

**MIDTOWN REDEVELOPMENT BOARD
WORKSHOP MEETING MINUTES
Thursday, January 30, 2020**

The workshop meeting of the Midtown Redevelopment Board was held Thursday, January 30, 2020, at 3:00 p.m. in Room 149-B, Daytona Beach City Hall, 301 S. Ridgewood Avenue, Daytona Beach, Florida. The following people were present:

Board Members Present

Mr. Pierre Louis, Chair
Mr. Alphonsa Bush, Jr.
Ms. Terica Charles
Mr. Shawn Collins
Mr. Danny Fuqua
Ms. Tangela Hardy
Milverton Robinson (Planning Board appointee)
Ms. Valencia Stubbs

Staff Members Present

Mr. Reed Berger, Redevelopment Director
Mr. Ben Gross, Deputy City Attorney
Ms. Becky Groom, Office Assistant

1. Call to Order

Mr. Louis called the meeting to order at 3:00 p.m.

Mr. Berger stated Charles Bryant, Project Manager, would be unable to attend today's meeting due to illness.

2. Roll Call

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

3. Invocation

Mr. Fuqua gave the invocation.

4. Community Redevelopment Agencies

Mr. Berger provided an overview of redevelopment in Florida and stated the State of Florida established the CRA legislation in the 1960's noting

the legislature was concerned over the decay of the State's coastal communities.

Mr. Gross stated as part of that legislation, cities were authorized to set up Community Redevelopment Agencies.

Mr. Berger provided a PowerPoint presentation regarding redevelopment. Mr. Berger stated the city has five redevelopment areas. Mr. Berger stated the entire City encompasses 44,507 acres which includes the following acreage set aside as CRA's: Main Street – 249 acres; Downtown – 499 acres; Ballough Road – 69 acres; Midtown – 810 acres; and S. Atlantic – 83 acres. Mr. Berger stated the money collected from Tax Increment Financing stays in that particular CRA. Mr. Berger stated the CRA establishes plans and strategies for the area with the goal of attracting private investment and development as well as helping to grow the existing businesses. Mr. Berger stated Volusia County placed a "sunset" on all CRA's and they are to expire on 2036.

Mr. Berger stated the Redevelopment Division is staffed by two people; the Redevelopment Director, Mr. Berger, and the Project Manager, Charles Bryant. Mr. Berger stated he and Mr. Bryant are the staff for the Community Redevelopment Agency, which is made up of the City Commission members. Mr. Berger stated under the CRA, there are three advisory boards, the Downtown/Ballogh Road Redevelopment Board, Beachside Redevelopment Board, and the Midtown Redevelopment Board. Mr. Berger stated many times the advisory boards make recommendations to the Planning Board who ultimately make recommendations to the City Commission.

Mr. Berger stated a CRA is created when an area of blight or a declining tax base is identified. Mr. Berger noted that all of the Redevelopment Plans are posted on the City's website.

Mr. Berger stated when the Ocean Walk Village and Hilton were developed, that small section of property was the number 1 development over any other in Volusia County; however, most of the money collected was used to pay for the bond that was issued for the development of those projects.

Mr. Gross stated Redevelopment Plans are required to show the intended use of tax increment dollars. Mr. Gross stated the dollars are not to be spent as a substitute for the City's scheduled capital projects but is to be spent on something over and above what would normally be done in order to complete the Redevelopment Plan.

5. Comprehensive Plan

Mr. Berger stated the Comprehensive Plan is the basic document that governs the use of land and is the document that regulates and controls a development.

Mr. Gross stated the purpose of the Comprehensive Plan is to ensure properties are compatible with one another and growth is planned in a rational way.

Ms. Charles stated she is concerned that the CRA's will end in 2036 and asked what has taken place since the CRA's were established.

Mr. Berger stated when he arrived in the City in 2008, nothing had happened in Midtown. Mr. Berger stated there has not been a lot of change but the TIF money has been utilized for grants administration, maintenance of streetscape, and salaries. Mr. Berger stated capital projects consumed most of the money, such as Orange Avenue, Dr. Martin Luther King Blvd., and the sidewalk and crosswalk project in Midtown. Mr. Berger stated there were no sidewalks in a lot of places so a loan was taken out to pay for those improvements and the CRA makes payments on that loan each year.

Ms. Charles stated Mary McLeod Bethune seems to be one of the most neglected streets in the city and asked what we are doing to make sure that something is done before 2036. Ms. Charles stated most of us joined this Board to make sure redevelopment was happening in Midtown and it sounds as though Mr. Berger is saying that is not what this Board can do.

Mr. Berger stated the CRA oversees the Redevelopment Plan and they make decisions on money and where it is spent.

Ms. Hardy asked if the Redevelopment Board communicates with the City Commission.

Mr. Berger stated the Commissioners may watch the video of the Redevelopment Board meetings and they also receive minutes of the meetings but there is no formal process to go before the City Commission and provide a report to them.

Ms. Hardy stated there should be a process for City Commissioners that represent each area to be aware of the discussions at the Redevelopment Board meetings.

Mr. Fuqua stated what is presented to the Redevelopment Board comes from staff and then that item will be placed on the agenda for a City Commission meeting.

Mr. Louis stated many times items go to the Planning Board and sometimes to a CRA meeting. Mr. Louis stated at the CRA meeting, that is when the CRA should be advised what is going on with the Midtown Redevelopment Board.

Mr. Berger stated the CRA will get the minutes and what the Board has voted on and discussed. Mr. Berger stated the CRA meets infrequently and they only address action items. Mr. Berger stated we have a Planning Board liaison who reports back to the Planning Board as to what has been discussed at the Redevelopment Board meeting.

Ms. Hardy stated the Redevelopment Division has two staff members and asked if there are plans to add staff to that division.

Mr. Berger stated staff has been added to the Planning Department and they help supplement Redevelopment activities. Mr. Berger stated there is nothing in the budget for additional staff and noted some positions have been eliminated.

Ms. Hardy asked what the revenue was from Midtown last year and how was it used.

Mr. Berger stated he does not have that information with him. Mr. Berger stated funds are being used for the Dr. Martin Luther King Blvd. project and for paying Mr. Bryant's salary, whose focus is in Midtown.

Ms. Hardy asked who monitors the TIF finances.

Mr. Gross stated every time a project is proposed and the source of funding is to be TIF, the City Commission, meeting as the CRA, meets to approve use of the TIF funds. Mr. Gross stated the TIF funds are subject to an annual audit.

Mr. Berger stated there is a Redevelopment section on the city's website and the annual reports of the CRA's are listed there.

Ms. Hardy stated since the CRA will close in 2036 and all that has been done is Orange Avenue and Dr. Martin Luther King Blvd., are we in compliance with the Comprehensive Plan.

Mr. Berger stated we are in compliance with the Comprehensive Plan for what we have done.

Mr. Collins stated he would like to ask the Chair to go to the CRA and City Commission meetings to let them know what is happening with our Board.

Mr. Collins stated what is on the agenda is not what he wanted to discuss. Mr. Collins stated he wanted to set the Board's goals for the next year. Mr. Collins stated he was hoping the Chair would get with staff to prepare the agenda and then staff would contact the Board members to decide if that is what we wanted to discuss. Mr. Collins stated it does not make sense to him that what he does here has to be checked off by the Planning Board and CRA.

Mr. Robinson stated we should give staff direction on what we want to do. Mr. Robinson stated he did not think this is what the Board was going to discuss today.

Mr. Louis stated he feels the Board is disjointed and feels the agenda should be set by the Board. Mr. Louis stated he wanted to have a workshop to iron out the Board's duties and responsibilities. Mr. Louis stated there was not an established agenda and he should have sat down with staff to prepare the agenda.

Mr. Collins stated he is not throwing arrows at staff but feels the Board should be telling staff what they want on the agenda.

Mr. Robinson stated he votes on the Planning Board items to support the Redevelopment Board's decisions.

Mr. Louis stated no one can go and say they are speaking for the Board unless the Board has agreed for that person to speak for them.

6. Land Development Code

Mr. Berger provided a copy of Section 2.3 of the Land Development Code to the Board which outlines the duties and responsibilities of Redevelopment Boards.

Mr. Gross stated the Board members are asking questions as to why they are not doing certain items. Mr. Gross stated the Powers and Duties of the Board are outlined in Section B and this Board is not assigned with the power to authorize expenditures. Mr. Gross stated the things that are relayed to the City Commission are the items outlined in Sections 2, 3, and 4. Mr. Gross stated unless the City Commission delegates additional powers to this Board, the Board does not have those powers.

7. Midtown Redevelopment Plan

Mr. Berger stated the Midtown Redevelopment Board reviewed the Midtown Master Plan for three years in meetings and workshops. Mr.

Berger stated the Board has been talking about additional agenda items; and right now, there is nothing in place for additional agenda items. Mr. Berger stated the City Manager approves the Midtown Redevelopment Board agenda prior to distribution as well as those for other Board meetings. Mr. Berger stated the City Manager also approves the City Commission and CRA agendas prior to distribution.

Mr. Louis asked if Mr. Berger was saying we cannot establish an agenda and then forward it to the City Manager for his approval.

Mr. Berger stated staff prepares the agenda; and if the Board wants to add something to the agenda, staff can ask the City Manager to review the request; but if it is something that is outside the Board's purview and duties, that will be up to the City Manager to review.

Mr. Gross stated you are talking about preparing an agenda that is subject to City Manager approval. Mr. Gross stated staff works for the City Manager so they will follow the City Manager's direction. Mr. Gross stated what Mr. Berger is saying that the City Manager may not add something to the agenda that does not fall under this Board's purview. Mr. Gross stated the City Commission could grant the Board additional powers and duties but he cannot speak for the City Manager, who works for the City Commission. Mr. Gross stated if the Board is talking about adding matters outside of the items listed in Section 2, 3, and 4, the Board should look to getting those powers delegated to them by the City Commission.

Mr. Collins stated the Board is limited based on what is listed in the Land Development Code. Mr. Collins stated he would like to know the authority and powers of the CRA and from there the Board could expand their authority and responsibility.

Mr. Gross stated he has not researched it but does not believe there is any reference in the Land Development Code regarding CRA powers. Mr. Gross stated those powers are set by the Redevelopment Act and the Board may want to see that document.

Mr. Robinson stated staff has been directing the Board and we should be directing staff in what we want to discuss. Mr. Robinson stated the Board should be giving staff direction and that is not happening. Mr. Robinson stated the Board is inactive and not doing anything. Mr. Robinson stated the workshop was to change the way the Board is doing business so we can see some action. Mr. Robinson stated what we have been doing is ineffective and the Board should be telling staff what agenda items they want to discuss.

Mr. Gross stated Section B outlines the Board's powers and duties. Mr. Gross stated the Board's powers and duties do not include policy recommendations. Mr. Gross stated the way the Board could receive that authority would be to ask the City Commission to delegate that authority to the Board. Mr. Gross stated staff has been giving items to the Board that are listed in Sections 2, 3, and 4; and as a courtesy to the Board, the staff has been giving the Board Police and Code Enforcement information. Mr. Gross stated this is a City Manager form of government and Reed Berger works for the City Manager.

Mr. Robinson asked how the redevelopment areas were defined.

Mr. Gross stated that predates he and Mr. Berger but for one exception. Mr. Gross stated the S. Atlantic Redevelopment Area was created after he arrived in Daytona Beach.

Ms. Charles stated the Board wanted a workshop so they could better understand the Master Plan and put some steps in place to implement the plan. Ms. Charles stated the Board is now being told they do not have the authority to do that.

Mr. Gross asked how she would like to implement it.

Ms. Charles stated the Board wanted to get an update so we could generate redevelopment that is needed in the area. Ms. Charles stated Mr. Gross is saying we don't have the authority to do that.

Mr. Gross stated the Board does not have that authority. Mr. Gross stated the Board could ask the City Commission to delegate that authority. Mr. Berger stated before 2015, the list of powers and duties for advisory board was longer; but the list has been reduced in the Land Development Code rewrite.

Mr. Berger stated to request an update on the Master Plan is reasonable.

Mr. Collins stated what he envisioned when he took the appointment to this Board is that every time the Board meets, there would be a 3-D rendering of Midtown and they would discuss the Master Plan and the Board would encourage staff to get projects developed. Mr. Collins stated that would involve having control or some input on how funds are used or distributed to encourage that project.

Mr. Gross stated if the Board wanted to have that power, that would have to be assigned by the City Commission.

Mr. Collins stated right now we do not have a say-so on the budget.

Mr. Gross stated the Land Development Code would have to be amended to delegate additional duties.

Mr. Louis expressed concern that Midtown Manor was not addressed by this Board and feels that was insulting.

Mr. Fuqua stated we have to look at bringing investors to Midtown. Mr. Fuqua stated he would like to get an update as to who came in and asked about investing in Midtown.

Mr. Berger stated we do have people come in and staff does go out and try to bring people in to discuss Midtown; but there is no public record since many times a proposal is not submitted.

Mr. Louis stated it is apparent that the Board did not accomplish what it had planned. Mr. Louis stated a second date should be set to continue the discussion and receive input from the Board.

Ms. Stubbs asked when the Board will cover the items that were not covered in today's meeting.

Mr. Collins stated he was glad the Board discussed what they did today. Mr. Collins stated major kudos to staff. Mr. Collins suggested the workshop discussion continue after the next regular Board meeting.

Mr. Berger stated he agreed with that recommendation and will add the items that were not discussed today to that agenda.

Mr. Collins stated after the Board has reviewed the Master Plan, then the Board can discuss what he intended to discuss today. Mr. Collins stated he wants to have a 3D model that would include 2 or 3 areas that the Board could prioritize and the Board could visualize at every meeting. Mr. Collins stated he would also like to have a large binder to place all of the Board documents in one booklet. Mr. Collins stated he would also like to have business cards that state he is a member of the Midtown Redevelopment Board.

Ms. Charles asked that the next agenda include an item to discuss what additional duties and powers the Board would like to request from the City Commission.

Ms. Charles asked if membership on the Board can be extended beyond 4 years.

Mr. Gross stated the Board member serves until a successor is appointed and some members do serve longer because a successor has not been found. Mr. Gross stated the Board could ask the City Commission to change that.

Mr. Louis stated all Board members could attend CRA and City Commission meetings.

Mr. Robinson stated he would like to have more control over agenda items. Mr. Robinson stated he would like to see an update at our meetings on the status of the Master Plan. Mr. Robinson stated he would like to see how many commercial inquiries the city gets and how many are directed to the Midtown area. Mr. Robinson stated this is economic discrimination and he is frustrated. Mr. Robinson stated he does not want to come to meetings and sit there and everything is determined by staff and the Board has no power or say-so over it. Mr. Robinson stated the Strategic Plan is from 2013 and we should not be looking at plans from 2013.

Ms. Stubbs asked if the Board could get a list of the major accomplishments in the last 5 years.

Mr. Collins stated the Board has to show the City Commission that the Board deserves changes. Mr. Collins stated he is not looking to make changes to the Land Development Code for 3 or 4 months at best.

8. **Midtown Master Plan**
9. **Strategic Plan for community Development**
10. **Programs and Capital Projects**
11. **Board Discussion**

The above items will be presented at the next meeting for discussion.

12. **Adjournment**

The Board agreed to continue the workshop following the Regular Midtown Board meeting scheduled for February 11, 2020.



Pierre Louis, Chair



Becky Groom, Board Secretary