

**SPECIAL MEETING
MIDTOWN REDEVELOPMENT AREA BOARD
MINUTES**

Tuesday, January 28, 2014

A special meeting of the Midtown Redevelopment Area Board was held Tuesday, January 28, 2014, at 4:00 p.m. in the Commission Chambers, Daytona Beach City Hall, 301 S. Ridgewood Avenue, Daytona Beach, FL. The following people were present:

Board Members Present

Mr. Martin Tooley, Chair
Ms. Patricia Heard, Vice Chair
Ms. Kenya Ford
Dr. Irma Browne Jamison
Mr. Ken McGee

Board Members Absent:

Mr. Tony Barhoo
Ms. Denise Cato
Mr. Wilburn Williams

Staff Members Present

Mr. Charles Bryant, Redevelopment Project Manager
Mr. Ben Gross, Assistant City Attorney
Ms. Becky Groom, Recording Secretary

1. Call to Order

Ms. Heard called the meeting to order at 4:02 p.m.

2. Roll Call

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

Mr. Bryant stated that Mr. Barhoo called and said he would be unable to attend today's meeting.

Mr. Bryant stated that Ms. Cato will not be attending due to the death of her husband.

3. Invocation

Mr. Tooley gave the invocation.

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

Ms. Heard led the Pledge of Allegiance.

5. **Action Item: DEV2013-119, Miller Project**

Mr. Bryant presented the staff report which is included in the packet.

Mr. Bryant stated the building has been painted and a new awning has been installed, which was approved by staff.

Chair Tooley stated the applicant has done a beautiful job in the landscaping for this project which has made a big improvement in the area.

Steve Miller, 383 Walnut Street, the applicant, thanked the Board for scheduling a special meeting in order to approve his project. Mr. Miller stated he has attempted to comply with all requests from the city. Mr. Miller stated an awning was recently installed and the landscaping is currently being installed. Mr. Miller stated that he feels the project will be an improvement to the area.

Ms. Heard stated that the building is two story and asked Mr. Miller's plans for the second floor.

Mr. Miller stated the area will be used as storage since he is required to keep his records for 10 years.

Ms. Heard asked what Mr. Miller's plans are for use of the building after tax season.

Mr. Miller stated that he deals with taxes continuously so he will be working at the site after tax season.

Ms. Heard asked if Mr. Miller will have local employees.

Mr. Miller stated yes and stated that he has two staff members at this time. Mr. Miller stated that his previous employees have left him and started their own practices.

Mr. McGee apologized to Mr. Miller that a special meeting had to be scheduled which required Mr. Miller to appear before the board two times.

Mr. Miller said it was no problem.

Mr. McGee asked who prepared the drawings that are included in the packet.

Mr. Miller stated Belinda Collins prepared the plans and stated that Ms. Collins is a graduate of Oklahoma State with a degree in landscape architecture.

Mr. McGee stated there is a lot of good information in the plans and asked that that be relayed to Ms. Collins.

Mr. Bryant stated that Ms. Collins is a former Planner with the City of Daytona Beach and is now an employee of the City of DeLand.

Dr. Jamison stated that the handicapped parking spaces appear to be in the rear of the project and asked if there is a rear entrance or if handicapped people will have to walk around the building to enter.

Mr. Miller stated there is a rear entrance but they could walk around the building and enter the front.

Mr. Miller stated he has a ten year lease with the church next door to use their parking lot. Mr. Miller stated his business will not be open when they are holding church services.

Board Action:

Dr. Jamison made a motion to approve DEV2013-119, Miller Project. Mr. McGee seconded the motion and it carried unanimously (5-0).

6. Public Comments

Steve Miller, 383 Walnut Street, stated that he has submitted an application for service on the Midtown Board. Mr. Miller stated that he is pleased with the work the Board has done and looks forward to working with the Board if his applicant is approved by the City Commission.

7. Board Comments

Dr. Jamison stated the funeral service for Ms. Cato's husband will be on Saturday at 11:00 a.m. but she did not know the location at this time. Dr. Jamison asked that a resolution be prepared from the Board to be presented at the service.

Chair Tooley stated a resolution will be prepared.

Ms. Ford stated that if Board members would like to donate to send a plant, she would be happy to coordinate that.

Mr. McGee apologized for making the Board schedule the special meeting.

Mr. McGee stated that he is concerned about 11th hour presentations by City Staff. Mr. McGee stated that the Board spent \$77,000 to have a Master Plan prepared

based on a pedestrian type neighborhood. Mr. McGee stated that he has asked for two years for a plan that would show where the five mini-centers are and would like his request passed on to the Assistant City Manager.

Chair Tooley stated that we need to come together as a Board and provide a recommendation to the City Commission as to where the five centers should be located.

Mr. McGee stated that he has had people tell him they cannot get a fresh gallon of milk within walking distance of their homes or purchase fresh meat without bugs in it and feels there are things we should be doing.

Chair Tooley asked Mr. Gross if it would be out of line for the Board to make a recommendation to the City Commission.

Mr. Gross stated that this is a policy advisory board so the board can make recommendations.

Dr. Jamison stated there is a person in the city whose responsibility is to seek outside businesses for the city and asked who that is.

Mr. Bryant stated the city will be interviewing two candidates as a result of an RFP whose sole purpose would be to bring businesses to the Midtown Redevelopment Area and the business hired will serve as a consultant.

Mr. McGee stated that we will want the same services at each of those five centers and Mr. McGee said it made sense to him to have someone do all five centers.

Chair Tooley stated that perhaps a workshop should be scheduled to determine the five centers.

Chair Tooley asked if the Board will have representation when the applicants for the RFP are interviewed.

Mr. Bryant stated it will be open to the public but the Board would not have a vote in the decision. Mr. Bryant stated the date will be posted on the City's website.

Mr. Bryant stated a Midtown Redevelopment Board meeting is scheduled for the second week in March and the Board would come back with suggested dates for a workshop at that time. Mr. Bryant asked that Board members send him suggested items for the agenda for the proposed workshop.

Dr. Jamison suggested if a workshop is held, it should be held somewhere other than City Hall so more people will attend.

Mr. McGee asked if the Board could receive a copy of the RFP that is being proposed for the consultant.

Mr. Bryant stated he would try to get a copy.

Dr. Jamison asked who requested the companies that responded to the RFP.

Mr. Gross stated the city received an unsolicited proposal to do this work. Mr. Gross stated that since there is no process to review an unsolicited proposal, the City Commission directed staff to issue the RFP and only two firms responded to the RFP.

Dr. Jamison stated that this person will not be hired to support this Board but will get their responsibilities from the City Commission.

Mr. Gross stated that is correct.

Ms. Heard asked the names of the companies and where they are from.

Mr. Bryant stated he did not know their names but one is from Miami.

Ms. Heard asked who would be showing the Midtown area to the applicants.

Mr. Bryant stated he has not been asked to do that. Mr. Bryant stated he has been invited to attend the interviews but he is not on the committee that will make the decision.

Ms. Heard stated that she has concerns about the boundaries of Midtown and in the future would like to have a discussion about that.

Chair Tooley stated the boundaries have been set by Volusia County.

Ms. Heard stated if a workshop is held that it be held at a location where more people will attend.

Mr. Bryant stated he will do his best to arrange it.

Chair Tooley asked that the Board keep Ms. Cato and her family in their thoughts and prayers.

Chair Tooley thanked Ms. Heard for chairing the last meeting when he was unable to attend.

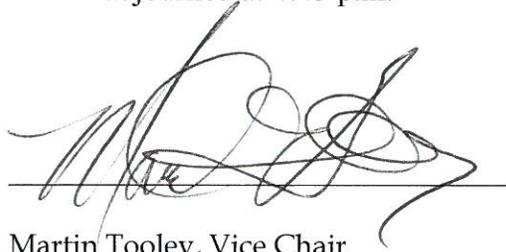
Chair Tooley thanked staff for their support and in particular the AV Department.

Chair Tooley thanked the Board members for their service.

Mr. Bryant stated that Mayor Henry's stepfather passed away and a resolution from the Board was presented.

8. Adjournment

There being no further business to come before the Board, the meeting was adjourned at 4:43 p.m.



Martin Tooley, Vice Chair



Becky Groom, Recording Secretary