

North Brevard Business Review



*A quarterly review of business news in Mims, Port St. John, Scottsmeer, and Titusville
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BUSINESS DEVELOPMENTS

Site work has begun on a new hotel structure in Titusville, a project of **Hotel Development and Management Group (HDG)** of Ocala, Florida. The 15,200 sq. ft. building, to be located on Helen Houser Boulevard at Exit No. 215 of I-95, will operate under the **Marriott** flag; the 120-room structure is expected to be completed in late 2017. Founded by the son of immigrants from east Africa, HDG has been involved in Florida's hospitality management business for more than 25 years. The new Titusville hotel will include a restaurant and meeting room space for small groups. The project is expected to create 30 to 40 new jobs. More information on the company can be found at www.hdghotels.com.

USA Yacht Stabilizers recently moved into a 15,000 sq. ft. industrial facility in Titusville near the Space Coast Regional Airport; the building property had been vacant in recent years. The company, which started operations in Brevard County in 2016, is the only mobile-based service provider dedicated to the retro-fit of Seakeeper Gyro Units in Florida. [The "Seakeeper" brand is a computer controlled gyroscope that eliminates most boat roll, including the anxiety and sea sickness that often accompanies it.] With a management team that has over sixty years in the marine industry, the company travels to where the client is located, performing installation and repair on marine stabilizers throughout the state. USA Yacht Stabilizers employs approximately 10 people. Visit www.USAstabilizers.com to learn more about the firm.

Woodgrain Distribution, a Georgia-based distributor of moulding and millwork products, has announced plans to expand its existing distribution facility on Shepherd Drive in Titusville's Spaceport Commerce Park. The expansion is expected to add approximately 80,000 sq. ft. in additional space for the firm. Woodgrain, which prides itself on the use of renewable timber, has distribution centers in six states; it employs approximately 20 people locally. Founded in 1954, the company has leveraged vertical integration of its supply chain to become one of the largest millwork companies in the world. To learn more about this timber industry firm, visit www.woodgraindistribution.com.

Port Canaveral, which through its cruise and commercial cargo activity has become a major economic driver for North Brevard, recently announced that **SpaceX** will be occupying a 53,360 sq. ft. warehouse and office facility at the port. The building complex is expected to be used by the company to process, refurbish, and inventory rocket booster stages for re-use on future SpaceX missions. SpaceX is one of commercial aerospace's leading companies, with a total workforce of more than 5,000 people.

Headquartered in Hawthorne, California, the company has increased its presence in North Brevard in recent years, now utilizing the historic Launch Pad 39A at NASA's Kennedy Space Center for deployment of its Falcon rockets. Information on SpaceX is available at www.SpaceX.com

According to the [Orlando Business Journal](#), aerospace leader **Lockheed Martin** is planning to relocate approximately 300 jobs to the Port Canaveral area in North Brevard over the next few years. The jobs fall under the company's fleet ballistic missile program, and will involve positions that are currently situated in California; this announcement follows a similar one made last year by the company for adding more positions at **Astrotech**, a Lockheed Martin company located in Titusville. Another 350 jobs in the ballistic missile program will be transitioned to the Colorado area. Currently, Lockheed Martin has over 600 employees in Cape Canaveral, supporting the U.S. Navy's Trident II D5 Fleet Ballistic Missile, which can be found on U.S. Navy submarines. Those existing positions, along with the newly created jobs, will be housed in a recently renovated facility at the cape. For information on the company, visit www.lockheedmartin.com.

SPOTLIGHT ON: Tecvalco and Waste Water Treatment

With a U.S. operation located near downtown Titusville, Canadian firm **Tecvalco** is a leading manufacturer and distributor of waste water treatment systems, particularly of evaporators and boilers. The company works directly with municipal energy suppliers, and with natural gas and utility infrastructure industry. Founded in 1980, Tecvalco moved from selling pipeline products to products "downstream of the meter" – such as valves, natural gas line heaters, and gas detection devices, among other items. In 2016, the company acquired a 93,000 sq. ft. facility from Grit Industries near Niagara Falls, New York, further expanding its capabilities. For more information on this industry leader, visit www.tecvalco.com.

Did you know? According to the International Trade Administration under the U. S. Department of Commerce, the global market for environmental technologies goods and services exceeded \$1 trillion in 2015. The U.S. is host to largest, single market for the industry, accounting for more than \$300 billion of the global market.

TITUSVILLE GETS A MAKERSPACE

A joint project of Project-Based Learning, the North Brevard Economic Development Zone (NB Zone), and the City of Titusville, **Space Coast Fab Lab – Titusville** is a 10,000 sq. ft. industrial center or "makerspace" located on Capron Road in Titusville, near the manufacturing facility for **Barn Light Electric**. A makerspace is a collaborative workspace that provides tools and instruction for learning, making, exploring, and sharing. Modeled after the concept of the "neighborhood garage," where decades ago people would gather to socialize while tinkering with automobiles, a makerspace lets middle schoolers, teens, and adults gather to use the latest computer-based technology to develop and learn software and gaming applications, coding, and design-build projects. According to Project-Based Learning president David Beavers, the Fab Lab should be an aid for entrepreneurs with prototype development, and enhance workforce development. The facility is expected to be open in June.

Accessing capital equipment donations from **Harris Corporation**, **Northrop Grumman**, **Boeing**, **Lockheed Martin**, and other aerospace and manufacturing firms located in the area, the Space Coast Fab Lab expects to operate 3D printers, mini CNC machines, soldering stations, microcontrollers, lathes, saws, and other tools and equipment that will make the center a “hobby shop” for the 21st Century. More information on Titusville’s makerspace can be found at www.SpaceCoastFabLab.org.

CONSTRUCTION UNDERWAY ON MULTIPLE MEDICAL FACILITIES

Construction activity is almost finished on the new **Parrish Medical Center/Mayo Clinic** medical office building at the Titus Landing retail center, located on U.S. Highway 1, south of downtown Titusville. The new multi-million dollar, three-story facility, comprised of more than 50,000 sq. ft., is expected to generate more than 200 new jobs over the next few years. **Rush Construction** of Titusville is serving as general contractor.

The joint venture between Parrish and Mayo will serve as an anchor tenant of the new Titus Landing, a project of Florida’s AG Development and EXXCEL Project Management of Ohio. At more than 300,000 sq. ft., the new retail center will be anchored by Hobby Lobby, Beall’s Department Store, and Epic Theatres. Situated upon a thirty-acre parcel overlooking the Indian River Lagoon, the site was once home to Titusville’s “Miracle City Mall,” an enclosed shopping mall built in 1969.

In addition to the new Parrish building, construction has started on a **MedFast Urgent Care** clinic on U.S. Highway 1, near the entrance to Titusville High School. According to company president David Williams, the new 2,500 sq. ft. facility will be staffed by two physicians and a medical staff approximating five positions. The project, which is expected to cost roughly \$800,000, is being built on a blighted lot where a fast-food hamburger stand once operated. **Loyd Construction** is serving as general contractor. A commitment for financial assistance to induce the redevelopment project to go forward was provided by the North Brevard Economic Development Zone (NB Zone).

In downtown Titusville, construction is progressing on a 7,000 sq. ft. structure that will serve as the new location for **Kutryb Eye Institute**, an ophthalmology surgical center and optical shop. The \$1.75 million project is expected to be finished by early autumn. For the project, the developer chose a blighted lot between U.S. Highway 1 and Hopkins Street previously occupied by a used car dealership; the redevelopment of that lot is expected to generate more than 8 new jobs over the next few years, increasing the employment footprint of the eye institute to more than 15 positions. **Allen Kiesel & Associates** is serving as architect; **Haddow Construction** is serving as general contractor. A commitment for financial assistance to defray the costs of installing an underground storm water retention system was provided by the NB Zone.

Did you know? With the retail industry increasingly using more Internet-based platforms to sell goods, eye care professionals are reconfiguring their standard office “website” to provide patients with the ability to do the same – ordering glasses, frames, and designer eye wear online. According to one survey, more than 85% of practitioners already use their websites to sell contact lenses.

[Source: *Eyecare Business*, Market Trends Study.]

AVAILABLE INDUSTRIAL BUILDINGS

29,750 sq. ft. metal industrial building on U.S. Highway 1, south of State Highway 50 (Cheney Highway). Ceiling heights of 21' on eaves. Approximately 20-25 parking spaces in building rear. Formerly used by Ecklers' Industries. Building features 3-phase power; front and rear loading docks. Available for lease. Listing agent: Michael Moss, with Lightle Beckner Robison; at 321-722-0707.

25,505 sq. ft. metal industrial building, also on U.S. Highway 1, next to Ecklers' Industries corporate headquarters building. 15' eave height. Approximately 20-25 parking spaces. Building has 3-phase power and front and rear loading docks. Building available for lease. Listing agent: Michael Moss, with Lightle Beckner Robison; at 321-722-0707.

ABOUT NORTH BREVARD AND THE ZONE

Located in coastal, east central Florida, the region known as North Brevard is an approximately 200-square mile area of Brevard County that includes the communities of Mims, Port St. John, Scottsmoor, and the City of Titusville. Bordered by the St. John's River to the west and the Indian River Lagoon and Atlantic Ocean to the east, the region has a population of more than 145,000. With an economy based upon a mixture of aerospace, manufacturing, healthcare, boating, and tourism, the region is the home to **NASA's** famed **Kennedy Space Center** and to world-class firms such as **Boeing, Barn Light Electric, Blue Origin, Embraer S.A., VectorWorks,** and **Gold Tones Musical Instruments**. Information about the region's "quality of life" is available at www.greatertitusville.com.

The **North Brevard Economic Development Zone (NB Zone)**, created in July 2011 by the Brevard County (Florida) Board of County Commissioners, is a Special Dependent District under Florida Statutes, Chapters 125 and 189. The Zone was formed with the goal of facilitating job growth and economic development in the northern part of Brevard County following the end of NASA's Space Shuttle program. In that regard, the Zone seeks to provide assistance to businesses prepared to make a substantial capital investment in the area and create a significant number of new jobs. To view the Zone's written Economic Development Plan and eligibility criteria for program participation, visit www.NBEDZ.com.

THE NORTH BREVARD BUSINESS REVIEW is published quarterly by the North Brevard Economic Development Zone. All information provided is deemed reliable, but not guaranteed. Please address any comments or questions to Troy Post, CEcD, CBE, at 321-960-1458, or electronically via troy.post@brevardcounty.us, or via carrier pigeon.



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