

# North Brevard Business Review



*A quarterly review of business news in Mims, Port St. John, Scottsmoor, and Titusville, Florida  
Published by the North Brevard Economic Development Zone (NBEDZ) • Brevard County, Florida*

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Summer 2022

## **NEW BUSINESS DEVELOPMENTS**

**Engineered Bonding Solutions (EBS), LLC**, a chemical processing manufacturer of structural adhesives, has acquired an existing industrial building on Buffalo Road in Titusville for \$1.75 million, which it intends to retro-fit into a new production facility for its line of adhesive products. The concrete block/stucco finish building, which measures approximately 21,000 sq. ft., was previously used by a uniform cleaning company; EBS anticipates that it will spend \$1.5 million in redeveloping the structure for its use. The company, which currently employs 20 people, is expected to create another 15 new jobs over the next few years. Earlier this year, the company received a financial inducement from the North Brevard Economic Development Zone to go forward with the project.

EBS is best known for its product, *ACRA Lock*, a type of glue that adheres to most surfaces, including steel, aluminum, engineered plastics, and high-performance composites. The adhesive is primarily used by industrial concerns, with applications in the marine, aviation, and aerospace industries.

To learn more about the company, visit [www.ACRAlock.com](http://www.ACRAlock.com).

**Fine Line Printing**, a professional printing and graphics company, recently acquired a former retail furniture store building near downtown Titusville with plans to convert it into a new production facility and design lab for the business. Citing increased growth, company president Lee DeScalzo stated that the transformation of the Hopkins Avenue structure should complement other, recent redevelopment projects along the street, which long has been a major focus for the City of Titusville and its community development efforts. This redevelopment project received a commitment for financial assistance from the North Brevard Economic Development Zone. The company, which currently employs 7 people, expects to add another 4 jobs over the next two years.

Serving a customer base that extends throughout Central Florida, Fine Line Printing operates state-of-the-art printers equipped with various specialized functions, such as foiling and embossing; this technology permits the company to customize a customer's order, without having to send the product to other, third party vendors.

For more information on the company, visit [www.finelineprint.com](http://www.finelineprint.com).

**Titusville Plaza**, a commercial strip center built in the late 1970s, has been undergoing a renovation of its storefronts and parking lot, as part of \$3 million capital improvements project by the real estate firm, Charles A. von Stein (CAVS), Inc. The Harrison Street center in Titusville, which is anchored by a Winn-Dixie grocery store, contains approximately 90,000 sq. ft. of retail space. In recent years, portions of the property had fallen into disrepair, including one section of the center which was closed to the public following a roof collapse. With the center's acquisition by the CAVS in 2021, Winn-Dixie executed a lease extension and subsequently invested more than \$500,000 in interior improvements to its store.

Charles A. von Stein, Inc., is a full-service commercial property management, leasing, and sales company, specializing in multi-tenant office, retail, and industrial properties. In addition to the Titusville Plaza project, CAVS has also redeveloped office spaces along Garden Street in Titusville, and commercial spaces in nearby Cocoa. To learn more about the company, visit [www.vscrc.com](http://www.vscrc.com).

**Space Perspective**, the space tourism company that announced plans earlier this year to build a new 49,000 sq. ft. manufacturing complex at Space Coast Regional Airport in north Brevard, continues work on its space capsule and balloon technology, which will lift passengers more than 100,000 feet beyond Earth's surface (to the edge of space), and provide them with a view of the planet from the blackness of space. To date, the company has hired more than 25 technicians and design engineers, and expects to start construction work on its new, permanent manufacturing facility sometime in early 2023. Visit [www.spaceperspective.com](http://www.spaceperspective.com) for more information on the company and its plans.

**Harvest Market**, a new retail venture by local entrepreneur Rueben Wooten, recently opened in an area of Titusville characterized by an absence of stores serving fresh produce and healthy menu alternatives. Wooten, who has successfully operated a restaurant in the same area for a number of years, heralded the project – which involved redeveloping a vacant 3,000 sq. ft. retail space – as the fulfillment of a long-time goal for the neighborhood.

### **SPOTLIGHT ON: LOCAL MRO FIRM ABA-CON**

Located inside a 15,000 sq. ft. industrial building near downtown Titusville – and seemingly far away from an airport – is the local aviation company known as **ABA-CON Aviation Services**. ABA-CON is a firm that designs, builds, and installs aviation fuel storage equipment; it also performs maintenance and repair work on units installed. Although the company started in 2008, the three principals involved in the firm (Burnie Whitten, Andy Ballard, and Stephan Reeves) have decades of experience working within the aviation fuel storage industry. The company, which largely markets its custom-built fuel storage systems to corporate aviation clients, has designed and installed over 500 fuel systems, mostly in the United States, but also for customers and at air fields in the Caribbean, Africa, and South America.

ABA-CON is one of several aviation maintenance, repair, and overhaul (MRO) firms operating within the north Brevard region. To learn more about these local firms, visit [www.NBEDZ.org](http://www.NBEDZ.org). For additional information on ABA-CON, visit [www.aba-con.com](http://www.aba-con.com).

## **NEED A CUP OF JOE? NEW COFFEE SHOPS ARE BREWING POTS ALL OVER**

One might conclude that the preferred beverage for area aerospace engineers and technicians these days is coffee, based upon the number of new coffee house ventures announced for the Titusville area. Consider that **OB 2 Coffee** recently purchased a parcel on Garden Street in downtown Titusville, for a new 1,200 sq. ft. brewhouse; the new store is even slated to have an observation deck on the roof to watch rocket launches from nearby Kennedy Space Center. On U. S. Highway 1, local entrepreneur Justin Hilligoss, who established **Pier 13 Coffee** house in downtown in 2018, has purchased a one-acre lot near the Titusville campus of Eastern Florida State College for another coffee shop. Just north of the City of Cocoa, **Space Coast Roasters** recently acquired two commercial buildings – an 8,000 sq. ft. building and a 6,000 sq. ft. structure – for its Florida coffee bean roasting operation. In a renovated commercial strip center in south Titusville, **Crescent Coffee Company** recently opened a new store, after closing one before the pandemic in downtown Titusville. And then there's **Black Cat Coffee** (<https://blackcatcoffee.net>), a café and roasting operation, which opened earlier this year in a 5,000 sq. ft. industrial building near State Road 405 in south Titusville. That company specializes in small batch, craft coffee bean roasting ... as if we need more caffeine.

## **COLLEGE RECEIVES STATE FUNDS FOR AVIATION PROGRAM IN TITUSVILLE**

**Eastern Florida State College**, a member of the Florida College System, was recently awarded funding of \$1.2 million from the State of Florida to help with its new *Aerospace Center of Excellence*, planned for the college's Titusville campus. [The college also operates campuses in Cocoa, Melbourne, and Palm Bay.] The aerospace program is expected to train students for a variety of high-tech careers within the aerospace industry, and will feature four specialized laboratories in electronics, metal fabrication, fluids, and composites. To accommodate the new program, future plans call for significant capital improvements to the Titusville campus, including the re-purposing of a facility now being used by the college as a gymnasium. The North Brevard Economic Development Zone recently committed to providing the local capital match for an application the college submitted to Florida Jobs Growth Fund, an economic development program designed to promote public infrastructure and workforce training across the state.

For more information on the college's Aerospace Technology program, click [HERE](#). For information on the Florida Jobs Growth Fund, visit [www.FloridaJobs.org](http://www.FloridaJobs.org).

## **CONSTRUCTION WORK COMMENCES ON NEW NASA CAUSEWAY BRIDGE**

The Florida Department of Transportation (FDOT), Space Florida, and NASA recently held a groundbreaking ceremony for the new NASA Causeway Bridge, a \$126 million project to build two high-level fixed bridges over the Indian River Lagoon, which will provide a new gateway to Kennedy Space Center and Cape Canaveral Space Force Station. The new bridge will replace an existing one, built in 1962. In 2018, the North Brevard Economic Development Zone and the East Central Florida Regional Planning Council prepared an economic impact analysis that was used to help secure funding for the project. FDOT anticipates bridge construction to be finished by early 2026.

## ECONOMIC BOX SCORE

**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 Economic Opportunity (its Local Area Unemployment Statistics, or LAUS, data set), and the U.S. Bureau of Labor Statistics; the economy continues to recover from the impacts of the pandemic.

	June 2022	A Year Ago (June 2021)	Percent Change
County Unemployment Rate	2.9 %	4.5 %	
County Labor Force Size	299,714	292,537	2.45 %
Titusville Unemployment Rate	3.1 %	5.1 %	
Titusville Labor Force Size	22,275	21,818	2.1 %
State Unemployment Rate	2.9 %	5.2 %	
State Labor Force Size	10,692,000	10,331,000	3.5 %

**Local Real Estate Market.** According to the Space Coast Board of REALTORS, “Closed Home Sales” (single family homes) for June 2022 were down, by -8.6%, with 1,023 units closed, compared to 1,027 units a year prior (June 2021). “New Pending Sales” were also down, by -8.6% over the previous year, although “New Listings” – an indication of available housing stock – was up, by 18.9%. The Median Sales Price for a Brevard single family home continued to climb, up by 16.2% (to \$367,525), compared to last year during the same period, when the Median Sales Price was \$316,400. “Months’ Supply of Inventory” of homes for sale was up significantly, by 66.7% to 1.5 months, an increase from less than one month in June 2021. For more information on housing statistics, visit [www.SpaceCoastMLS.com](http://www.SpaceCoastMLS.com).

## 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 – a region with a population of more than 145,000. Known as an economy with a mixture of aerospace, advanced manufacturing, healthcare, boating, and tourism, 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. It seeks to provide financial and technical assistance to businesses prepared to make a substantial capital investment in the area and/or create new jobs. To view the Zone’s written Economic Development Plan and eligibility criteria for program participation, visit [www.NBEDZ.org](http://www.NBEDZ.org).

**THE NORTH BREVARD BUSINESS REVIEW** is published quarterly by the NBEDZ. All information provided is deemed reliable, but not guaranteed. Please address comments to [troy.post@brevardFL.gov](mailto:troy.post@brevardFL.gov), and remember, only 120 shopping days remain until Christmas.



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