



ECONOMIC DEVELOPMENT NEWSLETTER

June 2015

AOB proposals to be considered

At the June 9, meeting the New Smyrna Beach City Commission will review the two proposals for the Administrative Office Building (AOB) property at 160 N. Causeway. The proposals and related materials are available online at www.boarddocs.com/fl/consb/Board.nsf/Private?open&login# .

New Smyrna Beach again recognized as a leader in Volusia County for growing property values

A front page article in the May 30 Daytona Beach News-Journal reported that New Smyrna Beach is one of the leading cities in the County in rising real property values. Long-time Volusia County Property Appraiser Morgan Gilreath was quoted in the article: "New Smyrna is such a desirable place. While they saw a recession, they didn't see the recession everybody else saw."

In a similar article in the January 2, 2014 edition of the News-Journal, Mr. Gilreath said, "In any market that we have, be it up, down or sideways, New Smyrna has real estate locations that are superior to almost anywhere else in our county."

The recent quarterly report issued by the Volusia County Department of Economic Development indicated that New Smyrna Beach had the highest number of residential permits for new construction and the fourth highest value for new commercial construction for the first quarter of 2015. Quarterly reports with permit data for Volusia are available at

<http://www.floridabusiness.org/news-and-data-resources/index.stml>.

More Good News for the Canal St area

Two key properties in the Canal Street area closed in May:

- The HUB on Canal, a non-profit arts consortium that has had over 90,000 visitors since opening in 2012 and national media exposure, has purchased two of the three

buildings it has been leasing at its location on the corner of Canal and Magnolia streets. The HUB on Canal has established itself as an important component in the revitalization of the Canal Street area. The third building was purchased by entrepreneurs for the opening of a restaurant, a use compatible with The HUB's operation.

- The sale of the City-owned property at 103 Faulkner Street, across Julia Street from City Hall, has closed. The White Challis Redevelopment Company purchased the property and is moving forward with a "Tabby House" development, with plans to construct 17 townhomes and redevelop the former fire station for a retail use on the site.

The development of new residential units in the historic downtown area is a recommendation in the 2010 CRA Master Plan Update, "... to re-establish proximate, sustainable purchasing power to support retail." (p 41).

Commercial and residential projects underway

A number of commercial and residential projects are under construction:

- NSB Chevrolet – The new dealership location on S.R. 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 U.S. 1 across from the airport.
- Om Bar Building, 392 Flagler Ave. – One of several projects in the Flagler Ave area, this building on the northwest corner of Flagler Avenue and Cooper Street 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.
- Riverwalk Condos at Coronado Island – This residential project in the northwest area of the North Causeway continues to progress, with a six story, 36 unit building under construction. A proposed PUD rezoning for the site including additional buildings was continued at the June 1 meeting of the Planning and Zoning Board, until the July 6 meeting

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. Additional information is available online at www.cityofnsb.com/cip .

- Civic Center: Demolition of the Brannon Center building at 105 S. Riverside Drive is nearing completion. DBI Demolition has been hired for the demolition and W&J Construction has been hired for the construction of a new civic center. 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 Street area when completed.

- North Causeway Improvements: P&S Paving has been hired for the North 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 cross-walk, and several new medians. The project is scheduled to be completed near the end of this calendar year.
- S.R. 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 S.R. 44 from Walker Road to South Glencoe Road. The project schedule calls for the design to be completed and bids received near the end of this calendar year.
- Third Ave. Gateway project: This project will provide signage and landscaping at the northeast corner of S.R. 44 and Peninsula Avenue. The contractor is scheduled to begin when the stormwater improvements project in that area is complete, in about 30 days.
- Airport Master Plan: The Airport Master Plan Update is underway. Airport Master 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 2 p.m., July 16, in the City Commission Chambers.
- N Causeway Boat Ramp Park renovation: The improved ramp and paved parking area is now open.

Economic Development Advisory Board meeting

The City’s Economic Development Advisory Board will meet at 6 p.m., Wednesday, June 17, in the City Commission Chambers at City Hall. The Board is working on an update to the City’s Economic Development Plan, and the current draft of the plan will be posted on the City website a few days before the meeting. The Economic Development Advisory Board is one of the City’s advisory boards appointed by the City Commission. The public is encouraged to attend.

Important notes

- Attention expanding business owners. In November, voters approved a Tax incentive 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 more information.

- The cities of New Smyrna Beach, Edgewater, and Oak Hill have jointly been awarded a U.S. 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 Donna Banks at 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 for business planning purposes, including:

- Traffic counts for major roads in the City
 - Demographic data (including the number of residents, average household income, etc.) for 1, 3 and 5 miles from a prospective site.
 - Information for setting up or increasing the exporting of products.
- For prominent Commercial/Industrial properties for sale or lease, please go to Volusiasites.com and click on New Smyrna Beach. Sites can be added to this list by contacting Tony Otte.

For more information, please contact Tony Otte at totte@cityofnsb.com or 386.566.3941 (office/cell).