

**City of DeBary**  
**Economic Development Advisory Committee Meeting**  
**THURSDAY**  
**June 21, 2007**  
**7:00 PM**

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

**MINUTES**

**1. Call to Order**

Vice Chairman Joe Alemany called the meeting to order at 7:00 p.m.

**2. Roll Call**

Present: Vice Chairman Joe Alemany, Mark Meister, Chris Yacenda, Tim McLaughlin, Sid Vihlen, Jr., and Helene Leininger (alternate member)

Absent: Mitch Geier (excused) and Chairman Don Kitner (excused)

Also Present: Assistant City Manager Anthony Gonzalez

**3. Approval of Minutes**

- Meeting of May 17, 2007

The minutes were approved unanimously.

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

Mr. Vihlen informed the members of an informal conversation he had with Steve Costa, and that he believed it would be appropriate for part of the property to be zoned industrial, but not all of it. There was a discussion of the taxes on industrial zoned property.

Mr. Meister suggested that they drop the bid until it is known what Mr. Costa will be doing with his land at Fort Florida Road.

Lenny Marks, 32 Wisteria Drive, reminded the Committee that the City prevailed in the lawsuit against Empire Cattle and the Alexander Woods project, and they are in a good bargaining position.

Vice Chairman Alemany said he did not want to go with the sole bid received because the company is out of state. Ms. Leininger requested background information on the history of the Costa property, and Vice Chairman Alemany briefly discussed the history.

Mr. Yacenda reminded the Committee of the tax dollars that would be lost if the property is not zoned industrial. He added that he did not wish to delay an opportunity to bring commerce to DeBary.

Mr. Vihlen encouraged the City staff and Council to figure out the area that is identifiable and real before a re-advertisement is done for the marketing study.

Mr. Meister said the Committee should not be frivolous in spending \$40,000 for a study when the City is in a budget crunch.

Mr. Gonzalez suggested that the City Manager meet with Mr. Costa to determine what his desire is for establishing industrial areas. Mr. Vihlen moved to encourage staff to re-identify the potential industrial areas that would be considered within the study and then report back to the Committee before advertising again in the near future. Mr. McLaughlin seconded. The motion passed unanimously.

**5. New Business – Presentation by Glenn Sangiovanni of MRI.**

There was no one in attendance to make the presentation. Mr. Gonzalez said he would follow up to have MRI speak at the next meeting.

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

None.

**7. Adjournment**

Vice Chair Alemany announced the meeting was adjourned at 7:30 p.m.

**APPROVED July 19, 2007  
CITY OF DeBARY  
Economic Development Advisory Committee**

**Chairman Don Kitner**