

JEFFREY K. BARTON  
Clerk to the Board



**INDEX TO MINUTES OF**  
**ECONOMIC/GOAL SUMMIT II**  
**PUBLIC WORKSHOP**

**HELD AT THE SEBASTIAN CITY COUNCIL CHAMBERS**  
**1225 MAIN STREET, SEBASTIAN, FLORIDA**

**THURSDAY, FEBRUARY 18, 2010 AT 9:00 A.M.**

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JEFFREY K. BARTON

Clerk to the Board



February 18, 2010

## **BOARD OF COUNTY COMMISSIONERS**

### **ECONOMIC/GOAL SUMMIT II**

**FEBRUARY 18, 2010**

The Board of County Commissioners of Indian River County, Florida, met in a Public Workshop at the Sebastian City Council Chambers, 1225 Main Street, Sebastian, Florida, on Thursday, February 18, 2010 to discuss in Part I, Economic Development within the County, and in Part II, Goals for the County. Present were County Board Chairman Peter D. O'Bryan, Vice Chairman Bob Solari, and Commissioners Wesley S. Davis, Joseph E. Flescher, and Gary C. Wheeler. Also in attendance was Deputy Clerk Maureen Gelfo.

Present for the County were also Community Development Director Bob Keating and Planning Director Stan Boling, with County Administrator Joseph A. Baird attending the afternoon session, Part II – Goals, at 1:30 p.m.

### **CALL TO ORDER**

Commissioner Bob Solari, Vice Chairman of the Board of County Commission, called the meeting to order at 9:02 a.m.

## **PART I – ECONOMIC**

### **INTRODUCTION**

#### **COMMISSIONER BOB SOLARI-BOARD OF COUNTY COMMISSION/FACILITATOR**

Commissioner Solari welcomed everyone, and thanked the City of Sebastian and staff for hosting and facilitating the Summit. He acknowledged the rise in unemployment statistics since last year's Economic Summit of February 5, 2009, and hoped today's meeting would provide some hope to the County's unemployed citizens.

### **PRESENTATIONS**

#### **I. NEW PLANET ENERGY (INP BIOENERGY) – TEX CARTER**

Tex Carter, Vice President of INEOS New Planet BioEnergy, LLC (INP BioEnergy), through a PowerPoint Presentation (copy on file), outlined the visions and goals of INP BioEnergy, a joint venture between New Plant Energy and INEOS Bio, reporting that the company is constructing in the County a demonstration plant utilizing a new technology for converting vegetative and other organic waste into ethanol and power. He described the process by which the organic material is transformed into ethanol, and anticipated that during the first phase of the project, 8 million gallons of ethanol would be produced, and around 150 temporary and 40 to 50 permanent jobs would be created, with anticipated increases in both areas upon expansion of the facility. Mr. Carter thereafter gave an overview of the Grants and permits which have been, or will be, awarded to the Company.

Commissioner Solari pointed out that INP BioEnergy was going to take one ton of garbage and convert it to less than 100 pounds, thus minimizing the trash stream which will be going into the Landfill.

Responding to a series of questions posed by Commissioners and the Public, Mr. Carter divulged that INP BioEnergy expects to close on the property site (currently owned by Ocean Spray), in June 2010; the ethanol which is utilized at the gas pump should cause prices for ethanol-enhanced fuels to drop; the subject project is not dependent upon any pending legislation; the ethanol produced by his company is the same caliber as that originating from corn and sugar cane; and the plant will have all the water it requires at this time, and upon expansion, would tap into the reuse water from the neighboring wastewater treatment facility. Concluding his presentation, Mr. Carter outlined the company's employment timetable and preference to hire locally, when possible.

## **2. MILB: DODGERTOWN – CRAIG CALLAN**

Craig Callan, Facility Manager for Minor League Baseball (MiLB), reported on the renovation activities which are underway at Dodgertown, and announced that from February 20 through April 24, 2010, between sixty to one-hundred college and high school teams would be coming to the facility to participate in the "RussMatt Baseball Invitational." He noted that the Treasure Coast Sports Commission would be tracking all the guest nights from the local hotels to help quantify the economic impact of the teams. Mr. Callan provided details on the marketing activities in which he has been engaged, and said that the key to making Dodgertown a success would be creating a multi-purpose facility which would include a diversity of sports, as well as provide a venue for conferences. He mentioned that twenty-eight staff members (some of whom were former employees) have currently been hired, with an increase expected as business picks up, and in closing, declared that for the future of Dodgertown, "the sky's the limit."

A public speaker suggested adding to the promotional brochure about Dodgertown (copy on file), information regarding the area's beaches, sport fishing opportunities, and world-class hotel and motels, as well as the close proximity of Dodgertown to the Vero Beach Airport.

In response to an inquiry from the public, Mr. Callan affirmed that Dodgertown would eventually like to be involved in the international sports arena.

### **3. FL RESEARCH COAST: ECO GARDENING – MICHAEL CORBIT**

Michael Corbit related that his organization, Florida's Research Coast (FRC), was an economic development organization comprised of Workforce Solutions and Indian River, Martin, Okeechobee, and St. Lucie Counties. He used a PowerPoint (copy on file) to present supporting data illustrating the importance of small to medium businesses and entrepreneurs relative to job creation, and gave an overview of FRC's goals and strategies for helping those businesses expand. He explained how the principles of Economic Gardening (which was pioneered over ten years ago in Littleton, Colorado), can be utilized to grow existing businesses, and emphasized the importance of having business owners make use of such tools as networking, in and outside of the County, and training - offered by Workforce Solutions, Florida Atlantic University (FAU), and Indian River State College (IRSC). Concluding his presentation, Mr. Corbit conveyed that the State of Florida's Grow Florida (GrowFL) website, [www.growfl.com](http://www.growfl.com), had information and several loan packages available for local businesses, and revealed that additional research and information could be found at Florida Research Coast's website, [www.floridarc.com](http://www.floridarc.com).

### **4. CITY OF SEBASTIAN – AL MINNER & BETH MITCHELL**

Al Minner, Sebastian City Manager, conveyed that the first priority of the City Council and the Sebastian River Area Chamber of Commerce over the past year has been to improve Sebastian's economy through economic development. He elaborated on some of the key components of Sebastian's Economic Development Plan, as follows:

- Financial Incentives for Business Development and Retention – Tax Abatement Program

- Fresh Marketing Strategies - new websites to encourage business growth, as well as retirement, in Sebastian
- Industrial Development - recent improvements made at the Sebastian Municipal Airport
- Improved Community Outreach

Beth Mitchell, Executive Director, Sebastian River Area Chamber of Commerce, continued the PowerPoint, providing information on new programs promoting tourism in Sebastian, such as new billboards off of I-95; the Main Street Indian River Drive Improvement Project; and new informational kiosks which will be placed around the City. Ms. Mitchell showed a portion of a video, “Working Waterfront”, which focuses on the heritage of the commercial working waterfront in Sebastian.

Concluding Sebastian’s presentation, Mr. Minner talked about some of the successes the City has experienced in the areas of job creation and local business assistance. He conveyed that LoPresti Aviation will be occupying a new facility at the Sebastian Municipal Airport, and that other industrial plots are available, complete with infrastructure, at the airport. He reported that Economic Development Manager Joe Griffin acts as a staff liaison at the Sebastian City Hall in order to expedite the permitting processes for incoming businesses; reported on infrastructure improvements such as the Barber Street Project; and conveyed that a Tax Abatement Ordinance has been adopted this year by Sebastian.

**5. TAX ABATEMENT – PETER D. O’BRYAN, CHAIRMAN OF INDIAN RIVER COUNTY COMMISSIONERS**

Board of County Commission Chairman Peter D. O’Bryan reported that Tax Abatement Programs are allowed under the Florida Statutes, contingent upon voter approval, and the Board of County Commissioners has unanimously approved to put a referendum regarding Tax

Abatement on the November 2, 2010 General Election ballot. He reviewed the information contained in his PowerPoint Presentation (copy on file), to illustrate how the program can be an important tool for existing businesses, as well as an attraction for new businesses. He explained how tax abatement would increase the County's commercial tax base and tax revenues, and emphasized that during the abatement period, the County's General Fund is the only tax that is frozen. Commissioner O'Bryan emphasized that the proposed Tax Abatement Ordinance does not give tax dollars away, nor does it waive or eliminate impact fees or alter Land Development Regulations. Concluding his presentation, he provided details on the criteria required for businesses to qualify for the Tax Abatement Program, and appealed to business and community leaders to help educate the Public about the benefits of the Tax Abatement Program.

**6. PACE (PROPERTY ASSESSED CLEAN ENERGY) – PETER D. O'BRYAN,**  
**CHAIRMAN OF INDIAN RIVER COUNTY COMMISSIONERS**

Commissioner O'Bryan reviewed his PowerPoint Presentation (copy on file) to provide an overview of the P.A.C.E. (Property Assessed Clean Energy) Financing District Program. He explained that the purpose of P.A.C.E. was to provide financing, through municipal or County-issued bonds, to encourage residential and commercial property owners to install renewable energy systems. He conveyed that the P.A.C.E. Bonds would be tied to the property as a tax lien (not the current owner) - to be repaid via annual assessments on the property's tax bill, which would be assumed by any subsequent owners. He outlined the benefits of the P.A.C.E. Program, which included job creation; helping owners recoup their initial costs; and a 30% Federal Income Tax Credit. Commissioner O'Bryan briefly reviewed the background of the program, which began when California approved an Energy Finance District in Berkeley, California, and talked about the success of Boulder, Colorado's ClimateSmart Program, which he would like to base the County's model on. He discussed the need for the community to show support for this item, so the State Legislature would pass legislation enabling the P.A.C.E. Districts, which would then go to voter referendum for approval.



Jason Nunemaker, City Manager of Fellsmere, confirmed with Commissioner O'Bryan that an individual could receive the 30% Income Tax Credit and amortize the renewable energy expense on their tax bill for a twenty-year period.

Mr. Nunemaker asked whether the P.A.C.E. Bond could be granted for hurricane safety improvements, and Commissioner O'Bryan clarified that the Bond was strictly for energy-related improvements.

Commissioner Wheeler wondered what the maintenance costs would be for the solar improvements; how long the 30% income tax credit would remain in effect; and whether the tax credit would be 30% or \$1,500 dollars, the maximum credit allotted when he installed a new air conditioning system.

Commissioner O'Bryan believed that the credits for an air conditioning system were in a different category than the renewable energy credits.

A public speaker inquired what percentage interest rate would be charged to the homeowner by the County, and also wanted more information on the longevity of the solar systems.

Commissioner O'Bryan said that the P.A.C.E. bond would be County-issued and would therefore have a lower interest rate than a corporate bond, adding that the interest rate was approximately 5.8% on the first bonds issued in Boulder. He advised that the life span of a solar hot water system is approximately fifteen to twenty years, and that a full photovoltaic system has about a 30-year life expectancy.

Helene Caseltine, Economic Development Director, Indian River Chamber of Commerce, asked if the solar improvements would apply only in the unincorporated areas of the County, and learned from Commissioner O'Bryan that the County could make the P.A.C.E. District Countywide, if desired.

A public speaker attested that the Tax Abatement Program is an enabling tool for business owners.

A public speaker wondered how the Federal Government would handle the reduced income tax revenues resulting from the 30% rebates.

**7. CITY OF VERO BEACH – KEVIN SAWNICK, MAYOR**

Mayor Sawnick reported that the City of Vero Beach would be voting in March 2010 on whether to go forward with a Tax Abatement Program, which if approved, would go to referendum on the November 2010 General Election Ballot. He thanked the City of Sebastian for initiating the Program, and said that if the City's referendum passes, Vero Beach will model their Tax Abatement Ordinance after Sebastian's, so when a business comes to town, the Municipalities would be working as a team, and not competing. He believed that the Tax Abatement would be a valuable building block for any businesses considering locating within the County, or for existing businesses who wish to expand, and also a way to promote interlocal cooperation among the Municipalities and County. Mayor Sawnick recognized Mayor Susan Adams of Fellsmere, and Mayor Richard Gilmore of Sebastian, who have been meeting regularly with the City of Vero Beach, and said that the group would next be evaluating how each Municipality can best promote its unique assets, and to that end, would also be working with the Chambers of Commerce and the County. Concluding his remarks, Mayor Sawnick expressed confidence in the positive results which the County will derive from both the interlocal cooperative efforts and the Tax Abatement Program.

Responding to questioning from a citizen, Mayor Sawnick acknowledged that the City of Vero Beach would be interested in becoming involved in the P.A.C.E. Program.

**8. PIPER UPDATE – WESLEY S. DAVIS, COMMISSIONER**

Board of County Commissioner Wesley S. Davis used a PowerPoint Presentation (copy on file), to review some key components of the Piper Incentive Package (approved by the County Commission April 28, 2008), and to illustrate some of the positive effects the Agreement has had on the County's economy. He provided supporting data showing the incentive dollars Piper has spent within the County, including a payroll to date of \$18.73 million, and explained that no more incentive money will be allocated until further job criterion is met. Commissioner Davis reported that in addition to growing their local business, Piper is seeking an international market, and anticipates increased sales and a tremendous demand for their product in Asian markets. He briefly discussed the Piper layoffs, and asked everyone to remain cognizant of the reality of today's economic situation, as it applies not only to the County, but also to a major employer such as Piper Aircraft.

Commissioner Davis recalled that at the Economic Summit of February 2009, he had discussed doing the R.I.G.H.T. thing for Indian River County, which pertains to **R**egulation Reform, **I**mpact Fee Credits for Job Creation, **G**row Existing Businesses, **H**igh Priority for Targeting New Businesses and Industry, and **T**ax Abatement for New Business and Incentives for Existing Businesses. He thereafter outlined some of the measures subsequently taken to increase economic activity by the County, as follows:

**R**egulation Reform:

1. Six-month Extension - Certain requirements of an Ordinance may preclude a small business from opening, due to a minor issue not associated with any major requirements

(zoning, health, safety, and welfare). The County Administrator may now grant a six-month extension for a business owner to come into compliance while his/her business proceeds to open.

2. Permanent Variance – Some LDR requirements may not fit every corner of the County, and at times, common sense needs to be used if it has to do with saving natural vegetation around a site. Thus, a businessman may appear before the five-member County Commission to request a variance from a particular facet of an LDR (not involving zoning, health, safety, welfare), provided he/she has a functional equivalent.

*Impact Fee Reduction:*

A temporary suspension of five impact fees was implemented in March 2009. Commissioner Davis invited the public to provide their input at the upcoming public hearing at which the Board must vote on whether to renew the temporary suspension, which if approved, would be for a twelve-month period.

*Grow Existing Businesses and*

*High Priority for Targeting New Businesses and Industry:*

Several businesses have taken advantage of the County's Job Grants Program, among them eMindful, one of today's presenters (see *Presentation 11*). In order for businesses to receive the Grant funds, they must meet in one year's time and pre-set criteria for job creation in the community. The County has also been trying to give business opportunities to local citizens, providing their prices are competitive.

*Tax Abatement for New Business and Incentives for Existing Businesses:*

The Tax Abatement issue would be put to a referendum in November 2010.

## **9. CITY OF FELLSMERE – JASON NUNEMAKER, CITY MANAGER**

Jason Nunemaker, City Manager of Fellsmere, presented a history and update on Fellsmere's Economic Development Plan, which was formulated in conjunction with the Sebastian River Area Chamber of Commerce and various stakeholders in the community. He used a PowerPoint Presentation (copy on file) to highlight key elements of the Plan, as follows:

### **Tax Abatement**

A Tax Abatement Program would advertise the message that the County is business-friendly. Mr. Nunemaker believed that Sebastian's foresight in moving ahead with a Tax Abatement Program would encourage the other Municipalities and the County to also initiate this valuable incentive.

### **Economic Development Element**

An Economic Development Element has been included in Fellsmere's Comprehensive Plan, to put some structure into economic development efforts, pinpoint key personnel, and provide for fast-track permitting. Mr. Nunemaker discussed the need for some of the "sister bureaucracies" to accelerate their permitting processes, and hoped that Fellsmere's efforts would help achieve this.

### **Dedicated Staffing**

Mark Mathes, Community Development Director, is acting as a facilitator who will shepherd a business through the permitting process, educate the owners about available incentives, and explain the advantages of developing their business in Fellsmere. Fellsmere will also be running a cost-recovery system, relative to permitting costs.

### Marketing

Fellsmere is working closely with both Chambers of Commerce to arrive at more aggressive marketing techniques to promote tourism. Positive marketing resources include Fellsmere's website, [www.cityoffellsmere.org](http://www.cityoffellsmere.org); Fellsmere's recent designation as a Scenic Highway; and a willingness to network and explore new ideas with stake holders, land owners, and business people.

### Incentives

Fellsmere is trying to leverage every possible incentive that has a minimal fiscal impact on the City, which will include the aforementioned Tax Abatement Program.

### Community Redevelopment Area (CRA)

Mr. Nunemaker explained that Fellsmere's Community Redevelopment Area (CRA) has expanded from 6 or 7 square miles to 42 square miles, a relatively minor portion, due to the preservation of the historical one square mile of Downtown Fellsmere. He hoped that there might be an opportunity to have Fellsmere and Sebastian team up to do some cross-marketing involving their two CRA's. Mr. Nunemaker advised that Fellsmere was exploring the possibility of participating in the Environmental Protection Agency's (EPA's) Brownfields Program, and outlined some of the Program's benefits. He reported that the City is also reaching out to alternative energy suppliers, and remains open to joint ventures which might be eligible for United States Department of Agriculture (USDA) money.

Land Use/Zoning

The City of Fellsmere will soon be concluding negotiations with the Department of Community Affairs (DCA) and the County on a proposed Comprehensive Land Use Amendment, which Mr. Nunemaker hopes will create some positive growth opportunities.

Mr. Nunemaker advised that Federal stimulus funding has helped pay for two projects - the Water Plant expansion and the Sewer System extension. He remarked that a lot of the Federal grants are related to energy efficiency, such as alternative fuels, and believed that might be a good arena in which to explore some joint venture partnerships.

**10. INDIAN RIVER COUNTY CHAMBER OF COMMERCE – HELENE CASELTINE,  
ECONOMIC DEVELOPMENT DIRECTOR**

**Helene Caseltine**, Director of Economic Development, Indian River Chamber of Commerce, stated that the Chamber is the County’s designated primary agency for economic development, noting that there is a Memorandum of Understanding (MOA) between the Chamber and Enterprise Florida, the Statewide Economic Development Agency. She acknowledged Joe Kulenovic, Senior Director of Strategic and Market Analysis, Enterprise Florida; and Andra Cornelius, Vice President of Business & Workforce Development Opportunities, Workforce Florida, for sharing with her some economic development data, which she has incorporated into her PowerPoint Presentation (copy on file).

Ms. Caseltine said that the world economy is growing at a much slower rate than before the recession. It is anticipated that emerging economies such as Asia, the Middle East, Africa, and South Africa will be the growth leaders, with China and India experiencing the strongest growth, and more advanced economies experiencing slower growth. She conveyed that “education and health services” has been the only industry sector not negatively impacted by the

recession. Ms. Caseltine noted that an expected increase in the Gross Domestic Product (GDP) and only slightly declining unemployment rates (projected for 2010) may be tentative indicators of Florida's economic recovery. She declared that Florida's old model of economic growth fits no longer, and is being replaced with the "New" Normal, in which future growth will be driven by industry sectors like international commerce, energy efficiency and health care, with transportation and utilities (as reported by Andra Cornelius), to be the Number 1 job creator for this area.

Ms. Caseltine emphasized that a key component of any economic development program is cooperation between all levels of government, as well as with the private sector. She stated that the Chamber is actively engaged in business retention and recruitment activities, and cited as prime examples, the CVS Distribution Center, Girard Equipment, Nailtiques Distribution Firm, and Piper Aircraft. She recapped details of Piper's Incentive Package and presented supporting data outlining the positive economic impact Piper's continued presence has had upon the local economy. Ms. Caseltine announced that recent successful initiatives have been three successful local Jobs Grant applications; a grant to implement the Economic Gardening Program; and the advent of several companies who are interested in locating within the County. She envisioned that some very positive events would be occurring in the future.

## **11. eMINDFUL – KELLY MCCABE, CEO**

Kelly McCabe, CEO, eMindful, thanked the Board and the Indian River Chamber for helping her company obtain a Qualified Target Industry Grant, and said that eMindful has chosen to locate its international headquarters in Vero Beach. She explained that the Grant is performance-based, dependent upon job opportunities, and detailed the company's anticipated hiring schedule, commencing with three initial employees, adding six more in 2010, and 48-60 additional staffers in 2011 and 2012. She acknowledged that over the next 3 or 4 years as



people are hired, the County would contribute \$56,000; in turn, eMindful would pay back about \$3.6 million in salaries, into the local community.

Ms. McCabe used a PowerPoint (copy on file) and a short video highlighting the experiences of several students, to give an overview of her company, eMindful, which was established in 2006. She explained that eMindful offers online and interactive health, wellness and complementary medicine “live-time” classes, which allow individuals to study with qualified teachers across the Country who provide teaching tools and techniques for stress reduction, behavioral modification, and wellness education. She explained that research (upon which all the classes are based), has shown that the mindfulness practices often bring both psychological and physiological wellbeing, and divulged that her company has some beneficial programs for children and seniors, and plans to offer some of the programs on a discounted basis to community members.

### **PUBLIC COMMENTS**

Commissioner Solari thanked the presenters and the City of Sebastian for hosting today’s Summit, after which he invited public comments.

Fred Mensing made the following suggestions: (1) partner with the Florida East Coast Railroad to attract industry along the railway; (2) create a 150-foot wide industrial corridor to the west side of I-95; (3) establish an additional corridor for a commercial highway to connect US1 with I-95, and for expansion of rail service; and (4) focus on the local manufacture of products for export.

### **RECESS**

The Chairman announced that Session I was concluded at 11: 35 a.m., and invited everyone to reconvene for Session II, Short Term Goals, at 1:30 p.m.

## **PART II – GOALS**

### **CALL TO ORDER**

Facilitator Commissioner Peter D. O’Bryan, called Part II of the Economic/Goal Summit II to order at 1:30 p.m, and welcomed everyone.

### **COMMISSIONER PETER D. O’BRYAN-BOARD OF COUNTY**

#### **COMMISSION/FACILITATOR**

Commissioner O’Bryan, through a PowerPoint (copy on file), provided a detailed review and analysis of the following goals which had been established at the February 5, 2009 Economic Summit.

<b><i>2009 Goal</i></b>	<b><i>Status</i></b>
Implement Planning for reorganization of County Government	Lack of full consensus, but ongoing budget concerns may force some reorganization
Expedite Permitting	Accomplished
Customer Service Training for County Employees	Accomplished in Utilities and Building Departments
Tax Abatement Program	Seek voter approval by referendum in November 2010
Locate Increased Funding Source for Economic Development	Not Yet Accomplished- Economic Development Council (EDC) and Economic Development Division (EDD) to explore options
Cooperation with Private Sector	Accomplished - Tracking system established in building department, allowing permits to be accessed over internet

Identify Funding Source and Sponsoring Organization to implement a “Buy Local, Think Local, Be Local” Marketing Plan	Partially Accomplished-BCC voted for a Local Purchasing Preference for County Bids. Have Chamber Task Force revisit this idea
Achieve Positive Working Relationship with Press	Some Progress-Still have a long way to go
Survey Citizens to Explore their Priorities for County Spending	Not Accomplished
Save Indian River Lagoon	Partially Accomplished - Skimmer System established on Main Relief Canal; Egret and Spoonbill Marsh filtering systems nearing completion
Complete Greenway Plan – South County	Near Completion
Regionalize Wastewater Treatment Facilities	In Process - County, City of Vero, and Town of Indian River Shores have formed a joint committee to hire a consultant to evaluate regionalization options
Evaluate New Ordinances for financial impact	Essentially Implemented
Promulgate the message that the County is business-friendly	Accomplished
Partnership with Indian River State College for more Educational Facilities	Accomplished
Create Industrial Parks West of Town	Not Accomplished
Incentives for Going Green	Not Accomplished
Implement a Summit for Advisory Committee Chairpersons	Not Accomplished
Expansion or Creation of Second Enterprise Zone	Not Accomplished
Purchase Scoreboard for North County Pool	Accomplished

## **GOALS FOR 2010**

Commissioner O’Bryan requested that each Commissioner offer ideas and suggestions, and advised that public input was also welcome.

**COMMISSIONER JOSEPH E. FLESCHER**

Commissioner Flescher presented his goals for 2010 as follows:

Web-Based Permitting: Commissioner Flescher felt this was an important tool for drawing outside businesses to our County.

Commercial Impact Fees/Funding Infrastructure: Explore whether there is a legal mechanism for moving or separating the impact fees to reduce the tax burden on businesses. Find a means to provide some relief to the commercial sector, to enable them to do business in the community, while at the same time, not increasing residential fees.

Impact Fee Payment at Time of Certificate of Occupancy: See whether impact fees can be paid, not at the time of permit issuance, but at the time the Certificate of Occupancy (CO) is granted.

SCORE (Service Corps of Retired Executives) Program: Tap into the community's base of retired business people to expand the local SCORE Program. The volunteers would help shepherd an incoming business person through the permitting process.

**COMMISSIONER WHEELER**

Commissioner Wheeler presented his 2010 goal as follows:

April Budget Workshops: Focus on the budget priorities and try to reduce, instead of expand, local government. Evaluate various government programs, some of which were instituted by community members who need funding assistance to continue their activities. The focus of the April workshop should be on expenditures.

## COMMISSIONER DAVIS

Commissioner Davis presented his goals for 2010 as follows:

Facility Inventory-Private Public Partnerships: Find a private organization that would be willing to rent some of the County's underutilized resources, such as the Fairgrounds. He cited the Soccer Association as a prime example of a successful public/private partnership, and asked staff to come back to the Board with further information on putting out an RFQ (Request For Quote) or RFP (Request for Proposal).

Commissioner Wheeler requested a complete inventory of properties the County is holding, some of which are leased for one dollar per year, to see what income is generated, and to get a better picture of the County's assets.

Commissioner O'Bryan cited the Gifford Youth Activity Center as another successful public/private partnership.

### Mental Health/Early Intervention

Keeping Individuals Out of Jail/Funding from Sheriff's Budget/Monitor: Save taxpayer money by obtaining mental health care for individuals who could be kept out of jail if they received appropriate services.

Commissioner Solari pointed out that since most of the savings would be experienced by the Sheriff's Department, the rational choice for funding the services would be the Sheriff's Budget.

Commissioner Davis felt the best way to explore this would be to bring together the Sheriff and the Mental Health Collaborative, and see if the Sheriff would be interested. He suggested the program be piloted for one fiscal year, after which an evaluation could be made.

### **COMMISSIONER SOLARI**

Commissioner Solari presented his goals for 2010 as follows:

Support Greenway Projects, County and Other: Complete the South County Greenway Plan, and see if the St. Johns River Water Management District (SJRWMD) will participate. Explore the possibility of re-engaging with the City of Vero Beach about the possibility of building a greenway at the Airport.

Commissioner Solari mentioned that other projects are the Indian River Lagoon Greenway Project, and the Fellsmere Greenway Project, and that Sebastian was considering a plan.

Stormwater Treatment on Three Relief Canals and T.M.D.L. (Total Maximum Daily Loads) Plan: Save the Indian River Lagoon by diverting the waters flowing into the Lagoon from the three Main Relief Canals. Work on obtaining planning grants over the next year, so the County can develop its future plans in consideration of anticipated Total Maximum Daily Loads (TMDL's) which will be coming before the County in the Basic Management Action Plan (BMAP).

Sewer and Water Regionalization Discussions: Continue discussing the possibility of water and sewer regionalization with the City of Vero Beach and the other municipalities, so that a decision can be made by 2012.

Committee Reduction: Continue with last year's goal to reorganize County structure, with a focus this year on committee revision.

Public/Private Partnerships: Continue to try to develop a public/private partnership towards a more permanent funding source for Economic Development.

### **COMMISSIONER O'BRYAN**

Commissioner O'Bryan observed that a Board consensus would remain on achieving any of last year's goals (as previously outlined), unless anyone wanted to pull an item. He thereafter presented his goals for 2010, as follows:

County Support for Revitalization of Downtown Vero Beach: Seek opportunities to assist, if possible, with the revitalization of Downtown Vero Beach, which would help many businesses. He noted that plans are underway to revitalize the theater, and he would like the County to support whatever efforts are put towards making downtown Vero an economic driver.

Industrial Park near I-95: Have within one year's time, a "shovel-ready" industrial park which can be open for business and advertised.

Biotech Industrial Park – Landfill Area: Create within five year's time, a bio-tech industrial park near the landfill at Oslo Road. Commissioner O'Bryan pointed out INEOS New Planet BioEnergy, LLC, is constructing a demonstration plant for converting organic waste into energy at a site adjacent to the landfill; and E Fuels, LLC and Preservation Energy, LLC, are undertaking a tire pyrolysis demonstration project at the landfill site. He maintained that an industrial park for these types of endeavors would drive job creation and might provide justification for the Federal Highway Administration to allow construction of an I-95/Oslo Road interchange.

Amtrak Support in Concept/Evaluate Financial Impact: In conjunction with the Board's Resolution of Support for Amtrak rail linking Jacksonville to Miami, work with the Treasure Coast Regional Planning Council and the Legislature towards establishing Amtrak Service to Vero Beach within five years.

Board discussion ensued as Commissioners expressed agreement with the concept of Amtrak Service, but voiced reluctance to make a commitment until further information on financial impact is obtained.

Commissioner Solari cautioned everyone to remember that the atmosphere that goes along with the County being low-density would be altered should Amtrak come through.

Develop a Formal Position on Offshore Drilling:

This goal arose from input provided by Nancy Richards, Vero Beach, who felt it was important for the Board to establish a position on offshore drilling in the State of Florida.

Commissioners Davis, Solari, and Wheeler voiced the importance of utilizing Florida's natural resources, and believed that the United States would do a much better job (than other countries) of controlling pollution and safeguarding the environment.

Public Comments



Fred Mensing felt it was crucial to begin communications with the Amtrak Administration and make them aware of the County's desire to be included in future passenger rail service.

Brian Curley, Vero Beach, asked the Board to fast-track relevant initiatives that would help the unemployment population immediately, such as paying the commercial impact fees at the time of Certificate of Occupancy.

The Board and Director Keating discussed the feasibility of paying commercial impact fees at the time of Certificate of Occupancy, and Director Keating was directed to report back to the Board on this matter.

Joe Martorana suggested that the Fairgrounds be used for a Winter Trade Show, and expressed his support for the ideas of a biotech park of commerce, and for getting involved more retired persons to participate in a program such as SCORE.

Donna Keys, Sebastian Insurance, asked the Board to arrive at a determination on whether or not the residential and commercial impact fees must be applied equally, or if less impact fees could be imposed on commercial.

Mayor Gilmore, City of Sebastian, proposed for a more rapid economy recovery, to direct marketing efforts towards attracting retirees, who could take advantage of the current housing market and other amenities in the County, and inject their money back into the economy. He noted that once the glut of houses has been depleted, new ones will need to be built, giving jobs to the unemployed local construction workers. Mayor Gilmore suggested developing a public/private partnership with designated funds going to the Chambers of Commerce, specifically for promoting this area for retirement and relocation. Lastly, he

emphasized the importance of conveying to others, the County's updated image as business-friendly.

Peter Robinson, agreeing with Mayor Gilmore, affirmed that it was important to expand the County's tax base.

Commissioner O'Bryan publicly recognized the following Sebastian staff: Audio Visual expert, Barbara Brooke-Reese, Senior Systems Analyst, Frank Losardo, Director, and Rob Messersmith, Systems Analyst.

Art Argenio, 4215 North Highway A1A, declared that Federal and State taxes have put a large burden on the County, and suggested eliminating the 5.5% corporate income tax, as an incentive to attract businesses.

Commissioner O'Bryan thanked fellow Board members, the attendees for their participation in the meeting, and the City of Sebastian for hosting today's Summit.

Commissioner Solari thanked the City of Sebastian and its staff, and expressed optimism about the future of Indian River County.

## **ADJOURNMENT**

There being no further business, Commissioner Solari declared the Workshop adjourned at 3:26 p.m.

ATTEST:

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Jeffrey K. Barton, Clerk

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Peter D. O'Bryan, Chairman

Minutes Approved: \_\_\_\_\_

Economic/Goal Summit II/MG/2010 Minutes