



## ***ECONOMIC DEVELOPMENT NEWSLETTER***

May 2015

### ***✓ Commercial and Residential Projects Underway***



A number of commercial and residential projects are under construction, and one project with CRA support is nearly ready to close:

- Riverwalk Condos at Coronado Island: This residential project on the Northwest area of the North Causeway continues to progress, with a six story, 36 unit building under construction.
- NSB Chevrolet: The new dealership location on SR 44 west of Dunkin Donuts is well underway with the building under roof. Upon completion this dealership will be moving from its current location on US 1 across from the airport.
- Ohm Bar Building: 392 Flagler Ave, is one of several projects in the Flagler Ave area, this building on the NW corner of Flagler Ave and Cooper St is undergoing an extensive renovation with a new, aesthetically-pleasing façade.
- Flagler Tavern: 414 Flagler Ave – this long-time business location is expanding with a new wood deck and porch, a second story covered porch, and conversion of the second story to a bar.
- Tabby House: This White Challis Redevelopment Co. project will be located at 103 Faulkner St, across from the south side of City Hall on 1.4 acres, the former site of shuffleboard courts and tennis courts, which is now vacant property and includes the former fire station building. White Challis plans to construct 17+ townhomes and to utilize the fire station building, possibly for a commercial use. This project is the subject of an agreement with the City for the purchase of the City-owned property, as well as a CRA grant in support of infrastructure on site. This project addresses a section of the 2010 CRA Master Plan Update on “Challenges and Opportunities for Downtowns”, specifically summarized in this statement: “Residential and Employment must return to the downtown to re-establish proximate, sustainable purchasing power to support retail.” (p.41, CRA Master Plan Update, 2010). The project is moving towards a closing date in the near future.

### ***✓ City Projects with Economic Impact Moving Ahead***

The City of New Smyrna Beach is moving forward with a number of projects with positive economic development impacts. Further information can be found on the [cityofnsb.com](http://cityofnsb.com) website under Capital Projects:

- Civic Center: DBI Demolition has been hired for the demolition of the former Brannon Center building, and W&J Construction has been hired for the construction of a new Civic Center at 105 S. Riverside Dr. at the foot of Canal St. This project will create a signature building for New Smyrna Beach and is expected to be completed near the end of 2016. It's anticipated the new building will host many events and will bring many visitors to the City and the Canal St area when completed.
- AOB Property: Two proposals were received in response to a Request for Proposals issued by the City and both proposers made presentations at the April 28 City Commission meeting. The proposals are again scheduled for the May 12 and June 9 City Commission meetings.
- North Causeway Improvements: P&S Paving has been hired for the N Causeway project and work is scheduled to begin within the next 30 days. The \$1 million project will provide improvements including "bold" landscaping in the areas adjacent to the roadway, as well as an improvement to the crosswalk, and several new medians. The project is scheduled to be completed near the end of this calendar year.
- SR 44 sewer assessment project: A contract has been executed with Parker Mynchenberg & Associates for the design of infrastructure to provide central sewer on the south side of SR 44 from Walker Rd to South Glencoe Rd. The project schedule calls for the design to be completed and bids received near the end of this calendar year.
- N Causeway Boat Ramp Park renovation: This project is well underway and it is anticipated that work will be completed within the next 60 days.
- Alonzo "Babe" James Community Center renovation complete: The newly expanded Babe James Community Center at 201 N Myrtle Ave is now open! The services that were temporarily housed in office trailers in Pettis Park have now been moved back into the Babe James building, along with the CRA/Economic Development office (Tony Otte's office). The move of the CRA/Economic Development office to the Babe James Community Center recognizes that location as more centralized to the activity in the US 1 CRA for the first ten years: the US 1 corridor and the Historic Westside.

### ✓ *Airport Board meets with Airport Master Planner*

At its April 10 meeting, the Airport Advisory Board launched the update of the Airport Master Plan. Plan consultant Phil Jufko of Michael Baker International made a presentation to the board that is posted on the City website on the Airport page under the Master Plan tab. It is anticipated that the uses surrounding the airport proper, including the development of additional lots in the Airport Industrial Park, will be an important topic in the plan update. The plan update is scheduled to be completed in the fourth quarter of 2016. The next meeting of the Airport Advisory Board is scheduled for July 16 at 2 pm in the City Commission Chambers.

### ✓ *Economic Development Advisory Board Meeting*

The next meeting of the City's Economic Development Advisory Board is being moved from the third Wednesday of May to a date to be determined to accommodate vacation schedules. The new meeting date will be announced on the City website, cityofnsb.com. At the meeting the board is scheduled to review the City's draft economic plan update, which will include efforts to increase the inventory of available sites for light manufacturing firms, the attraction of "creative class" businesses,

and high-tech companies. Many of the objectives in the current plan, such as establishing an Economic Development Advisory Board and streamlining the City's development process, have been achieved.

### ✓ Important Notes

- ATTENTION EXPANDING BUSINESS OWNERS! In November voters approved a Tax Abatement program that provides expanding businesses that meet program criteria with abatements of City property taxes. If your business is in the expansion mode please call Tony Otte (contact information below) for further information.
- The cities of New Smyrna Beach, Edgewater, and Oak Hill have jointly been awarded a US EPA grant to provide environmental site assessments, free of charge, for approved sites. The Phase 1 and Phase 2 assessments are performed to identify contaminants including soil and groundwater pollutants, mold, asbestos, lead paint; and in some cases grant funds may be used for the removal of underground storage tanks. For information on how to apply for grant services please contact: Ms. Donna Banks: [dbanks@cityofnsb.com](mailto:dbanks@cityofnsb.com) or (386) 314-4849.
- The "City Ready" service provides a meeting at no charge with City staff members to discuss how to maximize the use of a commercial building and/or property. Such meetings normally take less than one hour and provide a wealth of useful information for business planning.

In addition, City staff can obtain information from the City's partner economic development resource agencies; for example, the Volusia County Department of Economic Development is a source of information for the exporting of products; and Team Volusia can provide demographic data (including the number of residents, average household income, etc.) for 1, 3 and 5 miles from a prospective site.

- For prominent Commercial/Industrial properties for sale or lease, please go to [Volusiasites.com](http://Volusiasites.com) and click on New Smyrna Beach. Sites can be added to this list by contacting Tony Otte (contact information below).

*For more information contact Tony Otte: [totte@cityofnsb.com](mailto:totte@cityofnsb.com);  
or call 386.566.3941 (office/cell)*