



ECONOMIC DEVELOPMENT NEWSLETTER

March, 2017

✓ March 1 meeting of City Commission and Utilities Commission

The City Commission and Utilities Commission will hold a joint meeting on Wednesday, March 1, at 5 pm in the DeBerry Room, 3rd floor, Utilities Commission building, 200 Canal St. The agenda lists four items:

1. Discussion re: City of New Smyrna Beach Capital Improvement Plan and Utilities Commission Capital Improvement Plan – Establish of Parameters for U.C. Determined Mutually Beneficial Projects
2. Discussion re: Final Abandonment of U.C. Operations (Fleet Maintenance) on Swoope Site to Accommodate City's Additional Expansion Phases for Boat Ramp Parking
3. Discuss re: U.C. Easement Requirement for U.S. 1 Improvements
4. Discussion re: City's Vision/Long Range Plans in Historic Westside CRA Area

Additional information is available on the City website: www.cityofnsb.com under agendas for City Commission meetings.

✓ Update on SR 44 sewer project

A contractor has been hired by the Utilities Commission to construct a sewer line on the South side of SR 44, between Hidden Pines Blvd and Glencoe Road. The Notice to Proceed was dated February 21, with 225 workdays allowed in the contract. It is anticipated that the work will be completed in October. The line will be constructed in easements obtained by the City from 17 property owners along the route.

✓ Dick Rosedale is renovating the former theatre building on the NE corner of Canal and N Orange

A long-time property owner on Canal St, Dick Rosedale, has purchased the former theatre building at the NE corner of Canal and N Orange and is constructing a significant amount of new commercial space. The main area of the theatre needed to be renovated to provide useful commercial space, and Mr. Rosedale has installed a 4,000 sq feet concrete floor, as well as constructing a 4,000 sq ft concrete second floor – bringing 8,000 sq ft of available space to Canal St, where commercial space has been hard to find in recent years. The ground floor would be an attractive restaurant space, with outside dining available on the N Orange St side. There are no CRA monies in this purchase or renovation – CRA funds for this portion of Canal St dried up when the original CRA ended in 2015.

Dick Rosedale and his wife Jeri are two of a number of visionaries – along with Bob and Sharon Wiley at the Corkscrew Restaurant, Sally MacKay and all of the HUB on Canal volunteers, Dr. Phil Stephens and the Total Vision group, brothers Kevin and Zack McDonald at TUI Total Solutions, and Cindy and Glenn Jones at Southern Trends - who all made substantial contributions to help fuel the revitalization of Canal St.

✓ *FDOT to replace landscaping at I-95 and SR 44*

The Florida Department of Transportation has programed funds to replace the landscaping that had to be removed at the SR 44 interchange during the widening of I-95. The landscape replacement work will be initiated when the widening work on I-95 is completed, which is scheduled for July, 2018.

✓ *Daytona State NSB/Edgewater to Hold Job Fair: with a date change!*

Daytona State NSB/Edgewater is accepting applications from companies with current job openings (for either full-time or part-time jobs) to participate in a Job Fair. Space is limited. Details:

Job Fair Date:	Tuesday, April 11, 2017
Time:	9 am – Noon
Cost:	<u>Free for companies</u> and free for job candidates
Location:	The job fair will be held on the Daytona State NSB/Edgewater campus, 940 Tenth St., NSB
Participation:	Any company with current job openings (full-time or part-time) and any job candidate, including students

Interested companies must send the name of the company representative and contact information (company name, address, name of contact person, phone number and email address) to the DSC job fair contact person, Vania Lopez, at vania.lopez@daytonastate.edu.

✓ Policy changes coming from the Utilities Commission

Following a study conducted by an independent engineering firm, and public notices and public hearings, the New Smyrna Beach Utilities Commission has approved policy changes that will go into effect on May 1, 2017. The change is in the existing capacity fee policy, from category-based to a meter-based policy.

The policy change includes an increase in Capacity Fees, which are one-time fees paid before a building permit is issued. The Utilities Commission has maintained lower capacity fees in Potable Water, Wastewater, and Reclaimed water. These rate increases represent a:

- 7.2% increase for Potable Water Capacity fee
- 3.2% increase for Wastewater Capacity Fee
- 9.3% increase for Reclaimed Water Fee
- The introduction of the Irrigation Water Capacity Fee

The proposed fee increase will only be applied to all new and upsized meter requests and does not apply to meter replacement. This fee does not impact the monthly usage charges.

A capacity fee study was conducted and presented to the Utilities Commission in September 2016. The study recommended the increase in capacity fees and a change in policy in determining equivalent residential units (ERU). The change in policy removes the current category based system and institutes a meter (“size” and “number of”) based system.

Information on the policy change can be found on the Utilities Commission website (ucnsb.org) in the “Customer Communications” section: http://www.ucnsb.org/docs/default-source/default-document-library/november-2016_proposed-capacity-fee-increases.pdf?sfvrsn=0.

Additional information can be found on the UC website in the January 23, 2017 meeting section, and the associated approved resolution, No. 1 – 17.

✓ *Many Prominent Projects Are Underway!*

There continues to be progress for a number of prominent projects, including:

Private Property Projects

- Chrysler Jeep Dodge Dealership on SR 44 at Glencoe (NW corner) – site work has begun.
- Riverwalk Condos, NW area of North Causeway: construction continues on several buildings, including the six story condo building with 36 units.
- Spring Hill Suites by Marriott hotel on the beach (near Breakers): Construction is well underway – 114 rooms. Anticipated completion: June, 2017.
- Tabby House: the first four houses in the 17 lot Tabby House development adjacent to City Hall are under construction.
- Auto Zone, SR 44 and Walker Dr, now open.

- Half-Wall on SR 44: The former Pub 44 building now undergoing major renovations – anticipated opening is in June.

City Projects

- New Parking Lot N of City Hall: demolition of existing buildings is complete. The “weeping mortar building” will be scheduled for renovation.
- SR 44 Sewer line (assessment project): see above.
- Paving of Railroad Ave: A contractor has been selected.
- Brannon Center: this “signature” New Smyrna Beach facility is now available for rent! For rental information call Heather Paternoster at 410-2885 or go to: <http://www.cityofnsb.com/126/Rental-Facilities>

✓ *Business Resources*

- Business Planning Information available at no charge:
 - The “City Ready” service provides a meeting at no charge with City and Utilities Commission staff members to discuss how to maximize the use of a commercial building and/or property. Such meetings normally take less than 20 minutes and provide a wealth of useful information for business site planning. The meetings are scheduled on the first and third Wednesday morning of each month beginning at 8:30 am. Please call Tony Otte CRA/Economic Development Director, (386) 566-3941.
 - For information concerning commercial and industrial properties: demographic data identifying potential customers, traffic counts, and city-related questions, call Tony Otte at (386) 566-3941.
- Detailed commercial property information: this information is now available on the City website, cityofnsb.com.
- Assistance with hiring employees: Career Source Flagler Volusia, 329 Bill France Blvd, Daytona Beach. (386) 323-7001
- Training offered at Daytona State College:
 - DSC training website: www.daytonastate.edu/cbi/ or contact Joanne.Parker@Daytonastate.edu or (386) 506-4224 or
 - Small Business Development Center website: www.sbdcdaytona.com or contact Tracy Martin at (386) 506-4723.
- Training offered by SCORE: Score offers many NO CHARGE business training classes on a variety of subjects. For more information go to www.Score87.org
- NO CHARGE Business Assistance – Expansion for Existing Business
 - Volusia County Department of Economic Development: (386) 248-8048 – services include exporting assistance; www.floridabusiness.org

- Small Business Development Center at Daytona State College: (386) 506-4723 – services include preparation of business plans, assistance in seeking loans, business consulting; www.sbdccdaytona.com
- NO CHARGE Business Assistance – Entrepreneurs
 - SCORE: (386) 255-6889 – including preparation of business plans.
 - Florida Virtual Entrepreneur Center: www.flvec.com/Volusia; 386-310-8781.
 - SE Volusia Entrepreneur Networking Group: the first event on August 30 was a grand success! Next event: October 27!
- 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 at (386) 566-3941.
- For prominent Commercial/Industrial properties for sale or lease, please go to Volusiasites.com and click on New Smyrna Beach.

If you would like to receive this newsletter every month, or for further information, contact:

Tony Otte: totte@cityofnsb.com; or call 386.566.3941 (office/cell)