

**CITY OF DELTONA, FLORIDA
COMMERCE PARK RESEARCH PROJECT SUB-COMMITTEE MEETING
FRIDAY, JANUARY 10, 2014**

A Regular Meeting of the Commerce Park Research Project Sub-Committee was held on Friday, January 10, 2014 in the City of Deltona's 2nd Floor Conference Room at 2345 Providence Blvd., Deltona, Florida.

1. CALL TO ORDER:

The meeting was called to order at 3:31 p.m. by Chairman Braddy.

2. ROLL CALL & DETERMINATION OF QUORUM:

| | | |
|----------------------|--------------------|--------------------------------|
| Chairman | Roy Braddy | Present |
| Sub-Committee Member | John "Jack" Kesler | Present |
| Sub-Committee Member | Tanya Boggs | Absent (excused) |
| Sub-Committee Member | Ben Bove | Present (arrived at 3:39 p.m.) |
| Sub-Committee Member | Joe Cerrato | Present |
| Sub-Committee Member | Bernard Jones | Present |
| Sub-Committee Member | Christine Peacock | Present |
| Staff Liaison | Jerry Mayes | Present |

3. PLEDGE OF ALLEGIANCE: Pledge was recited.

4. APPROVAL OF MINUTES & AGENDA:

A. Adoption of the Minutes – December 13, 2013:

Acting Chairman Braddy asked if everyone had a chance to review the minutes from December 13, 2013 and if there was any discussion; if not a motion is in order.

Motion was made by Mr. Cerrato, seconded by Mr. Kesler to approve the December 13, 2013 minutes as published.

Motion carried with members present voting unanimous.

B. Additions or Deletions to the Agenda:

5. WELCOME TO PUBLIC SECTOR PARTICIPANTS, GUESTS & PUBLIC ATTENDEES:

Mr. Mayes introduced John Kizer from Volusia County Economic Development to the Sub-Committee.

6. CITY LIAISON REPORT:

A. Review By-Laws for selection of Sub-Committee Chairperson and Vice Chairperson:

Mr. Mayes stated the DEDAB By-Laws indicate that the Chairperson will be selected by the DEDAB Members and the Chairperson must be a member of DEDAB. He stated the Chairperson must be a member of DEDAB and the Commerce Park Research Project Sub-Committee. He stated DEDAB had met on January 7, 2014 and had selected Mr. Braddy to serve as Chairperson for an additional year. He stated the selection of a Vice Chairperson will be discussed under Item 7A. Chairman Braddy stated Mr. Mayes had covered Items 6A and 6B so they could move on to Item 7A.

B. Introduction of 2014 Sub-Committee Chairperson:

7. OLD BUSINESS:

A. Selection of 2014 Vice Chairperson:

Chairman Braddy stated they were looking for people who would like to be the Vice Chairperson for 2014. Ms. Peacock stated she would be interested if someone would help her learn what to do. Chairman Braddy stated he was learning as he went along. Mr. Mayes reminded everyone that the Vice Chairperson would need to be someone who can attend meetings regularly as that person would have to fill in upon the absence of the Chairperson. Mr. Cerrato asked if any of the members not present had shown any interest in this seat. Mr. Mayes stated no one had been asked prior to the discussion today. It was determined that there was only one nominee at this time. Mr. Cerrato commented that in previous discussions the members had expressed that they wanted to give everyone a chance to serve and learn so he was in favor of Ms. Peacock's nomination to serve as Vice Chairperson. Mr. Mayes asked if anyone else was interested and no one was. He stated that it appeared the Ms. Peacock was the nominee for Vice Chairperson and asked for a show of hands. Ms. Peacock asked if there was a handout she could review to help her learn. Mr. Mayes stated she would receive information that shows who does what and if she would like to come a little early to a meeting he would be glad to go over it. Ms. Peacock agreed. He suggested putting Ms. Peacock's nomination up for a vote.

Mr. Bove arrived at 3:39 p.m.

Mr. Mayes gave a brief recap of the process for appointing the Vice Chairperson to bring Mr. Bove up to speed on the discussion. He explained that the sub-committee attempts to not have the same person serve every year so everyone gets experience. He stated he would check with the City Clerk if it should happen that both the Chairperson and the Vice Chairperson are not in attendance and there is a quorum if they can appoint an acting Vice Chairperson for that meeting.

Chairman Braddy stated Ms. Peacock has been nominated to serve as Vice Chairperson and asked for those in favor to say "aye". The vote was unanimous.

Vice Chair Peacock asked to comment on the minutes from the last minutes. Mr. Mayes stated the motion has already been made, seconded and approved as published. Vice Chair Peacock

stated she just wanted to comment that when she commented she wanted to focus on eco-tourism she was talking about a theme for our community and not necessarily our businesses.

B. Guest Speaker:

Mr. Mayes stated he was filling in for the guest speaker, John Wannamaker who was unable to attend and he handed out some materials that included 5 pages from the Boyette Strategic Advisors site study that deals with the commerce park. He stated that Team Volusia had asked Boyette to come into West Volusia and each city was allowed to pick two locations of their choice and the county could pick two locations. He stated the two locations that Deltona selected were the commerce park located in the activity center and a parcel located on Howland Blvd. by Pine Ridge High School. He stated actually there are two parcels at the second location; both are zoned commercial and are available but that is not a commerce park area. He stated keeping that in mind these materials deal with the commerce park at the activity center. He pointed out several things including that the report was very complimentary to the commerce park however it does not reflect how Mr. Boyette presented it to the Team Volusia Board of Directors. He stated Mr. Boyette presented all the locations for the county and the cities however he was especially glowing about the commerce park in the activity center. He stated Mr. Boyette referred to it as the last site for a distribution point between Orlando and Jacksonville. Chairman Braddy commented what is nice about this is we now have a professional site surveyor who supports our conclusions. Mr. Mayes states as we have people ask about the site we can include this report. He stated when Mr. Wannamaker comes in February he will be able to give updates on other things that are happening with this as he is not at liberty to disclose anything else at this time. He went over the commerce park's assets included in the report pointing out the site is the largest remaining undeveloped site on I-4, its proximity to the I-4 interchange, I-4 frontage, Daytona International Airport, Sanford-Orlando International Airport, Orlando International Airport and is 77 miles from Port Canaveral a major deep water port. He added there are no known contaminant or wetland issues on the property and there could be possible State and local brownfield incentives that may be available as well as other types of incentives. Chairman Braddy went over some challenges such as there are three separate land owners of the site although they appear to want to cooperate to sell the properties, there are no current options on the property and utilities are available at the site however gas and power lines are needed. He added he did not see this as a hindrance as he believed you would be getting state of the art utilities and that would be an asset. He stated the rolling land is an issue. Mr. Kesler commented from his experience if there is a land issue that would have to be cleaned up by the landowner prior to the land being sold. Chairman Braddy stated the rolling land will be an issue but you can weigh that against the location; there will have to be some earth moving and we may have to leverage some assets. Mr. Mayes stated we are looking at a large facility with parking and they will want it table-top however the roll can be used for stormwater retention. He stated it is all sand so they won't have to blast rock or anything so they will basically do their environmental, take care of any scrub jay and gopher tortoise issues, remove the sand pines and then push the hilltops into the low places to put down the pad you want. Chairman Braddy stated one other issue is the price of the land as there are 3 parcels and are priced individually however one parcel is a large one and that owner seems to be more interested in helping us get this thing going. He stated the last thing listed is the current infrastructure is not capable of supporting the potential growth. He stated that is one of the things the City is going to have work on but it shouldn't be a deal breaker and the location should be a plus. Mr. Cerrato commented the assets way outweigh the challenges so he sees

this as a very positive note and we should use it to promote the site. Vice Chair Peacock commented that it looks like the challenges can be turned into assets and positives with the infrastructure not being there because you will want the stated of the art infrastructure there. Mr. Mayes commented he agreed. Chairman Braddy commented we know about the site and we just need to market so how do we do that. Mr. Mayes stated this package was paid for by Team Volusia in conjunction with Volusia County Department of Economic Development putting this together so it is public record and is part of the solicitation packages that we send out as well as being on the website for Team Volusia. He added the 3 land owners have also agreed to work separately or together to help market this property and there are commercial brokers marketing the property as well so the word is getting out and companies are looking at it because Boyette is a known name. Mr. Cerrato asked if we could have a link to that website. Mr. Mayes stated he also markets Deltona as a center point to major port cities and its proximity to the I-4/I-95 junction which makes Deltona the ideal distribution point. Chairman Braddy suggested the City should also start looking at rail yards such as Sanford as a possibility just to be able to answer that question if asked. Mr. Mayes stated you answer that by saying yes there is a rail yard just 8 miles away. He stated he wanted the sub-committee to take this information and in February when Mr. Wannamaker comes in he will give us the rest of the story. Mr. Cerrato suggested there is not much more we can do at this point until we see where we are at then we can look to see what direction we want to go in. Chairman Braddy commented he would like to put something together for DEDAB to look at. Mr. Mayes suggested we have looked at one spot as a commerce park but we have the new Highway 415 expansion coming in on the other side of the City that will connect to Hwy 46 and I-417 and could become a smaller track for a commerce/industrial park or flex space park and pointed out several areas on a map. Mr. Cerrato suggested that could be a task that could fall under commerce park which we are presently tasked with. Mr. Mayes commented when the sub-committee was given the commerce park task by the Commission it was not limited to one area. There was discussion regarding a couple of parcels on Howland Blvd. near Pine Ridge High and Mr. Mayes asked Mr. Kizer for ideas of what could go in an area with 8 acres so far as flex spacing. Mr. Kizer gave an example of a 6 acre site having 40,000 sq.ft. manufacturing facility so with 8 acres depending on City requirements you could have a facility upwards to about 100,000 sq.ft.; 50,000 sq.ft. to be safe. He commented the 200 acres on I-4 is ideal because you don't have wetlands to deal with. Chairman Braddy asked how much acreage was in that Hwy 415 area. Mr. Mayes stated 400+ but not all are developable. Chairman Braddy stated you could do a lot there suggesting a mixed model situation. Mr. Cerrato asked what the sub-committee could do to look into that. Mr. Mayes stated he could invite the realtor. Chairman Braddy asked if they could have more information. Mr. Mayes stated he would get a topography map and a listing. Mr. Kizer commented he understands Deltona and Volusia County want jobs but the private sector is going to ask where they are going to draw their labor force from and with the expansion of Hwy 415 and easy access to Hwy 46 and I-417 that area is expanded and opens up great opportunities. Chairman Braddy asked the sub-committee members what they thought about this task.

It was the consensus of the sub-committee members present to move forward and investigate the Hwy 415 area to get more of an idea of what they have to work with.

Mr. Mayes suggested moving on to Member Comments and finalize it.

8. NEW BUSINESS: None

9. PUBLIC COMMENTS: PUBLIC SECTOR PARTICIPANT'S CONTRIBUTIONS
(four minute limit)

Mr. Kizer commented that the I-4/Hwy 44 Business Park was just a thought in the mind of Mr. Michaels from the Volusia County Economic Development Department and it was developed; it took that idea and a group of people with persistence and patience who contributed their time to make it so. He added there are some 300 jobs out there with some paying \$70,000-80,000 per year.

10. MEMBER COMMENTES:

Mr. Kesler commented he was satisfied with the way it is.

Vice Chair Peacock commented she liked it.

Mr. Jones commented it sounded promising.

Mr. Bove agreed and commented he would like to have Mr. Mayes find out what the City may have in mind so we could be sure our tasks are in line with the City. He commented there had been discussion regarding a commerce park near Graves and he would like more information on that as well. Mr. Mayes asked if he meant the Commission or City staff and Mr. Bove answered City staff but added the Commission. Chairman Braddy commented the Commission laid out the vision and asked the sub-committee to do the research, report to DEDAB and DEDAB will present it to the Commission for consideration; if the Commission agrees they will assign it to staff to execute.

Mr. Cerrato commented the Commission has already assigned it to us and it is left open; all we can do is make recommendations. Mr. Mayes added the Commission can either reject it or accept it and assign it to staff.

Chairman Braddy commented DEDAB meets quarterly but they know what the sub-committee is doing from the minutes for the meetings and if they get uncomfortable with something they will let Mr. Mayes know.

Mr. Cerrato congratulated Mr. Braddy for his Chairmanship; he knows he will continue to guide the sub-committee. He added he has served on a lot of different committees and this committee is probably the most productive committee he has served on. He welcomed the new members aboard. He congratulated Ms. Peacock for her appointment to serve as Vice Chairperson.

Chairman Braddy thanked Mr. Cerrato for all his help and commented that he is a great example of how to participate as a member because he is actively involved. He added he is very encouraged with how things are going regardless of the outcome.

Mr. Mayes commented this sub-committee and the Ed/Med sub-committee are prestigious sub-committees and the most sought after committees to serve on.

11. CONFIRMATION OF NEXT MEETING DATE, TIME AND LOCATION.

The Sub-Committee members scheduled the next meeting for Friday, February 14, 2014 at 3:30 p.m. in the 2nd Floor Conference Room.

12. ADJOURNMENT:

Motion was made by Mr. Benjamin, seconded by Vice Chair Peacock to adjourn the meeting.

Motion carried with members present voting unanimously.

Meeting was adjourned at 4:34 p.m.

Roy Braddy, Chairman

ATTEST:

Janet Day, Administrative Assistant II