



ECONOMIC DEVELOPMENT NEWSLETTER

July 2015

Southeast Volusia Technical Training Committee to meet

The Southeast Volusia Technical Training Committee will meet at 8 a.m., Tuesday, July 7, at Edgewater City Hall to discuss bringing a technical training program to the Daytona State College South Campus. Representatives of local manufacturing companies, including companies in the New Smyrna Beach Airport Industrial Park area, are invited to review the skill sets needed in the technical training program.

AOB proposal for Marina Village in negotiation

At the June 9 special meeting, the City Commission selected the Marina Village proposal for negotiation for the sale and development of the Administrative Office Building (AOB) property at 160 N. Causeway. The negotiation meetings are open to the public. The first was held June 30. The second meeting will be at 3 p.m., Wednesday, July 22, in the City Commission Chambers at City Hall. City Manager Pam Brangaccio leads the City (staff member) negotiation team. The City Commission has reviewed the report prepared by staff, which was presented at the June 23 City Commission meeting listing specific topics for negotiation. The list can be viewed at the “boarddocs” website for the June 23 meeting, item 8F on the agenda. “Boarddocs” is also accessible through the City website, [cityofnsb.com](http://www.cityofnsb.com), by clicking on the City Commission agendas tab. The direct link for two project proposals and related materials is

<https://www.boarddocs.com/fl/consb/Board.nsf/Private?open&login#>

Many plans in review process

Many development plans now are in process, as evidenced by:

- The length of the agenda at the July 6 Planning and Zoning Board meeting, at <http://fl-newsmyrnabeach.civicplus.com/AgendaCenter/ViewFile/Agenda/07062015-506>
The meeting will be held at 6:30 p.m., in City Commission Chambers at City Hall. The agenda also is accessible through the City website – [cityofnsb.com](http://www.cityofnsb.com).

- The scheduling of two Plan Review Committee meetings in July: one on July 10 with four private property plans, and one for July 17 for two City projects (the South Atlantic Beachfront Parking Lot plan; and the Holland Park plan at the new pedestrian trail at Old Mission/Wallace Rd). The Plan Review Committee meetings are held at 9 a.m. in the City Commission Chambers at City Hall.
- The uptick in agenda items for the Historic Preservation Board. Most items involve residential properties in historic districts seeking approval for exterior renovations. Last year, the Board heard eight agenda items. Nine items on the June and July agendas.

Economic Development Plan Update underway!

The City's Economic Development Advisory Board is updating the City's Economic Development Plan. The current plan was presented to the City Commission by former Mayor Adam Barringer in 2010, and most of the goals listed have been substantially completed. The City Commission adopted Economic Development goals at their Visioning Meeting last December. These goals are driving the update. The goals are:

- Develop an Economic Development Plan for the I-95/S.R. 44 Interchange to support future business park development
- Redevelop U.S. 1
- Attract aviation businesses to the airport
- Attract businesses with higher wage jobs on S.R. 44 and the western corridor
- Create new and retain current jobs

The Economic Development Advisory Board (EDAB) has developed a SWOT Analysis (strengths, weaknesses, opportunities and threats) and is working to finalize the Update. The next meeting of the EDAB is at 6 p.m., Wednesday, July 15, in the City Commission Chambers at City Hall (enter through the doors on Julia St.). The public is invited to attend. Members of the Economic Development Advisory Board are:

- ❖ City Commissioner Judy Reiker – business manager, title insurance
- ❖ Paul Mayer – career economic developer
- ❖ Ulrike Rehn – realtor
- ❖ Lillian Conrad – CPA, business owner
- ❖ Chase Herbig – Business owner, insurance
- ❖ Michael Kolody – registered professional engineer

U.S. 1 sees commercial property improvements

U.S. 1 is one of the focal points (along with the Historic Westside) of the new Community Redevelopment Agency, which will begin receiving funds next year. While there are many commercial properties that need to be redeveloped, in the past six months there have been notable improvements at five commercial properties:

- Recently the former Mullinax Collision Center on N. U.S. 1 was sold and will be the new home of George's Scooters, which is now located on U.S. 1 at Faulkner. This sale completes the conveyance of all three former Mullinax Ford properties on N. U.S. 1, with the other two sites having new vehicle-related uses.
- The 12-screen movie theatre in the New Smyrna Beach Shopping Center on S. U.S. 1 re-opened in March after being closed for nearly a year. The interior of the theatre has undergone extensive remodeling including new seating.
- Across from the New Smyrna Beach Shopping Center, The Wall Tavern and Grill opened in a building that had been vacant. This section of S. U.S. 1 has a number of restaurants grouped along the west side of the street, some in buildings that were vacant in the past two years.

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 can be found on www.cityofnsb.com/cip.

- Civic Center: The Brannon Center building at 105 S. Riverside Drive at the foot of Canal Street has been demolished. In June, W&J Construction began construction of the new Brannon 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 that the new building will host events and bring many visitors to the City and the Canal Street area.
- North Causeway improvements: P&S Paving has been selected for the N Causeway project and work is scheduled to begin within this summer. 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.
- S.R. 44 sewer assessment project: Parker Mynchenberg & Associates are preparing the design of infrastructure to provide central sewer service on the south side of S.R. 44 from Hidden Pines Boulevard 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 Avenue 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 near the gateway is complete later this month.

- Airport Master Plan Update: The first meeting of the Technical Advisory Committee for the Airport Master Plan Update is at 2 p.m., Tuesday, July 21, in the City Commission Chambers at City Hall. Over the next year, the committee will meet at key points throughout the master planning process and provide input and recommendations on the direction that the plan should pursue. The plan update is scheduled to be completed in the fourth quarter of 2016.

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 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. 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.
- New Smyrna Beach's 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 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 (contact information below).

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