



# The CITY OF DAYTONA BEACH ECONOMIC DEVELOPMENT ADVISORY BOARD MEETING MINUTES

City Hall  
Commission Chambers  
Regular Meeting

301 South Ridgewood Avenue  
Wednesday, November 18, 2020  
8:30 AM

Pursuant to Section 286.0105, Florida Statutes, if any person decides to appeal any decision made by this Board at this public meeting, such person will need a record of the proceedings and, for that purpose, such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City does not prepare or provide such a record.

	For special accommodations, please notify the City Clerk's Office at least 72 hours in advance. (386) 671-8020		Help for the hearing impaired is available through the Assistive Listening System. Receivers can be obtained from the City Clerk's Office.
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## Call to Order:

Bob Rand - Chair, called the meeting to order at 8:36 a.m.

## Roll Call:

### Present:

#### Board Members:

Chelsea Abend

Thomas Blawn

Larry McDermott

James Zeisler

#### Ex-officio:

Helga Van Eckert - Volusia County

Nancy Keefer - Executive Director/CEO, Daytona Regional Chamber of Commerce

#### Staff:

Don Gooding - Community Development Compliance Manager, City of Daytona Beach

Reed Berger - Redevelopment Director, City of Daytona Beach

## Excused:

#### Board Members:

Carol Kilian

Carl Fields

#### Ex-officio:

Keith Norden - Executive Director/CEO, Team Volusia

## Approval of Minutes:

A motion was made by Larry McDermott and seconded by James Zeisler to approve the Minutes of February 19, 2020 meeting and was unanimously approved.

## Guest Speaker – Comments/Presentation:

Michael Sznajstajler, Cobb Cole Attorney, gave a brief overview of how the Economic Development Advisory Board was designated by the City as the Brownfield Advisory Board for Brownfield sites in the City of Daytona Beach.

Mr. Sznajstajler, gave the yearly update regarding Brownfield sites inclusive of the following:

- Discussed a program for how to handle cleanup projects in the state called "Brownfield Site Rehabilitation Agreement". The program provides for regulatory and economic liability protection, cleanup tax credits, tax refunds for job creation and expedited technical review.
- Described their first project called "Former Lloyd Site" which is a 4.4 acres of property located at North Beach Street, explained the history of the site and how they are developing the area by removing petroleum impacted soil and water from the site and explained how their work continues with groundwater monitoring.
- Discussed the impacts of construction and informed no risks to the suburb areas.
- Discussed why and where groundwater remediation monitoring taking place.
- Described their second site at 645 N. Atlantic Ave, an existing gas station which also was the first property to enter the Florida Brown Fields Redevelopment Program.
- Described progress with the projects such as remedial action plan approved by DEP and looking forward for the approval to get into one year's monitoring stage and further described about the site's Future Land Use and Zoning.
- Introduced a new site to be started before the end of the year located at 833 West ISB Brownfield Site, a 2.87-acre vacant building site owned by Bethune-Cookman University.
- Described how they are planning to address the environment issues caused by previous auto repair shop and hope to start the assessment in 2021.
- Discussed who is responsible for liability issues and the benefit of buying property through the Brownfield program which will refund 75% of your money invested.
- Introduced their next new redevelopment project to be started by the end of 2020, which is located at 934 W. ISB. Stated that the project has environment issues related to a previous gas station and described how they work with the City and Code Enforcement to identify and address the issues.
- Explained how they are managing entities of tax credits and described about the Future Land Use and Zoning of the property.
- Discussed how to identify a property as a Brown Field and explained how to be done first by the local government having two public hearings and passing a resolution.

## Reports:

### **A. Volusia County Economic Development Division**

Helga V. Eckert- Economic Development Director, reported the following:

- Announced plans to implement programs due to COVID.
- Mentioned meeting with the Chamber, Team Volusia, and City Practitioners to discuss how to assist businesses and designed programs; "Relaunch Volusia Small Business Grant" and "Home-Based Business Grant".
- Announced the County allocated 13 million dollars and have spent 8.8 million dollars on the named programs.

- Announced COVID is devastating and impacted businesses badly. She further stated that the pandemic gave the opportunity to get to know, more about these businesses and converse with them personally to have better understanding of our local economic business structure.
- Announced they have implemented the PPE program in partnership with the Chambers.
- Announced that grant applications will be closed by December 11<sup>th</sup>, 2020 and the allocated money should be expended by December 30<sup>th</sup>, 2020
- Announced that Daytona has the largest number of applications received and thanked Reed Berger for the hard work done in processing and providing applications.
- Discussed about how the leftover money of the 30 million dollars will be disbursed throughout other grants for rental assistance program. She also announced that some of the money will be distributed to the Cities.

**B. Team Volusia**

- None.

**C. Daytona Beach Regional Chamber**

*Nancy Keefer reported the following:*

- Updated the ongoing activities at the Chamber dealing with the pandemic and mostly doing business virtually.
- Announced they are working with Small Business Development Center about a new program called equity Diversity Inclusion Program (Daytona Business United), a mentoring education program for minority owned businesses. 25 businesses have been selected and are eligible to have their support system for two years. Program has been planned to start in January 2021.
- Announced a "Market Watch Program" whereby` Dr. Jerry Parish, Director of Research & Economic of Florida Chamber, educate how to use "Florida Score Cards", a source that will helpful to search poverty, environment, taxes, or small business statistics of any county.

**D. Other – Board Members**

None

**Old Business:**

- Bob Rand, Chair expressed his gratitude to the former Chair Carol Kilian and former Vice-Chair Larry McDermott for their years of service to the committee and stated that he is looking forward to working with Vice-Chair Chelsea Abend, Board members and staff.
- Reed Berger announced the total number of Small Business Grants assisted was 539 and Home-based Grant totaled 39.

**New Business:**

*Rob Rand reported the following:*

- Suggested to discuss the Board purpose and mission.

## Public Comments:

- None.

## Schedule Next Meeting:

EDAB next meeting scheduled is January 20, 2021.

## Adjourn:

The meeting adjourned at 9:30 A.M.

*Don Gooding*

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Don Gooding

Community Development Compliance Manager (Interim EDAB Liaison)

Transcribed by: Luckmi Fernando