



ECONOMIC DEVELOPMENT NEWSLETTER

June 2014

City Commission Approvals: Tax Abatement, US 1 CRA Application, Colony Park Road Extension Construction Contract

At the May regular meetings, the New Smyrna Beach City Commission approved several items with the potential for major, positive economic development impacts:

- **Tax Abatement** – Ordinance 37-14 calls for a question to be placed on the November 4, 2014 General Election ballot asking voters to allow the City Commission to grant City property tax abatements for new and expanding businesses that meet certain conditions. A number of conditions are included in state law, and other conditions can be added in a separate ordinance to be approved by the City Commission. It is anticipated that the other conditions will be discussed by the City's Economic Development Advisory Board at their Jun 25 meeting and by the City Commission at an August workshop.
- **U.S. 1 CRA Application** - The City Commission approved a resolution at the May 13 meeting requesting the Volusia County Council grant authority for the establishment of a new Community Redevelopment Agency (CRA). The City's present CRA expires in 2015, and the proposed CRA area (as noted below) is centered by U.S. 1. The proposed CRA is critical to economic development and redevelopment in this distressed area of the City, where property values dropped further from 2008 to 2012 than the decrease experienced city-wide: a 25-percent reduction city-wide verses 33 percent in the proposed CRA district.

The area of the proposed CRA area includes:

- Portions of the North Causeway
- The Canal Street area and the area around Bert Fish Medical Center
- The FEC property, a large portion of which is now for sale, west of U.S. 1 and south of Canal Street
- All of the Historic Westside area within the city limits
- Areas adjacent to U.S. 1 from the New Smyrna Beach Municipal Airport to the boundary with the City of Edgewater
- The New Smyrna Beach Municipal Airport, the Airport Industrial Park, the Swoope site (east of U.S. 1), and the Tionia Road area west of the Airport.

The Master Plan and The Finding of Necessity for the proposed CRA is on the City website (cityofnsb.com) as an attachment to the April 8 Special City Commission meeting agenda. The Master Plan projects the following CRA funding:

- \$2,773,454 in the first 10 years
- \$9,161,733 in the second 10 years
- \$17,185,267 in the third 10 years

These numbers indicate the time necessary to build the tax base to obtain adequate funding for projects.

There are other cities in Volusia County that are also seeking to create a new CRA, including Edgewater and Orange City.

- **Colony Park Road Extension** – The City Commission has approved a contract for the construction of the northern extension of Colony Park Road to Otter Blvd. This connects to Pioneer Trail, which will give motorists new access to an east/west route and will open property for development.

Construction continues on projects on Canal St and SR 44

A number of projects are underway in the historic commercial areas of the NSB Waterfront LOOP, the area that is popular with visitors to New Smyrna Beach. Projects in the Canal Street Historic District include:

- The Half Wall Beer House is now under construction at 501 Canal Street. The restaurant will feature 200 world beers and 70 craft draft beers, as well as a “World Sports Viewing Center” with 27 ultra HD televisions.
- The Cork Screw Bar and Grill is now under construction in the former Pennysaver building at 237/239 Canal Street. When the construction is complete, the building will be at full occupancy.
- The former Tru-Gas Building at 115 N. Orange Street (near Canal Street) is undergoing a major renovation for the leasing of commercial spaces for retail or professional offices.

On State Road 44, the Florida Hospital building at I-95 is nearing completion. The building makes a strong statement as a gateway to the City.

Important Notes

- The cities of New Smyrna Beach, Edgewater, and Oak Hill jointly have been awarded a U.S. EPA grant to provide free environmental site assessments for approved sites. Phase 1 and Phase 2 assessments are performed to identify contaminants including soil and groundwater pollutants, 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: dbanks@cityofnsb.com or call 386.314.4849.
- The City Commission has suspended City Police, Fire, and Transportation Impact Fees for non-residential projects that receive a building permit before July 1, 2014 and complete the project (and receive a Certificate of Occupancy) before

July 1, 2015. For further information please contact Tony Otte, CRA/Economic Development Director, at the email address or phone number below.

- The “City Ready” service provides an on-site meeting at no charge with key City staff members to discuss how a potential lessee or buyer or a property owner can 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 arrange meetings or obtain information from the City’s partner economic development resource agencies, including Team Volusia, the CEO Business Alliance, the Volusia County Economic Development Department, the Small Business Development Center at Daytona State College, SCORE, and Career Source Flagler Volusia. The Volusia County Department of Economic Development is also a source of information for preparing for 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.
- The New Smyrna Beach Economic Development Advisory Board typically meets on the third Wednesday of every month in the City Commission Chambers at City Hall at 6 p.m. (As noted above, the June meeting will be on June 25.) Meeting agendas are posted on the City’s website at www.cityofnsb.com.

For more information, please contact Tony Otte at totte@cityofnsb.com, 386.424.2265 (office) or 386.566.3941 (cell).