

ECONOMIC DEVELOPMENT COUNCIL

There was a meeting of the Indian River County (IRC) Economic Development Council (EDC) on Tuesday, February 15, 2011 at 3:00 p.m. in Conference Room B1-501 of the County Administration Building B, 1800 27th Street, Vero Beach, Florida.

Note: You may hear an audio of the meeting and review the agenda and minutes on the IRC website - www.ircgov.com/Boards/EDC/2011.

EDC Members Present

Linda Schlitt-Gonzalez, Member-At-Large
Scott Carson, Real Estate Appointee
Andrea Coy, City of Sebastian
Beth Mitchell, Sebastian River Area Chamber of Commerce
James Kretsch, Member-At-Large
Talmage Rogers, Jr., Citrus Industry
Peter Robinson, Local Developer
Harris Webber, Town of Orchid
Scott Stradley, BCC Appointee
Helene Caseltine, Alternate for the IR Chamber of Commerce (IRCOC)

EDC Members Absent

Penny Chandler, IRCOC
Doug Bournique, Local Industry
Jan Pagano, Civic Organization
Victor Hart, Gifford Community
Keith Kite, Tourist Industry
Susan Adams, City of Fellsmere
Jeff Pegler, School Board
William Penney, Banking Appointee
Jay Kramer, City of Vero Beach
Jerry Weick, Town of Indian River Shores

Others Present

Eric Menger, Airport Director for the City of Vero Beach
Kip Kramer, V. Paulius & Associates
Michael Corbit, Workforce Solutions
Jim Coffey, Lambert Commercial Real Estate
Paul Schwartz, Lambert Commercial Real Estate
Kelly Nosler

IRC Staff

Peter D. O'Bryan, Commissioner Liaison
Sasan Rohani, Long Range Planning Chief
Bill Schutt, Senior Economic Development Planner
Terri Collins-Lister, Commissioner Assistant, District 4

Call to Order

Chairman Carson called the meeting to order at 3:00 p.m. and introductions were made.

Approval of the EDC Minutes of January 18, 2011

There was no quorum present to approve the minutes of January 18, 2011.

Presentation by Mr. Kip Kramer, V Paulius & Associates regarding the Commercial Property by the CVS Distribution Center

Ms. Helene Caseltine, IRCOC, introduced Mr. Kip Kramer, V Paulius & Associates who discussed the plans for the Indian River Park of Commerce.

Mr. Kip Kramer gave a brief background of V. Paulius & Associates, International Developer with Industrial Park Projects from New Jersey. He felt the Indian River Park of Commerce had the potential to become a distribution hub and stated V. Paulius & Associates build Class A Industrial parks that range from 200,000 to 500,000 in square feet and 35 to 40 foot in height. He indicated V. Paulius & Associates specialized in grocery distribution.

Mr. Kramer stated V. Paulius & Associates also owned an additional 168 acres across the street from the Indian River Park of Commerce for future development and was currently operating as a Citrus Grove.

A question was raised whether V. Paulius & Associates would be building spec buildings. Mr. Kramer replied not in this market and explained V. Paulius & Associates was a very conservative company and their concept was to design build and build as they come. He planned to market the Indian River Park of Commerce to a very large group of International Grocery Companies currently doing business with V. Paulius & Associates such as Sysco Foods, C & S Whole Sale Grocers, and White Rose Foods. He felt what made the Indian River Park of Commerce attractive was the site condition and the location.

Mr. Kramer continued with a discussion on the following:

- V. Paulius & Associates would always be the owners of the building and lease it back to the individual tenants.
- Great location, site condition and community.
- A “Day on a Truck” was what Companies looked at and from the site there were access routes to all areas of the state.
- Any incentives offered such as local jobs grant, tax abatement, and job training were important in order to be competitive with surrounding counties. V. Paulius & Associates as owners of the buildings would pass along those incentives to the tenants.
- The number and quality of employees available in IRC.

Economic Development Report and Activities

Ms. Caseltine stated the Mann Research Institute was holding a familiarization tour on March 7 - 8, 2011, of which they would present to their guests all of the attributes of doing business and setting up operations within the Florida’s Research Coast.

Ms. Caseltine reviewed the monthly Economic Development Report sent to the members by e-mail. She mentioned two potential applications for a local jobs grant; one was a technology company and the other was an existing company that had been looking at Brevard County and would need access to natural gas. She concluded a Special Call Meeting may be necessary to approve the local jobs grant prior to the March 15, 2011 EDC Meeting.

Ms. Caseltine stated there would be an Enterprise Zone Workshop held on March 24, 2011 from 9:00 a.m. until 11:30 a.m. at the County Administration Building B, Conference Room B1-501.

Other Matters

Chairman Carson brought up member’s attendance and would be contacting those individuals to see whether they were still interested in serving on the EDC.

Adjournment

There being no further business, the meeting adjourned at 4:30 p.m.