

MIDTOWN REDEVELOPMENT BOARD
MINUTES OF THE
REGULAR MEETING
TUESDAY, February 14, 2023

The regular meeting of the Midtown Redevelopment Board was held Tuesday February 14, 2023, at 6:00 p.m. in the City Commission Chambers, Daytona Beach City Hall, 301 S. Ridgewood Avenue, Daytona Beach, Florida. The following people were present:

Board Members Present

Mr. Shawn Collins, Chairman
Ms. Tangela Hardy, Vice Chairman
Ms. Cathy Washington (via zoom)
Ms. Davita Bonner
Mr. Nathan Mugala
Ms. Renee Richardson
Ms. Joan Sheppard

Board Members Absent

Mr. Lynn Thompson

Staff Members Present

Mr. Ken Thomas, Redevelopment Director
Ms. Michele Toliver, Redevelopment Project Manager
Mr. Ben Gross, Deputy City Attorney
Captain Leonardo Conte, Daytona Beach Police Department
Mrs. Gina Fountain, Board Secretary

1. Call to Order

Mr. Collins called the meeting to order at 6:00 p.m.

2. Roll Call

Mrs. Fountain called roll and noted members present as stated above.

3. Invocation

Mr. Mugala gave the invocation.

4. Pledge of Allegiance to the Flag

The Pledge of Allegiance was stated by the board.

5. Election of Chairman and Vice Chairman

A motion was made by Ms. Hardy to nominate Mr. Collins as Chairman and Mr. Magula as Vice Chairman, second by Ms. Richardson. Motion was carried (6-0).

Mr. Collins thanked the board for their vote of confidence and informed them that this will be his last term on the board after his term ends in December 2023.

Mr. Gross stated that Ms. Washington had just joined the meeting remotely and he asked her to explain her extraordinary circumstances that prevents her from attending in person.

Ms. Washington explained that she was displaced because of Hurricane Ian and she does not drive at night because of her vision.

A motion was made by Ms. Sheppard to allow Ms. Washington to attend the meeting remotely due to extraordinary circumstances , second by Ms. Hardy. Motion carried (6-0).

6. Approval of Minutes

A motion was made to approve the minutes from January 10, 2023 as present, by Mr. Magula, seconded by Ms. Washington. Motion was carried (7-0).

7. Staff Reports

7a. Captain Leonardo Conte, Police Department, provided a summary of the CompStat Report.

Captain Conte and board members discussed the manufacturer's weakness contributing factor of late models Hyundai & Kia that resulted in the 156% increase in auto theft locally and nationwide. Also, discussed the procedure for handling a police use of force complaint and background checks for newly hired officers.

7b. Ms. Sara Kirk, Code Compliance Officer, was not in attendance.

7c. Ms. Michele Toliver, Project Manager,

Ms. Toliver stated there are no new projects to report. She stated on February 25th there will be a volunteer clean-up along Dr. Mary McLeod Bethune Blvd. The partnership is between Food Brings Hope, Florida Power & Light (FP&L) and the City.

Mr. Collins asked for the contact information for FP&L.

8. Presentation – Spotlight on Midtown

8a. Lola's Grocery – 301 S. Dr. Martin Luther King Jr. Blvd

Mrs. Tpollifer Harding stated that her husband and she moved to the area from Jamacia. They currently operate a Food Truck with Jamaican cuisine and the Convenient Store at this property. She would like more police presence during the week due to the increase in homeless. She stated that cars do not obey the stop sign when kids get off the school bus.

Ms. Harding (Board member) stated that the kids getting off the bus attend the Boys & Girls Club. She stated that when the outside renovations are complete at Dickerson Center, then the bus drop off will return to the original location away from the traffic light.

Mr. Collins advised Mrs. Harding (Lola's Grocery) that she needs to take her issues to the City Commission about the homelessness and her Commissioner for the area is Ms. Reed.

8b. Ms. Cierra Gates – Celebrity Cutz, 537 Dr. Mary McLeod Bethune Blvd, not in attendance.

9. Old Business

9a. Discussion of the Board's Needs Plan

Mr. Collins stated that at the January meeting, the Board discussed the need to set goals for the year. He stated one goal was the election of officers should be in December. He stated that the Board should begin to discuss the budget now and funding projects for next year. He stated one of the projects was the GIS database of all the businesses in the Midtown area.

Board members briefly discussed their roles and responsibilities of assisting staff with recommendations in Midtown and resources for projects. The Board discussed the homeless families, affordable housing for the displaced residents in Caroline Village, the eagle nest in Pine Haven preventing the continuation of building affordable housing and potholes George Engram Blvd toward Nova Road.

Mr. Thomas stated that City of Daytona Beach staff and Housing Authority staff met recently to discuss their goals. He stated the Housing Authority staff are working with the federal government about the eagle's nest but the process take some time.

Mr. Collins asked the name of the federal agency that control endangered species.

Mr. Gross stated that U.S. Fish and Wildlife controls it nationally and has delegated a portion of this authority to Florida Fish and Wildlife Commission.

Mr. Collins staff to invite the Housing Authority to the next Board meeting to share their short-term goals and the housing issue and homelessness of the residents.

Ms. Richardson stated that at the end of February the Housing Authority will no longer cover the cost of many families living in hotels. She stated that will result in families sleeping in the woods or their cars.

Mr. Collins suggested that the staff invite someone from the Volusia County School Board to share how they are working on homelessness for students.

Mr. Magula asked if the Housing Authority shared the plans for families in Caroline Village when they can no longer live in that area.

Ms. Toliver stated the Housing Authority has a Board Retreat on 2/16 and the CEO plans to recommend a short-term plan for repairs to Caroline Village and some families to return.

10. New Business

10a. Discuss Proposal for Database of Midtown Business Owners

Mr. Thomas stated that last month the Board directed staff to request a proposal from Keith Gold, Gold Marketing, to create a database of businesses in the Midtown CRA. He stated that a copy of the proposal was provided to the Board. He discussed the concept of the proposal, the collection of data, and the process and the timeframe. He stated that the proposal is in the beginning stages before it can be sent to the City Commission for approval.

Ms. Washington asked what was the rough cost to complete this data base with the information presented to the board.

Mr. Thomas stated that the estimated cost could be up to \$15,000.

Ms. Washington asked where would this cost fit in the budget for Midtown.

Mr. Thomas stated that there is no budget for this item and it would have to be included in the budget for 2023-2024 or he could ask for a budget amendment.

Mr. Magula asked are all businesses required to have a permit to operate.

Mr. Thomas stated that all businesses are required to have a business tax receipt but unfortunately all businesses do not have them.

Mr. Gross stated that he has not had the opportunity to discuss the proposal with the Redevelopment Department on the website creation and who would have access to the database because of the potential 1st Amendment issues. He stated that he is not saying it cannot be done but staff needs to discuss it first.

10b. Discuss Planning for Midtown Food Truck Rally

Mr. Thomas discussed the Food Truck rally currently held the 1st Friday of each month Downtown on Magnolia Avenue sponsored by the Event Promoter, Al Smith. He stated that he and the Promoter discussed expanding the Food Truck event to the Midtown area. He stated that the Board can discuss the Food Truck Rally, a location for the event and possibly having the event in the fall. He stated that the Board might able to appoint one member to walk the Midtown area to determine the best location for the event.

Mr. Gross stated that he and Mr. Thomas did not have a chance to discuss this idea before it was presented to the Board. So, they need to hold off before we have the Board

appoint a member to do a tour with staff. He stated that the Board couldn't do a walking tour because of Sunshine Law issues that apply to this Board because they have final decision making on certain land use applications. He stated that, generally, the Sunshine Law where a board is subject to the Sunshine Law, delegates a task to a specific member, that member now has to implement that task in accordance with the Sunshine Law.

Mr. Collins and Mr. Gross discussed the rationale of why the board members should not concurrently discuss the location of the Food Truck rally and appointing a member with the understanding that has to be guided by Mr. Gross' research responsibilities.

Mr. Gross stated that he did not understand Mr. Collins' original statement and the board can have the discussion of location and appointing a member.

Board members discussed the location of the Food Truck Rally and a date for the event.

Mr. Gross stated that street closures require a consensus of 50% of the homeowners in the area, an event agreement and the agreement must be presented to the City Commission.

A motion was made by Ms. Richardson to locate the event on Lincoln Street from George Engram to BCU Cafeteria, second by Ms. Sheppard. Motion carried (6-0).

A motion was made by Ms. Richardson to have the event on March 18th per the availability of the Promoter, second by Ms. Sheppard. Motion carried (6-0).

11. Public Comments

Ms. Anne Ruby, 137 Park Avenue, discussed building triple decker factory built houses for single family homes on vacant lots owned by the City and discussed maintenance for the business databases.

12. Board Comments

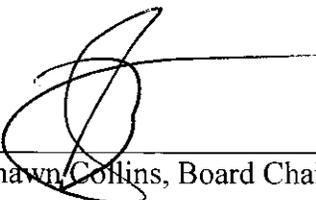
Ms. Harding invited the board members to the National Boys & Girls Club annual competition event that will be held on February 22nd at LGPA Clubhouse @ 4:00 PM.

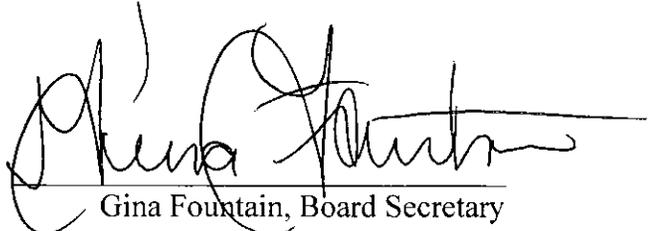
Mr. Magula asked that the flooding issue in the Midtown area continue to be addressed.

Mr. Collins recommended that staff add a "Recap" item of the decisions made during the meeting so it could be apart of the minutes and what to plan for the upcoming meeting.

13. Adjournment

Mr. Collins called adjournment at 7:02 p.m.


Shawn Collins, Board Chair


Gina Fountain, Board Secretary