

City of DeBary
Economic Development Advisory Committee Meeting
THURSDAY
May 19, 2005
7:00 PM

Florence K. Little Town Hall
12 Colomba Road DeBary, Florida 32713

MINUTES

1. Call to Order

Chairman Tom Smith called the meeting to order at 7:05 P.M.

2. Roll Call

Present: Chairman Tom Smith, Vice-Chairman Don Kitner, Leonard Marks, Neil Coppens, Diane Schaefer, and Gretchen Ganas

Absent: Tim McLaughlin and Donelda Christy

Also Present: City Planner Anita Gonzalez, Council Member Patrick Fulton

3. Approval of Minutes - Regular Meeting of April 19, 2005

Mr. Marks asked for a correction to page four, paragraph three; he asked that the minutes read “toward the Burger King”, rather than “from the Burger King”. Ms. Schaefer made a motion to approve the minutes with that correction. Mr. Marks seconded the motion. All members voted to approve the adoption of the minutes with the correction.

4. Presentation by Ms. Katrina Bell, DBCC Grant Coordinator

Ms. Bell informed the Committee that DBCC was working on an application for a Housing and Urban Development (HUD) grant, which would provide \$400,000 over a three-year period. She explained that DBCC’s focus has been on small business development, providing technical assistance, getting more information out to the public, and working on corporate/private partnerships, as well as governmental partnerships. She noted that the HUD grant is due June 23rd and, if awarded, will begin October 1st. Chairman Smith clarified that the HUD grant would be for technical assistance, business plan development, marketing planning, job training and development, and leadership training for small business; he asked Ms. Bell how the EDAC committee could help DBCC in this venture. She answered that a letter of support would help. Ms. Bell stated that DBCC, private corporations, and possibly, the City of Deltona would provide matching funds, especially since the target population of the grant is the Hispanic small

business community in Deltona. However, Ms. Bell noted, that any small business in the area could benefit from this program, not just Deltona residents. Chairman Smith said if they would broaden the target beyond Deltona to West Volusia County they could garner much more support. Ms. Bell answered that she agreed, but HUD requires a specific target area for the grant application.

Mr. Coppens asked if adult education would be part of this application. He suggested that different classes could be offered in the community, such as cooking, boating, bridge, etc. He noted that it was quite successful in Flagler County, especially in Palm Coast, and that this area has a real need for something like it. Ms. Bell said that it was a good idea, and she would take that idea back to DBCC.

There was a discussion regarding a general letter of support for the grant. Chairman Smith said he would draft a letter and send it to Ms. Bell, and thanked her for attending the meeting.

5. Discussion of Strategic Plan

Chairman Smith commended Mr. Coppens for his work in identifying commercial and industrial properties and asked him to describe what he had done. Mr. Coppens explained that he had finished the west side and the east side of US Hwy 17-92 from Saxon to Highbanks, but that he needs to do the east side from Highbanks to Dirksen. He explained the table he created showing the description of properties.

Chairman Smith explained to the Committee that they were trying to identify underutilized parcels, to see what is available, and then help to market them.

Ms. Ganas said that she had put together a list of businesses by using the telephone directory; and that she had made an inventory of what the City has and does not have in terms of types of businesses. Chairman Smith said the Committee's aim is to bring business to the City to generate economic development. He asked for an update on the pharmacies that were interested in the Shell gas station location. Ms. Gonzalez answered that the City has not heard anything from them since their initial contact. She informed the Committee that they should get an Opportunity Fund Application from Jon M. Hall in Sanford next month.

Mr. Norm Erickson came to the podium to offer the Committee some information; he suggested that they reference the Saturday, June 7, 2003, EDAC minutes. He noted that there were three consultants that provided non-CRA solutions for redevelopment: Herbert Halback, Civic Design Associates, and Ivey Harris and Walls.

Chairman Smith asked Ms. Gonzalez if she could get the property inventory that Mrs. Courson had prepared a few years ago in spreadsheet format and email it to him. He said he would compile the information with the work that Mr. Coppens and Ms. Ganas had done into a comprehensive database of existing businesses. Ms. Gonzalez stated that

such a database would be helpful when people call the City to find out what is available, and that it could be placed on the website. Chairman Smith suggested that once the database is complete, letters should be sent to the owners of the vacant property informing them what the Committee is trying to do and find out if they are interested in having their property listed on the website.

Ms. Ganas asked what kind of impact this would have on the overcrowding of schools. Mr. Coppens answered he did not feel that businesses coming in would really impact the schools. Chairman Smith said that he hoped that any businesses coming in would hire people from DeBary, rather than other cities; and that the Committee would try not to bring in competing businesses, but to increase the commercial tax base for the City.

Mr. Coppens asked if there was another block of land within the City similar to the Springview Industrial Park. Ms. Gonzalez answered that there is a thirty-acre commercial area just south of Florida Public Utilities that is zoned as a shopping center. There was a lengthy discussion on the possible uses for the property.

Ms. Schaefer suggested that the Committee solicit information from the local merchants regarding what their challenges are, and to use this information when trying to bring new businesses to DeBary.

Chairman Smith asked Ms. Ganas to email her list to Ms. Gonzalez when it was completed. Mr. Coppens said that he would continue to work on his list.

6. Other Business

Chairman Smith asked for an update on the Millennium Coaches project. Ms. Gonzalez answered that she had not heard anything. Council Member Fulton informed the Committee that the business would not be moving to DeBary.

Chairman Smith asked for an update on the GC Contracting project. Ms. Gonzalez stated that they are preparing their final site plan, and they closed on the property last month.

Mr. Coppens asked to discuss the Business Forum. Vice-Chairman Kitner said that it had gone well, and Mr. Coppens agreed. There was a discussion regarding having another meeting and how to promote it.

Chairman Smith said that there was a concern in the business community regarding the recent Request for Proposal (RFP) for municipal services. There was a brief discussion regarding the number and types of entities that had responded to the RFP.

Chairman Smith initiated a dialogue concerning the new streetlights on 17-92, and said that there had been questions regarding the intensity of the lights. Council Member Fulton stated that they met FDOT standards.

Chairman Smith said he would address the Council on the development standards the Committee had been discussing. He asked Ms. Gonzalez where the City was in coming to a decision on the recent RFP. She answered that they might have something for Council by next month. Chairman Smith stated he would draft something to present at the June 7th Council Meeting.

Chairman Smith gave the Committee a brief update on the DBCC conference center; that the original plan was put together almost two years ago; that said there has been a 20 to 25 percent increase in cost of materials over the past year; and that the shortfall in funding will be raised privately.

7. Adjournment

Chairman Tom Smith announced the meeting was adjourned at 9:23 P.M.

**APPROVED June 16, 2005
CITY OF DeBARY
Economic Development Advisory Committee**

Tom Smith, Chair