

North Brevard Business Review



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

All Points Logistics, a technical services and aerospace technology firm, has announced plans to build a new 260,000 sq. ft. spacecraft processing center and a 270,000 sq. ft. logistics center on a sixty-acre parcel at NASA's Kennedy Space Center (KSC) in north Brevard County; the complex is expected to take eighteen months to construct, following completion of engineering and architectural plans. The project is expected to cost more than \$100 million. The spacecraft processing center will feature several high manufacturing bays, to handle large spacecraft and fairings, some of which have a diameter of 32 feet (10 meters). [Payload fairings are the coverings that protect a spacecraft against the aerodynamic, thermal, and acoustic phenomena forces that act upon it during boost phase.] At present, there is a strong need for these larger bays to accommodate the processing of bulkier satellites and spacecraft.

According to the company's Vice-President of Business Development, Kevin Brown, the new complex will service the needs of NASA and the U.S. Space Force, along with other commercial aerospace companies. Both facilities will have the capacity to host workers from aerospace firms outside Kennedy Space Center and the Central Florida region, as crews from those companies prepare spacecraft and satellites for launch. Once fully operational, the two facilities are likely to employ 200 people.

To learn more about the company, visit www.AllPointsLLC.com.

Amazon continues construction work on its new assembly facility at NASA's Kennedy Space Center, which will serve as final processing and launch preparation center for its Kuiper satellite system; the project is anticipated to employ 50 technicians and aerospace engineers. The 100,000 sq. ft. facility will feature several high bays (measuring 100' in height) and will cost more than \$120 million to build. Deployed into low Earth orbit by United Launch Alliance (ULA) and Blue Origin rockets, Kuiper will be an array of approximately 3,000 satellites. With half the world currently lacking Internet connectivity – impacting the quality of education, the delivery of services, and goods distribution – the Kuiper system will provide customers worldwide with access to high-quality broadband, even in remote areas.

For more information on Project Kuiper, go to www.AboutAmazon.com.

The new Amazon facility is located near NASA’s former Shuttle Landing Facility (SLF) – one of the world’s longest runways, at almost three linear miles – in a manufacturing area being developed by **Space Florida**, the state’s aerospace economic development agency. Renamed the Launch and Landing Facility (LLF), the area provides aerospace firms seeking industrial sites at KSC with year-round access to restricted airspace, far from populated areas along the coast. [Florida consistently ranks among the top states for aerospace industry employment, with more 17,000 aerospace-related companies, and over 130,000 employees, as reported in a recent survey of the industry.]¹

Visit www.SpaceFlorida.gov for learn more about the LLF and Space Florida’s efforts to develop it.

Futuramic, a Michigan-based company that provides advanced engineering, fabrication, and machining services to the automotive, aviation, and aerospace industry, has announced plans to build a 6,000 sq. ft. addition to its existing 12,000 sq. ft. assembly and manufacturing building on Garden Street near downtown Titusville. The company, which services both commercial aerospace companies and government missions for NASA and the Space Force, purchased the site in 2022, with plans to create a business campus on adjoining property. The company anticipates a project cost of more than \$1.2 million.

Founded in 1955, Futuramic bills itself as a full-service design and build company, taking a customer’s idea from concept to installation. As a worldwide supplier of fixtures, gauges, tooling and machined parts, the company is continuously upgrading its CNC machinery and processes, to meet customer demands and needs. For more information on the company, visit www.futuramic.com.

HydroSaurus Brewing Company, a start-up brewery company, has announced plans to acquire an existing commercial parcel in downtown Titusville and convert the site into a beverage production area, taproom, and café. According to owner Nicole Corning, the project is expected to result in a capital outlay of over \$2 million. An existing building at the site will be removed, and a 4,000 sq. ft. building and patio area will be constructed in its place, with space for a small-scale brewery and bottling operation. HydroSaurus will produce small batch craft beer at the facility/café, then bottle and distribute its product line to bars and restaurants in east central Florida.

For more details, go to www.hydrosaurusbrewing.com.

HydroSaurus joins two other breweries currently operating in Titusville: **Playalinda Brewing Company** and **The BRIX Project** (which began operations in 2015 and 2018, respectively). Due to rapid population growth in Melbourne, Titusville, and Palm Bay, more breweries have emerged throughout Brevard County. Recognizing this development, the Economic Development Commission of Florida’s Space Coast and the Space Coast Office of Tourism recently created the “Space Coast Beer Trail,” which pairs unique craft beers in the county with the many types of rockets being launched at Cape Canaveral.

Go to <https://launchesandlagers.com/>, and see what it takes to earn a “Launches and Lagers” mission patch!

¹ Source: Space Florida. See www.SpaceFlorida.gov.

SPOTLIGHT ON: BOGGS GASES

Industrial gases – such as nitrogen, oxygen, carbon dioxide, argon, helium, and acetylene – are frequently used by manufacturing companies, pharmaceutical makers, biotechnology firms, and aerospace companies. In the local market, **Boggs Gases** provides manufacturers with many of these gasses in compressed cylinders and cryogenic systems. The company also services maritime clients at nearby Port Canaveral and provides welding alloys and cutting equipment to other manufacturing users. Founded in 1985, the company operates facilities in both Cocoa and Titusville, and employs more than 30 people. To learn more about this local supplier, visit www.BoggsGases.com.

ZONE PARTICIPATES IN SPACECOM 2024

The 2024 **SpaceCom** exposition and conference recently concluded at the Orange County Convention Center in Orlando, with more than 4,000 attendees present from 60 countries. The NBEDZ joined over 200 exhibitors showcasing operations and engaging in three days of networking with large and small firms in the aerospace industry. With increased activity in satellite manufacturing and deployment, along with greater interest in conducting private space missions to low Earth orbit and beyond, events like SpaceCom are growing in exhibitor and attendee numbers. To learn about plans for next year’s show, visit www.SpaceComExpo.com.

SITE WORK COMMENCES ON REDEVELOPMENT OF TITUSVILLE MALL

In Titusville, demolition crews have begun dismantling approximately half of the 300,000 sq. ft Titusville Mall retail property (formerly known as the Searstown Mall), as the project’s developer – California Retail Properties Corporation – undertakes a phased plan to create a new mixed-use development on the 22-acre site. According to CEO Jesse Wright, the first phase of the new development, which will be anchored by an apartment complex and a new Cambria hotel, is expected to cost \$35 million. The redevelopment of the entire parcel is expected to be completed by 2028.

ECONOMIC BOXSCORE

Local Employment Data. The table below shows the latest employment statistics for the northern part of Brevard County, Florida - principally, the communities of Mims, Port St. John, Scottsmoor, and Titusville - according to seasonally unadjusted figures obtained from the Florida Department of Commerce (its Local Area Unemployment Statistics, or LAUS, data set), and the U.S. Bureau of Labor Statistics.

	December 2023	A Year Ago (December 2022)	Percent Change
County Unemployment Rate	3.1 %	2.3 %	
County Labor Force Size	304,633	299,634	1.67 %
Titusville Unemployment Rate	3.4 %	2.5 %	
Titusville Labor Force Size	22,650	22,264	1.73 %
State Unemployment Rate	2.9 %	2.3 %	
State Labor Force Size	11,122,000	10,862,000	2.39 %

Local Real Estate Market, as of January 2024. According to the Space Coast Board of REALTORS, “Closed Home Sales” (single family homes) for January 2024 were down -6.4%, with 581 units closed, compared to 621 units a year prior (January 2023). “New Pending Sales” were down, by -5.7% over the previous year, but “New Listings” – an indication of available housing stock – rose, by 14.8%.

The Median Sales Price for a Brevard single family home was up, by 6% (to \$371,583), compared to last year during the same period, which saw the Median Sales Price at \$350,540. “Months’ Supply of Inventory” of homes for sale was up, by 47.8% to 3.4 months, an increase from 2.3 months during January 2023. For additional information on key economic statistics for the North Brevard area, please visit www.NBEDZ.org and www.SpaceCoastMLS.com.

AVAILABLE BUILDING

9,000 sq. ft. concrete block building, for industrial use, at 1018 Orange Street, near downtown Titusville. Built in 1966, with two overhead doors (10’ high), and a secured parking area. Zoned M-1 by the city (light industrial). Listed for lease. Contact: Fitz Real Estate Services, at 813-862-2045.

REMEMBERING NBEDZ TEAM MEMBER, JO SOJOURNER

With much sadness, the NBEDZ shares news of the passing of friend and colleague, Jo Sojourner; she will be greatly missed. During her time with the NBEDZ, Jo was known for her welcoming and helpful attitude. She was always supportive of her fellow NBEDZ staff members, helping to build their skills and talents. Her spirit will remain with us.

ABOUT NORTH BREVARD AND THE ZONE

Located in coastal east central Florida, North Brevard is home to **NASA’s** famed **Kennedy Space Center**, and to world-class firms such as **Boeing, Barn Light Electric, Blue Origin, VectorWorks, OneWeb Satellites**, and **Gold Tones Musical Instruments**.

The **North Brevard Economic Development Zone (NBEDZ)**, 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, it seeks to provide financial and technical 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.org.

THE NORTH BREVARD BUSINESS REVIEW is published quarterly by the North Brevard Economic Development Zone. All information provided is deemed reliable, but not guaranteed. Address questions to troy.post@brevardFL.gov, except “meaning of life” ones.



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