

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

February 9, 2024 @ 8:30 a.m.

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

**Board Members:**

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

Telephone: Dr. Brenda Fettrow

Absent: Donn Mount

Call to Order: Meeting was called to order at 8:30 a.m. by Troy Post, CEcD, CBE, NBEDZ Executive Director

Pledge of Allegiance: Troy Post, CEcD, CBE, NBEDZ Executive Director

**I. Approval of Agenda**

Troy Post, CEcD, CBE, NBEDZ Executive Director, stated normally there would be a Zone board member presiding over the meeting, but the Chair position is vacant and Donn Mount could not make it to the meeting and Dr. Brenda Fettrow is on the phone; and he noted he will handle a couple of things and then the board will elect a new Chair for the Zone board.

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

**Special Recognition of George Mikitarian**

Troy Post, CEcD, CBE, NBEDZ Executive Director, stated it has been a great pleasure to work with George Mikitarian for 12 years on the Zone board; during that time they have gone through quite a few projects; he has always appreciated the council and advice given by Mr. Mikitarian; it has been a great friendship and working relationship; and he really appreciates that. He added during his first year, working on the Miracle City Mall Project, Mr. Mikitarian did a great job being at all the City Council meetings and Board of County Commission meetings, some of them being a little contentious; he was very calm and showed great leadership; he appreciates everything Mr. Mikitarian has done for the Zone board; the board will miss him but he is always welcome to come back; and he presented Mr. Mikitarian with a plaque to commemorate his 12 years as Chair on the Zone board.

Mr. Mikitarian stated when this Zone board was created, there was controversy everywhere; there were a lot of opinions to change and they did it in a relatively quick fashion; he thinks the brilliance of the Zone is not just in what it does, but what it represents; to him, it represents a sophisticated organization comprised of leaders of this community; and he was fortunate for the entire time he was on the board to be the Chair. He added he felt that he was simply helping to facilitate the discussion amongst North Brevard's best and brightest; Commission support, City support, he takes many of his cues from leaders in this organization; he tried to demonstrate to the board what has been demonstrated to him in terms of how an executive and Chair work together; all of the board members have been role models; and he asked not to let that slip, as there are more and more people depending on the Zone board now that they know what it is capable of doing. He expressed his thanks to the board and offered congratulations for the future.

### **Nomination and Election of New Board Chair**

Troy Post, CEcD, CBE, NBEDZ Executive Director, opened the floor to nominations for the Chair.

Stan Retz asked if anyone had expressed an interest to be the Chair; and he asked Bart Gaetjens if he had the time and capacity.

Bart Gaetjens remarked he had the time, but was not sure about the capacity.

Robert Jordan nominated Bart Gaetjens; and Rodney Honeycutt seconded the nomination.

Motion by Robert Jordan, seconded by Stan Retz, to elect Bart Gaetjens as the Chair of the Zone board; motion carried and ordered unanimously.

Mr. Post introduced Jeff Gray as the newest Zone board member, replacing George Mikitarian; and he welcomed him to the board.

### **Review and Approval of Board Minutes from December 2023 and January 2024**

Bart Gaetjens thanked the board for the confidence in him; and he hopes to live up to what Mr. Mikitarian said and how he ran the meetings.

Motion by Robert Jordan, seconded by Stan Retz, to approve the minutes from December 2023 and January 2024. Motion carried and ordered unanimously.

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

Troy Post, CEcD, CBE, NBEDZ Executive Director, pointed-out that on the second page there is an amount of \$367,710 which was from the repurchase of the lot at Spaceport Commerce Park that was previously sold to Dark Storm Industries; that project ended up running into some difficulties; their agreement specified a certain amount of time in which to begin building and they were not able to do so; and they worked with the NBEDZ to buy the land back for the same price that it was sold to them for. He added

that lot is now back in the County's possession; he has been talking to the Economic Development Commission of Florida's Spacecoast (EDC) about any prospects they might have to fit on that site; and it is a high-profile lot near the entryway to the Park.

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, noted a few things from his report of activities over the past month; he stated he met Katie Hogan, Lead Project Manager at Florida Power and Light (FPL), who works with Economic Development, and she was instrumental in getting the Florida First Sites program approved through FPL; and NBEDZ is now a recipient of that grant. He added he also had an interesting conversation with Irena Danilovska, CEO with Space Coast Valley, who is working on an entrepreneurial accelerator concept focused on local start-ups and trying to bring new space technologies to market; a couple of businesses in the County in the space field were also present; and he plans to meet with them in the coming week. He mentioned meeting Benjamin Soussam from Business France and Jake Boehm, with the British Consulate in Miami; he mentioned the consulate is good conduit for firms in foreign lands trying to come into the area; and he plans to reach out to those individuals to find out about companies overseas that are trying to come into the aerospace fields. He stated he is working on the draft for the budget next year; he thinks the indirect costs, which is the amount charged by the County to cover services such as County Attorney, Budget Office, and Human Resources, is starting to level-out; it has been a dramatic hit to the budget over the last few years since its implementation; and he will be cutting back on the professional services budget due in-part to the City and FPL having conducted environmental studies on most of the lots available at Spaceport Commerce Park (SCP). He went on to say he met with the Economic Development team for Palm Bay on how best to work with property owners on developing lands near the Port St. John exit area, previously sold by the General Development Corporation for residential development that did not occur, much like the "compound" area in Palm Bay; there are a couple of Maintenance, Repair, and Operations (MRO) companies interested in building at Spacecoast Regional Airport; and he is hoping to assist with that. He stated he attended a presentation by the Department of Defense on its Military Installation Resiliency Review (MIRR) program, which would help local manufacturing companies that are part of the supply chain for defense contractors create a business resiliency hub or center; Neha Pandit is working on the bids for the new signs at SCP; he attended the Economic Development Commission of Florida's Spacecoast formal reveal of the new logo for the County with the brand "Tomorrow Launches Here", to provide a unified marketing brand for the area; and he visited Lockheed's Orion processing facility where capsules are being built for future missions.

#### **City of Titusville**

Scott Larese, City of Titusville Manager, stated the new Titusville Talking Points magazine for January is available and he included the Titusville's Top 35 Questions and Answers; and he reviewed some of the questions and answers.

Stan Retz asked what the anticipated population growth would be with the new construction that has broken ground.

Mr. Larese replied he believes there are about 400 residential or apartments coming in the next two years.

Mr. Gaetjens asked if there were any projects held up for Federal Emergency Management Agency (FEMA) reimbursement.

Mr. Larese noted there are a couple of City projects, Kirk Point pier, and some facility damages.

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

Kevin Daugherty, TCAA Director, was not present; but he sent a handout for the board.

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

##### **Potential User for Spaceport Commerce Park (SCP)**

Troy Post, CEcD, CBE, NBEDZ Executive Director, stated this not the typical type of user that he thought would be interested in a lot at SCP; it is a major freight-hauler that is interested in a site for an office building, possibly a regional headquarters, a building for repairs, and possibly 100-150 trucks stationed at this area; he checked the zoning and this would be permissible; but there are some concerns about the wear and tear on the roads and traffic. He asked the board for feedback and to keep in mind that the land sale would also need to be approved by the County Commissioners.

Robert Jordan commented he is concerned about compatibility; he thinks the company should be as close to the SR407 entrance so as not to be too disruptive; that is a lot of trucks in his opinion; he is concerned about whether it will be a paved lot; his concern is there is nothing like that at SCP; and he feels it should not be located next to Pharmco.

Rodney Honeycutt commented he would be more worried about the damage to the roadways in the long-term than the traffic; there would need to be some agreement to take care of that; the roads sit there a long time without being used much and the asphalt deteriorates; and that would be his concerns.

Stan Retz noted he assumed there would be no way to get an entry onto SR407 from that lot.

Mr. Honeycutt replied it would be possible but it would take a lot of work.

Dr. Brenda Fettrow shared Mr. Honeycutt's concerns for the roadway; and she asked if long-term this is the type of use that is wanted at SCP.

Dan Aton stated his concerned if this is the economic development wanted as this land is like currency; he wonders if this would be a detraction for other prospects to the Park; and he is concerned about the semi-trucks pulling onto SR407 with only two lanes and high speeds.

Mr. Jordan stated he would not want that next to his child's school; it will be noisy and dirty; and he thinks the traffic will be horrendous.

Edna Wilson questioned the working hours, whether the trucks would be coming and going during the day or evenings.

Mr. Post mentioned the reason the company is interested in the SCP location is because they do a lot of work with aerospace companies; and they are not having much success finding the size of lot needed with the proper zoning and access.

The Zone board continued discussing different locations that may be better suited for this company and any benefits of allowing the company to purchase a lot in SCP.

Commissioner Pritchett stated she thinks Mr. Post needs to come back with the size of the business; and it may be valuable to find it another spot.

Mr. Post commented it is definitely wanted in North Brevard.

### **SpaceTec Project**

Troy Post, CEcD, CBE, NBEDZ Executive Director, stated the board would remember the SpaceTec presentation, a project using Department of Defense and State funding to create a training center for aerospace-related skills; they are now looking at a partially-built warehouse type building on US-1 in Cocoa; they would like to set up one-on-one briefings with the Zone board members to discuss the questions provided by Mr. Post; and they are concerned about the clawback mentioned and disclosing proprietary information at a public meeting. He would like to set up the meetings the week of February 22, 2024; and he asked if the Zone board would be amenable to changing the next board meeting to March 22, 2024, if necessary, to allow time for the individual meetings.

The Zone board discussed their availabilities.

## **V. Old Business Items**

### **Olympian LED – Waiver for Parking at Spaceport Commerce Park (SCP)**

Troy Post, CEcD, CBE, NBEDZ Executive Director, stated Olympian LED bought a lot at SCP and have been working with the City to get the site plan approved; the engineer found a restriction in the covenant from 1983 for parking requirements; the engineer is having an issue because the old covenants seem to be more restrictive on parking than the City's current code is; there is a square footage standard that has to be met; and the issue is under the old covenant, there is only allowed one and one-half parking spaces per 500 square feet. He went on to say if they want to build a 15,000 square foot building, it will equate to 45 parking space; the City's code is a minimum of two parking spaces; he thinks that the Zone board, as the Park's governing body, can approve a waiver to negate the 1983 covenant restriction, or it may need to go to the County Commission for approval; and he asked Justin Caron, Assistant County Attorney, to look into this.

Rodney Honeycutt suggested the company issue a waiver request to the Zone board; and in the meantime, the Zone board will find out if it has the authority.

The Zone board collectively agreed.

**Approval “as to form”:**

**Incentive Agreement – Former Gibson School (GROW Project)**

Troy Post, CEcD, CBE, NBEDZ Executive Director, stated last spring, the Zone board approved a grant of up to \$48,000 for the old Gibson School to improve the kitchen area to allow for culinary entrepreneurs to operate; there was no lease arrangement that tied the GROW project to the property, so it had to wait until the County could get the lease directly to the GROW non-profit in order to make the improvements on the County-owned building; and to qualify for the first half of the grant, they would have to show proof of the improvements after approval by Parks and Recreation. He added the second phase would be similar with proof of capital expenditure, permits, and a title search to check for any construction liens; and there would be a clawback if the program had no participants by the end of 2027.

Motion by Robert Jordan, seconded by Dr. Brenda Fettrow, to approve the Incentive Agreement with GROW non-profit as submitted; and it is subject to final review by the County Attorney’s Office. Motion carried and ordered unanimously.

**Incentive Agreement – The Great Outdoors (Infrastructure Project)**

Troy Post, CEcD, CBE, NBEDZ Executive Director, stated this is an Infrastructure Project for The Great Outdoors irrigation system; this project has impacts to the St. Johns River and Indian River Lagoon; the Zone board approved the Incentive for just under \$400,000; and they will have to provide proof of the cost, installation, implementation, and be operational for three months before the grant will be disbursed.

Rodney Honeycutt noted that he did not work with the design of the golf course or the irrigation system, but he did assist with grading and elevation; he feels he should abstain from the vote to be safe; but he suggested to include the word successful in Item 3.2(vi).

Mr. Post noted the Agreements are subject to final review by the County Attorney’s Office; and it is possible that there will be small changes.

Motion by Robert Jordan, seconded by Stan Retz, to approve the Incentive Agreement with The Great Outdoors as submitted; to include the word “successful” before operation in item 3.2(vi); and it is subject to final review by the County Attorney’s Office. Motion carried and ordered with Rodney Honeycutt abstaining.

Mr. Honeycutt mentioned that The Shores at Tranquility had 103 lots that went up for sale which all sold in two hours.

Stan Retz asked about the LaCita Golf Course project and whether it is moving forward or not.

Mr. Post replied he knows they are aware there is a clock ticking for the project; he dropped off another copy of the agreement as a reminder; he thinks that at the end of this year the project will have to be started; they have already received one extension; and they would have to request another extension before the deadline or the deal would be voided.

Upon consensus, the meeting adjourned at 9:34 a.m.

A handwritten signature in black ink, appearing to read "Bart Gaetjens", written in a cursive style.

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Bart Gaetjens, Chairman

Approved on March 8, 2024