



ECONOMIC DEVELOPMENT NEWSLETTER

September, 2014

✓ *SAVE THE DATE: SATURDAY, NOVEMBER 1!*

On Saturday November 1 from 8:30 am – Noon the City will present its third annual Economic Development Summit. The focus of this year's Summit will be to assist existing businesses and start-ups identify sources of capital. The featured speaker is Mr. Van Canada of the Small Business Development Center at Daytona State College. Other organizations with tools to assist area businesses will be represented as well. There is no charge for attendance. Watch for future alerts for further information.

✓ *Ribbon Cutting for New Florida Hospital Building!*



On September 3 officials cut the ribbon to open the 32,000 square foot, two-story Florida Hospital medical office building. The \$7 million+ facility is located at 125 Florida Memorial Parkway, in the Southeast quadrant of I-95 and SR 44. The aesthetically-pleasing building makes an impressive entrance to New Smyrna Beach and is the latest in a series of commercial buildings constructed in the past few years on SR 44 in the City including a Super Wal-Mart, McDonalds, ABC Fine Wine and Spirits, and Dunkin Donuts.

✓ Projects in Progress

A number of economic development projects are currently “in progress”:

- Projects being planned or under construction include:
 - A \$1 million improvement project for the N Causeway is in design.
 - A 3,053 square foot medical office building is under construction at 501 S Orange Ave.
 - The Cork Screw Bar and Grill is under construction in the former Penny-saver building at 237/239 Canal St. When the construction is completed the building will be at full occupancy
 - Bishop’s Auto at 1111 Canal St has a 2,100 square foot office addition under construction.
 - The Half Wall Beer House is under construction at 501 Canal St. 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 former Tru-Gas Building at 115 N. Orange St (near Canal St) is undergoing a major renovation for the leasing of commercial spaces for retail or professional offices.
 - The Colony Park Road extension is under construction, from Home Depot to Otter Boulevard.
 - The Babe James Community Center (15,244 square feet) at 201 North Myrtle is being expanded 1,380 square feet.
 - A new fire station (16,985 square feet) is under construction on SR 44 and Canal St.
 - Nejma’s Boutique at 319 Flagler Ave is adding a 1,634 square foot building behind the store at 320 Jessamine Ave.

- Programs being developed include:
 - Tax Exemption - 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 exemptions for new and expanding businesses that create jobs and meet certain conditions. A number of conditions are included in state law, and additional eligibility conditions can be added in a separate ordinance. Additional information is on the City website (cityofnsb.com).

 - US 1 CRA Application - The City Commission approved a Resolution at the May 13 meeting requesting the Volusia County Council to 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 US 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% reduction city-wide v. 33% in the proposed CRA district.

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

✓ Sage Building to be Offered For Sale

The City Commission has approved a staff recommendation to offer the two City-owned buildings at 2650 and 2700 North Dixie Highway (US 1) at North St. for sale. The larger building at 2650 N Dixie Freeway is 9,574 square feet and is currently leased by Car Marketing People, which plans to move to a larger space. City staff is awaiting two appraisals for the buildings, which will be marketed by City staff.

✓ *Important Notes*

- 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, 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: Ms. Donna Banks: 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 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. For example, the Volusia County Department of Economic Development is a source of information for the exporting of products; and Team Volusia can provide data for 1, 3 and 5 miles from a prospective site.

- 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 pm. Meeting agendas are posted on the City’s website (cityofnsb.com).
- New Smyrna Beach has been recognized for its standout surfing and pedestrian-friendly historic areas filled with shops, galleries, restaurants, and bars:
 - One of the “Top Ten Spots to Hang Ten” by Outside magazine, 2014.
 - One of ten best beach towns in Florida by SmarterTravel.com in 2014.
 - One of the Coolest Surf Towns, by Travel + Leisure Magazine in 2013; and
 - One of the World’s Top Twenty Surf Towns, by National Geographic Magazine in 2012.

For further information contact Tony Otte: totte@cityofnsb.com; 386.424.2265 (office) or 386.566.3941(cell)