); an additional 25 jobs will be created; and the Fiscal Impact Analysis was done which shows approximately \$170,000 coming back to the State, local, and County governments. He added the impact to the Zone board would be an increase to the property tax base, given the Tax Increment Financing funding model; the representatives for Raider Outboards gave a presentation describing the products they manufacture and customize, and explaining the need for the additional property is for growth; and their plan is to use the same blueprints from their existing building for the new building, which they would like to have built within the next two to three years.

Micah Loyd mentioned that was more land that was needed for a 15,000 square foot building, and with land at a premium, he asked if the Zone board needed to sell all five acres.

Dan Aton expressed concern about the shape of the lot creating a less-attractive lot that would be cut off from the road and have little value.

Mr. Post stated that is why he had the qualifier that a civil engineer would need to review the lot for the best outcome.

Mr. Loyd suggested that since the available lots get fewer and smaller, the Zone board should look at site plans before the sale of SCP lots to ensure there is a need for the amount of property that is requested to be purchased; and he mentioned the lower portion of the lot could be used as a run-off pond that could be used for multiple lots.

Mr. Matroni stated he thought it was a good idea for the company to purchase the whole five acres because it sounds like they may need the extra land in the future.

Motion by Louis Sanders, seconded by Stan Retz, to recommend to the County Commission to accept the proposal for \$45,000 per acre, with the condition to examine the site plan with a civil engineer; and all standard conditions to apply. Motion carried and ordered unanimously.

Mr. Loyd suggested to contract a civil engineer to look at the entire area to make sure an easement is not needed.

Mr. Post mentioned at the beginning of the pandemic it was discussed to get an analysis of both sides of Shepard Drive and he will look into that again. He went on to say a proposal came to the Zone board about a year ago for the redevelopment of a lot on Garden Street and an incentive was approved for Jeff Green to cleanup this lot and add a new retail location; in the interim, Mr. Green was contacted by a group from Double O's Coffee to purchase that lot; an inquiry was made as to whether the incentive could be transferred to a new owner with the same intentions, which was approved; and he introduced the next speakers, Mack Sowell and Eddie Heredia, who represent Double O's Coffee franchise out of Orlando who gave a presentation about their company and its plans for the site.

Mr. Matroni asked about the small lot and if there is room for car stacking, as to not have cars backing up onto the street.

Mr. Heredia replied that the building is small enough to allow room for car stacking; they are trying to average one and one-half minutes for each car, so the line will go quick; and they hope to be completed by next summer.

Mr. Post mentioned adding some additional time to the incentive since it was signed in July of 2020 and it had a two-year time limit; and to be fair to the new group, the incentive would be good for two years from the date the assignment was executed.

Motion by Stan Retz, seconded by Louis Sanders, to approve the assignment of the \$125,000 incentive from Fishgreen Investments to Double O Coffee, extending the time period to two years from the assignment date. Motion carried and ordered unanimously.

## **II. Report on Expenditures to Budget**

Donn Mount reported there is nothing new in the budget; and the payment was made to the City of Titusville for the Titus Landings project.

Motion by Louis Sanders, seconded by Dan Aton, to approve the report on expenditures as given. Motion carried and ordered unanimously.

## **I. Approval of Minutes (continued)**

Motion by Louis Sanders, seconded by Dan Aton, to approve the minutes from December 2020 and October 2021, 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 the County now has a Grants Administrator working in the Purchasing Department; they have been trying to get the Environmental Protection Agency (EPA) funding from the brownfield grant to correct the problems at the former corrections facility; he had a meeting with economic development counterparts in the County about job tracking on economic development projects to create one job tracking form and process that could be used Countywide; he participated in a subsequent meeting for the possible relocation of Eastern Florida State College's aviation program, and discussed funding sources; and he met with staff at Valiant Air Command about the event center and it was determined that they need a consultant to do a feasibility study on the concept of what they are proposing. He added he met with business owners in the Spaceport Commerce Park (SCP), Lily and Andy Renzetti, about expanding their facility to double the size, but it has a development issue with the existing drive access on Grissom Parkway; he mentioned once the rebranding to Exploration Park West is complete, the Zone board will have more opportunity to work with Space Florida, although the "Rising Tide" project no longer plans to pursue a site in the area; and questions remain to be answered as to if NBEDZ has a property that they propose the County leases to Space Florida, which would take it off the tax rolls, if there is an opportunity for NBEDZ to have a "payment in lieu of taxes" provision in place so the taxing authorities can still get something from the project. He further mentioned he is still trying to get some quotes for guardrails to restrict access to some areas at SCP; and he introduced his new employee, Neha Pandit.

Dan Aton asked if there has been any progress on the new signage now that the Grissom Parkway intersection seems completed; and he asked if there has been discussion with the City of Titusville about using the Police Department's sign in the interim for the tenants in SCP, as there is no signage now.

Mr. Post replied the name change for the park was approved by the Board of County Commissioners and it will go out for advertisement of the public hearing this month; the final approval will clear the Zone board to begin working on new signage that will mimic the look of the current monument signs for the Exploration Park; there is money in the budget for the new signs; he has not spoken with the City of Titusville about the sign at the Police Department yet; but he stated he would.

### **City of Titusville**

Scott Larese, City Manager, City of Titusville, passed out a listing of 48 pending Titusville projects; there are over 1,100 housing units that are either under construction or being permitted; and construction of two hotels, an assisted living facility, and an event center that was just approved.

Lisa Nicholas, Economic Development Director, City of Titusville, stated they have received the brownfield community-wide assessment grant of \$300,000; she wanted to let the Zone board know because it is listed as a community partner; and she encouraged the Zone board to participate in the meetings and make suggestions as to any brownfields locally.

## **Titusville-Cocoa (TICO) Airport Authority**

Kevin Daughtery, TICO Airport Authority Executive Director, mentioned construction has begun on a runway reconstruction project; this is a \$3 million project that is Federally funded; there is a group interested in 100 acres between Perimeter Road and Grissom Parkway for industrial distribution and a storefront, and beginning construction in January 2023; and he is working with another developer to put together some site plans, which looks very promising.

### **IV. Discussion and Direction**

Troy Post, CEcD, CBE, NBEDZ Executive Director, mentioned Commissioner Pritchett had asked him how the Spaceport Commerce Park (SCP) had benefited from some of the recent projects there; his office compiled a list of County parcel property values at SCP and it showed a \$13,400,490 increase in value since 2011, based on what is currently at SCP; and that is a good indicator that NBEDZ is heading in the right direction.

Kevin Daughtery asked if there is an opportunity to have a stormwater master plan in the area, so that instead of losing 20 percent of a property for ponds or drainage, there is an opportunity to add centralized ponds in the park so buyers would have use of all of the land they purchase.

Mr. Post remarked that had been discussed previously and the civil engineer could look at that.

Micah Loyd stated it may be better to sell only four acres and have a retention pond on the other acre that would support several lots.

Mr. Post remarked the motion gives flexibility with having a civil engineer look at the possibilities.

Mr. Loyd mentioned the lots could then be sold for \$75,000 an acre as improved property.

Upon consensus, the meeting adjourned at 9:53 a.m.



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Donn Mount, Secretary/Treasurer

Approved on December 10, 2021