



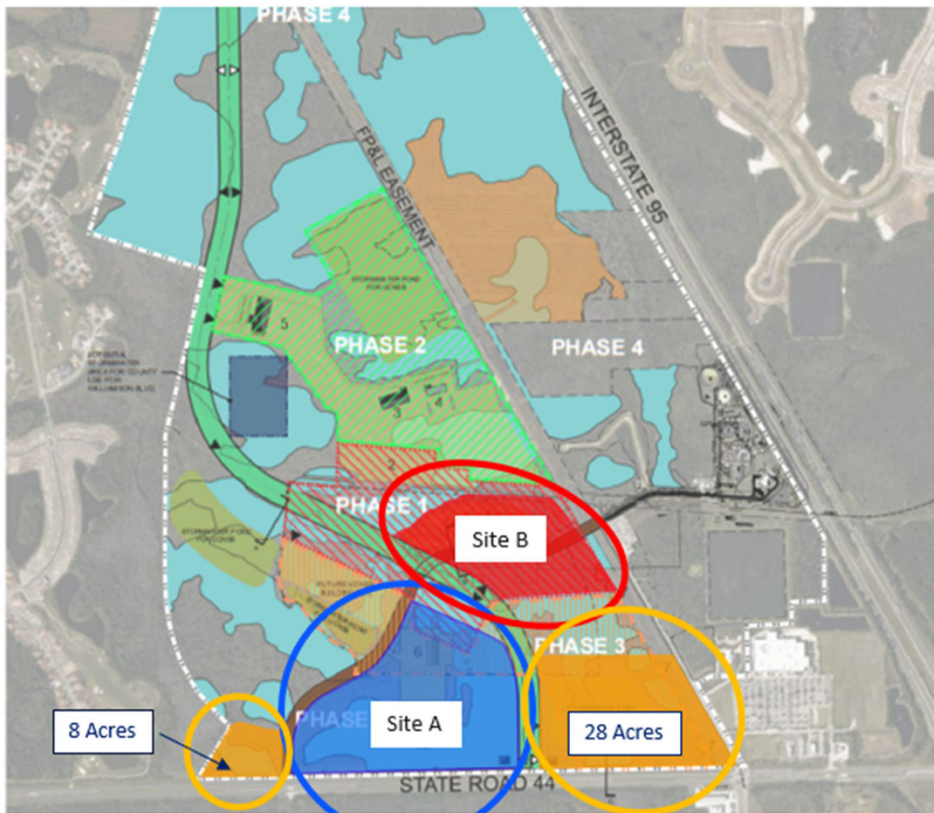
**New Smyrna Beach**  
**... UTILITIES ...**

## **Western Complex / Canal Street**

Joint Commission Meeting

January 2024

# Western Utility Complex Opportunities



Site A (Blue) – Hdqtrs, Fleet and Operations Bldg

Site B (Red) – Future Reverse Osmosis (RO) Plant

## Potential Proceeds

PROPERTY	VALUE
BUILDING	\$5,700,000
8-ACRE PARCEL	\$2,800,000
28-ACRE PARCEL	\$9,200,000
	=====
TOTAL	\$17,700,000

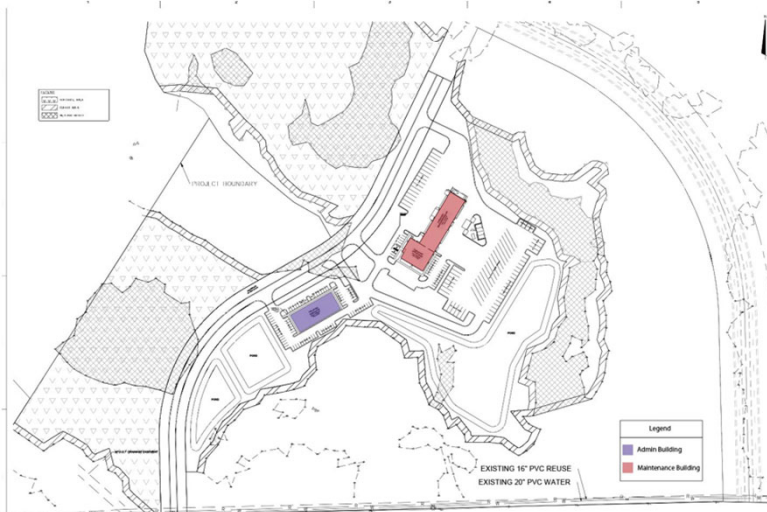


# Estimated Cost of New NSBU Facilities

**Estimated Building Cost - \$41,000,000**

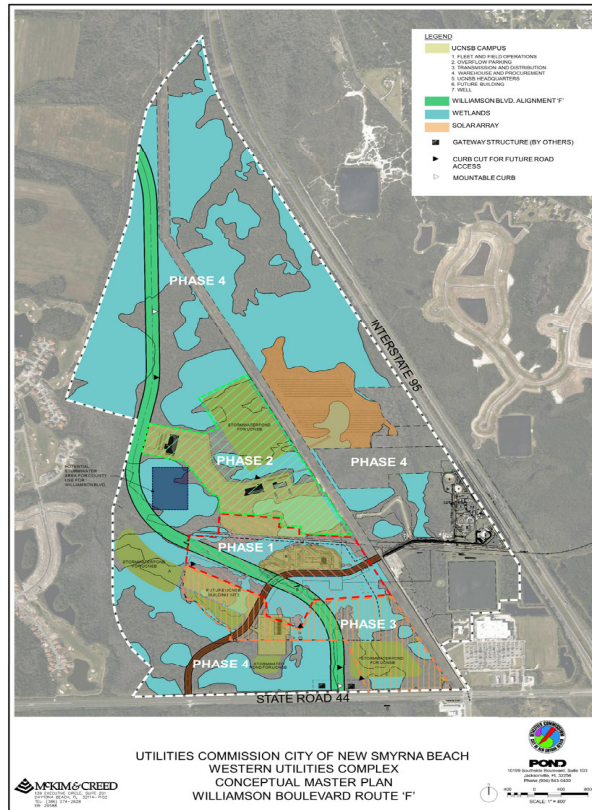
**Less Estimated Proceeds - \$17,700,000**

**Estimated Funding Req'd - \$23,300,000**



HDQ & Fleet/Field Ops Bldg - New	
WUC Site A	
New Headquarters	30000 Sq Ft Build
HQ building	\$ 8,745,369
Development Cost	\$ 5,457,651
New Fleet/Field Ops	25000 Sq ft Build
Building Cost	\$ 9,781,947
Site Development Cost	\$ 14,154,345
Williamson Blvd- Impact fee credit	\$ (752,000)
Subtotal	\$ 38,139,312
Contingency	\$ 2,584,769
<b>Total Estimated Cost</b>	<b>\$ 40,724,081</b>

## Other Inquiries/Opportunities for NSBU Property



- Volusia County Tax Collector (~7000 sq ft bldg)
- Volusia County Fuel Depot and Laydown Area (~300 sq ft)
- Potential other facilities in support of development west of the I-95 Corridor
- Augments area South of SR44 targeted for economic development

# Summary and Next Steps

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- **Economic benefits beyond NSBU in the local community is significant- construction, jobs, taxes, business revenue, etc.**
- **The potential sale of Canal St. HQ Bldg. and land parcels fronting SR 44 significantly offset Western Complex development and construction costs**
- **Makes development and HQ move more feasible**
- **Staff recommends working with NSBU Commission to develop strategy and go forward plan**
- **Continue working with City of NSB and County as project moves forward**



# New Smyrna Beach ••• UTILITIES •••

[www.NSBUFL.com](http://www.NSBUFL.com)

Monday-Friday 8am-5pm: (386) 427-1361 | [customerservice@nsbufl.com](mailto:customerservice@nsbufl.com)

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