

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

July 12, 2024 @ 8:30 a.m.

Statham Park

7101 U.S. Highway One

Titusville, Florida 32780

**Board Members:**

In Attendance: Dan Aton, Bart Gaetjens, Rodney Honeycutt, Donn Mount, Stan Retz

Telephone: Dr. Brenda Fettrow

Absent: Jeff Gray, Robert Jordan, Edna Wilson

Call to Order: Meeting was called to order at 8:30 by Bart Gaetjens, Chair

Pledge of Allegiance: Scott Larese, City of Titusville Manager

**I. Approval of Agenda**

Troy Post, CEcD, CBE, NBEDZ Executive Director, stated there are some changes to the Agenda; the ethics presentation will be next month; and there will be a new item, a request to purchase property at Spaceport Commerce Park, which will be added to Discussion and Direction.

**Approval of Minutes**

Motion by Stan Retz, seconded by Rodney Honeycutt, to approve the Agenda, with one correction noted as to Donn Mount led the assembly in the Pledge of Allegiance, not Bart Gaetjens. Motion carried and ordered unanimously.

**II. Report on Expenditures to Budget**

Troy Post, CEcD, CBE, NBEDZ Executive Director, noted the first highlighted area on the spreadsheet is the current budget with the combined City Tax Increment Financing (TIF) and County TIF, and it also records activity in the Spaceport Commerce Park (SCP) fund; the other highlighted columns can be compared to the current budget; and he expects to finish out the year under budget. He added there have been several grant disbursement requests submitted, which should clear in the next month; the sanitary sewer line project is completed; and he expects to disburse \$1.1 million for that project by the end of the fiscal year, with the balance expected to be disbursed in late October.

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, stated there has been discussion about the need for a wastewater treatment plant for Kennedy Space Center; and there could be a role for NBEDZ in the future of this project. He noted he presented the proposed NBEDZ budget to the County Manager; he also appeared before the Titusville City Council to present the annual report on Zone activities and its proposed budget; and he hopes to have it approved in September. He added he had a follow-up discussion with SpaceTec and found that they were not able to negotiate the lease for the building they found; he is working on several prospects with the Economic Development Commission of Florida's Space Coast (EDC); he conducted a site tour at Spaceport Commerce Park (SCP) for CSM Commercial, and feels confident they will return with an offer; and he worked on updating the Zone's statistical website. He stated he attended a webinar about microloan funding, which could not be done through the Zone but it could assist another entity; Project Topaz is working through the signature phase and he expects to get something back soon; and Project Lautrec will not be in Brevard, as they ended up finding a location in Daytona, near Embry Riddle.

#### **City of Titusville**

Scott Larese, City of Titusville Manager, noted that the City of Titusville is in the budget cycle; and he mentioned the Winn-Dixie on Dairy Road will be converted to Aldi, as Aldi has purchased Winn-Dixie.

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

Lisa Nicholas, TCAA Business Development Manager, stated there is a copy of the TCAA board updates in the folders; she commented that even though Brevard was not chosen, she thinks the presentation was outstanding and sometimes these things are beyond its control; the runway rehabilitation project is coming up but they are still short on the funding; they have received funding for a replacement air traffic control tower; and there has been talk of a potential aircraft recovery academy at the airport.

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

#### **Exterior Lighting at 407/Shepard Drive Intersection (Commerce Park)**

Troy Post, CEcD, CBE, NBEDZ Executive Director, stated there has been a need for lighting in the area of SR 407 and Shepard Drive intersection for some time; there is a new sign to be added to that intersection soon; he wanted to get some feedback from the Zone board about lighting options; and he has been looking into solar-powered lighting, as he does not want to have to run electricity to power it. He provided some examples for the LED lights and asked whether he should work with the City or try to do something himself; he would work on a bid package to try to find out what the cost would be; and he mentioned the examples he provided were priced at \$1,500 to \$3,000.

Donn Mount asked if the new sign would have lights.

Mr. Post replied it would not be illuminated; he commented he wants to get feedback from the Zone board before going much further.

Scott Larese mentioned Florida Power and Light (FPL) has a lighting program, where they install and maintain; and it would just have to be paid for.

The Zone board discussed the different types of lighting, the longevity of solar, cost, safety, and which would give the best lighting and curb appeal for the area.

### **Revised Criteria for SpaceTec's Proposed Defense Training Center**

Troy Post, CEcD, CBE, NBEDZ Executive Director, reminded the board of the previous discussions about SpaceTec and the proposed agreement; part of the agreement is going to be conditioned upon where they go and the lease terms, as part of the incentive was to go towards reimbursement for their paid rent; and until the board knows what the terms are and where the site is, the dollar amounts of these two thresholds splitting up the \$500,000 commitment, will be on hold. He added the suggestions and comments from the board were used to create a revised agreement, which SpaceTec seems to be in agreement with so far; under the definitions section, a new definition for eligible certification and training modules was created; a qualification was added that it has to be a minimum two-week program; for the second grant, the reimbursement of rent, there must be verification of occupancy for the preceding 12 months; and several new course verification requirements relating to the clawback were added. He noted that SpaceTec is touring another building so it is possible it could be brought back at the next meeting; the final document will still have to come back to the board for approval; and positive feedback was given from the board.

Brenda Fettrow's absence is noted at 8:56 a.m.

### **Olympian LED**

Troy Post, CEcD, CBE, NBEDZ Executive Director, noted that Olympian LED purchased a lot at Spaceport Commerce Park (SCP); they have come back to ask for an additional three acres to allow for a larger stormwater pond and two additional buildings with parking; the Zone board has to be careful not to sell the land for real estate development; if this is intended to be used for Olympian LED's operation, or related to it, it would possibly be easier to get approval from the County Commission; and the Zone board would not want to do anything to unduly enrich an owner/developer.

Donn Mount stated he felt this approach was giving the Zone shovel-ready projects that would enhance its ability to move businesses into SCP; doing the engineering now for the additional buildings and making the proper plans for expansion is what Olympian LED wants to do; he noted the stormwater requirements are so onerous; they need this area, as this operation involves trucks making deliveries; and in order to operate, they need the surface area. He added the owner would come up with the money tomorrow if the Zone board would sell the additional three acres; he does not see it as apprehensive, as it is the back part of the lot that enhances the use of this property for future business; the engineering needs to be started on the first building; and they feel the buildings in the back will be required in the future.

The Zone board further discussed the possibility of this addition to the Olympian LED lot including the usage, timeframe, deed restrictions, and whether it would be a pad ready property.

Morris Richardson, County Attorney, suggested that Olympian LED work with NBEDZ staff on an offer and an agreeable list of conditions that could be imposed on the property along the lines of what was discussed with the Zone board.

## **V. New Business Items**

### **Purchase Offer and Request for Assistance: ICTC USA (Tampa)**

Troy Post, CEcD, CBE, NBEDZ Executive Director, stated this group, ICTC USA, has submitted an application with NBEDZ; he is impressed with the company; they have rented a small building in Titusville, but it is too small for their needs; they would like to buy a lot at Spaceport Commerce Park (SCP) and build a 15,000 square foot building; and they would hire another 20 employees. He advised they have submitted an offer of \$250,000 for lot 11 at SCP which is eight acres; he advised the Zone board could either accept, reject, or counter the offer; if accepted, it will go to the Commission for approval; he mentioned the lot is a bit lower and has some water and soil issues; and the offer would be approximately \$30,500 per acre, which is lower than SCP lots have sold for recently. He noted he thinks there is some justification to lower the price due to some of the lot conditions, but most of the lots in SCP have the same issues; they are also looking for financial inducement to help offset some of the costs of site development; the cost estimate for the site development is \$605,000; and he suggested a possible grant award of \$200,000 to \$250,000, based on the fund availability.

The Zone board discussed purchase price, lot location, the ecological survey, and the covenant for SCP; and the consensus of the board was that the offered price for the lot was too low.

Motion by Stan Retz, seconded by Rodney Honeycutt, to reject the offer of \$250,000 for lot 11 at Spaceport Commerce Park; and directed Troy Post to counter the offer at \$400,000. Motion carried and ordered unanimously.

## **VI. Old Business Items**

### **Approval of Language on Terms and Conditions: Titusville Mall Redevelopment**

Troy Post, CEcD, CBE, NBEDZ Executive Director, noted he provided a layout of the Titusville Mall project depicting the different parcels and phases of the project; NBEDZ has been asked to induce the first phase, the eastern half, of the project which includes a senior living facility, hotel, retail, and outparcel restaurants; at the May meeting, the Zone board reviewed the proposed agreement; and he asked the Zone board to approve the final terms and conditions, which will be sent to the County Attorney and the City Attorney for final review. He added it would then go before the City Council because the inducement would come from the City Tax Increment Financing (TIF) funds; it will then go to the County Commission for approval; he went over the changes identified in the Agreement with the Zone board; and he explained the requirements for each phase and the clawbacks.

Jesse Wright presented a diagram of his Titusville Mall project and explained the different phases and how each phase will be financed; he noted that the infrastructure, which would include all the utilities, would be approximately \$7.1 million; this will take six to seven months to be pad-ready; and he explained it is crucial for the grant to be approved so he can show the construction company he will receive the first \$800,000 installment upon completion of that phase's requirements.

The Zone board further discussed the timelines and conditions of the Incentive Agreement for the Titusville Mall; and Dan Diesel, Mayor of Titusville, praised the Zone board and the project, stating that the City of Titusville is watching the progress.

Motion by Dan Aton, seconded by Donn Mount, to approve the Incentive Agreement for the Titusville Mall as presented, subject to review by the City Attorney and the County Attorney. Motion carried and ordered unanimously.

**Proposed Amendment to Incentive Agreement: Titusville Plaza, LLC**

Troy Post, CEcD, CBE, NBEDZ Executive Director, stated a few years ago, NBEDZ did a grant inducement for the Titusville Plaza, the Winn Dixie shopping center on Harrison Street; the work is done and there are new tenants; he noted they are having trouble fulfilling the reporting requirement, getting the tenants to give him the information about employees; he advised this was not a clawback; and he wants to delete those sections of the agreement.

Motion by Rodney Honeycutt, seconded by Dan Aton, to amend the Economic Incentive Agreement with Titusville Mall, LLC by deleting sections 2.6, 2.7, 3.1 (paragraph 3 only), and 3.4. Motion carried and ordered unanimously.

Upon consensus the meeting adjourned at 10:22 a.m.



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Bart Gaetjens, Chairman

Approved on August 9, 2024