



The CITY OF DAYTONA BEACH

REDEVELOPMENT DIVISION

POST OFFICE BOX 2451

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AGENDA

DOWNTOWN REDEVELOPMENT BOARD

Tuesday, April 4, 2023 - 12:00 P.M.

City Commission Chambers - City Hall

NOTICE – Pursuant to Section 286.0105, Florida Statutes, if any person decides to appeal any decision made by this Board at this public meeting, such person will need a record of the proceedings and, for that purpose, such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The city does not prepare or provide such a record.



For special accommodations, please notify the City Clerk's Office at least 72 hours in advance. (386) 671-8023



Help for the hearing impaired is available through the Assistive Listening System. Receivers can be obtained from the City Clerk's Office.

In accordance with the Americans with Disabilities Act (ADA), persons with a disability needing a special accommodation to participate in the Board meeting should contact the City Clerk's Office, 301 S. Ridgewood Ave, Room 210, Daytona Beach, FL 32114, Ph: (386) 671-8023, Email: clerk@codb.us not later than 72 hours prior to the proceedings. If you are hearing or voice impaired contact the relay operator at 1-800-955-9771.

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Approval of the minutes: March 21, 2023
5. Police Report – Captain Nikolow
6. Presentations:

Veterans Victory Riverfront Presentation- Kim Kuhle
7. Staff Reports
8. Public Comments
9. Board Comments
10. Adjournment

Agenda Approval

Date

Redevelopment & Neighborhood Services Director

3/28/2023

Deputy City Attorney

City Manager

**DOWNTOWN REDEVELOPMENT BOARD
MINUTES
Tuesday, March 21, 2023**

A regular meeting of the Downtown Redevelopment Board was held Tuesday, March 21, 2023, at 12:00 p.m. The meeting was held in the Commission Chambers, 301 S. Ridgewood Avenue, Daytona Beach, Florida. The following people were present:

Board Members Present:

Mr. Pete Zahn, Chair
Ms. Sheryl Cook
Ms. Freddie Smith-Friend
Mr. John Kamchan
Mr. Kenneth Hunt
Mr. James Newman
Mr. Jake Nicely

Board Members Absent:

Mr. Tibor Benke

Staff Members Present:

Mr. Ken Thomas, Redevelopment Director
Mr. Ben Gross, Deputy City Attorney
Ms. Michele Toliver, Redevelopment Project Manager
Ms. Angela Armstrong, Redevelopment Project Manager
Mr. Dennis Mrozek, Planning Director
Captain Jeremy Nikolow, Daytona Beach Police Department
Ms. Gina Fountain, Board Secretary

1. Call to Order:

Mr. Zahn called the meeting to order at 12:00 p.m.

2. Roll Call:

Ms. Fountain called the roll and noted members present as stated above

3. Pledge of Allegiance:

The Pledge of Allegiance was stated by the board

4. Approval of the minutes: November 1, 2022 & January 3, 2023

It was moved by Ms. Cook to approve the minutes for November 1, 2022, seconded by Mr. Hunt. Motion carried 7-0

It was moved by Mr. Hunt to approve the minutes for January 3, 2023, seconded by Ms. Cook. Motion carried 7-0.

5. Police Report:

Captain Jeremy Nikolow provided a report regarding police activity during bike week, crime statistics, upcoming events, substation on Glenview & Grandview, and incident of individuals dumping items in the dumpster behind McKay's Restaurant on Beach Street.

Captain Nikolow and Board members discussed the Orange Crush takeover event, ring camera program, homeless on MLK Blvd directly across from the bus station obstructing the sidewalk or camp due to the City Ordinance/Pottinger Ruling, and recruitment of Officers.

Mr. Gross stated that the Pottinger Ruling indicates that the Officers has to provide them with a place to stay before they can arrest them.

6. Staff Reports:

a. Major Site Plan Approval – DEV2022-131– 400 Beach Street Apartments

A request by Kristopher Rowley P.E., Zev Cohen & Associates on behalf of 400 Beach QOZB, LLC (property owner), to approve a Major Site Plan for a 294-unit apartment building and parking structure with associated site improvements on 3.5± acres of land located at the southwest corner of N. Beach Street and Michigan Avenue.

Staff Presentation:

Mr. Dennis Mrozek, Planning Director, presented the staff report which was included as part of the packet. He stated that the property is generally located south of Michigan Avenue, west of N. Beach Street, east of Daytona Street, and north of the Brown and Brown facility. He stated that the Future Land Use (FLU) on the property is High Intensity Mixed Use, which allows for a great amount of density for that site and particular area and zoning is Planned Development – Redevelopment (PD-RD). The City of Daytona Beach Community Redevelopment Agency and City Commission approved the Framework Downtown Redevelopment Incentive Agreement in December 2021. The City Commission approved the Framework Downtown Planned District (PD) Agreement and PD-RD rezoning in March 2022; With the rezoning, it included some modifications to the Land Development Code (LDC) and those were all approved, also approved the PD Plan that was established for the further development. Mr. Mrozek summarized the footprint of the actual building structure through the PowerPoint presentation such as the elevations, courtyard near swimming pool, 6-7 stories parking garage, and other amenities for the residence. He stated along Beach Street and Michigan Avenue to the north are the two access points to the parking garage and there is a circular access point that is where the drop-off and pickup areas will be located with a couple parking spots as well.

Garbage pickup that is going to occur at the backside of the property off of Daytona Street, so it keeps it away from the other areas of the development. Elevations that have been presented, these are consistent with the elevations that were shown with the PD Plan. Project details consist of 294 residential units (~84 units per acre) on 3 acres of property and the PD allows up to 10 dwelling units per acres, 6-story, 79-foot tall building and PD has a maximum height of 80-feet, landscaping still has a couple of outstanding issues that the staff is still reviewing, that is tied to the applicant confirming a caliper size of some of the trees and some of the tree mitigation that will have to be completed prior to staff signing off on the final site plan for that project. Framework PD Agreement, proposed 448 parking spaces that is consistent with the PD Agreement, they were allowed 1.5 spaces per dwelling unit and their calculation is a little over the 1.5 parking spaces, so they do meet the parking requirements. The applicant has requested to reduce to an 18 foot parking stall consisting with Department of Transportation (DOT) standards and staff was able to approve this request with a minor modification in the staff report itself and prior to final site plan approval, outstanding Technical Review Team (TRT) comments must be resolved for utilities per the utility department. Mr. Mrozek provided a brief discussion of the Public Art work that will be displayed at the entrance of the building and the parking garage per the PowerPoint presented. He stated provided all outstanding staff comments are resolved prior to issuance of a site plan approval letter, staff recommends Board approval of a Major Site Plan for a 294-unit apartment building and parking structure with associated site improvements.

Ms. Cook asked how does the apartment complex get an site approval when the City of Daytona Beach does not know what they will be doing.

Mr. Mrozek stated he would allow the applicant to speak a little to that question but he knows that they are working with the Utility staff on what the anticipated utility improvements would be and they would be installing those improvements to be able to serve their property in addition, to the City being able to use it for the remainder of Beach Street, it is a coordinated effort between staff and the applicant to get to that point.

Mr. Gross stated the site plan allows the applicant to proceed with the building permit applications and they will be able to get building permits but not COD and they understand that risk and City staff is working with them but this allows the project to move forward while they are negotiating technical issues.

Board members and Mr. Mrozek discussed Beach Street closure, traffic plan, building permits and the timeframe of the project to be completed.

Applicant Presentation:

Mr. Robert Merrell, Cobb Cole, 149 S. Ridgewood Avenue, discussed the length of time this project has been in existence when the CRA was created and the Public Private Partnership with the City. He stated that they are going through a process with the utility department and City Manager office, to coordinate their efforts with the water and sewage lines.

Mr. Alex Love, Framework Group LLC, 1211 N. West Shore Blvd, Ste., 802, Tampa, FL, presented a video PowerPoint that displayed the architecture elements of the building to the board.

Board members and Mr. Love discussed the elevations of the building and flooding issues (underground stormwater vault management system) and the monthly rental amounts.

Anne Ruby, 137 Park Avenue, Daytona Beach, discussed her concerns with Beach Street having a long span of nothing there to attract pedestrians and would like them to have colorful landscaping.

John Nicholson, 413 N. Grandview Avenue, Daytona Beach, discussed the curb cut to allow people heading north to enter into their building from Beach Street and landscaping.

Board Actions:

It was moved by Ms. Cook to approve Major Site Plan Approval – DEV2021-131 – 400 Beach Street Apartments subject to resolution of all standing TRT comments, seconded by Mr. Hunt. Motion carried 7-0

7. Public Comments:

John Nicholson, 413 N. Grandview Avenue, discussed the Pottinger Rule, Police Substation on Beachside, and volleyball court and trees in parking lot at City Island.

8. Board Comments:

There were no further comments

9. Adjournment:

It was moved by Mr. Zahn to adjourn the meeting at 12.48 p.m.

Pete Zahn, Chair

Gina Fountain, Board Secretary

COMPSSTAT REPORT



March 12, 2023 through, March 25, 2023

CRIME STATISTICS

Jakari E. Young, Chief of Police

Jennifer D. Whittet, Deputy Chief

January 1, 2023 through March 25, 2023 compared to the same periods in 2021 and 2022

DAYTONA BEACH POLICE DEPARTMENT - CITYWIDE	YTD	YTD	2020-2021	YTD	YTD	2021-2022	YTD	YTD	2020-2022
	2021	2022	% Change	2022	2023	% Change	2021	2023	% Change
Homicides	2	6	200%	6	4	-33%	2	4	100%
Auto Thefts	38	64	68%	64	107	67%	38	107	182%
Total Burglaries	46	65	41%	65	40	-38%	46	40	-13%
Residence	30	47	57%	47	30	-36%	30	30	0%
Non Residence	16	18	13%	18	10	-44%	16	10	-38%
Total Larcenies	355	364	3%	364	334	-8%	355	334	-6%
Larcenies	134	148	10%	148	155	5%	134	155	16%
Larceny Carbreak	69	57	-17%	57	70	23%	69	70	1%
Larceny Shoplifting	130	133	2%	133	91	-32%	130	91	-30%
Larceny Bicycle	22	26	18%	26	18	-31%	22	18	-18%
Total Robberies	13	11	-15%	11	12	9%	13	12	-8%
Armed	4	6	50%	6	10	67%	4	10	150%
Strongarmed	9	5	-44%	5	2	-60%	9	2	-78%
Total Agg. Assaults/Bat.	150	124	-17%	124	122	-2%	150	122	-19%
Agg. Assaults/Batteries	150	124	-17%	124	122	-2%	150	122	-19%
Persons Shot	7	8	14%	8	16	100%	7	16	129%
Total Sexual Bat.	4	8	100%	8	5	-38%	4	5	25%
Sexual Battery	1	4	300%	4	3	-25%	1	3	200%
Sexual Battery Child	3	4	33%	4	2	-50%	3	2	-33%
TOTAL Part One Crimes	608	642	6%	642	624	-3%	608	624	3%
Property Crimes	439	493	12%	493	481	-2%	439	481	10%
Person Crimes	169	149	-12%	149	143	-4%	169	143	-15%
Total Calls For Service	34,189	32,525	-5%	32,525	36,685	13%	34,189	36,685	7%
Firearm Offenses	40	38	-5%	38	45	18%	40	45	13%
Domestic Violence Cases	304	274	-10%	274	265	-3%	304	265	-13%
	2021	2022		2022	2023		2021	2023	

NOTE: This Crime data is preliminary and subject to reclassification upon further investigation. There were incidents that did not code into either district. These are included in the Citywide Total.

DAYTONA BEACH POLICE DEPARTMENT CITYWIDE OFFENSE DATA	District 1		% Change	District 2		% Change	CITYWIDE TOTALS		% Change	DIST 1	DIST 2	PERCENT OF CITYWIDE	
	YTD	YTD		YTD	YTD		YTD	YTD				DIST 1	DIST 2
	2022	2023	DIST 1	2022	2023	DIST 2	2022	2023	CITYWIDE	YTD 2023	YTD 2023	%	%
Homicides	2	3	50%	4	1	-75%	6	4	-33%	3	1	75%	25%
Auto Thefts	40	84	110%	24	23	-4%	64	107	67%	84	23	79%	21%
Total Burglaries	43	26	-40%	22	14	-36%	65	40	-38%	26	14	65%	35%
Residence	31	20	-35%	16	10	-38%	47	30	-36%	20	10	67%	33%
Non Residence	12	6	-50%	6	4	-33%	18	10	-44%	6	4	60%	40%
Total Larcenies	244	221	-9%	120	113	-6%	364	334	-8%	221	113	66%	34%
Larcenies	85	89	5%	63	66	5%	148	155	5%	89	66	57%	43%
Larceny Carbreak	34	48	41%	23	22	-4%	57	70	23%	48	22	69%	31%
Larceny Shoplifting	111	71	-36%	22	20	-9%	133	91	-32%	71	20	78%	22%
Larceny Bicycle	14	13	-7%	12	5	-58%	26	18	-31%	13	5	72%	28%
Total Robberies	8	10	25%	3	2	-33%	11	12	9%	10	2	83%	17%
Armed	5	8	60%	1	2	100%	6	10	67%	8	2	80%	20%
Strongarmed	3	2	-33%	2	0	-100%	5	2	-60%	2	0	100%	0
Total Agg. Assaults/Bat.	77	78	1%	47	44	-6%	124	122	-2%	78	44	64%	36%
Agg. Assaults/Batteries	77	78	1%	47	44	-6%	124	122	-2%	78	44	64%	36%
Persons Shot	3	14	367%	5	2	-60%	8	16	100%	14	2	88%	13%
Total Sexual Bat.	6	4	-33%	2	1	-50%	8	5	-38%	4	1	80%	20%
Sexual Battery	2	3	50%	2	0	-100%	4	3	-25%	3	0	100%	0
Sexual Battery Child	4	1	-75%	0	1	N/C	4	2	-50%	1	1	50%	50%
TOTAL Part One Crimes	420	426	1%	222	198	-11%	642	624	-3%	426	198	68%	32%
Property Crimes	327	331	1%	166	150	-10%	493	481	-2%	331	150	69%	31%
Person Crimes	93	95	2%	56	48	-14%	149	143	-4%	95	48	66%	34%
Total Calls For Service	14,741	16,781	14%	11,772	12,855	9%	32,525	36,665	13%	16,781	12,855	46%	35%
Firearm Offenses	24	34	42%	14	11	-21%	38	45	18%	34	11	76%	24%
Domestic Violence Cases	171	176	3%	103	89	-14%	274	265	-3%	176	89	66%	34%
	2022	2023		2022	2023		2022	2023		YTD 2023	YTD 2023		

NOTE: This Crime data is preliminary and subject to reclassification upon further investigation. There were incidents that did not code into either district. These are included in the Citywide Total.

COMPSTAT STATISTICAL CRIME COMPARISON TO PREVIOUS PERIODS

CITYWIDE DAYTONA BEACH POLICE DEPARTMENT	1/29/23	3/12/23		2/12/23	3/12/23		2/26/23	3/12/23	3 Periods
	2/11/23	3/25/23	Percent Change	2/25/23	3/25/23	Percent Change	3/11/23	3/25/23	Average Percent Change
Homicides	0	0	N/C	1	0	-100%	0	0	N/C
Auto Thefts	19	26	37%	15	26	73%	23	26	13%
Total Burglaries	11	7	-36%	9	7	-22%	4	7	75%
Residence	4	6	50%	9	6	-33%	2	6	200%
Non Residence	7	1	-86%	0	1	N/C	2	1	-50%
Total Larcenies	65	51	-22%	54	51	-6%	53	51	-4%
Larcenies	26	27	4%	19	27	42%	28	27	-4%
Larceny Shoplifting	18	11	-39%	17	11	-35%	9	11	22%
Larceny Carbreak	20	11	-45%	11	11	0%	14	11	-21%
Larceny Bicycle	1	2	100%	7	2	-71%	2	2	0%
Total Robberies	2	2	0%	4	2	-50%	1	2	100%
Armed	2	1	-50%	3	1	-67%	1	1	0%
Strongarmed	0	1	N/C	1	1	0%	0	1	N/C
Total Agg. Assaults/Bat.	19	20	5%	24	20	-17%	12	20	67%
Agg. Assaults/Batteries	14	17	21%	19	17	-11%	7	17	143%
Domestic Assault/Batteries	5	3	-40%	5	3	-40%	5	3	-40%
Persons Shot	1	4	300%	2	4	100%	0	4	N/C
Total Sexual Bat.	0	1	N/C	2	1	-50%	1	1	0%
Sexual Battery	0	1	N/C	1	1	0%	1	1	0%
Sexual Battery Child	0	0	N/C	1	0	-100%	0	0	N/C
TOTAL Part One Crimes	116	107	-8%	109	107	-2%	94	107	14%
Property Crimes	95	84	-12%	78	84	8%	80	84	5%
Person Crimes	21	23	10%	31	23	-26%	14	23	64%
Total Calls For Service	6,504	5,678	-13%	6,367	5,678	-11%	6,590	5,678	-14%
Firearm Offenses	7	3	-57%	12	3	-75%	2	3	50%
Domestic Violence Cases	33	51	55%	40	51	28%	50	51	2%
	Comstat 3	Comstat 6	Percent Change	Comstat 4	Comstat 6	Percent Change	Comstat 5	Comstat 6	Percent Change
									Avg Percent

NOTE: This Crime data is preliminary and subject to reclassification upon further investigation. N/C = Non Calculable

Daytona Beach		2/26/2023	3/12/2023	Percent	3/13/2022	3/12/2023	Percent
Police Department ARREST Data		3/11/2023	3/25/2023	Change	3/26/2022	3/25/2023	Change
Homicides	0	0	N/C	1	0	-100%	
Auto Thefts	5	1	-80%	2	1	-50%	
Total Burglaries	0	3	N/C	2	3	50%	
Residence	0	3	N/C	2	3	50%	
Non Residence	0	0	N/C	0	0	N/C	
Total Larcenies	10	3	-70%	8	3	-63%	
Larcenies	5	0	-100%	1	0	-100%	
Larceny Carbreak	2	1	-50%	3	1	-67%	
Larceny Shoplifting	3	2	-33%	4	2	-50%	
Larceny Bicycle	0	0	N/C	0	0	N/C	
Total Robberies	1	1	0%	2	1	-50%	
Armed	1	1	0%	2	1	-50%	
Strongarmed	0	0	N/C	0	0	N/C	
Total Assaults/Batteries	58	55	-5%	59	55	-7%	
Assaults/Batteries	14	20	43%	15	20	33%	
Domestic	44	35	-20%	44	35	-20%	
Total Sexual Batteries	0	0	N/C	0	0	N/C	
Sexual Battery	0	0	N/C	0	0	N/C	
Sexual Battery Child	0	0	N/C	0	0	N/C	
Total Part 1 Arrests	74	63	-15%	74	63	-15%	
Non-Violent Crime Arrests	15	7	-53%	12	7	-42%	
Violent Crime Arrests	59	56	-5%	62	56	-10%	
Prostitution	6	0	-100%	0	0	N/C	
Narcotics	24	17	-29%	26	17	-35%	
Miscellaneous	116	82	-29%	132	82	-38%	
Total Arrests	220	162	-26%	232	162	-30%	
	Compstat 5	Compstat 6		LY Compstat 6	Compstat 6		

NOTE: This data is to be used internally for Daytona Beach Police Department use only.

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COMPSSTAT REPORT



CRIME STATISTICS

District 2 – Eastside

Captain Jeremy E. Nikolow

March 12, 2023 through, March 25, 2023

January 1, 2023 through March 25, 2023 compared to the same periods in 2021 and 2022

DAYTONA BEACH POLICE DEPARTMENT - DISTRICT 2	YTD	YTD	2020-2021	YTD	YTD	2021-2022	YTD	YTD	2020-2022
	2021	2022	% Change	2022	2023	% Change	2021	2023	% Change
Homicides	0	4	N/C	4	1	-75%	0	1	N/C
Auto Thefts	12	24	100%	24	23	-4%	12	23	92%
Total Burglaries	20	22	10%	22	14	-36%	20	14	-30%
Residence	14	16	14%	16	10	-38%	14	10	-29%
Non Residence	6	6	0%	6	4	-33%	6	4	-33%
Total Larcenies	112	120	7%	120	113	-6%	112	113	1%
Larcenies	58	63	9%	63	66	5%	58	66	14%
Larceny Carbreak	19	23	21%	23	22	-4%	19	22	16%
Larceny Shoplifting	23	22	-4%	22	20	-9%	23	20	-13%
Larceny Bicycle	12	12	0%	12	5	-58%	12	5	-58%
Total Robberies	5	3	-40%	3	2	-33%	5	2	-60%
Armed	2	1	-50%	1	2	100%	2	2	0%
Strongarmed	3	2	-33%	2	0	-100%	3	0	-100%
Total Agg. Assaults/Bat.	76	47	-38%	47	44	-6%	76	44	-42%
Agg. Assaults/Batteries	76	47	-38%	47	44	-6%	76	44	-42%
Persons Shot	1	5	400%	5	2	-60%	1	2	100%
Total Sexual Bat.	0	2	N/C	2	1	-50%	0	1	N/C
Sexual Battery	0	2	N/C	2	0	-100%	0	0	N/C
Sexual Battery Child	0	0	N/C	0	1	N/C	0	1	N/C
TOTAL Part One Crimes	225	222	-1%	222	198	-11%	225	198	-12%
Property Crimes	144	166	15%	166	150	-10%	144	150	4%
Person Crimes	81	56	-31%	56	48	-14%	81	48	-41%
Total Calls For Service	12,885	11,772	-9%	11,772	12,855	9%	12,885	12,855	0%
Firearm Offenses	20	14	-30%	14	11	-21%	20	11	-45%
Domestic Violence Cases	145	103	-29%	103	89	-14%	145	89	-39%
	2021	2022		2022	2023		2021	2023	

NOTE: This Crime data is preliminary and subject to reclassification upon further investigation. There were incidents that did not code into either district.
These are included in the Citywide Total.

COMPSTAT STATISTICAL CRIME COMPARISON TO PREVIOUS PERIODS

District 2 DAYTONA BEACH POLICE DEPARTMENT	1/29/23	3/12/23		2/12/23	3/12/23		2/26/23	3/12/23	3 Periods Average Percent Change
	2/11/23	3/25/23	Percent Change	2/25/23	3/25/23	Percent Change	3/11/23	3/25/23	
Homicides	0	0	N/C	0	0	N/C	0	0	N/C
Auto Thefts	3	6	100%	4	6	50%	9	6	-33%
Total Burglaries	6	1	-83%	5	1	-80%	2	1	-50%
Residence	2	1	-50%	5	1	-80%	1	1	0%
Non Residence	4	0	-100%	0	0	N/C	1	0	-100%
Total Larcenies	27	21	-22%	19	21	11%	20	21	5%
Larcenies	15	10	-33%	9	10	11%	14	10	-29%
Larceny Shoplifting	5	4	-20%	3	4	33%	2	4	100%
Larceny Carbreak	7	6	-14%	4	6	50%	4	6	50%
Larceny Bicycle	0	1	N/C	3	1	-67%	0	1	N/C
Total Robberies	0	0	N/C	0	0	N/C	1	0	-100%
Armed	0	0	N/C	0	0	N/C	1	0	-100%
Strongarmed	0	0	N/C	0	0	N/C	0	0	N/C
Total Agg. Assaults/Bat.	8	9	13%	10	9	-10%	5	9	80%
Agg. Assaults/Batteries	7	8	14%	9	8	-11%	3	8	167%
Domestic Assault/Batteries	1	1	0%	1	1	0%	2	1	-50%
Persons Shot	0	0	N/C	0	0	N/C	0	0	N/C
Total Sexual Bat.	0	0	N/C	1	0	-100%	0	0	N/C
Sexual Battery	0	0	N/C	0	0	N/C	0	0	N/C
Sexual Battery/Child	0	0	N/C	1	0	-100%	0	0	N/C
TOTAL Part One Crimes	44	37	-16%	39	37	-5%	37	37	0%
Property Crimes	36	28	-22%	28	28	0%	31	28	-10%
Person Crimes	8	9	13%	11	9	-18%	6	9	50%
Total Calls For Service	2,094	2,099	0%	2,214	2,099	-5%	2,714	2,099	-23%
Firearm Offenses	2	0	-100%	1	0	-100%	1	0	-100%
Domestic Violence Cases	10	14	40%	15	14	-7%	21	14	-33%
	Compstat 3	Compstat 6	Percent Change	Compstat 4	Compstat 6	Percent Change	Compstat 5	Compstat 6	Percent Change
									Avg Percent Change

NOTE: This Crime data is preliminary and subject to reclassification upon further investigation. N/C = Non Calculable



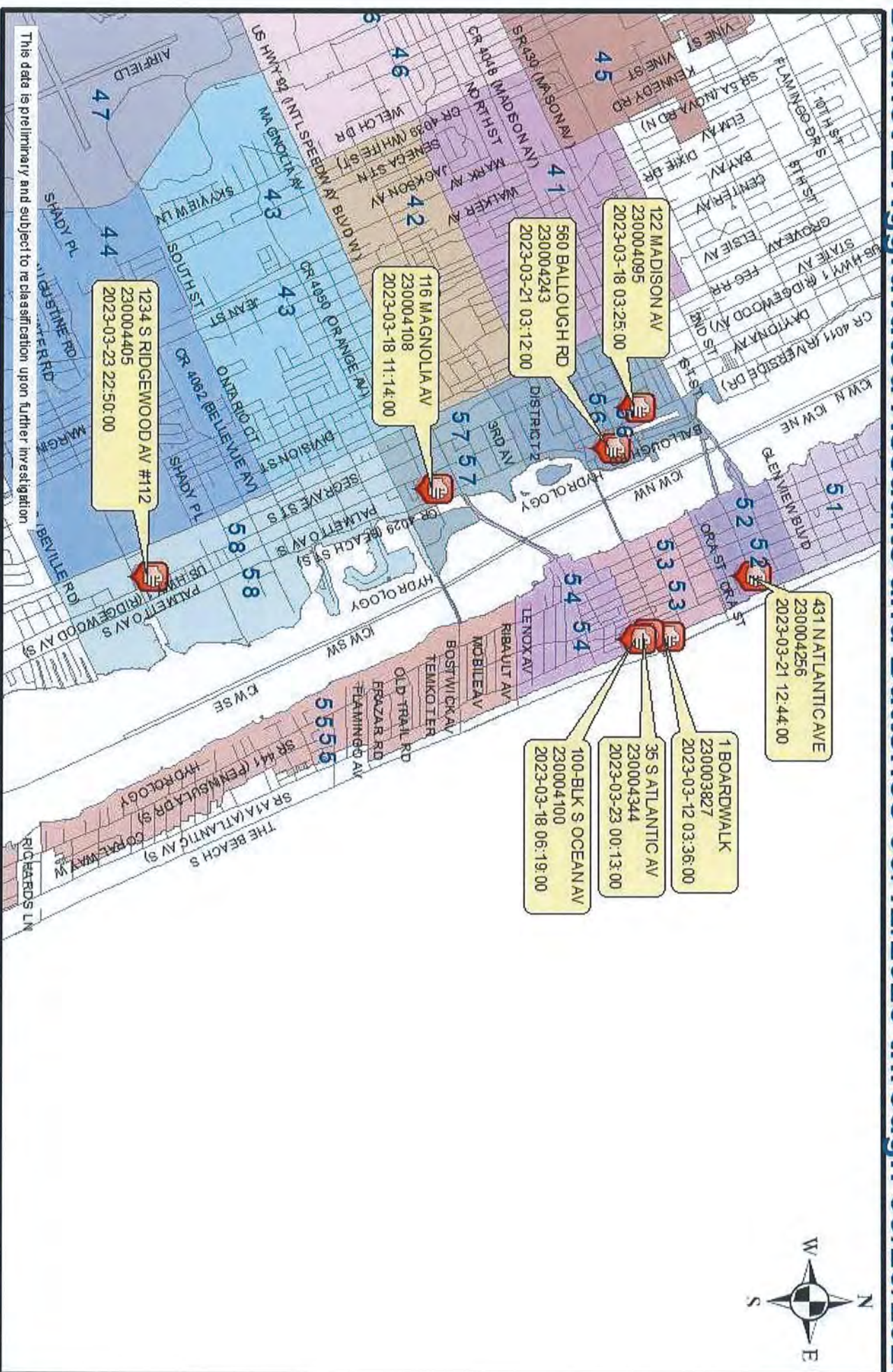
District 2 - Part 1 Crimes by Zone

1/1/2023 through 3/25/2023

DAYTONA BEACH POLICE DEPARTMENT	Total	DB51	DB52	DB53	DB54	DB55	DB56	DB57	DB58
Total	189	21	30	30	16	4	25	23	40
Aggravated Assaults	35	5	6	5	3	1	8	1	6
Auto Theft	23	1	5	5	2	1	0	2	7
Burglary Non-Residence	4	0	1	0	0	0	2	0	1
Burglary Residence	10	3	2	0	0	0	3	0	2
Homicide	1	0	0	0	0	0	0	0	1
Larceny All Other	66	8	11	9	4	2	7	8	17
Larceny Bicycle	5	0	0	2	0	0	2	1	0
Larceny Carbreak	22	2	2	5	6	0	2	2	3
Larceny Shoplifting	20	1	3	3	1	0	0	9	3
Robbery Armed	2	1	0	1	0	0	0	0	0
Robbery Strongarm	0	0	0	0	0	0	0	0	0
Sexual Battery	1	0	0	0	0	0	1	0	0

*The Aggravated Assault, Auto Theft, & Sexual Battery statistics reflect the total number of incidents, it does not indicate the total number of victims or vehicles. The Highlighted numbers indicate zones with higher levels of activity.

District 2 Aggravated Assaults and Batteries 03/12/2023 through 03/25/2023



Legend



Aggravated Assault/Battery



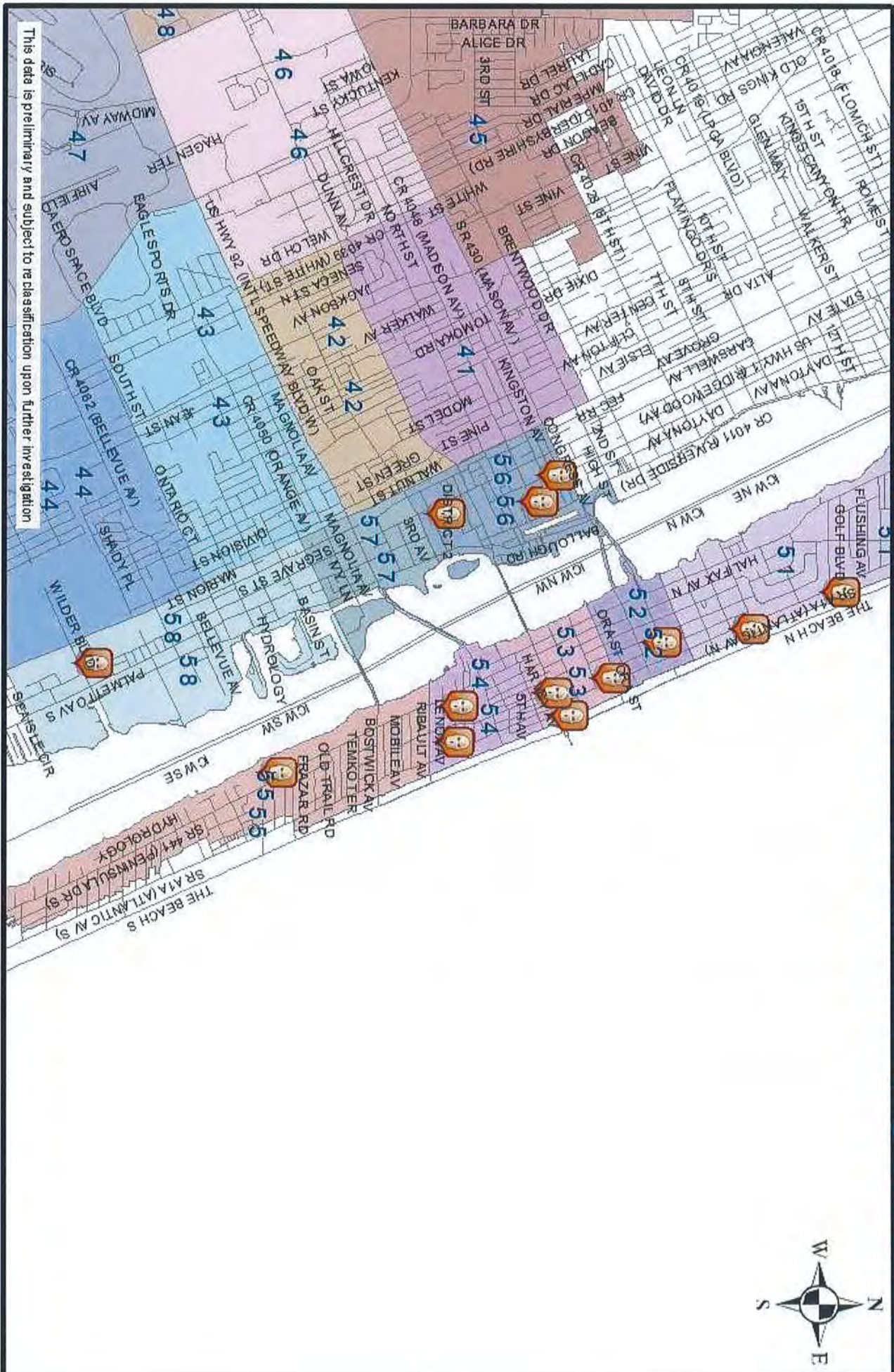
Daytona Beach Police Department

Prepared by: T.Young

Date: 03/28/2023

This data is preliminary and subject to reclassification upon further investigation

District 2 Domestic Assaults and Batteries 03/12/2023 through 03/25/2023



Legend



Simple Domestic Assault/Battery



Aggravated Assault/Battery

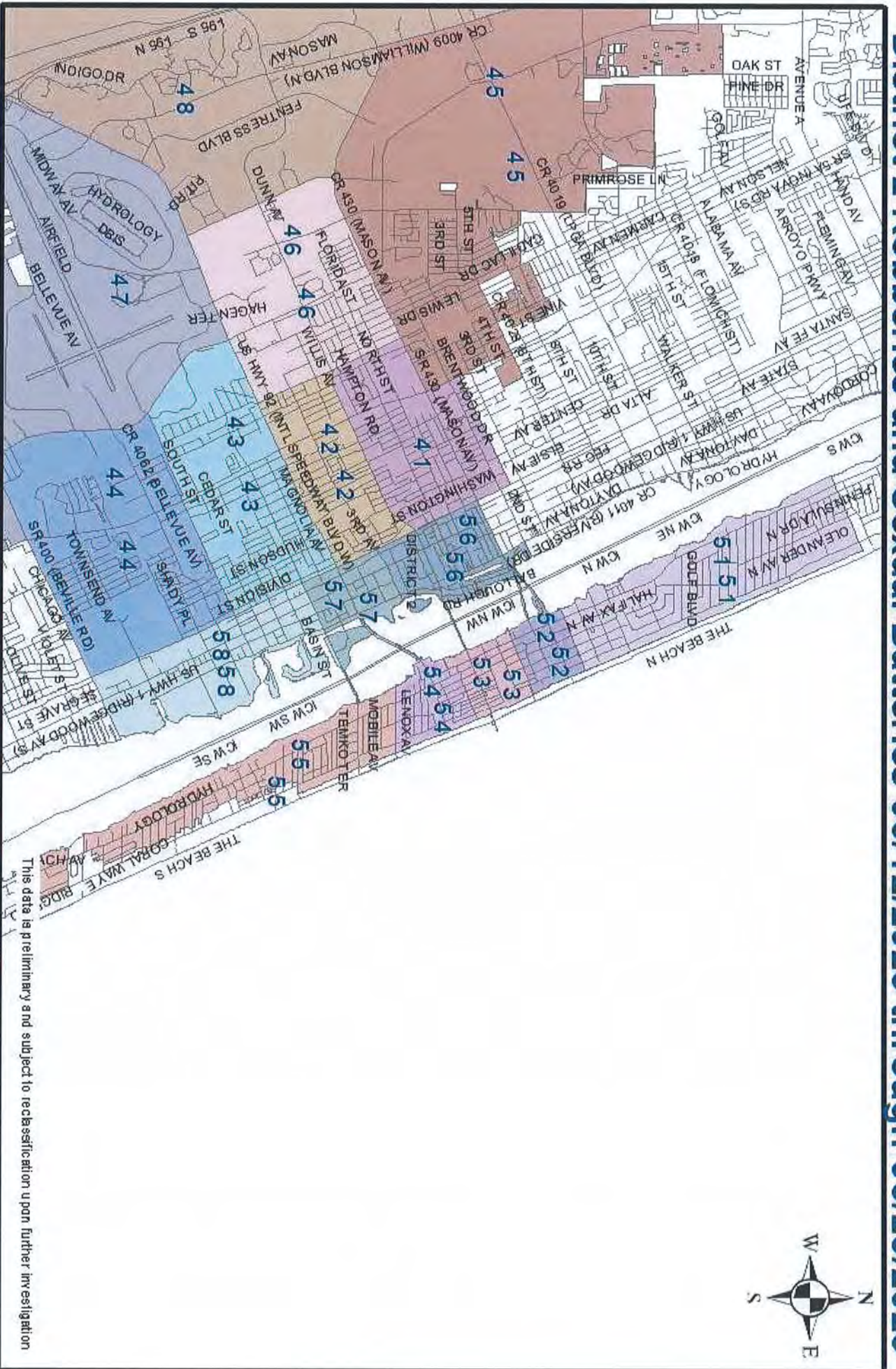


Daytona Beach Police Department

Prepared by: T.Young

Date: 03/28/2023

District 2 Robberies and Sexual Batteries 03/12/2023 through 03/25/2023



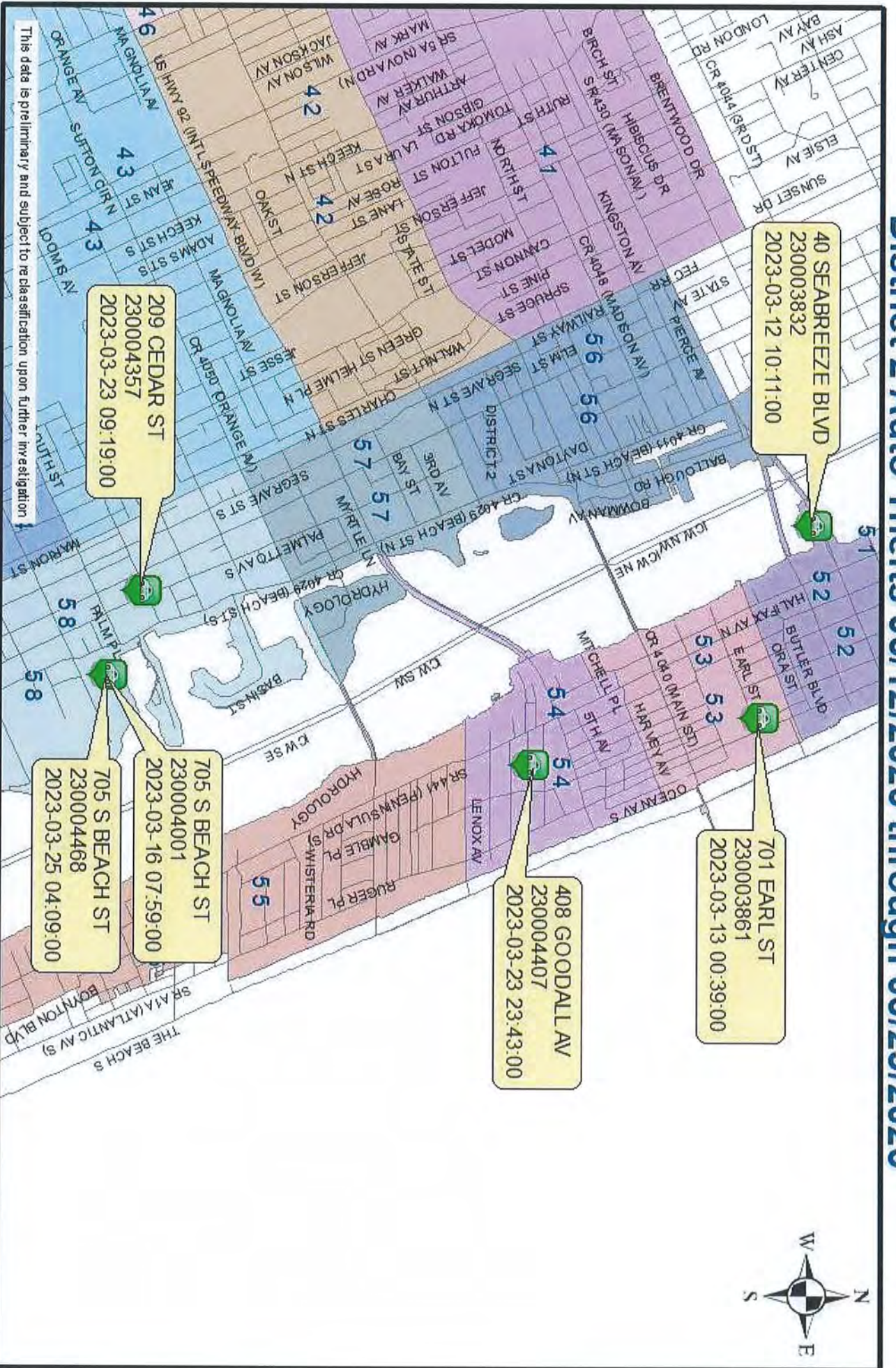
Legend



Daytona Beach Police Department
Prepared by: T. Young
Date: 03/28/2023

This data is preliminary and subject to reclassification upon further investigation

District 2 Auto Thefts 03/12/2023 through 03/25/2023



This data is preliminary and subject to reclassification upon further investigation.

Legend

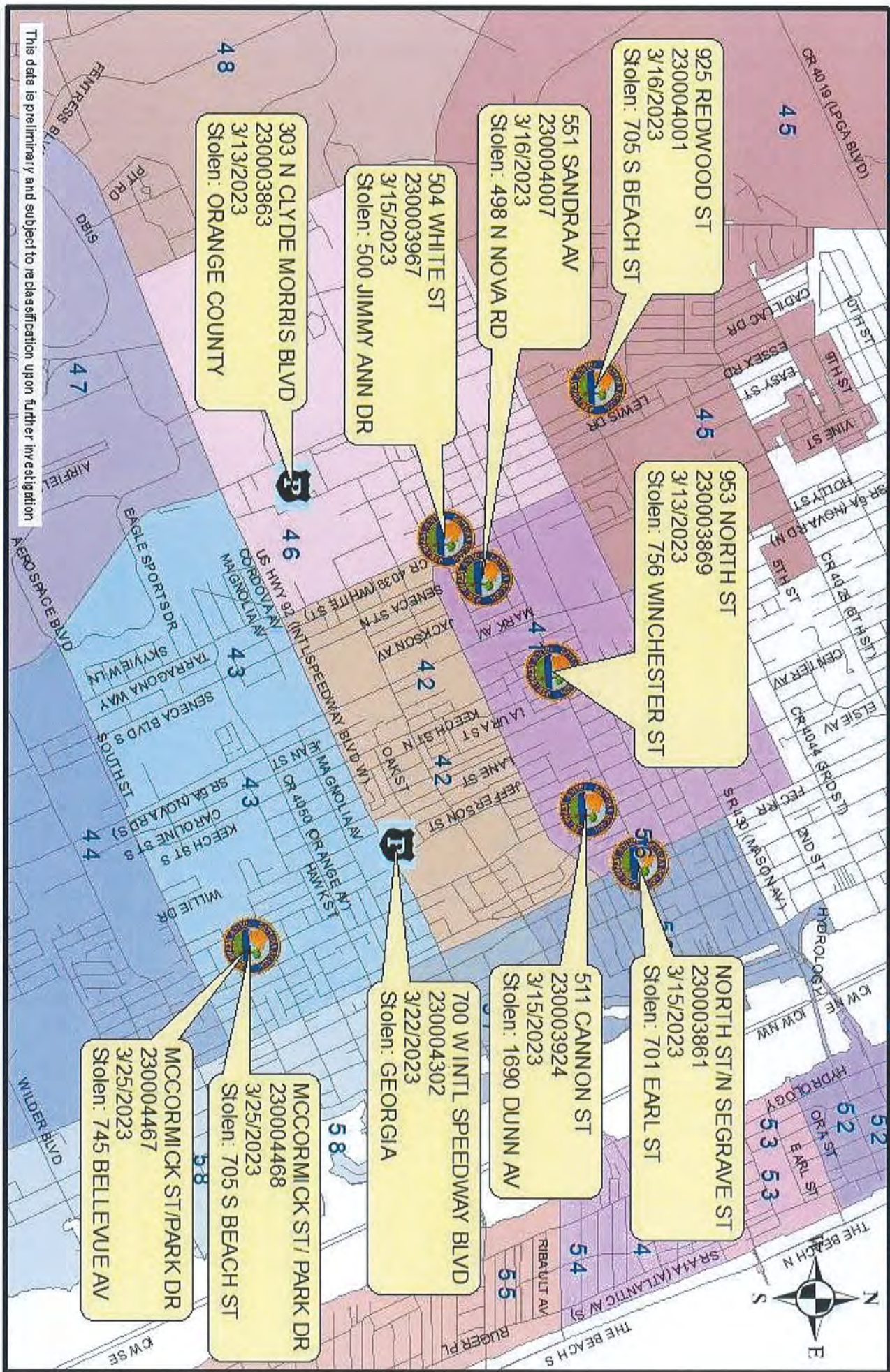


Auto Theft



Daytona Beach Police Department
Prepared by: T.Young
Date: 03/28/2023

Citywide Auto Theft Recoveries 03/12/2023 through 03/25/2023



This data is preliminary and subject to reclassification upon further investigation

Legend



Stolen DB / Recovered DBPD

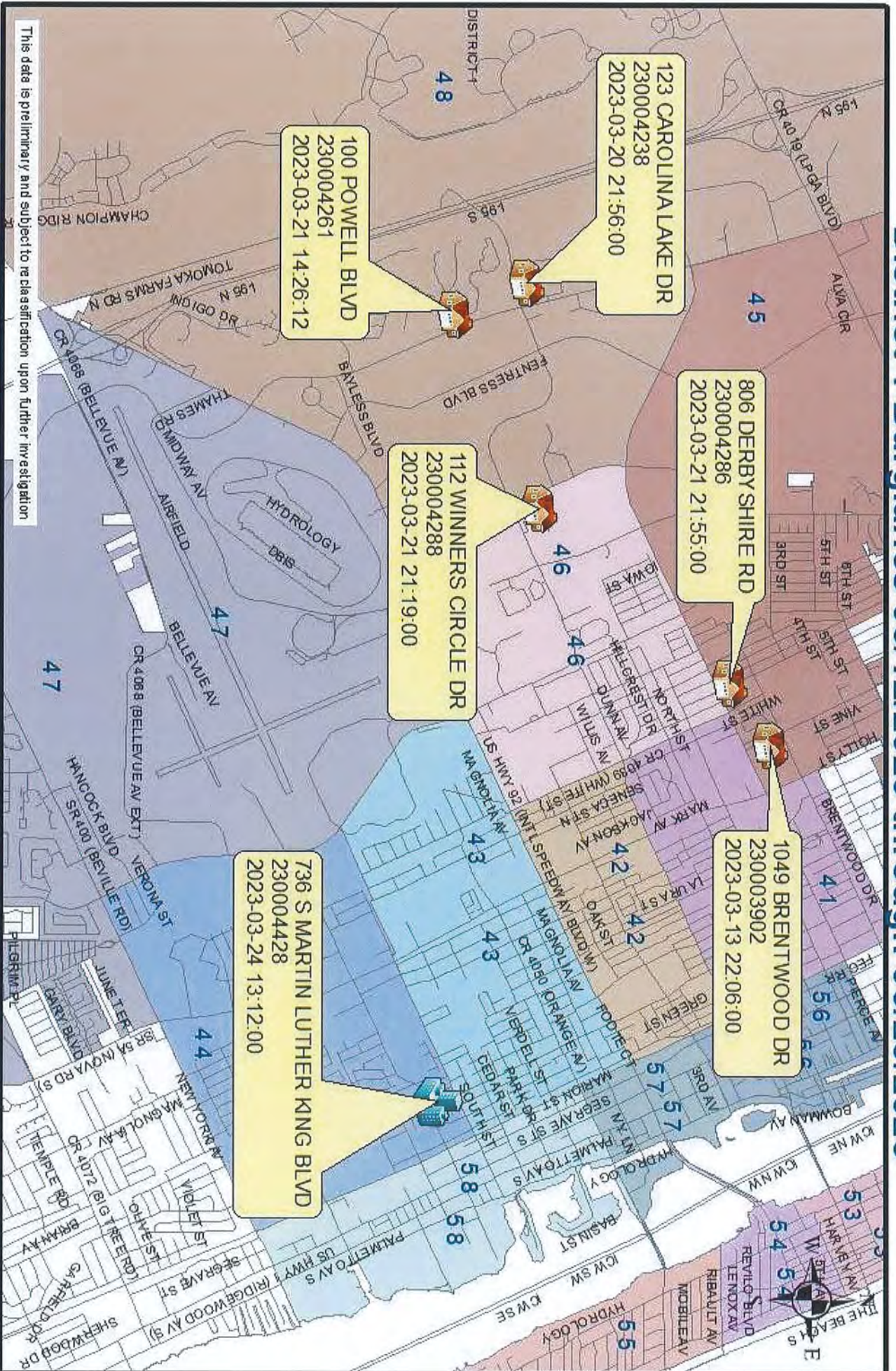


Stolen Other Agency / Recovered DB



Daytona Beach Police Department
Prepared by: T.Young
Date: 03/28/2023

District 1 Burglaries 03/12/2023 through 03/25/2023



Legend



Burglary Residence



Burglary Non Residence



Daytona Beach Police Department

Prepared by: T.Young

Date: 03/28/2023



Larceny Carbreak

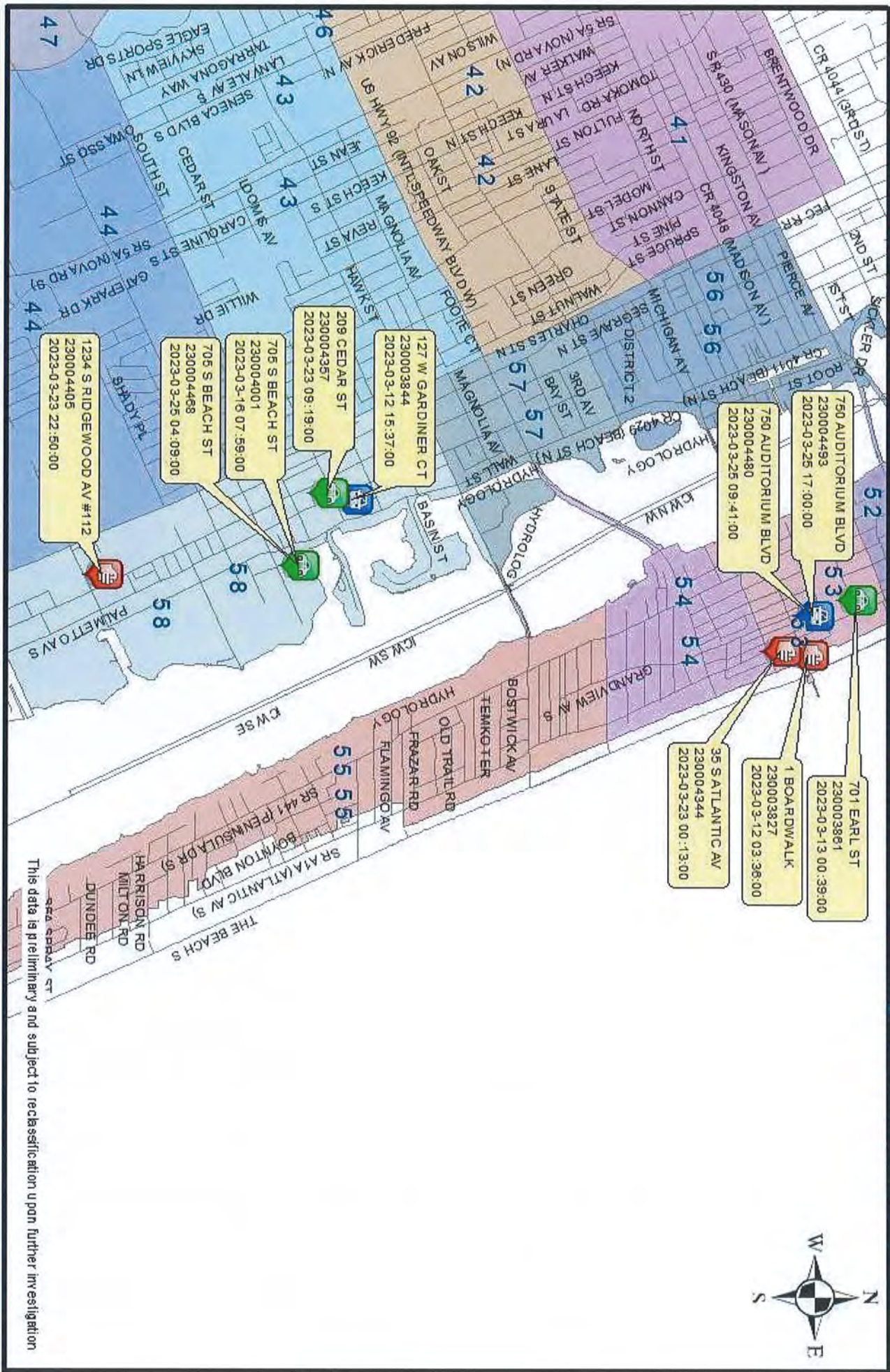


Daytona Beach Police Department

Prepared by: T.Young

Date: 03/28/2023

District 2 Hot Zones 53 and 58 03/12/2023 through 03/25/2023



Legend



Auto Theft
Larceny Carbreak



Aggravated Assault/Battery



Daytona Beach Police Department
Prepared by: T.Young
Date: 03/28/2023

This data is preliminary and subject to reclassification upon further investigation

COMPSSTAT REPORT

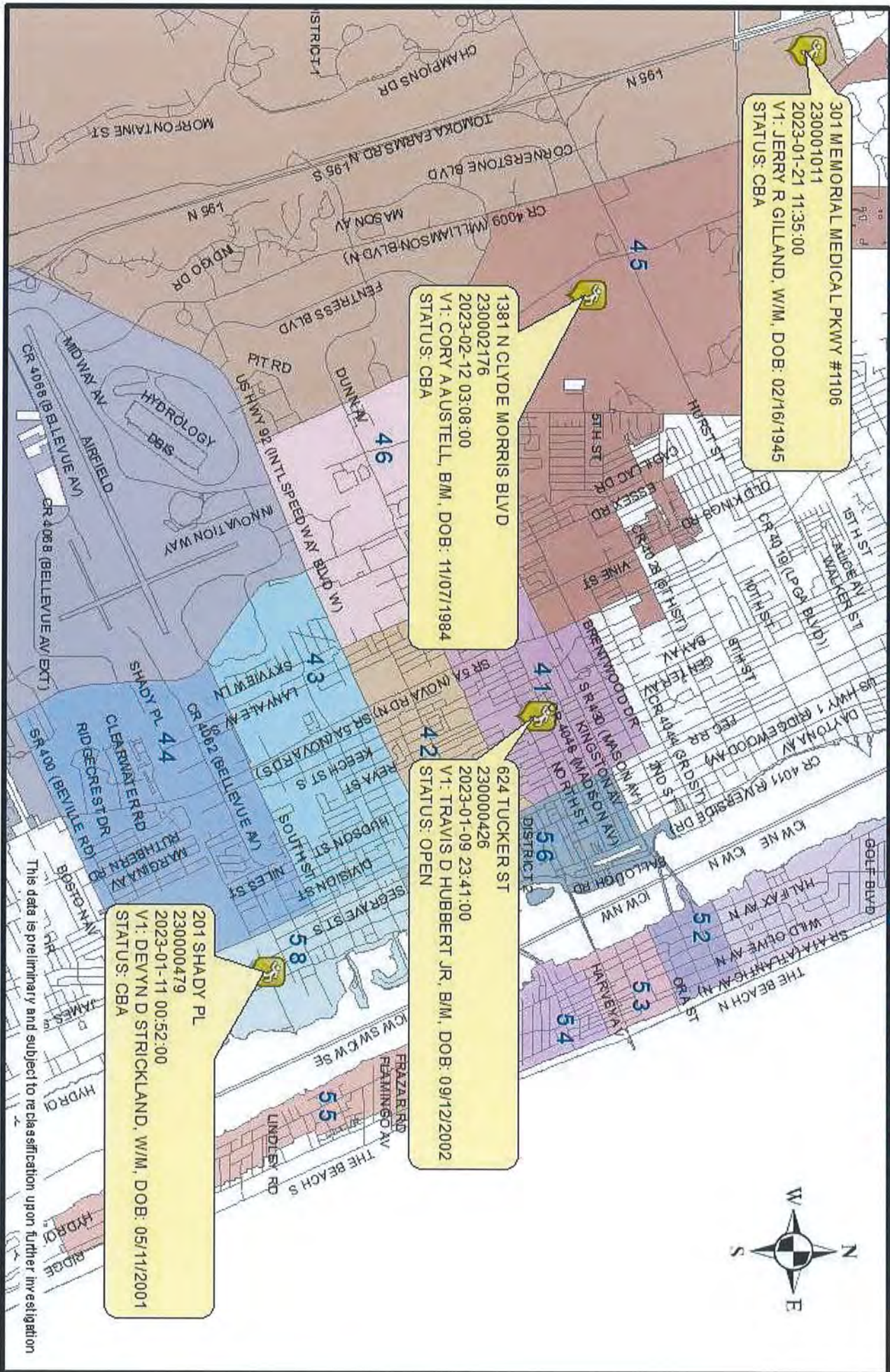


CRIME STATISTICS

Criminal Investigations Division

Captain Byron K. Williams

Citywide Homicides 01/01/2023 through 02/25/2023



Legend



HOMICIDE



Daytona Beach Police Department
Prepared by: T.Young
Date: February 28, 2023

This data is preliminary and subject to reclassification upon further investigation

COMPSSTAT REPORT



Next Compstat Session:

April 13, 2023

Reporting Period: March 26, 2023 through April 8, 2023
to be held in the Compstat Room (2nd Floor Room 2001)

*Public Meeting To Be Determined*At 129 Valor Boulevard

Downtown Redevelopment Area (Downtown and Ballough Road)

Public Works Projects

Beach Street Streetscape Improvements Phase II

- Description/Commission District:

- Project is for the design and construction of the Beach Street Streetscape between Bay St and Fairview Ave. The project involves increasing the width of the pedestrian walkways west of Beach St., reduction of driving lanes from four to two, parking modifications on both sides of Beach Street and ancillary traffic calming measures. Additional improvements in the project corridor include landscape, lighting upgrades, irrigation, backflow prevention, water services and other utility upgrades.
- Zone 3
- Downtown Redevelopment Area

- Progress

- Design Engineer has been selected (PMA).
- Agenda Packet for design contract approved June 16, 2021.
- Design Kickoff Meeting held July 01, 2021
- Meeting on Design Concept Presentation held August 25, 2021.
- Topographic Survey on Project has been completed.
- Workshop Presentations to City Commission for concept plans held October 20, 2021
- Public Meeting conducted November 15, 2021
- City Commission approval of Design March 16, 2022
- Utilities Dept. request for Reuse Main Extensions MMB to Fairview and Bay St from Beach To Ridgewood, Change Order approved by City Commission June 1, 2022.
- Preliminary design plans have been received from PMA and reviewed
- Consultant Surveyor picked up additional topographic survey on Riverfront Park to reflect final construction (as-built) of park components along the eastern edge of project.
- CO#1 for Reclaimed Water Main extension design approved by Commission June 1, 2022
- Revised 30% drawings have been submitted to City
- Coordination meeting held with Frameworks Developer and Engineer along with City Public Works and Utilities staff. It appears Frameworks development will start construction first and list of items they will need to construct was discussed. CADD files for Beach St Phase 2 have been sent to Frameworks Design Engineer for their use in preparing revised drawing

- Upcoming Work (1-week look-ahead)

- Engineer submittal of 60% drawings and cost estimate.
- City review of 60% Design drawings.

- Issue Risks/Challenges

- Maintaining Traffic flow during Construction
- Coordination with work in Riverfront Park and proposed development
- Constructing Project within Budget and timeframe

- Schedule

- Change Order for Reuse line extensions approved by City Commission on June 1, 2022

- Project Costs

- Design Cost: \$698,479 includes CO#1 (Reclaimed main extension) and Additional topo along Riverfront Park for As-Built conditions including new fencing.
- Construction Estimate \$8,000,000

Halifax Harbor Dock Renovation

- Commission District/Description:
 - Zone 3 (May)
 - Downtown CRA
 - Project consist of removing deteriorated boat dock and replace with a 3 boat slip dock with boat lifts..
- Progress
 - City obtained Engineering Proposal from PMA (Parker Mynchenberg Associates) to develop plans.
 - Funding source provided by P & L.
 - City Commission approval of engineering proposal on 2/15.
 - PO issued to PMA for design phase
- Schedule
 - Coordinate meeting with PMA to review proposal/scope
- Project Costs
 - Design estimate \$54,000
 - Construction Estimate - \$627,000
- Summary
 - The City has purchased several new boats and require a central location to store up to 3 boats. The old deteriorated floating dock at the Halifax Marina was selected as the most appropriate location for a new 3 boat dock and lift system.

Police / Coast Guard Auxillary Boathouse (extension of boatlift project below)

- Commission District/Description:
 - Installation of new covered dock and building improvements for the Coast Guard Aux. Building.
 - Zone 3 (Quanita May)
 - Redevelopment Area: Downtown
- Progress
 - Base set of autocad drawings (schematic) completed.
 - Bid set of drawings under production
 - **Project on hold pending advancement of above project.**

Schedule:

- Bid set of drawings to be completed April, 2022

• Pending Work:

- Bid Set for publication for solicitation of bids

• Risks/Challenges:

- None at this time

• Project Cost:

- \$500-\$600K

• Summary:

- New dock, boat lift, boat lift roof, and various interior and exterior improvements to the existing Coast Guard Auxiliary Building.

○ .

City Island Pavilion and Footbridge Renovation

- Commission District/Description:
 - Zone 3

- Downtown CRA
- Project consist of replacing all decking and handrails on the three pavilions over the Halifax River.
- Progress
 - Site review
 - SOW was created and submitted to Department Head for required funding
- Schedule
 - Fund request – September 2021
 - ITB – TBD
 - Renovation – TBD
- Project Costs
 - \$400,000.00 estimated
- Summary
 - The deck boards and handrails on the City Island pavilions and footbridges have deteriorated to the extent that full replacement is required. Existing pilings, beams and joists are to remain and are not part of the scope of work.

Jackie Robinson Master Plan

- Commission District/Description:
 - Development of MLB mandated facility upgrades and Master Planning for Jackie Robinson Complex
 - Zone 3 (Quanita May)
 - Redevelopment Area: Downtown
- Progress
 - Project on hold until further notice as City Hall / Tortugas develops a scope and cost for project
- Schedule:
 - TBD
- Pending Work:
 - Site visits, programming, existing facility assessments vs. required improvements
 - Develop RFP scope and put project "on the street" for design proposals from design firms with documented stadium / sports arena experience
 - RFP effort temporarily paused as some effort may be duplicated by Tortuga's. Joint meeting to be set up to determine path of RFP and scoping.
- Risks/Challenges:
 - None at this time
- Project Cost:
 - Not known at this time.
- Summary:
 - Major League Baseball issued a "FACILITY STANDARDS" requirement list that is presented as an obligation of the facility owner to comply with. The upgrades to the facility are focused on the "players side" of the facility and do not directly impact the public / fan portions of the facility.
 -

Orange Ave Trail (PH I) (Beach St to the Chamber of Commerce) (Updated)

- Description & Commission and CRA Districts:
 - Commission Zone 3
 - CRA – Downtown Redevelopment Area
 - FDOT LAP Project to apply a road diet across the Orange Ave bridge to provide for a 12' wide concrete trail between Beach St and the Chamber of Commerce.
- Progress:

- City submitted PH III deliverables to the FDOT for their PH III Reviews on June 29, 2021.
- Risks/Challenges:
 - Completion of Veteran's Memorial Bridge/trail cross section at SW intersection of City Island Parkway.
- Schedule:
 - 100% Plans: - TBD
 - Final Plans and specs- TBD
- Project Costs:
 - FDOT LAP Funding: TBD
 - Costs for Design: \$99,501.82
 - Costs (E) for construction: \$410,000
 - Cost for CEI: \$82,000
- Summary:
 - Project back on track when County issues with bridge, memorial plaza and access have been resolved.

Orange Ave Trail (PH II) (On City Island between Chamber of Commerce & ISB Underpass)

- Description & Commission and CRA Districts:
 - Commission Zone 3
 - CRA – Downtown Redevelopment Area
 - FDOT LAP Project to widen, relocate and construct 12' wide trail section along east riverfront from Phase 1 at Orange Ave connection at ISB underpass.
- Progress:
 - City submitted PH III deliverables to the FDOT for their PH III Reviews on June 29, 2021
- Risks/Challenges:
 - Revised connection to Beach Street sidewalk as connections to Esplanade segment can be gated at times per lease agreement.
- Schedule:
 - 100% Plans: - TBD
 - Final Plans and specs - TBD
- Project Costs:
 - FDOT LAP Funding: TBD
 - Costs for Design: \$52,325.85
 - Costs (E) for construction: \$315,000
 - Cost for CEI: \$68,000
- Summary:
 - Project back on track when County issues with bridge, memorial plaza and access have been resolved.

Electric Vehicle Chargers Installation

- Commission District/Description:
 - Various City Locations
 - Purchase and install a new EV Chargers at 5 city facilities.
- Progress
 - Reviews completed with several suppliers and utility programs.

- Locations identified at Breakers Park, Beach St. (Magnolia), City Hall, Mid-Town, and Florida Tennis Center.
- City will direct buy EV Chargers from SemaConnect as a Source Well partner.
- City's Property maintenance will provide power and install chargers.
- Contract issues are being addressed with SemaConnect.
- SemaConnect was acquired by Blink Charging Co. and an updated contract and quote have been requested.
- Project Costs
 - \$90,000.00 estimated
- Summary
 - Public Works evaluated the request from City Manager to install EV Chargers at 5 City facilities. Several vendor options were reviewed. SemaConnect was selected to provide the chargers and software that will give the City a return-on-investment opportunity.

North Beach/Sickler Intersection Improvements

- Commission District/Description:
 - Commission Zone 2
 - CRA – Ballough Road
 - Improve intersection and turning movements.
- Progress
 - Preliminary boundary and topographic survey has been received.
 - Develop conceptual improvements and consider and determine if improvement can be done within existing ROW.
- Project Costs
 - Survey \$16,416
 - Design TBD
- Summary

Public Works was asked to look at the intersection and look for ways to improve the travel movements and aesthetics of this northern gateway to the City.

Ballough Road Bike/Ped Trail Modifications

- Commission District/Description:
 - Commission Zone 2
 - CRA – Ballough Road
 - Provide Improved pavement markings/delineators along Ballough Road Trail from Anita to just north of the Ballough Bridge where the roadside trail merges back onto a shared use path.
- Progress
 - Two concepts have been drafted to provide separation from the travel lanes and the trail. Preliminary boundary and topographic survey being obtained.
 - Additional concept developed to include sidewalk/trail widening for consideration.
 - Developed concepts to be presented to Commission for review and approval.
- Project Costs
 - Conceptual/Design – In house
 - Cost to be developed
- Summary

Public Works was asked to look at providing a clear separation from the travel lanes and the trail. Currently only delineated by pavement markings and plastic delineators. Indication is that cars are crossing over into the trail markings/delineators creating a potentially unsafe condition, some are even parking on the trail. .

Wooden Boardwalk Trail Repair – Bookland Bridge

- Commission District/Description:
 - Zone 3, Downtown Redevelopment Area
 - Design, permit and repair the wooden boardwalk under the ISB bridge that interconnects City Island with Riverfront Park. The trail sustained damaged during Hurricane Ian.
- Schedule
 - 100% Design & Permitting – January 2023
 - Solicit Bids – March 2023
- Project Cost
 - Engineering was completed in-house.
 - Construction estimated at \$300,000.
 - Project is to apply for FEMA funding
- Summary
 - Received “No Permit Required” determination from the FDEP and the Coast Guard.
 - Technical Specifications and Plans package provided to Purchasing the week of Feb 1st, project to advertise the week of Feb 27th.
 - Anticipate receiving bids in March 2023.
 - After bids are received, the contract to make the repairs will go before City Commission for consideration.

Riverfront Park Day Dock Repair

- Commission District/Description:
 - Zone 3, Downtown Redevelopment Area
 - Design, permit and repair the day docks just north of the ISB bridge. The floating docks sustained damaged during Hurricane Ian.
- Schedule
 - 100% Design & Permitting – Feb 2023
 - Solicit Bids – March 2023
- Project Cost
 - Engineering was completed in-house.
 - Construction estimated at \$430,000.
 - Project is to apply for FEMA funding.
- Summary
 - Received “No Permit Required” determination from the FDEP and received the USACOE permit the week of Feb 20th.
 - Technical Specifications and Plans package provided to Purchasing on Feb 22nd, the project will advertise the week in March 2023.
 - Receive bids in April 2023.
 - After bids are received, the contract to make the repairs will go before City Commission for consideration.

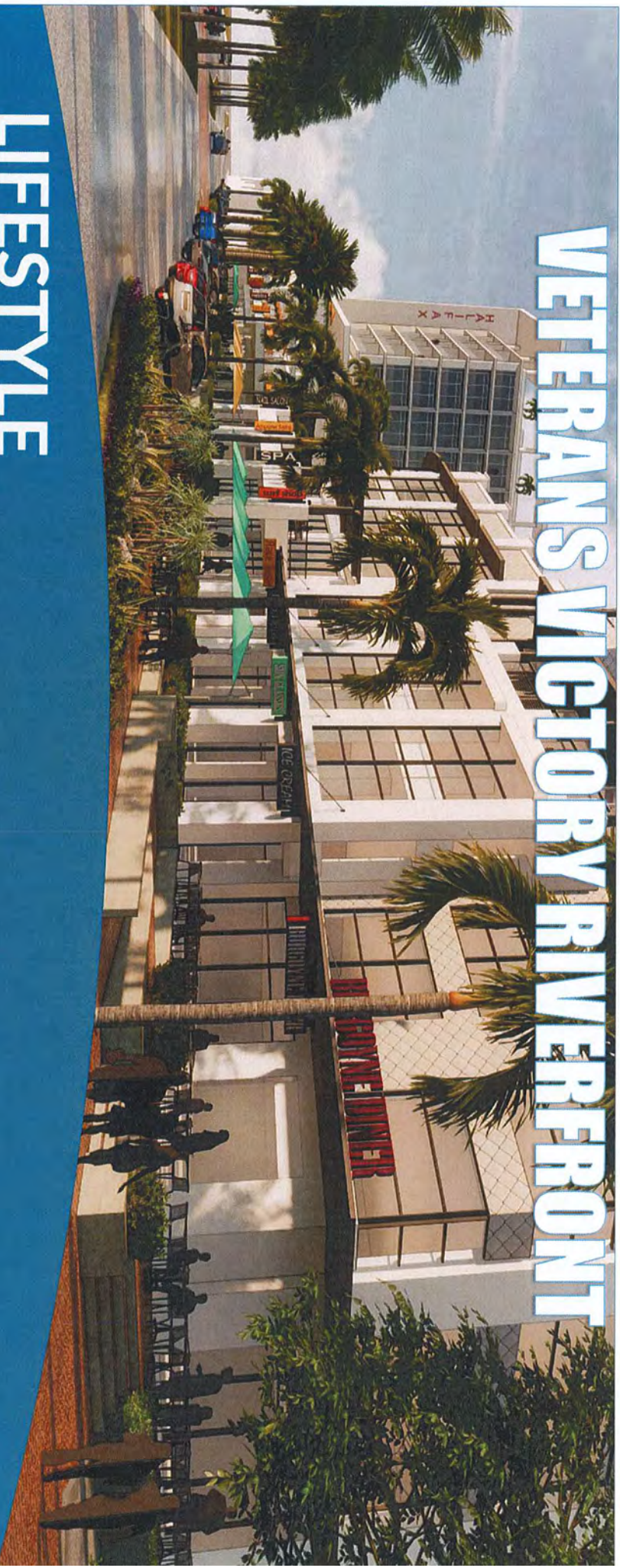
City Wide Resurfacing Program

Nothing planned in this area this month. As the project progresses, the roads will be listed here.

VETERANS VICTORY RIVERFRONT

LIFESTYLE with PURPOSE

Veterans Victory Housing and Small Business Centers is a service mark of Opportunity Zone LLC. All rights reserved.



Veterans Victory

Mixed Use Multifamily Apartments
and Small Business Office Center SM

in Qualified Opportunity Zone

300 Apartments and
20 Small Business Offices

Downtown Daytona Beach
116 to 181 No. Beach Street
Daytona Beach, Florida

This document is not an offer or
solicitation to sell or acquire
securities or any other financial
products and is not a prospectus.



What We Are

- Veterans Victory Opportunity Fund – Daytona Beach, FL (VVOF) is a private-equity real estate Qualified Opportunity Fund (QOF) designed as a vehicle for investors with capital gains equity. Funds will be used to purchase, construct and renovate a mixed-use property marketed to Veterans, resulting in ADA-accessible, green multifamily apartments, business offices, and programs for Veterans that create above-market returns for the investor.
- The Daytona Beach, FL fund is one of several single-asset QOFs planned under the umbrella of VVOF for the construction of multifamily apartments and small business Center in Opportunity Zones in high-growth communities. The dual goals are to create stable Veteran communities that serve and enhance the surrounding underserved areas while creating a portfolio of properties attractive to bank equity, private equity, and family office investors. For the Daytona Beach fund, VVOF plans to acquire land/build 300 apartments and 20 business offices on Beach Street.
- VVOF seeks to provide investors with attractive projected net IRR, including an average annual tax-shielded income yield above market, plus tax benefits of a QOF investment.



Sustainability, Livability, Innovation and Entrepreneurship for Veterans

Mission

Our mission is to help improve the lives of Veterans through a mixed-use, place-based initiative, designed to provide offices, technical assistance, and programs for veterans to create jobs, assist with self-sufficiency, and housing to help improve quality of life in a supportive community atmosphere.

How

WOF will purchase property in strategic high-growth locations with the goal of creating a Veteran Community, living and working in institutional quality property, which will reduce turnover, help retain property values and achieve maximum appreciation for the property value in ten years. This results in above-market returns for the investor. At the ten-year mark, the post-acquisition basis is capital gains tax-free.

Health, recreation and business programs are offered for Veterans at the site, which encourages renters to stay for the long term.



Veterans Victory Housing and Small Business Center SM Impact

- Broadband Speed through patented middle-ware technology
- New jobs – 415
- Increases # of apartments and Condominiums – 300
- Provides location for 20 Veteran Owned businesses.
- Custom buildout for offices.
- Solar Net Revenue
- Preferential Bank financing in Opportunity Zones.
- *Undue reliance should not be placed on this flier. Please reference the Private Placement Memorandum for additional information.

- Accessible to Airports
- Community Support through Major Corporations
- Near Military Bases
- Downtown Riverfront Walkability
- Intercoastal Views
- NNN Leases Signed early
- Waiting List of Apt/Office Renters
- On-Site Vendors Pay Market Rates
- Green Construction & PACE Financing

Think Whole Veteran - Creating Clearinghouse Connecting Veteran Communities and Collaborating

- High Tech Holistic Campus
 - Entrepreneurship Catalyst
 - On Site Technical Assistance from Bankers
 - Labor Shortage Solution
 - Diversity Enabled Construction
 - University Partnerships
 - Veterans Priority Government Contracting Set Asides
 - Welcoming to Veteran Families
 - Quality Live, Work and Play
- State of Art Broadband
 - AdvantEdge AI Patented Technology
 - Comprehensive Security System
 - Computer Managed Utility Usage
 - Solar Panels Generate Revenue.
 - Inclusive Decision Making
 - Active Lifestyle for Differently Abled
 - Parks and Restaurants next door
 - Collaborative and community-centric

Veteran Benefits

For Values For Profit Systems Integrated Technology

Investor Benefits

Scaling to Meet Need

Healthy, ADA Accessible
Physical Security and
Fun Living

Offices, Entrepreneurship,
Veteran Preference Bids

Think
Whole
Veteran

Investor Advantaged ESG
Social Impact Investing
QOZB Real Estate
QOZB Operating C-Corp

Banks Invest for CRA Credit

Citywide Collaboration

University Partnerships on Site,
Co-Working, Retraining

Tesla Charging Stations, Net Zero Energy Use,
Monitored Utility Use, Solar Revenue

Environmental Benefits

Community Benefits

Taxpayer Benefits



SMALL BUSINESS CENTER

Amenities and
Access to Markets



APARTMENT UNITS INCLUDE TECHNOLOGY For Home Based Business Operations



UNIT 1 :
688 SF
1 BED, 1 BATH



UNIT 2 :
959 SF
2 BED, 2 BATH



UNIT 3 :
1,306 SF
3 BED, 2 BATH

VISION

Overview of the Prioritized Investment Focus
The profit margin will be above market because the place-based, scalable model incorporates elements of five well-developed programs into a new system of revenue production.

Digital Connection Program using state-of-the-art technology designed and delivered through GTSG. The construction of the apartments and offices will involve the fastest broadband services available (www.gtsglobal.com). GTSG will provide "Smart City Technology" to help veterans sell products and services to other veteran-owned businesses and government organizations across the nation.

Veteran-Owned Small Business Development Program focuses on providing intensive services to help veterans develop, own, and finance SBA-certified Veteran-Owned Small Businesses, Certified Women-Owned Disadvantaged Small Businesses, Certified Disabled Veteran-Owned and Certified HUB Zone Businesses. Business incubation will occur through the Small Business Center sm co-located with housing at the Veterans Victory Campus.

Holistic Healthy Housing Program will be a community-centric affordable real estate development aimed at veterans. The cost of renting apartment rentals will be reduced through the use of GTSG's technology.

Innovative Business Investment and Risk Reduction Program – Project financing of the holistic Veterans Victory Project will employ state and federal QOF deductions and Technology Investment Incentives. Banks will have the incentive to lend to and invest in Veterans Victory to meet CRA requirements.

Carbon Footprint Reduction Program will reduce harm to the environment through the use of Property Assessed Clean Energy ("PACE") financing, which pays for the use of energy-efficient materials in the construction of apartments and offices. The holistic design of the Veterans' campus helps reduce energy consumption for the renters and the business owners. GTSG Global technology will be combined to reduce operating expenses and energy consumption by installing new, top-of-the-line core infrastructure, which enhances operating leverage and increases Net Operating Income (NOI).

**Self-Funded Renewable
Energy Efficiency &
State-of-the-Art
Technology with 20
Patents**
www.gtsglobal.com

- Connected to the electric billing system provided by Daytona Beach
- Integrated with solar generation and give-backs



Green Construction: Responsibly Stewarding Creation

Transporting/Using Heavy Equipment

- Deliver Materials to site in fleets that meet or exceed GHG14 Standards.
- 60% Off-road equipment meets Tier 4 Final
- Controlled aggregate emissions
- Ordering supplies shipped on barges.
- Use electric vehicles and ethanol in older vehicles and machinery.
- Green transport, Purchase and Building Standard Benchmarks

Use of Materials

- Precast applications
- 25% Recycled Returned Concrete
- Use of settling pits for spill off
- Dust suppression in Ready Mix Production
- Precut walls through robotic manufacturing at the factory.
- Annual Arbor Day Tree Planting for carbon reduction
- Chief Sustainability Officer Guidance

WVSB Csm forecasts Operating at Zero Net Energy and achieving Full Certification, Plus Actively striving for Carbon Offsets

Use Renewable Energy Mindset

- WVSB Csm executives hired architects and mechanical engineers to achieve energy efficient construction and operations
- They set energy efficiency goals, actively striving to monitor and compare annual performance
- Reduce embodied carbon through purchase of products for daily operation.
- Seek Energy Efficiency Certifications
- Host regular meetings with green committee made up of diverse professionals.

Set Carbon Offset Goals and Measure

- Employees use electric vehicles for transporting customers.
- WVSB Csm provides 6 Tesla charging stations.
- Employs waste Diversion in Construction and Operations
- Facilitates active recycling
- Conserves water through AdvantEdge utility management
- Plant trees as annual Arbor Day community service

Benefits for Investors

Significant estimated IRR based on appreciated value in 10 years.

\$30,000,000 capital gains equity will be used to complete the construction project in each city.

Significant forecasted gross rental income \$82,000,000 for first 10 Years expected cash available annually, with revenues exceeding expenses, accelerated depreciation and taxes from 1st year of rental income to 7th year.

Estimated financial benefits, include \$50,000,000 expected appreciation in 10 years, \$50,000,000 tax and accelerated depreciation deductions.

This document is not an offer or solicitation to sell or acquire securities or any other financial products and is not a prospectus

Benefits for Veterans

GTSG Global network software connecting Veteran business supplier and buyers across USA.

Enhanced Veteran Victory community efficiencies and cost savings through GTSG Global's Internet of Things (IOT) software network analytics.

Financing options provided by banks. Technical assistance for business operations from bankers.

Qualified Opportunity Zone Investments in Veteran Owned Businesses.

Health, culture and recreation programs offered on site.

Access to a psychologist and physical therapy programs.

Lower transportation costs for entrepreneurship and personal budgets.

Government Contracting Assistance from PTAC.

Training from SBDC.

Workforce Training funded by Department of Labor.

Lower Transportation Costs



Four Developers For Holistic Campus

VV Opportunity Zone Fund

Impact Fund & VV 501c3

Fund Developer Team	Smart City, IT Solar Developers	Small Business And Outreach Team	Apartment Contractors And Managers
Kim Kuhle	Mike Wofford	Loretta Arthur	RMA Management
Vandenack Weaver Truhlsen	Dawn Pegg	Don Bullock	Chuck Lesnick
Jim Pieper	Doug Lee	Jim Cameron	Marina Sanchez
Dennis Blackman	GTSG Global, Valor, Paradigm	Theresa Lieberman	Mike Underwood
T Jay DiBacco	AdvantEdge	Josh Lieberman	Phil Kellogg
Board Members	Cheryl Cordova	Marina Glikina	Shane Larsen

- TBK Bank
- Vincent Prins
- PACE
- Chris Peterson

Small Business Center SM Proposed List of Offices

The Small Business CenterSM would ideally have the following offices:

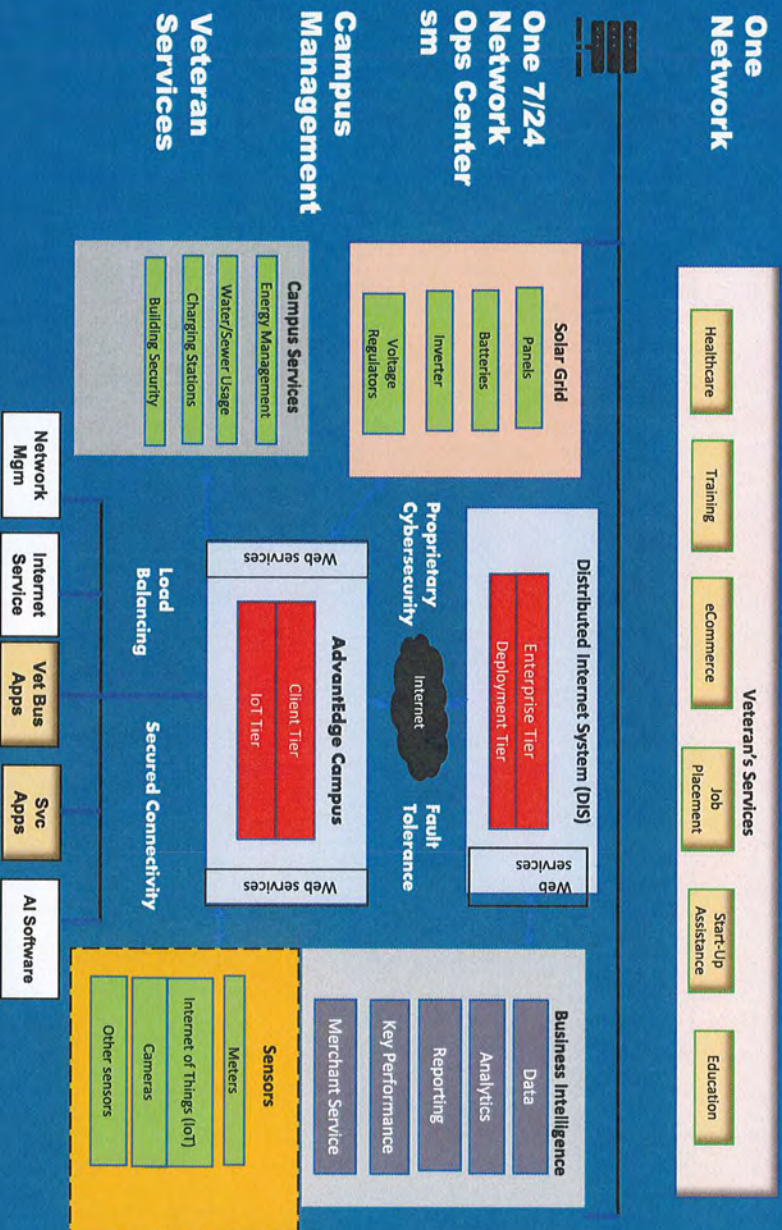
- Law Firm, Architect, Engineer, Construction
- Psychologist, Physical Therapy, Mental Health Counseling
- Medical Doctor or Eye Doctor or Dentist etc.
- Human Resources Placement Company
- Co-Working, CFO Services,
- Coffee shop or caterer and/or convenience store
- Software company, AdvantEdge Office
- Small Business Finance Co. (CDFI or SBIC)
- Insurance, Travel Agency, Contract Specialist
- Photo-technical Solar Training and/or Veteran Re-training
- Gym
- Bank
- Day Care, Retirement Care, Home Healthcare
- Nonprofit specializing in Veteran Services
- University Outreach Office
- Military Transition Office

Clubhouse Benefits for Residents and Veteran Home-Based Businesses

- Nondenominational Church Space
- Commons Room
- Art Center
- Physical Therapy Area
- On-site property manager
- Security and Camera Monitoring System
- Self-controlled utility usage
- State of the Art solar and utility cost management
- Gym and exercise classes offered on-site
- Swimming Pool
- Recreational activities with ADA Accessibility Considerations
- Access to a psychologist and physical therapy programs
- Low-cost transportation
- On-site brain trust for solving problems
- Banker's on-site weekly to provide technical assistance

Integrated Veteran's Services within Entire Community

www.GTSGGlobal.com



Benefits of VVOF's Competitive Edge

The Veterans Victory Project delivers above-market investment returns by using innovative financing techniques and marrying them to well-established government programs to create a community campus.

Our Unique Value Proposition

The technology, the amenities, and the small business Center sm help create a community of Veterans that will reduce turnover and retain the property value.

Quantity Discounts for Materials and Equipment

Materials needed for construction and operation of the business can be purchased in bulk, which allows the savings to be passed to the investor.

Low Vacancy Rates

Strong brand loyalty will come from consistent quality resident experiences and through culture, health, and business programs. A waiting list will be created. Office leases will be negotiated, in advance, through word-of-mouth advertising. VVOF offers housing, serving a demographic currently without access to properties of this caliber.

Resilient Economic Model

The Veterans Victory high-quality standard of living will help create loyalty from renters even during downturns in the economy.

Market for VVOF Shares

Bankers (seeking CRA credit) and high-wealth investors (seeking QOF capital-gain advantages) will become part of a new coalition.

The Manager will help create a market for buying and selling QOF shares so that:

- a) Investors can enter and leave the fund.
- b) Banks will be encouraged to provide loans, investments, and services for the Veterans Victory
- c) Project to meet CRA requirements.
- d) Investors from the Angels Network will be encouraged to invest because the Veteran Owned
- e) Businesses are qualifying Opportunity Zone Businesses.

Benefits to Banks for CRA Investment and Lending



Why Banks Invest in VVOF

- **CRA Reporting & Expertise:** They provide shareholders with customized and extensive CRA Reporting and have an experienced CRA consultant as part of their team!
- **Financially:** Each bank (or Limited Partner) owns a pro-rata share of the Fund, whereby risks and returns are divided among all shareholders.
- **CRA-qualified** investments in each bank's targeted assessment area(s) are purchased and earmarked, dollar for dollar, to each bank per CRA exam.

FUND CRA EARMARKING PROCESS



Once an investment is linked to an exam for CRA credit, it cannot be earmarked for another shareholder. New qualified investments will then be purchased and earmarked to the bank for their next CRA exam. **Double counting is not allowed.**

Bank and Investor Wealth Maximization

Benefits

Veteran Victory provides a positive community impact by creating 31 jobs, 200 temporary jobs, 15 business offices, 60 new jobs through entrepreneurship, and a minimum of 100 units of new or improved apartment housing in each city. This impact helps reduce risk because institutions in the community have a vested interest in its success.

Tax-advantaged investors in the Fund are projected to develop from 80%-200% more after-tax wealth compared to non-tax-advantaged investors in the Fund. Investing full pre-tax capital gains into the Fund projects a final after-tax MOIC of 3.1x on the full capital gain.

After-tax projections are projected to result in 100% more wealth generation for the average U.S. taxpayer assuming 44% combined federal and state income tax rate, 23.8% federal capital gains tax rate, 8.2% state capital gain tax rate, and full Opportunity Zone Fund tax benefits on both federal and state capital gains taxes.

How QOZ Works

Additionally, after-tax income received over the life of the investment is assumed to be held as cash rather than reinvested. Each investor's tax rates and ability to benefit from any Opportunity Zone Fund tax benefits will vary based on the investor's particular circumstances.

Investors who invest pre-tax capital gains into the Fund can invest more money than if they had paid taxes before investing, effectively borrowing from the government (with a negative interest rate if they hold for at least 5 years).

Tax-advantaged Fund investors who hold their investment for the entire Fund term of at least 10 years also qualify for the elimination of capital gains taxes on the capital gains basis generated by the Fund.

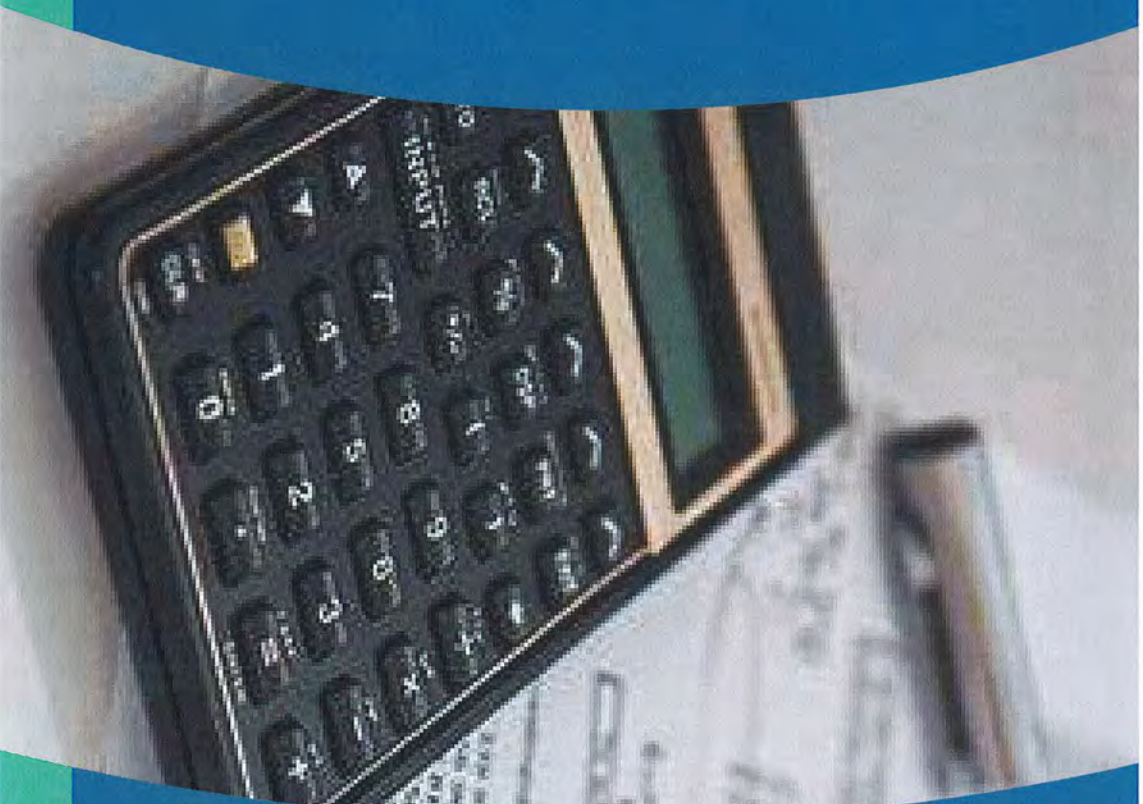
This document is not an offer or solicitation to sell or acquire securities or any other financial products and is not a prospectus.

City Colorado Springs Pueblo Grand Junction	Specialization PTSD, PT	Metrics 6 to 15 acres, 300 apartments, 20 offices	Need Community needs 25,000 homes
San Benito, TX	Veterans, First Responders, Border Patrol PTSD, PT, WTC, RVG Epicenter sm	25 acres, 350 apartments, 20 small business offices, condos TBD	Bilingual business and healthcare delivery
South Sioux City	Nonprofit Partnerships, Offices and Services	20 acres, 20,000 sf nonprofit/business offices, 300 apartments	88% Majority Minority; 50% underage of 15
Omaha	Anti-Bioterrorism UNMC Spinoff Bus	15 acres, 240 apartments, 15 business offices	Large SAC Veteran Population
Sioux Falls	Serving cancer patients and rural populations	15 offices, 1,200 Homes	25% growth of population in last decade
Daytona Beach	Post Traumatic Stress Syndrome	7 acres, 300 apartments, 15 business offices	High growth Area

- Scalable Human, Financial and Physical Capital Model
- Winning Digital Arms Race
- Joint Applications for Veteran Preference Bids
- Create clearinghouse of public-private partnerships.
- Collaborate to build on current skills and adding new.

Risk and costs are reduced through CRA qualified bank loans and investments, PACE capital and SBA financing.

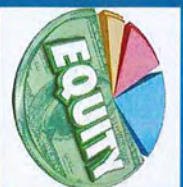
VVOF operates with less debt than most real estate investments. Annual cost studies are used to assess current asset value. The investor does not lose the value of the capital gains tax deduction (except inclusion event) and insured value of assets. Renters are put on waiting lists. Leases are negotiated in advance.



- Veterans Victory Opportunity Fund LP facilitates investment of recent capital gains to take advantage of tax deferral, reduction, stepped-up basis, and post-acquisition wealth creation, plus exit strategy.
- Increased Value of the post-acquisition asset basis, after 10 years, is capital gains tax-free.
- Expected Cash available is favorable from 1st - 7th year because of write-offs such as accelerated depreciation.
- This is not an offer. Please consult your accountant.

Capital Gains Equity Investment in Opportunity Zone Fund (OZF)

Investors with Capital Gains Equity



1. Purchase Shares of Ownership in OZF (LPs).
Investor keeps tax deductions from rental income and capital gains deductions on insured property.

Qualified Opportunity Zone Fund (QOZF)

Million
Raise

3. OZ Fund pays quarterly dividend (20% IRR) and submits IRS Tax Form 8996 Annually.

2. OZF Fund Manager purchases shares of ownership in businesses with >90% of operations in Opportunity Zones and maintains that partnership for 10-year minimum.

VVOF
Equity
QOZ
Equity
Bank
investments

4. Investor can sell shares during any year and VVOF will help facilitate sale. Investor pays original capital gains tax in seven years, minus 10% reduction in basis.

5. OZF Fund Manager facilitates sale of shares at 10 years and investor gets post-acquisition appreciation capital gains tax free.



Risk Reduction Systemic Controls - Frequent Reporting/Adjustment

10% of the fund is invested outside of the QOZ to help diversify investments.

Professional builders, real estate managers, and nationally recognized accounting companies help achieve high standards.

Universal designs, green construction materials, GTSG Global Technology, and ADA accessibility increase asset appreciation value.

The size of the project allows bulk purchases that lead to cost reductions.

Local input helps the businesses succeed; Veterans, Generals, Bankers, and Investors serve on the advisory board.

HUB Zone, FHLB, EDA, SBA, CDBG, and State QOZ Programs help reduce costs, increase stability, and increase investor share value.

The investor can decide to sell shares and Veterans Villa Opportunity Fund will facilitate the purchase.

GTSG Global Software – Add s\$1,000,000 Value in technology to the Projects.

\$10,000 minimum investment is required.

Please review the benefits with your tax attorney. This is not an offer, solicitation, or prospectus.



Strategic Partners



Bob McLaughlin, CEO Mt. Carmel, Ret. Army Col. Afghanistan

Richmond Moore - Master Marshall Provost Army

George Abbott, Army – Veterans of the Vietnam War Board President

Anthony Goins, Marine, NE, ED Economic Development Dept.

Joe Luna, Army, Iraq Veteran

Dennis Albrandt, Army Veteran, CO Resident and CFO GTSG Global

GTSG Global – Mike Wofford, Brad Mellott, Gery Illgner, Dawn Pegg

Ellavoz – Housing Revitalization Developers and OZ Fund Managers

Small Business Development Center sms and PTAC- CO and NE

Burlington Capital, City of Daytona Beach,

Daytona Beach Chamber of Commerce

Dennis Blackman – Accounting, Consulting

Assistology – Design for Differently Abled Individuals

Asset Environment – Green Construction Consultants

Jim Pieper, Attorney at Vandennack Weaver, has more than 30 years of experience at the intersection of law, politics, public policy, business, and finance. He specializes in the research and analysis of complex statutory, administrative, constitutional, political, and financial issues to assist those facing compliance with regulatory and governmental issues. He also has an extensive background in development projects involving public-private partnerships.

Mike Wofford, GTSG Global, AdvantEdge, CEO (Internet of Things) GTSG Inc., Founder (Mobile SMS payments) Planet Group, Co-Founder (Internet payments) 40 years FinTech & Broadband development in private and public companies (FDR, CSGI, ACI), Omaha, Nebraska.

RMA Property Management Company Chuck Lesnick, President and Owner of a full-service property management company. The RMA Bronx currently manage 3,000 multi-family apartment complexes.

Advisors

Veterans Victory
Planning & Small Business Centers



Advisory Board

3 Generations of Kuhle

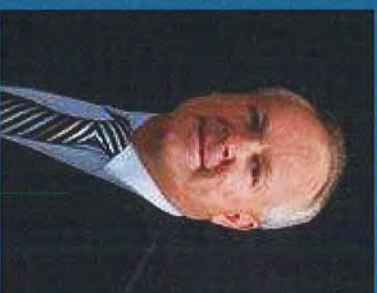


Don Kuhle

Air Force, Developed 89 Commercial Properties

Kim Kuhle

CRA Development Finance over 30 years,
\$300 million in Opportunity Zone projects



Mike Wofford

AdvantEdge, CEO (Internet of Things)
GTSG Inc., Founder (Mobile SMS payments)
Planet Group, Co-Founder (Internet payments) 40 years
FinTech & Broadband - Development in private and public companies (FDR, CSGI, ACI)



Scott Van Ginkel

Vantis, Owner
Don Kuhle Property, Manager, 20 years



Chuck Lesnick

RMA Property Management, Owner
Attorney, 35 Years



Paul A. Koscielski (PAK)

Dakota Springs
Engineer for 35 Years



Roy Perry

R. Perry Construction, 20 years

Veterans Victory Housing & Small Business CentersSM Organization Chart

Opportunity Zone, LLC d/b/a
Veterans Victory Housing &
Small Business Center sms
--100 Units Kim Kuhle (100%)
--Holds Kim's interests in the Funds
-Non-diluted 5%

General Partner

General Partner

Accredited Investors [Reg D 506(c)] but —
no requirement that investment qualify
for tax advantages

Veterans Victory Impact Fund LP
--Delaware Limited Partnership
--Impact investment fund with no tax advantages
-- Veterans Victory will be General Partner

Veterans Villa Opportunity Fund LP
--Nebraska Limited Partnership
-- Will be *Qualified Opportunity Fund*
-- Will meet 90% Asset Test
-- Veterans Victory will be General Partner

Accredited Investors [Reg D 506(c)]
making a "qualifying investment" of
"eligible gain" to obtain full tax
advantages of Qualified Opportunity
Fund

LLC Equity Interests

Qualified Opportunity Zone Partnership Interests

Veterans Victory Programs Inc.
--Nebraska Nonprofit Corporation
--Will provide support services to residents of
Veterans Villa projects

Community Partners
--Bring support services and technical assistance to
programming and small business Center sm

Veterans Victory Operating LLCs
-- Veterans Victory will be Manager of each
-- Each will hold title to assets of the given
project
-- Each a *Qualified Opportunity Zone Business*
-- Will meet "qualified trade or business" test, "70
percent tangible property" test and other tests
Daytona Beach South Sioux City Omaha San Benito Grand Junction
Future Cities

Property Manager
Architect/Engineering
General Contractor
Construction Lender
State & Local Governments (TIF/Incentives)
PACE Lender

Kim Kuhle
Veterans Victory Housing and
Small Business Centers SM
Kim.Kuhle@VVSBC.com
402.639.8855
www.vvsbc.com
Award Winner International Women
Economic Forum



Experience: Founded VVSBCs in 3 Cities

Community Development Finance Banker,
structuring and blending complex finance
packages for \$1 billion in commercial real
estate loans for 20 Years.



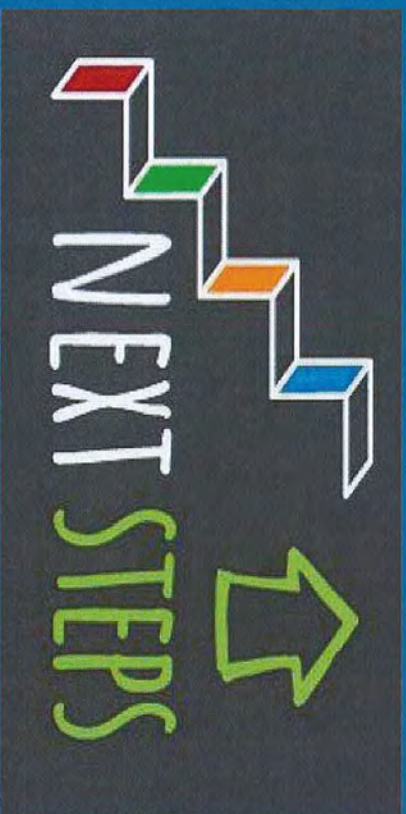
Co-Founder, Working Board Member, Personally Liable and
Treasurer for a fund that started with \$1,000 and grew to a \$65 million
6,500 multifamily apartments, serving for 20 years.

Treasurer and Personally Liable Working Board Member for two funds, a
\$25 million 100-unit senior apartment fund and a \$17 million 400-unit
multifamily fund for a total of 10 years.

Real Estate Property Manager - responsible for developing 100 acres of
land, acquiring 5 institutions, and developing an award-winning
healthcare clinic, office buildings, and economic development programs
in 3 states for 5 years.

Member Kuhle Family Trust – Don Kuhle holds 89 Commercial Properties; Next
Project: developing 160 Acre business park and single- family housing suburb on
land owned by Kim and Ken Kuhle.

Business Plans, year-by-year tax estimates and spreadsheets are available.



- Schedule an introduction meeting with VVOF and answer all initial questions. Please sign a Non-Disclosure/Non-Compete Agreement
- Request additional documents:
 - Business Plan
 - Operating Agreement (OA)
 - Private Placement Memorandum (PPM)
 - P&L proforma
 - Tax calculations by year
 - Community Reinvestment Act Impact Statement for Bank
 - Impact Fund PPM
 - Veteran Victory 501c3 Information
- Schedule a follow-up meeting with VVOF to discuss additional documents and answer any outstanding questions.
- Investors wishing to move forward with investing will then schedule a meeting with the manager of our Qualified Opportunity Zone Fund and their attorney to review and complete their subscription agreements. Initial capital gains equity will be invested directly into a QOZF.