

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

December 8, 2023 @ 8:30 a.m.

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

Board Members:

In Attendance: Dan Aton, Bart Gaetjens, Rodney Honeycutt, Robert Jordan, George Mikitarian, Donn Mount and Stan Retz

Telephone: Dr. Brenda Fettrow and Edna Wilson

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

Pledge of Allegiance: Robert Jordan

I. Approval of Agenda

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

Approval of Minutes

Motion by Robert Jordan, seconded by Bart Gaetjens, to approve the minutes from October 2023. Motion carried and ordered unanimously.

II. Report on Expenditures to Budget

Troy Post, CEcD, CBE, NBEDZ Executive Director, pointed out a few things on the spreadsheet; it is still early into the new Fiscal Year; there is an \$18,000 allocation that has been taken out which is part of the indirect cost for the use of County services during the year such as County Attorney, Parks and Recreation, and Public Works; and the Titus Landing principle and interest payment was sent, which still has four years or so remaining. He noted his office has been working on an updated cash flow statement that will be shared in January and also a sheet for the Clerk's Office which shows what the NBEDZ obligations are; and that will give an update on some projects that are anticipated to be paid out such as Red Canon, Lockheed, and Culver's.

Motion by Robert Jordan, seconded by Bart Gaetjens, to approve the Report on Expenditures. 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 he met with Andrew Conners and Jared Mongold, who were present for public comment at an NBEDZ meeting a couple months ago, and Chris McAlpine, from Parrish Medical Center, about creating a localized healthcare plan for small businesses in the area; he attended the Comprehensive Economic Development Strategy (CEDS) Plan committee meeting of the East Central Florida Regional Planning Council (ECFRPC); this group puts together the Regional Economic Development Plan which is critical for the governments in the district, including Brevard, to help apply for Federal funding; and he mentioned that there are several projects from the Economic Development Commission of Florida's Spacecoast (EDC) that have gone cold. He added there is a group that wants to build at Spaceport Commerce Park (SCP) and another group that may make a proposal in January; he met with the owners of the Downtown Art Gallery on a project, and NBEDZ may be able to assist at a later time; he met with Carol Ann Dykes from University of Central Florida (UCF) who is in charge of their entrepreneurship program, and they are working on projects in Cocoa Beach and North Brevard; and he hopes NBEDZ may be able to assist them. He attended a tour of available sites for the proposed training center that Steve Kane spoke to the Zone board about a few months ago, as the RUAG space is no longer available; at the County Commission meeting last night, the zoning request was approved for Linde in Mims, which will be a great addition to the tax base; the property sale for Olympian LED closed; and he attended a tour of the new Red Canyon apartment building in downtown Titusville.

City of Titusville

Scott Larese, City of Titusville Manager, stated he wanted to thank Parrish Hospital for the great Christmas tree lighting event; he noted the attendance seemed to have doubled since last year; Mayor Diesel is in Tallahassee with the football team and sends his holiday wishes; and he is looking forward to a productive next year.

Titusville-Cocoa Airport Authority (TCAA)

Kevin Daugherty, TCAA Director, updated the Zone board on the air traffic control tower; the primary runway is under design and he is hoping for construction to begin in the spring; and the Valiant Air Command (VAC) event center design is complete and the building has been purchased with permitting to begin soon.

IV. New Business Items

Request from Trimcor Construction – Change to Project Timeline

Troy Post, CEcD, CBE, NBEDZ Executive Director, stated Justin Trimback, Trimcor Construction, came to the Zone board several years ago trying to figure out how to serve a site to do an apartment complex; it was an opportunity to open up a lot of land that was unserved by sanitary sewer; NBEDZ incentivized him as the developer to put a new sanitary sewer line along U.S. Highway 1 and replace the lift station to give a

chance for more capacity and more development; one of the things that was required in the agreement was to have the line finished, all the construction done, and all of the permits done by December of 2023; and Mr. Trimback has come to the Zone board for a 12-month extension of time to finish the permitting. He went on to say the final amendment is waiting on the final approval.

Morris Richardson, County Attorney, commented that the final is good; he noted that he does not think it needs to go back to the County Commission, as they were not a party; the County Commission was initially involved due to the grant amount; and for the simple extension, it will not have to go back for their approval.

Mr. Trimback noted the picture included in the notebooks is not the most current and he passed out new ones depicting how it looks today; from the lift station going south, all of that line is in; that line was split into two phases, with phase one already tested and accepted by the Florida Department of Environmental Protection (FDEP); the north section is tied into the lift station and once Florida Power and Light (FPL) sets the meter, hopefully this week, all of the testing can be scheduled; and everything is lined-up to finish all the testing once the meter is in place; and he noted that supply chain issues have been the challenge. He noted there is no way that it will take until the end of 2024 to get this done; and he thinks it should only take another two months.

Motion by Bart Gaetjens, seconded by Robert Jordan, to amend the existing incentive agreement with Trimcor Construction, LLC, thus providing the company with a one-year extension to December 31, 2024 in order to allow it sufficient time to complete all project elements. Motion carried and ordered, with Rodney Honeycutt abstaining.

V. Old Business Items

Approval as to Form: NAP – Waterline Improvement Project

Troy Post, CEcD, CBE, NBEDZ Executive Director, stated this pertains to the water pressure issue on Shepard Drive in Spaceport Commerce Park (SCP); the need for more pressure is for the fire suppression system on the North American Properties (NAP) building and for any of the other parcels west of the intersection of Armstrong Drive and Shepard Drive; the cost is \$254,000; and NBEDZ will provide half of that, \$126,700, upon completion of the project.

Motion by Robert Jordan, seconded by Stan Retz, to accept the contract with North American Properties as amended. Motion carried and ordered unanimously.

GenH2 Amendment

Troy Post, CEcD, CBE, NBEDZ Executive Director, stated GenH2 has asked for a revision to their agreement to extend the job creation requirement; this project is for the redevelopment of an existing site and the jobs are being tracked to be used as a clawback for the proceeds that they would collect; GenH2 has received half of the

grant at this point, and is expected to qualify for the second half after the first of the year; and after that, the jobs will continue to be tracked. He added the original agreement calls for GenH2 to have 100 positions by the end of 2025; when they came to the meeting in August, they said that due to different issues and a change in their business model, though they feel the goal is still obtainable, it will take a bit longer to reach; they asked for an additional three years to meet that goal; and NBEDZ will continue to track the jobs until 2030 to be sure those positions are held for that period of time.

Motion by Robert Jordan, seconded by Rodney Honeycutt, to accept the contract with GenH2 as amended, subject to the County Attorney's final approval. Motion carried and ordered unanimously.

Upon consensus the meeting adjourned at 9:00 a.m.

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

Bart Gaetjens, Chairman

Approved on February 9, 2024