

- *Economic Development*
- *CRA*
- *Housing*



March/April 2013

**BUSINESS COMINGS & GOINGS:**

- (OPEN) Salon GW and Awaken Spa, 351 Main Street
- (OPEN) Paulsen Law Group, 220 Patricia Avenue
- (OPEN) Urban Coast (Chic Invitation Studio), 304 Monroe Street
- (OPEN) Krishnans Shoes & Accessories, 1578 Main Street
- (COMING SOON) Saporie Culinary Boutique, 828 Highland Avenue

**LARGE PROPERTIES FOR SALE/LEASE:**

**For Sale:**

- 1280 Main Street, 6,096 SF 4-tenant strip center
- 2020 Main Street, 5,967 SF office/professional building
- 1299 Main Street, 5,880 SF office building
- 2494 Bayshore Boulevard, 37,968 SF two-story office building (22,205 SF available)(Wells Fargo anchor tenant)
- 240 Causeway Boulevard, 26,920 SF vacant land
- 453 Edgewater Drive, formerly The Fenway Hotel, 79,380 SF of buildings on 5.64 acres is advertised for short sale

**For Lease:**

- 1681 Main Street, 3 retail spaces (1,400 to 5,600 SF), Weathersfield Commons
- 1761 Main Street, 8,200 SF retail building
- 2196 Main Street, 3 offices (1,546 to 2,337 SF)
- 912-956 Patricia Avenue (2,000 SF) retail
- 300 Monroe Street, 3 retail/office spaces (1,332 to 2,000 SF)
- 1201 C.R. 1 at corner of S.R. 580, 1,236 SF office building
- 902 Curlew Road (Caladesi Shopping Center), 8 retail spaces (1,275 to 2,081 SF)
- 2323 Curlew Road, 3 offices (1,050 to 1,575 SF)
- 1090 Pinehurst Road, 3 offices (840 to 1,661 SF), Oak Tree Center

**FAÇADE OPPORTUNITIES:**

- Two façade reimbursements were issued. The owners of Juan's Mexican Grill and strip center at 1411 Main Street and the Seventh Sun Brewery each received \$6,000 for improvements to their properties. We have also had two additional inquiries from business owners on both Douglas and Patricia Avenues.

**DOWNTOWN EVENTS**

- Green Market on Friday and Saturday mornings in Pioneer Park.
- 2<sup>nd</sup> Friday activities with over 35 participating merchants.
- Films in the Park every Friday at dusk during the month of April.
- Flanagan's Irish Pub's Annual St. Patty's Day Event, March 16 & 17.
- Dedication of John Lawrence Pioneer Park, April 7.

## **PROJECTS:**

- Achieva Credit Union: Work continues at the new headquarters Virginia Street property. The City is landscaping the right-of-way area just north of the Achieva branch at 1150 Virginia Street.
- Promenade to Waterfront Project: Delayed due to the busy spring merchant season, project to begin May 1.
- Gateway: A proposal for the development of the property at the entryway to downtown was approved at the March 7<sup>th</sup> City Commission meeting for 124 residential apartments and up to 24,000 square feet of first floor retail/restaurant space.
- 375 Patricia Avenue: At the City Commission Workshop of April 23<sup>rd</sup>, a proposal was made by the owner of the former Nielsen Company (Wells Fargo) to change the land use and zoning, to offer a mixed-use alternative to a developer of this property. A meeting was held on April 29<sup>th</sup> with Pinellas County Economic Development and County Planning to further discuss this proposal.
- Staff has begun gathering information on businesses in the City to create a database. This information will assist with a Business Visitation Program that we are beginning City-wide.
- John Lawrence Pioneer Park Memorial: Working with volunteer committee on design to create a permanent memorial at Pioneer Park.
- Military Banner over Broadway: Staff is researching the design of a permanent archway to honor our military veterans.

## **PROMOTIONS/KUDOS:**

- *A very banner month!* Banners have been hung over Main Street advertising the Helicopter Egg Drop, St. Andrews Church Easter Services, Every Child is a Swimmer, Change Your Clocks, Change Your Batteries, Films in the Park, Touch a Truck, Island Earth Days, Duck Derby, and the upcoming Sunset Music Series.
- City installed three new benches downtown in the courtyard area between the Black Pearl and the Chamber of Commerce, and made some landscaping improvements.
- Working on Trolley advertising new logo with a sign to feature the DUN OUR WAY campaign.
- Purchased pole banners for the downtown with the new brand, ***Dunedin ~ Home of Honeymoon Island.***
- We supplied the Jolley Trolley with brochures advertising the Dunedin Highland Games, and sponsored the Jolley Trolley shuttle from Dunedin High School to Highlander Park.
- Working with the DDMA on updates to their Merchant Directory Signs which hold the Downtown Walk Thru Guides. An additional sign has been created for the Dunedin Marina.
- Working with Visit Dunedin and the Blue Jays to advertise the new brand with an outfield sign in the Stadium and radio time on Station AM 1340.

## **CORRIDOR NEWS:**

- Patricia Avenue: Contract award for landscaping and repairs to sidewalks approved at March 7<sup>th</sup> City Commission regular meeting to include trees, grass and plants along Patricia. Work began in April.
- Douglas Avenue: Continue to work with members of the Arts & Culture Advisory Committee and Engineering Department about design for entryway feature at Skinner and North Douglas.

## **HOUSING:**

- Dunedin Housing Authority (DHA) was given support by City Commission to proceed with the sale of Fairway Gardens, the affordable housing complex in Clearwater. After the sale, DHA plans to invest the proceeds in a new affordable housing development within the City of Dunedin.

## **COMMITTEE NEWS:**

- Arts & Culture Advisory Committee met with staff representation. An entryway design for the North Douglas area at Skinner Boulevard, a City chess club, and a concert piano proposal were among items discussed.
- CRA Advisory Committee met with staff representation. Nichole Allen reported on downtown activities, and discussion was held regarding the need for additional parking in the CRA District, and the upcoming renewal of member terms.
- Mobile Home Park Committee was held with staff representation.

## **MEETINGS/NETWORKING**

- Chamber of Commerce Board of Directors meeting
- Chamber of Commerce Before & After Hours meetings
- Attended Pinellas County Economic Development quarterly meeting
- Attended Tampa Bay Regional Planning Council (TBRPC) annual awards luncheon
- Visit Dunedin meeting
- Community Redevelopment Agency (CRA) Meeting
- Dunedin Housing Authority meeting
- Governmental Affairs meeting
- Tourist Development Council meeting
- Department Head Staff Retreat
- Dunedin Downtown Merchants Association meeting
- Meeting with Recreation Staff regarding Special Events
- Meeting with Toronto/Dunedin Blue Jays
- Meeting with John Lawrence Memorial Dedication
- Meeting with Consultant re: Upcoming 375 Patricia Workshop
- Meeting with small contractors re: Permitting fees
- Meeting with property owner re: development in City
- Meeting with potential business owner move to Dunedin
- Meeting with Coca-Cola management
- Meeting with owner of Florida Auto Exchange