

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

January 11, 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, Rodney Honeycutt, Micah Loyd, George Mikitarian, Donn Mount, Stan Retz, and Louis Sanders

Absent: Dr. Brenda Fettrow and Al Matroni

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

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

I. Recognition of New Zone Board Member and Agenda

Troy Post, CEcD, CBE, NBEDZ Executive Director, advised the Item for Beachwave was pulled off the previously sent Agenda to continue working on the incentive agreement.

II. Report on Expenditures to Budget

Motion by Stan Retz, seconded by Micah Loyd, to approve the Report on Expenditures as presented. Motion carried and ordered unanimously.

III. Staff and Partnership Reports

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.

City of Titusville Economic Development Director Report

Edyie McCall, City of Titusville Economic Development Director, stated she does not have a handout of her report to provide; but the City of Titusville has a map of the Opportunity Zone on its website.

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IV. Environmental Protection Agency (EPA) Brownfield Grant Application

Troy Post, CEcD, CBE, NBEDZ Executive Director, stated the site condition of the former State Department of Corrections facility was evaluated for existing site conditions; Brevard County is not responsible for causing the environmental issues at the site; the State closed the facility in 2012, due to the relocation of the facility to a newer structure; and he asked the Zone board to authorize him to apply for an EPA Brownfield Grant.

Motion by Micah Loyd, seconded by Rodney Honeycutt, to authorize Troy Post, NBEDZ Executive Director, to file an application for the EPA Brownfield Grant for the former State Department of Corrections facility site up to \$120,000 in matching funds. Motion carried and ordered unanimously.

V. Project Dream

Troy Post, CEcD, CBE, NBEDZ Executive Director, stated Project Dream plans to invest in having a coworking space to allow entrepreneurs and small businesses to collaborate; it plans to renovate the existing retail space to bring in businesses and to have a social club to encompass an appeal to the millennials; and it plans to have a gym and an outdoor space to watch rocket launches for the apartment dwellers at the former Bay Towers. He went on to say in the application they plan on investing \$1.3 million in the coworking and retail spaces; they are looking at developing a pad and marketing that for a restaurant; at the moment the focus is on the north tower, the south tower ideas are still being explored; the areas for the coworking and retail spaces cost is approximately \$780,000; and if the Zone wanted to help it would not exceed \$100,000.

Stan Retz advised for Mr. Post to find out more of what their vision is.

Micah Loyd advised for Mr. Post to follow-up on the acquisition cost, to ask for someone to attend a meeting, and to provide more information of what their overall vision is.

VI. Sponsorship of Economic Outlook Breakfast

Troy Post, CEcD, CBE, NBEDZ Executive Director, provided the Zone board with a letter he received from Marcia Gaedcke, President of Titusville Area Chamber of Commerce, asking for \$1,000 for the sponsorship of an economic outlook breakfast; there is money in the budget; and in return the Zone will be recognized as a premier partner in the event, with logo on event materials.

Motion by Stan Retz, seconded by Micah Loyd, to provide the Titusville Area Chamber of Commerce with \$1,000 for the Economic Outlook Breakfast. Motion carried and ordered unanimously.

Upon consensus, the meeting adjourned at 9:43 a.m.



Donn Mount, Secretary/Treasurer

Approved on July 12, 2019.