



**NEXT STEPS:
THE CONTINUED DEVELOPMENT
OF THE PARRISH COMMUNITY**

Presented by:

**The Central Economic Development Center
(CEDC)**

INTRODUCTION

○ The Central Economic Development Center (CEDC)

- The mission of the Central Economic Development Center (CEDC) is to combat community deterioration and prevent the causes thereof by assisting local residents develop and grow small businesses; by developing an environment where businesses will want to locate within the community; and where community residents will have the resources needed to ensure an improved quality of life. The CEDC will focus on addressing development needs Manatee County and the surrounding areas as a whole as a Community Development Corporation.
- Currently contracted with Manatee County to provide Business Development services in the 14th Street West CRA and the South County CRA



ALISON A. HEWITT

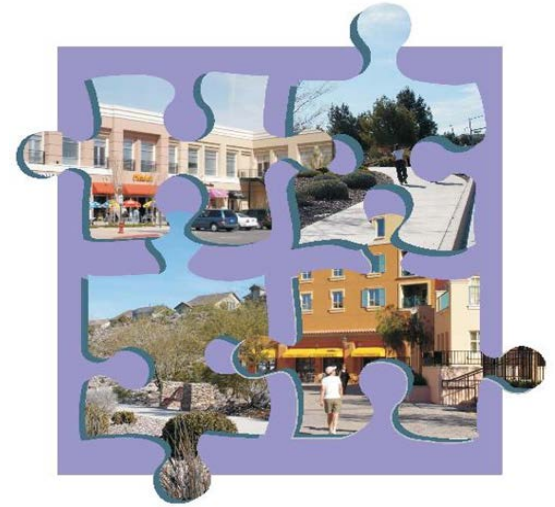


- As the Executive Director of the CEDC Alison A. Hewitt is a hands' on community development leader that possesses a wealth of practical business experience and a fresh vision for individuals interested in developing and growing their own businesses.
- Known by her colleagues as a, “Deal Maker,” Hewitt is responsible for retaining and recruiting businesses to help expand a community’s business climate and increase investment in local neighborhoods. She has worked on large-scale developments; has experience in public funding projects, including grants; and knows how to partner with the private sector to get projects done.
- Hewitt has 16 years of successful economic development and community affairs management experience, including post as the Executive Director for the Office of Urban Opportunity in Tallahassee, FL, and from 1999-2005 she served as a Special Assistant to Governor Jeb Bush representing and promoting his agenda in 18 of Florida’s 67 counties.
- Hewitt served as former Florida Governor Jeb Bush’s Executive Director for the Office of Urban Opportunity from November 2000 to September 2004. One of her major responsibilities was the Front Porch Florida Initiative is a grassroots bottom-up approach to community revitalization driven by local visioning supported through technical assistance, intensive training and connection to strategic resources. While there she oversaw the successful launch of 20 Front Porch communities throughout the state. The Front Porch Florida communities had a budget allocation of more than \$25.6 million for urban revitalization including: economic diversity, improved education, strengthening families, and enhancement of Florida’s environment and quality of life.



PARRISH – “WHO ARE WE NOW?”

- Successful and active Parrish Civic Association
- The Parrish Village News
- Strong community participation
- Solid relationships with local elected officials and staff
- Professionally diverse volunteer group
- Unique tourist attractions
- Several potential development sites for a variety of projects
- Established infrastructure to foster economic development



“HOW WILL PARRISH GROW?”



Option 1:

Civic Association

- ❖ Civic organizations are defined as groups formed by communities to serve community interests. Citizens join together to solve mutual problems, fulfill a common need or enjoy a shared resource.

Benefits

- ❖ Currently established
- ❖ Strong membership anticipation
- ❖ Professionally diverse membership

Challenges

- ❖ Not associated with Economic development partnership
- ❖ Often do not qualify for Foundation/Private funding



“HOW WILL PARRISH GROW?”

Option 2: Community Development Corporation (CDC)

What is a community development corporation?

- A **community development corporation** (CDC) is a not-for-profit organization incorporated to provide programs, offer services and engage in other activities that promote and support community development. CDCs usually serve a geographic location such as a neighborhood or a town. They often focus on serving lower-income residents or struggling neighborhoods. They can be involved in a variety of activities including economic development, education, community organizing and real estate development. These organizations are often associated with the development of affordable housing.
- In some jurisdictions in the United States, a CDC is by definition targeted towards direct investment in the community, while a "community development advocacy organization" is a category eligible for recognition as a tax-exempt charity or service organization.
- Community development corporations may also be concerned with the economic development of a neighborhood, small town, or a city. When this is the case, the corporation will focus on one or more economic programs that will help to stimulate interest in bringing in more industry or commerce into the area.



CDC ACTIVITIES

- Real estate development
 - Affordable housing
 - Commercial development
- Economic development
 - Small business lending
 - Small business technical assistance
 - Small business incubation (i.e. provision of space at low or no cost to start-up businesses)
- Financing Housing cooperatives or other cooperatives
- Community planning
 - Master planning for retail and community development
- Community organizing
 - Lessening neighborhood tensions
 - Facilitating community and stakeholder participation in local programs and activities
- Fiscal sponsorship of community-based associations
- Fundraising for local causes as a corporate donor, public charity, or foundation
- Facilitating community access to targeted grants
- Youth and leadership development
- Advocacy
 - Sustainable development advocacy
 - Locally-owned business advocacy
 - Environmental justice and brownfields redevelopment
- Education
 - Early childhood education
- Workforce training
- Nonprofit incubation



EXAMPLES OF CDCs

- **The Lake Park Community Development Corporation, Inc.** - its mission is to support and actively engage the citizens of Lake Park in the planning, design, and implementation of sustainable development strategies related to the community's human, built, and natural resources.

- <http://www.lakeparkcdc.com/>



- **Florida Business Development Corporation (FBDC)** - a private, non-profit Certified Development Company and was established in 1989 to administer the SBA 504 Program. FBDC serves Florida, Georgia and Alabama. Its purpose is to assist healthy, growing small businesses, secure long-term, below market, fixed-rate financing for acquisition of fixed assets. FBDC is the second most active Certified Development Company (CDC) nationwide for the fiscal year ended September 2011 and during the past 22 years has originated over 4700 small business loans resulting in nearly \$5 billion in approved projects.

- <http://www.fbdc.net/about.html>



CONSIDERATIONS:

Benefits

- Structure to facilitate economic development
- Access to additional private resources
- Eligibility for public resources
- Ability to be a financial partner in economic development projects

Challenges

- Time required to create
- Funds required to create
- Funds required to operate



NEXT STEPS

- ❖ Complete “Community Economic Development Preparedness Evaluation”
- ❖ Develop report form results of the evaluation
- ❖ Present report to Civic Association
- ❖ Have a workshop to discuss and establish official position



CEDC CONTACT INFORMATION:

If you have any questions or if you need additional information, please contact Alison A. Hewitt.



1301 6th Avenue West, Suite 401
Bradenton, Florida 34205
Phone: 941.744.2984 Fax: 941.744.2988

