



Board of Directors Meeting Minutes

Wednesday, December 3, 2025

Airport Administration Building, 1st Floor Conf. Room 2011 SE Airport Road, Stuart, FL 34996

- Present:** Dan Romence (President), Lauren Abbott (President Elect), Angela Browning, PhD (Secretary), Steven Hartz (Treasurer), Patrick Gleason, Tyson Waters, Joey Pistone, Eric Kiehn, David Powers, Wyatt Knight, Ron Rose, William 'David' Snyder, Mayor Carmine Dipaolo, Commissioner Blake Capps
- Excused:** Susan Rabinowitz (Past President), Commissioner Laura Giobbi, Brian Bauer, Marshall Critchfield, Ransom "Reed" Hartman
- Others:** William Corbin (Executive Director), Troy McDonald (Director, Business Retention and Expansion), Lauren Bevins (Office Administrator), Ken Norman (Counsel), George Stokus, Ike Crumpler (Communications)

1. **Call to Order and Roll Call:**

Dan Romence – President-Elect, BDBMC- Dan Romence called the meeting to order at 8:47 AM. A quorum was established by roll call.

2. **Comments**

a. Public-None

b. BDBMC Partners

c. Executive Director Report – William Corbin (Executive Director) went over the Executive Director Report and discussed several topics:

I. Economic Toolkit

- a. Yesterday morning the Martin County Board of Commissioners voted to adopt the proposed Economic Toolkit. The toolkit features a half dozen financial incentives designed to help stimulate capital investment, create high-quality jobs, and enhance the County's tax base.

The Toolkit features financial grants, in the form of reimbursements, to businesses that commit to large-scale, impactful projects that are in one of the county/state targeted industries.

The Toolkit also features incentives like training/workforce grants and expedited permitting.



The most discussed tool is the voter-approved Ad Valorem Exemption – which is **not** a financial grant. The ad valorem exemption offers up to a ten-year tax exemption to qualifying businesses on improvements to real or personal property. The amount and length of the exemption is based on capital investment, number of jobs created, and average wage of those jobs.

Thank you to everyone who made public comments in support of the Economic Toolkit, particularly leadership from the Village of Indiantown (Mayor Dipaolo, Manager Kryzda), local companies (Seacoast Bank, Catch Boatworks), and organizational friends like InclusiFi, our Martin Loan Fund banking partner.

II. Martin Loan Fund

- a. On November 6 the BDBMC hosted a launch event for the Martin Loan fund. Nearly two dozen of our local partners joined us for the event, which was focused on local banking institutions and organizational partners (e.g. SFMA, SBDC, chambers, etc.).

Please note that we intentionally try to use local vendors for BDBMC programming and events – and we were happy to identify and contract with Lean Kitchen Company on food, for the Martin Loan Fund launch.

About sixteen businesses have already been referred to the program, and one of those businesses has been approved for a loan.

BDBMC staff is working with InclusiFi, the Loan Fund’s banking partner, on a closing date in December, in order to plan the photo opp and subsequent communication of this exciting win.

III. FTAC Meeting

- a. The BDBMC is on the board of the Martin MPO Freight Transportation Advisory Committee. FTAC meets twice per year, in June and December.

The Florida Turnpike shared an update on their 5-Year Work Program, including plans to widen the Turnpike from 4 to 6 lanes from Palm Beach County north to Martin Highway and from 6 to 8 lanes from Martin Hwy north to the St Lucie County line.

Additionally, Martin MPO staff delivered an update on priority projects – most notably, in February 2026, the Board of County Commissioners will consider a decision on proposed options for the **Monterey Road railroad grade separation** (2030 timeline).



Other priority Martin County projects include:

1. **US-1 at Kanner Hwy** (2028 timeline - adding dedicated right-turn lane onto Southbound Kanner Hwy Highway and 3rd left-turn lane onto northbound US-1)
2. **SR-710** (2030 timeline – widening from VOI to Okeechobee)
3. **Cove Road** (2031 timeline - widening, from Federal Hwy to Kanner Hwy)
4. **Willoughby Blvd Extension** (2033 timeline – extending Willoughby north to Federal Hwy)
5. **High Meadow Ave** (2033 timeline – widening from I-95 up to Martin Hwy)

IV. Open Position

- a. BDBMC staff is set to interview several candidates for the open Economic Development Coordinator position. More than 25 individuals submitted resumes. We hope to have the position filled at some point in January.

V. BDBMC Priority Areas

- a. At its July 2025 meeting, the BDBMC Board of Directors requested that the Executive Director give a quarterly update on the four priority areas identified by County leadership. The four areas are (1) Pulse Visits; (2) the Access to Capital Program; (3) being a Liaison for Business Attraction; and (4) Business Attraction & Retention Representation. Here is the update on each area –

a. *Pulse Visits*

BDBMC staff has conducted 8 visits thus far in FY 2026
(Expectation = 50-75 visits + provide actionable data to County)

b. *Access to Capital Program*

The BDBMC conducted a successful launch event on November 6 and there are a number of leads in the pipeline, with one set to close in December. After discussions with the program's lending partner, InclusiFi, staff believes that \$500,000 is a reasonable and realistic loan amount goal.

(Expectation = initiate/manage an access to capital program through an approved vendor, and propose metrics)

c. *Liaison for Business Attraction*

The BDBMC continues to represent the county and field interest from prospective companies looking to expand and make additional investments. Staff has been responding to leads from the Florida Department of Commerce, the FPL Economic Development team, and site selection consultants. Fiscal Year-to-Date, we've responded to 5



Business Attraction inquiries – collectively, these leads represent more than 2,000 jobs and is worth a collective \$550 million in estimated capital investment.

(Expectation = being POC and representative on behalf of the county to various economic development partners)

d. Business Attraction & Retention Representation

During the first two months of FY 2026 the BDBMC has participated and represented Martin County at a couple of events – the Treasure Coast Manufacturer’s Association company showcase event as well as a Treasure Coast Builder’s Association meeting.

(Expectation = attend and actively participate in events of local-to-international significance and draw attention to Martin County’s opportunities and strategic place in the region.)

3. Approvals

a. Meeting Minutes

I. Board of Directors Meeting Minutes October 22, 2025:

Board of Directors moved to approve the Meeting Minutes.
[Powers/Kiehn]

b. Financials

I. October 2025

Board of Directors moved to approve October Financials.
[Hartz/Kiehn]

4. Reports & Presentations

a. Employment Report – Christina Coble, CareerSource Research Coast

b. Business Attraction Update – William Corbin, BDBMC

c. BRE Update – Troy McDonald, BDBMC

d. 2026 Stuart Boat Show – Rob Mac Keen, MIATC

e. Reach Center Update – Ted Astolfi/George Stokus

5. Board Member Items & Discussions:

a. Board of Directors has moved to approve the Business Development Board to coordinate and sponsor the MIATC Breakfast in January.
[Hartz/Rose]

6. Comments:

a. Public

I. Ryan Bloss, Ashley Capital, will be going in front of the Board of County Commissioners on December 9th for the review/approval of a



Master Site Plan for a 200,000sqft Industrial Park and would like the BDB to spread the word and come to offer public support.

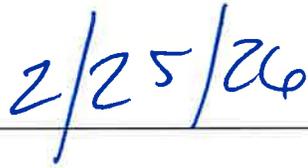
b. BDBMC Partners: None

7. **Adjournment:** 10:22am

Approved by:

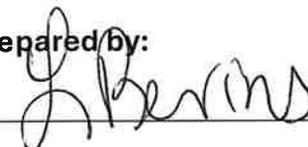


Dan Romence, Chair

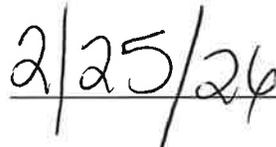


Date

Prepared by:



Lauren Bevins, Office Administrator



Date

Minutes Approved on 