

**MIDTOWN REDEVELOPMENT AREA BOARD
MINUTES
Tuesday, October 9, 2012**

A meeting of the Midtown Redevelopment Area Board was held Tuesday, October 9, 2012, at 6:00 p.m. in the Commission Chambers, Daytona Beach City Hall, 301 S. Ridgewood Avenue, Daytona Beach, FL. The following people were present:

Board Members

Mr. Hemis Ivey, Chair
Ms. Patricia Heard
Ms. Margaret Symonette
Ms. Denise Cato
Dr. Irma Browne Jamison
Ms. Shirley Benjamin
Mr. Kenneth McGee

Board Members Absent

Mr. Martin Tooley
Mr. Wilburn Williams

Staff Members Present

Mr. Reed Berger, Redevelopment Director
Mr. Charles Bryant, Redevelopment Project Manager
Ms. Ben Gross, Assistant City Attorney
Mr. Hector Garcia, Code Enforcement Supervisor
Ms. Becky Groom, Recording Secretary

1. Call to Order

Mr. Ivey called the meeting to order at 6:04 p.m.

2. Roll Call

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

Mr. Ivey introduced Bill Shanks, the new alternate member to the Midtown Redevelopment Area Board.

Mr. Shanks stated that he was a design professional with a background in urban renewal and he looked forward to working with the Midtown Redevelopment Area Board.

3. **Invocation**

Ms. Heard gave the invocation.

4. **Pledge of Allegiance to the Flag**

Ms. Benjamin led the Pledge of Allegiance.

5. **Approval of Minutes for September 11, 2012**

Ms. Benjamin made a motion to approve the minutes of September 11, 2012. Ms. Heard seconded the motion and it was approved unanimously (7-0).

6. **Staff Report**

Police Department

Mr. Ivey stated that Captain Capri called and said he would be unable to attend the meeting due to a conflict but would be available to attend the next two meetings.

Mr. Ivey stated he would like to have Captain Capri in attendance to discuss the Compstat report and stated that perhaps a workshop should be scheduled to discuss the Compstat report and Midtown.

Code Enforcement

Mr. Garcia reviewed the Code Enforcement Report.

Mr. Garcia stated that the exterior of 520 South MLK Blvd. had been painted and the vacant property had been secured by the property owner.

Mr. Garcia stated that 224 South MLK Boulevard had been cited by Code Enforcement for exterior damage and an oil slick on the sidewalk, parking and driveway area. He noted there were numerous violations at this address and Officer Lopez was working on the property.

Mr. Garcia stated that the Citgo gas station at 600 ISB had been cited for trash, junk, and debris.

Mr. Garcia stated that 121 Lockhart Street had been cited for trash and debris, a storage container on the premises, and unsecured property.

Mr. Garcia stated that an inoperable vehicle, reported to the Police Department, had been parked at 449 Walnut Street with an invalid tag. The vehicle had been tagged and, if not removed within 10 days, it would be towed.

Mr. Garcia stated that a boat and trailer were parked in the street at 134 South Keech Street. He stated the boat and trailer had been tagged and would be towed.

Mr. Garcia stated that Board members had questions about 112 S. MLK Boulevard. He stated a permit had been obtained for the wooden fence that was erected. The sign had been replaced, and the high grass and weeds were addressed. Mr. Garcia stated the property was in compliance.

Mr. Garcia stated that he had one officer driving up and down the Midtown area and he had noted numerous properties with high grass. Those addresses had been forwarded to the Lot Clearing Officer. The property owner will be cited and given 10 days to mow the property. If the property was not mowed within 10 days, the address would be provided to the contracted mower. Mr. Garcia noted that the contractor covered the entire City so a specific date on when properties would be mowed could not be provided.

Ms. Cato stated that she had been asked by residents about the grass on the right of way and stated that residents did not know that they were responsible for maintaining the parkage. She asked that residents be notified through water bills letting them know they were responsible for maintenance of the right of way. She stated that the majority of the trees on Magnolia Avenue were dead and weeds are growing up to 3 feet high. She thought the trees needed to be removed since they were an eyesore. She stated there was no irrigation for the trees and the area was deplorable.

Mr. Ivey stated that he talked with Charles Bryant about the trees while touring the area last week and the trees would be replaced.

Mr. Berger stated that the Redevelopment Department would be taking care of the trees with a private contractor to make sure it was done correctly. He stated that a number of residents were not aware that they were responsible for maintenance of the right of way.

Mr. Garcia stated that he would determine how it would be best to notify the residents City-wide.

Ms. Heard asked if there was a specific person that should be contacted about grass.

Mr. Garcia stated concerns could be forwarded to either Danny Garcia or Barbara Collins in the Public Works Department.

Dr. Jamison stated that there was something in the last water bill that said residents were responsible for cutting grass in the right of way. She stated she did not think that was the best way to communicate with residents. She also expressed concerns about grass growing through the cracks in the street and asked if there was a way to kill the grass.

Mr. Berger stated grass in the street was a City responsibility and stated he would ask Public Works to see what could be applied to the street to kill the grass.

Mr. Garcia stated that he could put something in the E-news and on DBTV about maintaining the right of way.

Ms. Benjamin stated the tree on the corner of Magnolia Avenue and Lincoln Street was blocking traffic visibility and should be removed.

Ms. Cato asked about Mr. J's car wash on Orange Avenue and Martin Luther King Boulevard. She stated that a vehicle was towed to the car wash and when it was removed from the tow truck, a for sale sign was placed on it. She stated the business had a window tinting sign and two barbecue grills. She asked if the property had come into compliance with the drainage.

Mr. Bryant stated the property was in compliance on the drainage.

Ms. Cato stated she would not go to the business just because of the way it looked. She stated it was not fair to people who wanted a business and abided by the rules but a business such as Mr. J's could continue to operate.

Ms. Benjamin asked if the owner or tenant was cited.

Mr. Garcia stated the property owner was cited, not the tenant; however, the owner had the responsibility to make sure the tenant abided by the rules. He stated that initial contact was made with the tenant to let the tenant know if violations existed and informed the tenant that the property owner would be notified.

Mr. Gross stated that the ultimate step in Code Enforcement would be to put a lien on the property.

Mr. Garcia stated that under FS 162, the property owner must be cited. He stated the Code Enforcement Officers did speak with the tenants and advised them of violations and they let the tenants know that the property owner would be cited but the property owner must address the issue. If the property owner did not address the issue, he would be required to go before the Code Enforcement Board.

Ms. Cato stated they had been dealing with the property for 3-1/2 years and nothing had been done.

Ms. Heard stated that the tenant had a license from the City to open a business. She stated if she was the property owner, she would make the tenant abide by the rules. She stated the area needed to be cleaned up.

Ms. Heard stated that when notices were sent out about mowing the right of way, it should clearly state that the property to be mowed was between the sidewalk and the street so that everyone understood the area to be maintained.

Ms. Heard stated that the Bethune Cookman homecoming was this past weekend. She stated only 2 people, and she was one of them, purchased a TPA. She stated that on Second Avenue from Lincoln Street west there were no permits and it looked like a carnival. She stated that on the weekend, there were people selling fish and BBQ on the corners and they did not obtain the \$75 permit. She noted there were people from other areas in Midtown selling items and asked if they had permits.

Mr. Garcia stated he would have to check to see if they obtained permits.

Ms. Symonette agreed with Ms. Cato's comments about the property on Orange Avenue.

Mr. Ivey stated that when the Strategic Plan was complete, it would allow some of the rules to be changed dealing with illegal vendors. He stated the Orange Avenue corner needed to be addressed. He asked Mr. Bryant to bring the area to the CRA's attention at their next meeting.

Ms. Cato asked about the two businesses that opened next to GI Jeff's. She stated the windows were covered from top to bottom and they did not come to the Board for a permit.

Mr. Ivey stated that the items would be addressed when the strategic initiative was done. He stated a workshop would be held so the Board members could voice their concerns and make sure issues were addressed.

7. **Action Item: DEV2012-041, BCU Larry R. Handfield Athletic Center Training Practice Field**

Mr. Ivey noted that the item was reviewed by the Board at the September 11, 2012, meeting; however, Board Member McGee was unable to attend that meeting and they wanted to give Mr. McGee an opportunity to ask questions.

Mr. McGee stated his only concerns were with respect to noise and congestion that the project might impose on the neighborhood but no neighbors had spoken against the project. He stated he was in favor of the project.

Mr. Jim Morris, representing Bethune Cookman University, stated that neighbors did attend the meeting. He stated hours of operation and limitation of use had been addressed. Mr. Morris stated the field would be used as a practice field (no later than 11:00 p.m.) and there would be no use of the field by the band.

Board Action

Ms. Cato made a motion to approve DEV2012-041, BCU Larry R. Handfield Athletic Center Training Practice Field. Mr. McGee seconded the motion and it was approved unanimously (6-0) with Ms. Symonette abstaining from the vote.

Ms. Benjamin asked about security.

Mr. Morris stated that the college would have security services present at all times when the fields were being used and would also be patrolled during off hours.

8. **Action Item: Midtown Master Plan – Amendment to the Midtown Redevelopment Plan**

Mr. Ivey noted that the plan had been forwarded to the CRA and City Commission. He asked that the plan come back to the Board since some of the changes that the Board talked about were not included. Mr. Ivey stated that he would like to ask Johnnie Ponder, the ex-Chairman of the Midtown Board, to join in the discussion with the Board.

Mr. Ivey provided a handout noting his comments and questions regarding the Midtown Redevelopment Plan Amendment. He asked if there had been any modifications for the CRA Plan 163.

Mr. Berger stated there had been no changes to the State Statutes since 2006. He stated that concerning the audit, in 2008 changes were made to all of the redevelopment plans based on comments made by the State Auditor regarding authorization of funding.

Mr. Ivey commented regarding Item 2 on his listing concerning the Master Plan. He stated the Master Plan would be added to the Redevelopment Plan as an appendix. He stated he wanted the Master Plan to be the driving document and it was a major conflict. He stated the Master Plan should be a stand-alone document and should carry more weight.

Mr. Gross stated there were four documents: The Redevelopment Plan; the Master Plan; the Comp Plan; and the Land Development Code. The main function of the Redevelopment Plan, aside from addressing blight in the redevelopment area was to determine how money spent from Tax Increment Funding was lawfully spent. He noted that related to the Auditor General's comments back in 2008 when it was noted the Auditor General wanted to see a better linkage between the individual spending money and what was driving the individual to spend money. He noted it was a completely different issue from zoning issues. He stated that if the Board adopted the Midtown Plan as the Community Redevelopment Plan it would not be a basis for a zoning decision and a site plan could not be rejected on that basis. Proposed uses could not be projected on that basis, even if the Midtown Plan was adopted verbatim as the Redevelopment Plan. He stated that Chapter 163 of Florida Statutes outlined

requirements of the plan. He stated Page 4 outlined straight from the Statute what a Redevelopment Plan has to have and all of those subjects must be addressed in a Redevelopment Plan. He stated the Midtown Plan was not a Redevelopment Plan document and did not address a lot of the things that the Statute required of a Redevelopment Plan.

Mr. Ivey stated he wanted the Master Plan to be the driving document for the community and he wanted to be sure that all of the documents went forward hand in hand.

Mr. Gross stated that unless and until requirements from the Midtown Plan were put into an ordinance, they were not enforceable as a zoning ordinance. The Board could make recommendations to the City Commission and CRA. One of the functions of the Redevelopment Plan was that it was the plan that the Auditor General, and anyone who wanted to challenge the City, would look to when spending decisions were made on TIF. He noted that what the Auditor General criticized the CRA and City for several years back was that expenditures were made that did not have a clear goal associated with them in the Redevelopment Plan. He stated, for example, if a developer had a project that was in the Midtown Plan and they wanted to use TIF to do it, the plan, as written, may not justify the expenditure because the Midtown Plan was not incorporated into the Redevelopment Plan.

Dr. Jamison stated her view was that the City had a Comprehensive Plan for the entire City. The Land Development Code was the legal part of it. In Midtown, there was a Master Plan which provided an overview of how they wanted the area to be consistent with the Comprehensive Plan, which included the vision. The fourth plan was the Redevelopment Plan for the areas that did not conform to the Master Plan or vision. She stated she thought the Master Plan should be the guiding force for the Redevelopment Plan.

Ms. Johnnie Ponder stated that when they started putting the plan together, Mr. Berger stated in a workshop that there needed to be two separate plans. She stated the Master Plan was the master, and the Redevelopment Plan was for the past. She stated that Clarion was saying that in Midtown there was nothing and that they could do anything they want in 163.

Mr. Ivey stated that in the Clarion LDC rewrite was just a shell and nothing was put in there. He stated they were trying to fill in some of the shell going forward and wanted all of the plans to come together.

Mr. Berger stated the Redevelopment Plan gave the Board a set of policies and goals which was their vision and used to support programs and projects. He stated most projects could not be done until the code was changed and the intent was to make amendments. He stated there were underlying land uses that did not match the Master Plan and needed to be changed so that someone could request rezoning of the property. He stated the Master Plan was the visionary document that drove what they

wanted the community to look like. It gave all the policies and ideas from the Midtown Plan and puts them in the Redevelopment Plan so that there were policies in place for the CRA. He noted that every time they spent money, he had to go to the Redevelopment Plan to show where it supported the expenditure.

Ms. Ponder stated that the Board had no input and Mr. Berger could spend the funds without Board approval. She stated she thought a request should have to be approved by the Board. She stated that it must be known what they wanted in their community.

Mr. Ivey stated that if the Master Plan was adopted as an appendix, he wanted to know who the agency would be for approvals, referring to Item 6 of his hand-out.

Mr. Gross stated that the agency had been defined by the City Commission as the City Commission acting as the CRA.

Ms. Ponder stated that the document should clarify agency, such as City Commission, CRA, or staff. She stated that she wanted the complete Master Plan included, not a portion of it. She stated she wanted staff to make sure what they were asking for was in the Plan. She stated the items presented by Mr. Ivey should be voted on separately.

Mr. Ivey asked Mr. Gross if the Plan is discussed at a workshop to make sure everything matched, if it would hurt them. He stated he wanted to make sure everything matched with the Strategic Plan and wanted the document to be correct.

Mr. McGee asked for clarification on the plans.

Mr. Gross stated there was a Redevelopment Plan, Comprehensive Plan, Midtown Plan, and Land Development Code. He noted that the Land Development Code was the law and the Comprehensive Plan was the "constitution" that the Land Development Code must follow.

Mr. Gross asked Mr. Ivey that if he was asking if it would be illegal for the CRA and City Commission to not adopt the Redevelopment Plan changes until after some other event. If so, there was nothing illegal about that but it would be the Board's policy and recommendation.

Mr. Ivey stated he would like the input from the Board.

Mr. McGee asked why they could not say that all plans shall be substantially in conformance with the provisions of the Midtown Master Plan.

Mr. Gross stated that statement could be made about the Redevelopment Plan but it would not change the laws they must operate under when reviewing site plans and other types of requests under the Land Development Code. He stated when those were brought to the Board by property owners the City's obligation was to apply the laws that were in effect.

Mr. McGee stated that looking at the Redevelopment Plan he could not imagine a designer or professional engineer/architect that could not accommodate the Master Plan.

Mr. Berger stated that the plans encouraged people to achieve the objectives that the Board wanted. The primary goal was to build things as in the Master Plan but they could not force that to happen until the law was in place. By law, the LDC must be changed.

Ms. Symonette asked why they were going through the process if it could not happen.

Mr. Berger stated it was more than about codes. It was a vision for Midtown. He stated the point in doing it in the beginning was to show how they wanted Midtown to look.

Dr. Jamison stated the problem was the Master Plan, Redevelopment Plan, and the LDC were outdated. When the Master Plan and Redevelopment Plan were written, they were written anticipating the LDC being changed. When the LDC was done, they would have to make sure it incorporated what was in the existing plan but until the LDC was changed, they had no authority to do anything. She asked when Clarion would finish their work and if they were going to incorporate the wishes of the Master Plan and Redevelopment Plan.

Mr. Ivey stated that Prof. Huffman was working to make sure the Master Plan and Redevelopment Plan were included in the LDC. He stated he thought a workshop was needed.

Ms. Cato asked if they were holding the Master Plan because the LDC was law and they must abide by the law.

Mr. Ivey stated the Master Plan would change the LDC.

Ms. Cato stated the LDC was the law and until they incorporated the changes to the LDC there was no need to send anything anywhere. She stated she felt they needed the LDC to change the Master Plan.

Mr. Gross stated that Pages 12 and 13 of the Redevelopment Plan urged the amendment of the LDC. He noted that Policies 5.51 to 5.54 stated that it was a goal of the redevelopment plan to implement changes.

Mr. Shanks stated to simplify it, the LDC was the zoning ordinance and that did not have anything to do with what buildings look like nor street widths or landscaping. He stated it was to make sure residential uses were put in a residential area and commercial uses were put in a commercial area because currently there was a big hodge-podge and they needed to define where the commercial area was going to be. The Master Plan had not done that. He stated that 65% of the pictures in the Master

Plan were from somewhere else and was a project done by college students. He stated the right of way was 72 feet wide and there was not a 72 foot wide right of way in the entire project area.

Mr. Ivey stated that right of way was something they wanted to adopt with changes.

Mr. Shanks stated the Master Plan showed what you want it to look like when it was finished and the Board would approve site plans within the project area.

Mr. Ivey stated that site plan approval was included.

Mr. McGee asked how urgent it was that they go over each one of the items.

Mr. Ivey stated he would go with the recommendation of the Board and the item could be continued or a workshop could be held.

Mr. McGee stated that they had a design concept, and much was delineated by college students. The vision that he had for Midtown called for wider walking areas along the street. He stated the Board had never discussed who owned it. He stated on ISB there were 4 foot wide sidewalks and within that 4 feet were telephone poles and three feet went to somebody's property line and the pole was in the sidewalk. The vision they were chasing was the boulevard look and the character they were looking for was pedestrian. He stated they were establishing the setback and height requirements of a given area on the basis of the form that they wanted the area to take. The vision was broad sidewalks and bringing a feeling of neighborhood to ISB and Nova Road. He stated that there was an area in the Master Plan that said that the floor level of future residences shall be 2-1/2 to 3 feet above the sidewalk which was like Seaside. He thought a workshop was needed to get a better understanding of what the document said.

Ms. Ponder stated that there was flooding in her area and the City was not trying to help with flooding in the Midtown area. She stated that if they kept building houses flat, they would flood.

Dr. Jamison stated the Redevelopment Plan was putting the cart before the horse. She stated it looked like a fantasy and would not be accomplished in her lifetime. She stated that her biggest concern was that people were not in compliance with the existing LDC. She stated it was going to be hard to accomplish a Redevelopment Plan if they did not get neighborhoods in compliance with the existing LDC.

Mr. Ivey stated they did not want to operate off of the old code because it was 25 years old.

Dr. Jamison stated that the Board could not stop someone from doing anything because the LDC may permit it.

Mr. Ivey stated that he would like to close discussion and get a motion to continue discussion to a workshop with Prof. Huffman and PMG.

Board Action:

Dr. Jamison made a motion to table this discussion and to have all of the issues continued to a yet to be determined workshop. Ms. Benjamin seconded the motion and it was approved unanimously (7-0).

9. Redevelopment Project Updates

Mr. Bryant stated that Michael Berkhalter was in attendance and looking to open a business at 110 N. Franklin Street. He stated the property had come before the Board previously as a stereo shop and the tenant did a site plan review. He stated they needed to make changes to bring the building up to code. Mr. Berkhalter had made a similar presentation to Orange County for an auto repair business and it was approved. The zoning officer had reviewed the application and recommended the request be brought to the Board prior to approving the request. Mr. Bryant noted that the request was received after the packet had been distributed to the Board.

Mr. Ivey stated the item was for discussion only and no decision would be made until the site plan was submitted.

Mr. Sidney Wright spoke regarding the proposed business. He stated that Michael Berkhalter was his landlord. He stated he had been in business since 1997 had decided to move to Daytona Beach.

Ms. Cato asked how many employees he would have.

Mr. Wright stated there would be 6 and he would be hiring from within the City. He stated he conducted drug testing and background investigations of his employees. He stated the business would close at 5:00 p.m. and video camera surveillance would be installed.

Ms. Cato asked Mr. Wright if he would be living in the area.

Mr. Wright stated yes, he had purchased a home.

Ms. Cato asked if there were other mechanics in the area.

Mr. Bryant stated there was just one specialized mechanic on Lockhart Street.

Ms. Benjamin stated that hopefully he would keep the place neat and clean.

Mr. Wright stated that he provided pictures of his other facilities to Mr. Bryant and if the rules were not complied with, the employees would be gone. He stated he would

be at the Daytona Beach location and would have someone operating the Orlando site.

Ms. Heard asked what model vehicles he would be servicing.

Mr. Wright stated all vehicles up to 2013 using state of the art equipment.

Mr. McGee stated that they had not had much good luck with automobile repair places and had tried to discourage automobile zoning.

Mr. Ivey stated that Mr. Wright stated there were problems with the septic tank and sewage in that area.

Mr. Wright stated that he had paperwork from Mr. Bryant that showed it had been replaced.

Mr. Ivey asked that Mr. Bryant have all issues addressed before the request came before the Board.

10. Board Priorities

Mr. Bryant stated that he wanted to follow up on some items from the last meeting. He stated that garbage cans had been placed on MLK Boulevard and trees on Magnolia Avenue would be addressed. Code Enforcement had addressed the issues at the Citgo station. Mr. Bryant discussed the events for the Christmas holidays. The group organizing the events would be meeting every Thursday up to the time of the event. He noted there was an article in the Daytona Times about the upcoming events. Mr. Bryant stated that he would be on WPUL radio to talk about the events and he would be on weekly up to the events in order to have advertising. He stated that he distributed applications for the Christmas parade scheduled for December 8 at the Bethune-Cookman homecoming parade and the Fall Festival was being coordinated through Leisure Services. The walkable community would hold the clean-up on October 27 in conjunction with the Volusia County Health Department. He stated he was trying to bring the community together with the events.

Mr. Ivey complimented Mr. Bryant on his efforts for the many events he was coordinating.

Mr. Ivey thanked Mr. Berger and Mr. Bryant for the work they did in developing the PMG contract.

11. Public Comments

Ms. Cathy Washington, 937 Lockhart Street, talked about the Code Enforcement report. She stated there were a number of items that had been repeatedly brought to Code Enforcement's attention. She stated the restaurant equipment store needed to be

monitored because you cannot see in the windows and restaurant equipment was right at the street. She stated the sidewalk was 2 feet from the building and an eyesore. She stated she did not know how a picket fence could be permitted that close to the street. She also stated that you cannot see in the windows at the Citgo and felt it was planned because of some of the activities going on inside. She expressed concerns about the convenience store across from the restaurant equipment shop. She stated she saw drug deals being made that day at 5:05 p.m. She stated there were signs on the windows so you could not see inside. She stated Code Enforcement should be held to their task. Midtown was just as important as any other part of town. She also stated the microphones in the Commission Chambers did not have the best sound and asked Board members to speak directly into the microphones so they could be heard.

Ms. Johnnie Ponder, 885 Maley Street, stated she was passionate about the Master Plan and Midtown and wanted the plan to be approved. She stated she was glad Mr. McGee was back and stated he had been a positive force on the Board. She stated she agreed with Ms. Washington's statements and Code Enforcement needed to be held accountable. She asked that Mr. Berger help with the trees on Magnolia Avenue. Ms. Ponder thanked Mr. Bryant for all of the work he did for the Board and the community. She stated residents needed to be educated on maintenance of right of way.

12. Board Comments

Ms. Symonette stated the signs had been painted on Martin Luther King Boulevard and Mary McLeod Bethune Boulevard and they looked great.

Dr. Jamison thanked Mr. Bryant for having the trash cans placed on Martin Luther King Boulevard. She stated that the Light Up Midtown group would be meeting every Thursday at the Peninsula Club. Dr. Jamison stated that she saw the notice in her water bill about maintaining the curb but another form of communication was needed. She asked if a system could be set up where each church could receive information since most people got information from their church brochure. She stated the church secretary could get the information and pass it on. Dr. Jamison talked about the walkable community initiative and asked Mr. Bryant if volunteers were needed. She stated that many colleges had organizations that must do community service work. She stated she could help Mr. Bryant develop a list of contacts. She stated when people were walking during the clean up on October 27 they should stop at each business on MLK Boulevard and talk to them to let them know that they were trying to clean up the neighborhood.

Ms. Cato thanked Mr. Berger, Mr. Gross, and Mr. Bryant for their efforts in making sure the Board received information beforehand. She stated she felt the Board had become united in trying to make Midtown look better and time spent on the Master Plan had brought the Board to a more united group. She asked if the Magnolia trees that were being replanted would have irrigation.

Mr. Berger stated there would be no irrigation after initial planting.

Mr. Bryant stated a company had been hired to go out and clean around the trees and to fertilize and irrigate them. Once that was complete, he would go door to door to talk with the residents to educate them on the maintenance.

Ms. Cato stated that Midtown was always looking for new businesses to come into the neighborhood. She stated she wanted to make sure the business that was proposing to come in was held accountable. She thanked staff for the workshops that were going to be held. She stated that graduating seniors must complete volunteer time and suggested schools be contacted to see if they could volunteer for Midtown events.

Mr. Bryant stated that Ms. Washington had been instrumental in getting volunteers and he had contacted the universities and schools. He asked if there were others he should contact to please provide him with the contact information.

Ms. Cato thanked the Chairman and Vice Chairman for the information they brought back to the Board from meetings they attend. She noted it was good to have Mr. McGee in attendance.

Ms. Benjamin stated that she was resigning from the Board and the November meeting would be her last meeting.

Mr. McGee stated that what they had done was terrific but they were going to get beat up on it. He asked about the motorcycle business on ISB. He stated he thought there was a one year lease with an option to purchase and it would be a great place for a grocery store. He stated they would need to get an indication from a major grocer, such as Publix or Winn Dixie, to see if they would be interested in the location. He thought Publix would come and talk to the Board and the Board should make that interest known.

Mr. Ivey stated that was something they would be getting from PMG. They would find grocery stores and businesses that fit the Master Plan.

Ms. Heard thanked Mr. Bryant and the others for the work they did with the Board. She stated that the National Council of Negro Women would be putting on Razzmatazz on November 11 and she hoped the Board would support the event. It would be held right after church on November 11 and was to support the Brain Bowl and winners will be given computers. She offered her support to the new business that was coming to town. She thanked Mr. Ivey for his work.

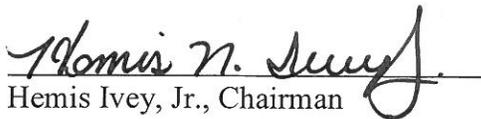
Mr. Ivey asked that the workshop be scheduled as soon as possible on a Thursday at 4:30 p.m.

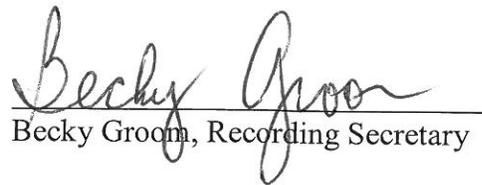
Mr. Ivey stated the law school was moving forward and had been talking with staff and the City Manager.

13. **Adjournment**

Board Action

Ms. Cato made a motion to adjourn the meeting. Ms. Symonette seconded the motion and it was approved unanimously (7-0). The meeting adjourned at 8:41 p.m.


Hemis Ivey, Jr., Chairman


Becky Groom, Recording Secretary