

**REGULAR MEETING
MIDTOWN REDEVELOPMENT AREA BOARD
MINUTES
Tuesday, June 9, 2015**

The regular meeting of the Midtown Redevelopment Area Board was held Tuesday, June 9, 2015, at 6:00 p.m. in the Commission Chambers, Daytona Beach City Hall, 301 S. Ridgewood Avenue, Daytona Beach, Florida. The following people were present:

Board Members Present

Mr. Martin Tooley, Chair
Mr. Tony Barhoo
Ms. Kenya Ford
Mr. Danny Fuqua
Mr. Steven Miller
Mr. Oliver Ross

Staff Members Present

Mr. Reed Berger, Redevelopment Director
Mr. Ben Gross, Assistant City Attorney
Ms. Becky Groom, Board Secretary

1. Call to Order

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

2. Roll Call

The roll was called and attendance was noted as stated above.

3. Invocation

Mr. Fuqua gave the invocation.

4. Pledge of Allegiance to the Flag

Ms. Ford led the Pledge of Allegiance.

5. Approval of Minutes for February 10, 2015

A motion was made by Mr. Miller, seconded by Mr. Fuqua, to approve the minutes of the Regular Meeting of February 10, 2015. The motion carried unanimously (6-0).

6. **Staff Report**

Police Department

Capt. Jakari Young discussed the Compstat report which was included as part of the packet.

Mr. Tooley expressed concern that larcenies are up 65%.

Mr. Miller stated he is concerned that the City does not have a Parks and Recreation Board and there is no organization to represent the children in the community. Mr. Miller stated Midtown is the most disrespected district in the community.

Ms. Ford stated there is nothing for the youth to do in the community. She stated she feels a representative from Parks and Recreation should attend a Midtown meeting to discuss the Board's concerns about the lack of programs for youth in Midtown.

Mr. Tooley stated if the City cannot provide a program for the youth, perhaps some private citizens need to provide activities for the youth.

Mr. Miller stated 70% of the City's budget is spent on the Police Department. He stated there is no organization for the youth of the community; and if there isn't something offered for the youth to do, 85% of the budget will be spent on law enforcement.

Capt. Young stated crime is up 18% overall in Midtown and the biggest concerns are vehicle burglaries and auto thefts. Capt. Young stated right now the Department has 26 vacant full-time positions. Capt. Young stated he will work to start a Citizens Patrol in the community.

Mr. Tooley stated a discussion was held at a meeting several months ago about forming a group to discuss programs for the youth in the community. Mr. Tooley stated the schools and the City's Leisure Services Department were to be involved.

Ms. Ford stated there is a grant in place to fund officers in the schools and the work those officers do should carry over through the summer, not just during the school year.

Capt. Young stated this is something that could be worked on for next summer since the SRO's have not worked in the school system as yet. Capt. Young stated parents will have to support any programs in order for the youth to be involved.

Mr. Barhoo asked Capt. Young if other cities, such as Port Orange and Holly Hill, are seeing similar types of crimes.

Capt. Young stated Port Orange, Holly Hill, and Ormond Beach are all experiencing the same types of crime issues.

Mr. Tooley asked Capt. Young if a time could be set up with community leaders to discuss concerns the Board has discussed about the youth in the community. Mr. Tooley stated this would not be a meeting of the Midtown Redevelopment Board but a meeting of concerned citizens. Mr. Tooley stated he would like Leisure Services in the meeting.

Capt. Young stated he would try to coordinate a meeting for sometime in July.

Public Comments:

Pierre Louis, 130 S. Franklin Street, stated he works with youth throughout the community and mentors 38 boys that live in Midtown and operates computer centers for their use. He stated there are some kids that are doing some very good and positive things.

Code Enforcement

The Code Enforcement Report was included as part of the packet. Mr. Tooley stated he liked the new format for the report.

Mr. Miller stated he would like to have a representative of Code Enforcement in attendance at the meetings to answer any questions Board members may have.

Ms. Ford asked for the status of the property at 713 Marion Street.

Mr. Berger stated money has been allocated in order to demolish 10 buildings in Midtown.

Mr. Tooley stated people are living on the property at 528 Cedar Street and that property was previously boarded.

Mr. Berger stated he would get with the Police Department regarding 528 Cedar and have the Board's concerns addressed.

7. DEV2015-036. Site Plan/Modification, Accurate Detailing

Mr. Berger presented the staff report which is included as part of the packet. Mr. Berger stated this is an existing car wash site at the northwest corner of Martin Luther King and Orange Avenue.

Public Comments:

There were no public comments.

Applicant's Presentation:

David Leete, Architect, stated he was available to answer any questions the Board may have.

Mr. Miller stated he likes the project.

Mr. Ross stated it is a good project and the project will bring the property up to date.

Mr. Barhoo stated he is glad to see something is being done at this property and feels the project will improve the community.

Mr. Fuqua stated he is pleased to see the improvements that will be made at the corner and looks forward to other projects that may happen along Orange Avenue.

Ms. Ford stated she is pleased to see an improvement on this property.

Board Action:

A motion was made by Mr. Miller, seconded by Mr. Fuqua, to approve DEV2015-036, Site Plan/Modification, Accurate Detailing, in accordance with the staff report as presented. The motion carried unanimously (6-0).

8. Redevelopment Project Updates

Mr. Berger stated that Mr. Bryant has been working with Leisure Services on several events at Daisy Stocking Park and the plans are for something to be held in the park at least once a month.

Mr. Berger stated the annual Juneteenth celebration is scheduled for Saturday June 13.

Mr. Berger stated there will be a grand opening event at Centra Care on Nova Road on June 17 from 11:00 a.m. to 1:00 p.m.

Mr. Berger stated the Jones, Lang, Lasalle proposal for Midtown Redevelopment has been presented to the City Commission. Mr. Berger stated the property currently being looked at is at the corner of ISB and MLK; however, at this time, the City is not trying to secure private property. Mr. Berger stated the job assigned to JLL is to implement the Master Plan and only Phase 1 is being considered at this time.

Mr. Fuqua asked if Phase 1 is a repeat of what was done 2 years ago.

Mr. Berger stated there is an overlap from previous studies and staff does not want to replicate something that is not necessary.

Mr. Miller stated no one on the City Commission has vision and stated he feels MLK could be an entertainment district. Mr. Miller stated he feels someone from JLL should have come and talked to the Midtown Redevelopment Board before making a presentation to the City Commission.

Mr. Barhoo asked who paid for JLL and what the guarantees are.

Mr. Berger stated no money has been spent as of yet since they are still in the proposal stage. Mr. Berger stated if a contract is entered into, it would come from capital funds. He stated there are no guarantees and there is a Phase II of the proposal with additional cost in order to engage a developer.

Mr. Barhoo expressed concern that this may not be the best use of the funds. He stated he would have liked to have had a presentation by JLL prior to them appearing before the City Commission.

Mr. Miller stated he doesn't feel anything will happen in Midtown because he feels the neighborhood does not matter.

Mr. Ross stated the same thing was said about Winter Park and now there is a Cheesecake Factory located there. He stated he has no issues with what JLL is proposing for the neighborhood.

Mr. Fuqua stated he feels if JLL is permitted to come into the community, something positive will come from it.

Commissioner Ruth Trager, 610 Bostwick, stated she will take many of the comments that were made at this evening's meeting back to the City Commission.

9. **Public Comments**

Pierre Lewis, 130 S. Franklin, commented about JLL and stated many other studies have been done previously and nothing has been done. He stated many studies have been completed and then the business leaves and nothing is done.

Mr. Berger stated the Midtown Master Plan has been adopted and that is the only study he is aware of.

10. **Board Comments**

Mr. Barhoo stated with Daytona Rising close by, it would be great to see JLL develop a plan to draw people to the area.

Mr. Fuqua stated he was pleased to see JLL making the presentation to the City Commission and looks forward to what they may plan. He stated he sees other development throughout the community. He stated he is pleased to see the Orange Avenue project proceed.

Mr. Ross stated the Dollar General site looks good and is pleased to see so many people using the site. He stated he is pleased with what JLL may bring to Midtown.

Mr. Miller thanked Commissioner Trager for attending the meeting. He stated he sees progress in the neighborhood. He stated there is city property on MMB that could be used for an entertainment district. He stated there needs to be an association to coordinate events in Midtown.

Mr. Berger stated the DDA runs events in the downtown area and the Friends of the Bandshell coordinates events that are held at the bandshell.

Mr. Miller told Commissioner Trager that a Parks and Recreation Board is needed for Midtown.

Ms. Ford stated she is concerned about the youth of the community. She stated there is a gamble with a firm such as JLL but the gamble needs to be taken wisely. She said perhaps the money could be used for other activities, such as youth sports.

Mr. Tooley said the word should be spread throughout the community so the youth are aware of the vacancies in the Police Department and encourage them to consider the Police Department for future employment. Mr. Tooley stated he would like to work with Leisure Services and the Police Department to develop programs for the youth of the community. He asked if anything was being done to develop a Sunrail Station in Midtown. Mr. Tooley stated the area south of ISB needs to be improved and to make it more attractive to visitors to the area.

Mr. Tooley thanked staff for the support they provide to the Midtown Redevelopment Board.

11. Adjournment

There being no further business to come before the Board, the meeting was adjourned at 7:42 p.m.



Martin Tooley, Chair



Becky Groom, Recording Secretary