

**City of DeBary**  
**Economic Development Advisory Committee Meeting**  
**THURSDAY**  
**May 17, 2007**  
**7:00 PM**

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

**MINUTES**

**1. Call to Order**

Chairman Don Kitner called the meeting to order at 7:00 p.m.

**2. Roll Call**

Present: Chairman Don Kitner, Vice Chairman Joe Alemany, Mark Meister, Chris Yacenda, Tim McLaughlin, and Sid Vihlen

Absent: Mitch Geier (excused) and Helene Leininger (alternate member)

Also Present: Assistant City Manager Anthony Gonzalez

**3. Approval of Minutes**

- Meeting of March 15, 2007
- Meeting of March 28, 2007

Mr. McLaughlin moved to accept both sets of minutes as presented. Mr. Meister seconded. The motion passed unanimously.

**4. Old Business – Request for Bid (RFB) for Marketing Survey**

- Presentation by Swiger Consulting, Inc. and CHPlanning, Ltd.

Ernest Swiger, project director for Swiger Consulting, introduced himself and Shawn Brede, with CHPlanning. Mr. Swiger gave the Committee some background information on his collaboration with Mr. Brede and each of their firm's particular strengths as they relate to the study.

Mr. Brede explained a recent study that he performed in Philadelphia and what he is currently working on in Palm Beach County.

Mr. Meister asked Mr. Swiger to discuss his idea of "light industrial" and address community concerns regarding noise and waste. Mr. Swiger and Mr. Brede described their ideas for clean industrial type businesses, and stressed the importance of educating the community.

Mr. Yacenda pointed out that it would be important to gauge the impact of light industrial as opposed to other types of development. Mr. Swiger stated that industrial development brings in money for the City, whereas residential development costs the City money.

Vice Chairman Alemany asked how they would present the information to the public. Mr. Swiger explained how they would plan workshops to disseminate information.

Mr. Vihlen asked if buffers would be addressed on the three sites referenced in the RFB, and how specific would the study be in addressing compatibility with the surrounding areas. Mr. Brede responded that the City land development code and comprehensive plan contain the answers to the questions. He added that the City Council should review each project as it comes up for permitting and ensure that the code is enforced.

Van Conoley, 25 Rosedown Blvd., asked Chairman Kitner for clarification of the RFB process used for the marketing study and stated that he believes there should be proper planning in reference to the Saxon Boulevard extension.

Gertrude DeSantis, 161 Maple Drive, said the residents of Meadowlea would like more information on the definition of light industrial, and she voiced concerns regarding infrastructure.

Mr. Vihlen asked what would happen if light industrial might not be appropriate for Saxon Boulevard, or if the train station was built in a different location. Mr. Brede answered that the whole purpose of the project was a study, and if they determined that it was not an appropriate site, they would let the Council know.

Mr. Meister asked how long the bid was open. Mr. Gonzalez responded that it was open for thirty days. Mr. Meister said he would like to hear from more than one firm. Mr. Vihlen said his only concern was that they do not have specific local market experience. The Committee discussed the possibility of re-bidding the project.

Mr. Meister made a motion to re-advertise and Mr. McLaughlin seconded. The motion passed unanimously.

## **5. New Business**

None.

## **6. Other Business by Board, Staff or the Public**

There was a question from a person in the audience regarding the economic development grant program. Chairman Kitner advised him to visit Mr. Gonzalez at City Hall the following day to obtain the relative information and requirements for the program.

## **7. Adjournment**

Chairman Don Kitner announced the meeting was adjourned at 8:30 p.m.

**APPROVED June 21, 2007**  
**CITY OF DeBARY**  
**Economic Development Advisory Committee**

**Chairman Don Kitner**