



## ***ECONOMIC DEVELOPMENT NEWSLETTER February 2016***

### ***✓ US 1 Revitalization takes a big step forward!***



The revitalization of US 1 has received a major boost from Dr. Rajesh Ailani!

Dr Ailani purchased the former Daytona Beach Community College building at 699 N Dixie Freeway (SE corner of US 1 and Wayne Ave) last August, and work is well underway to renovate the existing building on the 1.2 acre site. When the extensive renovations are complete the building will re-open as the Brilliance Assisted Living Facility. The new adult congregate living facility will feature 54 beds and various amenities including a swimming pool. Parking for the new facility will include spaces off the alley behind the building in conjunction with an easement granted by the adjacent church.

Dr. Ailani's office is also located on US 1 about one-half mile north of the Brilliance ALF site.

The revitalization of US 1 is a priority listed in the draft Economic Development Plan Update and the new US 1 CRA. Several years ago the revitalization of Canal St received a similar boost when the three largest vacant buildings were purchased or leased and put back into productive use. Once those three large buildings were filled, the vacant smaller space also filled in.

It is anticipated that the new facility will result in increased economic activity in the area, as residents and visitors will shop and dine nearby, in addition to providing approximately 25 new jobs. The renovation is also expected to encourage the redevelopment of other US 1 properties.

### ***✓ Many Prominent Projects Are Underway!***

In addition to the former Daytona Beach Community College building, there continues to be progress for a number of other prominent projects:

#### Private Property Projects

- Sav-a Lot Grocery: to be located on south US 1 in the space formerly occupied by Ace Hardware; building now being remodeled.

- Tabby House, across Julia St from City Hall: site work underway.
- Brilliance Assisted Living Center (former Daytona State Community College Building) on US 1 at Wayne Ave: as noted above, construction underway.
- Riverwalk Condos, NW area of North Causeway: construction continues on the first building, six stories, 36 units.
- Concordis Assisted Living Facility, construction is now underway for this two story assisted living and memory treatment facility with 115 beds at the NE corner of SR 44 and Myrtle.
- Development at Colony Park Rd, NE corner with SR 44, across from Murphy Gas Station: Construction continues on the 2 office buildings; and construction underway on the Aldi Grocery store on the corner.
- WaWa, planned for the area in front of the former K Mart store at SR 44 and Old Mission/Wallace Rd: plans are in review.
- Spring Hill Suites hotel on the beach near Breakers: plans are in review.

#### City Projects

- North Causeway Beautification: Construction is underway to add trees and several medians. Scheduled completion: Late Spring
- New Civic Center: Construction is well-underway. Scheduled completion: Late 2016.
- SR 44 Sewer line (assessment project): Design is complete; project to be managed by the Utilities Commission.

### ✓ *News Briefs*

- Job Fair: Daytona State College on 10 St will host a job fair on March 3. Contact [Debra.Manning@daytonastate.edu](mailto:Debra.Manning@daytonastate.edu) or call 506-3369 for booth space to recruit employees. Seniors from NSB High School will also attend.
- Economic Development Plan Update, Final Draft: will be presented to the City Commission at a regular meeting February 23, or in March.
- New Planning & Zoning Director: Amye King started Monday, February 1. Amye will be the featured guest on WSBB 1230 AM on February 9 at 8:30 am.
- City Department Move: the Planning, Building, Engineering, and Code Enforcement Departments have moved to 2650 N Dixie Freeway – the corner of US 1 and North St - about one-third of a mile north of the Airport.

### ✓ *Business Resources*

- Business Planning Information available at no charge:
  - 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 30 minutes and provide a wealth of useful information for business planning. Please call Tony Otte CRA/Economic Development Director, (386) 566-3941 (cell phone).

- For information concerning commercial and industrial properties, demographic data identifying potential customers, traffic counts, and city-related questions: call Tony Otte, CRA/Economic Development Director, (386) 566-3941 (cell phone).
- Assistance with hiring employees: Career Source Flagler Volusia, 329 Bill France Blvd, Daytona Beach. (386) 323-7001
- Training Opportunities:
  - Training offered at Daytona State College
    - Mechanical Systems Troubleshooting, February 23 - 26, 8am – 5 pm, DSC Advanced Technology College, 1770 Technology Blvd, Daytona Beach. \$1,520. Contact [Joanne.Parker@Daytonastate.edu](mailto:Joanne.Parker@Daytonastate.edu) or call (386) 506-4224
  - Training offered by SCORE
    - Score offers many NO CHARGE business training classes on a variety of subjects. For more information go to Score87.org or [info@Score87.org](mailto:info@Score87.org).
    - Two SCORE classes upcoming at DSC, 1200 international Speedway Blvd in Daytona Beach, Bldg 150, Room 100; call Bobbi at (386) 255-6889:
      - “What do you do when the bank says no?” – Thursday, February 11, 6 – 8 pm
      - “Path to Profitability: First Know Your Financial Basics” – Thursday, February 25, 6 - 8 pm.
- NO CHARGE Business Assistance – Expansion for Existing Business
  - Volusia County Department of Economic Development: (386) 248-8048 – services include exporting assistance
  - Small Business Development Center at Daytona State College: (386) 506-4723 – services include preparation of business plans, assistance in seeking loans, business consulting.
- NO CHARGE Business Assistance – Entrepreneurs
  - SCORE: (386) 255-6889 – including preparation of business plans.
- City Property Tax Exemption for expanding businesses: In November 2014 voters approved a Tax Exemption 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.
- Assistance with Environmental Site Assessments: 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.
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- For information on how to apply please contact: Ms. Donna Banks: [dbanks@cityofnsb.com](mailto:dbanks@cityofnsb.com) or (386) 314-4849.
- 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 further information contact Tony Otte: [totte@cityofnsb.com](mailto:totte@cityofnsb.com);  
or call 386.566.3941 (office/cell)*