

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

July 12, 2019 @ 8:30 a.m.

Parrish Medical Center - Health Village West/Heritage Hall  
931 N. Washington Avenue  
Titusville, Florida 32796

**Board Members:**

In Attendance: Dan Aton, Dr. Brenda Fettrow, Rodney Honeycutt, Al Matroni, Donn Mount, and Stan Retz

Absent: Louis Sanders, Micah Loyd, and George Mikitarian

Call to Order: Meeting was called to order at 8:31 a.m. by Dr. Brenda Fettrow, Vice Chair.

Pledge of Allegiance: Walt Johnson, City of Titusville Mayor, led the assembly in the Pledge of Allegiance.

**I. Approval of Minutes**

Motion by Rodney Honeycutt, seconded by Stan Retz, to approve the meeting minutes of January 11, 2019. Motion carried and ordered unanimously.

**II. Report on Expenditures to Budget**

Donn Mount, Secretary/Treasurer, provided the Zone board with a spreadsheet of the budget; and he stated all is running smoothly.

Motion by Dan Aton, seconded by Rodney Honeycutt, to approve the Report on Expenditures as presented. Motion carried and ordered unanimously.

**III. North Brevard Economic Development Zone Executive Director Report**

Troy Post, CEcD, CBE, NBEDZ Executive Director, provided the Zone board with a handout of his report.

**Greater Titusville Renaissance Executive Director Report**

Cathy Musselman, Greater Titusville Renaissance (GTR) Executive Director, provided the Zone board with a handout of her report.

**IV. Project Lock – Purchase Offer Consideration**

Troy Post, CEcD, CBE, NBEDZ Executive Director, stated he received a letter for proposal and an application from Matt Brandli, discussing securing the property located on Armstrong Drive in Spaceport Commerce Park (SCP) for 4.74 acres on lot seven, and offering \$36,000 per acre, for a total of \$170,640.

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Mr. Brandli stated he has been operating since 2011 in an investor's facility at Vectorworks; there has been a lot of struggles trying to get the business started; it is a very competitive technology driven segment in structural adhesive; and the facility is maxed out, with no room to grow.

Mr. Post advised the Board could consider up to \$200,000 to offset site conditions, and being conditional of them acquiring the land, getting the Certificate of Occupancy, and having a six-month window of operations.

Stan Retz advised he can confirm all that Mr. Brandli stated; Mr. Brandli is a client of his firm and he will be abstaining from the vote; and he provided the Clerk with his Memorandum of Voting Conflict Form.

Motion by Al Matroni, seconded by Rodney Honeycutt, to accept the offer of \$36,000 per acre for 4.74 acres of property on Armstrong Drive, located in the Spaceport Commerce Park for a total of \$170,640 from Matt Brandli for Project Lock. Motion carried and ordered, with Stan Retz abstaining from the vote.

Motion by Al Matroni, seconded by Rodney Honeycutt, to provide an incentive reimbursement grant of up to \$200,000. Motion carried and ordered, with Stan Retz abstaining from the vote.

#### **V. Project Ortho – Redevelopment Project**

Troy Post, CEcD, CBE, NBEDZ Executive Director, advised he received a letter from Jeffrey Barlow, DDS, PA, for Project Ortho; he is purchasing a building at 4987 S. Washington Avenue; his goal is to offer a multi-functional office to meet the dental specialty needs in Titusville; the parking lot refurbishment, exterior lighting, landscaping, and signage will be included but completed towards the end of the Project as financing allows; and is asking to qualify for a landscaping/exterior allowance.

Stan Retz remarked he is not real crazy about the Project; and the location is an existing building that is not blighted.

The Zone board took no action for Project Ortho.

#### **VI. Staff Direction for COlaunch**

Troy Post, CEcD, CBE, NBEDZ Executive Director, states the lease for the current space will expire on January 21, 2020, if the Zone wants to continue occupying that space the landlord needs to know by October 21, 2019; there are other organizations that may have an interest in continuing the COlaunch operation; and determining the future of COlaunch's assets need to be considered if another candidate takes over managing the COlaunch.

Donn Mount inquired if Cathy Musselman, Greater Titusville Renaissance (GTR) Director, has spoken with the GTR board. Ms. Musselman responded affirmatively; she stated no final decision was made; and she advised them of the Zone board's timeline.

Commissioner Pritchett advised this is not getting a great return on investment and it is time to move this off of County funds, and if GTR wants to fund it on its own that is

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appropriate, or find someone to move with this to; as far as trying to justify this to the Board of County Commissioners when this has almost run its course will be trying; she advised for the Zone board to go ahead and move on this Item now, and use the funds now to try and inspire some different type of small business environment moving forward.

Mr. Post advised finding a partner to transfer or sell the assets to is an option, but there is another option to just get out of the office space and finding somebody to gift the space that might have some benefit of the COlaunch concept; but there is still probably a need to find a private entity or a public sector entity in the County that would operate it.

Motion by Donn Mount, seconded by Al Matroni, to notify the landlord that the lease is not going to be renewed at the end of its term on January 21, 2020. Motion carried and ordered unanimously.

Motion by Stan Retz, seconded by Dan Aton, to recess at 9:37 a.m.

Motion by Donn Mount, seconded by Rodney Honeycutt, to reconvene at 10:34 a.m., to tour Blue Origin.

Motion by Donn Mount, seconded by Rodney Honeycutt to adjourned at 11:59 a.m. .



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Donn Mount, Secretary/Treasurer

Approved on April 10, 2020