

ECONOMIC DEVELOPMENT ADVISORY BOARD MEETING

Wednesday, August 17, 2022

MINUTES

Minutes of the regular Economic Development Advisory Board meeting for the City of Daytona Beach, Florida, held on Wednesday, August 17, 2022, at 8:30 a.m. in Commission Chambers of City Hall, 301 S. Ridgewood Avenue, Daytona Beach, Florida.

1. Call to Order

Bob Rand, called the meeting to order at 8:30 a.m.

2. Roll Call

Present: Bob Rand (Chair)
Carol Kilian
Harry Lloyd
Larry McDermott
Christos Mavronas

Staff: Jeff Brown–Economic and Strategic Opportunities Director

Excused:

Board Members: Dr. Victor Gooden
Chelsea Abend (Vice Chair)

Ex-officio: Brad Harris, Business Manager, Volusia County Economic Development for Helga Van Eckert
Keith Norden, Director of Business Development, TEAM Volusia
Nancy Keefer – President/CEO/Daytona Regional Chamber Commerce

3. Approval of Minutes

A motion was made by Harry Lloyd and seconded by Carol Kilian to approve the minutes of the June 15, 2022, meeting and was unanimously approved.

4. Reports

a) Volusia County Economic Development Division

On Helga Van Eckert behalf, Brad Harris, Business Manager, Volusia County Economic Development , reported the following:

- Provided an update of the Q book that summarize of some data related to labor building.
- Provided an update of The Volusia Business Resources website.

- The Volusia Business Resources brochure highlighting the community wide initiative and list of affiliates.
- Provided an update on the scheduled Q breakfast and speaker.

b) Team Volusia Economic Development Corporation:

Keith Norden, Director of Business Development, TEAM Volusia, reported the following:

- Provided an update on the projects in negotiation and media releases.
- Announced contract with the County and their municipalities for recruitment and outreach.
- Announced were the only County in Florida to work with Enterprise Florida German Office at the Aircraft Interiors Expo in Hamburg, Germany.
- Also, announced worked collaboratively with Enterprise, Space Florida, Florida Power & Light, Embry-Riddle to attend the annual Farnborough Air show that goes between Paris and London in July 2022.
- Provide an update on the C5 Summit with Florida Power & Light, Florida Realtors, and Enterprise Florida being held in New York City.
- Provided an update of International Manufacturing Technology Show to be held in September 2022.
- Also, announced Florida will host the Southeast US, Japan, and Japan US Southeast Associations, November 17-19, 2022 after 16 years, provided summary of events and location.
- Provided an update on the half of year outreach & community events and site visits.

c) Daytona Beach Regional Chamber of Commerce

Nancy Keefer, President/CEO, Daytona Regional Chamber of Commerce, reported the following:

- Provided an update of the voter guide released on website.
- Announced 29 participants in upcoming Leadership class. Announced Eggs & Issues meeting to be held on September 8, 2022, with Congressman Waltz as speaker.
- Announced the unveiling of the bronze statue of Mary McLeod Bethune held on Thursday morning at 9:00 a.m.
- Announced the City sponsored joint reception with the Hispanic and Urban Chambers to be held at Yvonne Scarlett Golden Center in October.
- Also, announced the Hobnob for all candidates located at Embry-Riddle Jim Harrison Welcome Center from 4-7 p.m. on October 4, 2022.

d) Other- Board Members:

- None

6. Old Business:

- None

7. **New Business:**

- Jeff Brown, Director, advised sent report of TRT reports for the month of July and will send out email later this week of the report of the items that were reviewed on the number of housing CEO's that were issued. Updated working with Team Volusia, responses to requests for information and site visit, and projects with Volusia teams.

Mr. Rand asked Director Brown to explain the meaning of TRT. Director Brown explained abbreviation of (TRT)–Technical Review Team and the role of this team. Discussed the current projects being reviewed by TRT. Mr. Rand stated the only reason I pointed that out is because these are projects where people met with staff, got questions answered, got staff's opinion, and with the information decide to move forward or not. He did not want people to interpret this as projects moving forward.

- Director Brown, explained was asked to pull together some information on the City's impact fees, at last meeting, and provided reports summarizing water, wastewater, fire, EMS, general government, parks, police, roads and how those are broken down. Advised general government impact fees have not been increased for some time and some impact fees are significantly lower than what others are charging in Volusia County and what their future capital needs are going to be.

Mr. Rand asked are you saying that the City of Daytona Beach impact fees are substantially lower than surrounding cities. Director Brown responded some are lower than other communities.

Ms. Kilian stated the impact fees are just different depending on the building use and what it is. Advised some of the discussion that we were having was with the home building, basically some of the homebuilders' impact fees have not been increased or they were very mildly increased.

- Mr. McDermott asked to explain the difference in the fees listed in the report for the same line items.

Director Brown explains the difference between the two reports (water & wastewater).

- Mr. Mavronas asked to explain the percentages for the capital facilities fee?

Director Brown summarized the impact fees compared to single-family and multifamily dwellings and how calculated.

- Mr. Rand asked Director brown to speak about the Proportionate Fair Share.

Director Brown summarized the purpose of the Proportionate fair Share and uses.

Mr. Rand asked are those funds earmarked, so if a developer on LPGA has a Proportionate Fair Share Fee, is that earmark to be spent on the roads this his or her development effects or does it go into a general pool for the County?

- Director Brown replied no, it should be going to a fund that is earmarked with a list of projects and based upon those roadway segments is where the fee is derived. Provided an example of how will be used.

Ms. Kilian asked are those fees because we have so much building going on out there on LPGA and have those fees been raised already or it is a future thing? Advised all this building is going on out there and these builders are doing it now to get ahead of the raise and the impact fees.

Director Brown stated developers are focusing on LPGA and Williamson for development and if it bounces back and it ends up being on ISP, then that is where the Proportionate Fair Share numbers coming out of there as well.

- Ms. Kilian asked will the impact fees be readjusted based on the current hotspot for development?

Director Brown replied no, going back to the capital needs list and the projects that must be completed or have to be implemented to accommodate growth. He further stated a rational nexus between monies collected to provide for projects in that area.

- Mr. Lloyd asked are we staying competitive with other areas and head of impact fee amounts or are we staying competitive so the growth does not move away from us?
- Director Brown stated based upon what I have heard from other staff members, we are mid to lower pack among the cities and Volusia County.
- Ms. Kilian asked what exactly is this list of projects that are in technical review and under review by staff and zoning.

Director Brown explained the TRT and roles with the list of projects.

Board members discussed the status of a few projects on the list.

- Mr. Rand discussed the Nexus report, linkage study, role of board and Economic Comprehensive Plan, Moratoriums along LPGA corridor and surrounding areas and City Commission workshop to be held on August 24, 2022.

Director Brown stated an agenda has not been established for the workshop but will be centered around affordable housing and Nexus study.

Board members discussed the topics to be discussed at the City Commission workshop.

8. Public Comments:

- None

9. Schedule Next Meeting: EDAB next meeting scheduled is **8:30 a.m., September 14, 2022.**

10. Adjourn: The meeting adjourned at 9:45 a.m.

Jeff Brown

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Jeff Brown

Economic Development and Strategic Opportunities Director

Transcribed by: Gina Fountain