

**MIDTOWN REDEVELOPMENT BOARD
MINUTES OF THE
REGULAR MEETING
Tuesday, February 11, 2020**

The regular meeting of the Midtown Redevelopment Board was held Tuesday, February 11, 2020, at 6:00 p.m. in the City Commission Chambers, Daytona Beach City Hall, 301 S. Ridgewood Avenue, Daytona Beach, Florida. The following people were present:

Board Members Present

Mr. Danny Fuqua, Vice Chair
Mr. Shawn Collins
Ms. Tangela Hardy
Milverton Robinson (Planning Board appointee)
Ms. Valencia Stubbs

Board Members Absent

Mr. Pierre Louis, Chair
Ms. Terica Charles

Staff Members Present

Mr. Reed Berger, Redevelopment Director
Mr. Ben Gross, Deputy City Attorney
Capt. Scott P. Goss, Daytona Beach Police Department
Off. Cortland Lampe, Daytona Beach Police Department
Ms. Sara Kirk, Neighborhood Services Inspector
Ms. Becky Groom, Office Assistant

1. Call to Order

Mr. Fuqua 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. Collins gave the invocation.

4. Pledge of Allegiance to the Flag

Ms. Stubbs led the Pledge of Allegiance.

5. Approval of Minutes

a. January 14, 2020 Regular Board meeting

A motion was made by Mr. Collins, seconded by Ms. Stubbs, to approve the minutes of the Regular meeting of January 14, 2020, as presented. The motion carried (4-0).

b. January 30, 2020 Workshop

A motion was made by Ms. Hardy, seconded by Mr. Collins, to approve the minutes of the January 30, 2020 workshop as presented. The motion carried (4-0).

6. Staff Reports

Police Department

Capt. Scott Goss stated the Uniform Crime Report has been completed and indicates a 13.4% decrease in the City's total crime rate. Capt. Goss stated the Department has started a program with the Daytona Beach Housing Authority to focus on PPU and Caroline Village to help make the communities safer. Capt. Goss stated the Department has been working on Mary McLeod Bethune and there has been improvement in the numbers of speeding complaints and loitering.

Mr. Fuqua thanked the Department for all they do and indicated he has seen improvements in the last few years as a result of the Department's interaction with citizens.

Code Enforcement

Sara Kirk, Neighborhood Services Inspector, presented the staff report which was included as part of the packet. Ms. Kirk stated 41 cases were opened in January in Midtown. Ms. Kirk stated the most recent Code Walk was held on Beachside; and in early March or April, there will be a Code Walk around Wallace. Ms. Kirk stated the monthly CodeStat meeting will be held on March 4, 2020 at 8:30 a.m. at the Police Department on Valor.

Mr. Robinson stated Ms. Kirk has provided a list of the Code violations but the report does not show how the violations were addressed.

Ms. Kirk stated she will provide a report next month of what cases were closed or how they have been routed for assistance as well as before and after photographs of the property.

7. **Election of Officers**

Board Action:

A motion was made by Mr. Collins, seconded by Ms. Stubbs, to delay the election of officers until the full Board is in attendance. The motion carried (4-0).

8. **Workshop Discussion**

Mr. Berger presented the items that were not completed during the January 30, 2020 Midtown Workshop, which includes the Midtown Redevelopment Plan, Midtown Master Plan, Strategic Plan for Commercial Redevelopment, and Programs and Capital Projects.

Mr. Collins stated he would like to have another workshop to discuss action items and strategies.

Mr. Fuqua stated there are new Board members and he feels Mr. Charles Bryant would like to be here to discuss the workshop items as well as Chair Pierre Louis. Mr. Fuqua stated he would like to schedule a workshop where everyone could be in attendance to provide input.

Mr. Berger stated Mr. Bryant had planned on presenting information that was scheduled on the agenda but is not in attendance due to illness.

Mr. Berger stated the Board had requested additional information at the workshop and asked if the Board would like to receive that information. Mr. Berger stated included in the packet is a section of Chapter 163 of the Florida State Statute regarding Community Development for the Board's reference.

Mr. Berger stated there are twelve action items included in the Midtown Master Plan.

Mr. Robinson stated he would like to know what has been accomplished and how the Board fits into that process.

Mr. Berger stated those same comments were made at the January workshop and he will address the twelve action items in the Master Plan and how the process will move forward.

Ms. Hardy asked how long ago the twelve action items were voted on by the Board.

Mr. Berger stated the Midtown Master Plan was approved in 2012 and the Redevelopment Plan was amended to incorporate the Master Plan at that time.

Mr. Berger stated the City and the Community Redevelopment Agency combined to make improvements to the infrastructure, particularly to the routes for school safety. Mr. Berger stated West International Speedway from Nova to the Florida East Coast Railroad has been completed. Mr. Berger stated repaving on Martin Luther King from Mary McLeod Bethune has been completed south of Orange Avenue and reconstruction of Orange to International Speedway Boulevard is in progress. Mr. Berger stated the improvements to Mary McLeod Bethune from Nova to FEC are pending. Mr. Berger stated the Orange Avenue project is completed as well as Magnolia from Nova to Martin Luther King.

Ms. Stubbs asked why a status was not provided for the Keech Street project.

Mr. Berger stated there are no plans for that project that he is aware of.

Mr. Fuqua asked about Martin Luther King Blvd. and stated sections are completed at a time.

Mr. Berger stated that project was completed down to South Street which created drainage improvements in that area but there is still work to be done to Shady Place.

Mr. Fuqua asked about the time line for Mary McLeod Bethune Blvd.

Mr. Berger stated he did not know but could provide an answer at the workshop.

Mr. Robinson stated he would like to know the percentage of the CRA funds that were used to fund street projects.

Mr. Berger stated it would be a lot of data to research to determine the amount but he could gather some of the information.

Mr. Robinson asked what we are waiting on to complete the projects outlined in the Master Plan.

Mr. Berger stated some have been completed but most are waiting on available funding.

Mr. Fuqua asked if the ½ cent sales tax had been passed, would the projects have been completed.

Mr. Berger stated he cannot answer that since that is a political question.

Mr. Collins stated there are agencies that the city could ask to help fund projects, such as the Metropolitan Planning Organization and the Florida Department of Transportation as well as Volusia County. Mr. Collins stated it shouldn't matter where the funds come from. Mr. Collins stated projects on the beachside are funded by someone issuing a bond or pressuring agencies for funding. Mr. Collins stated someone should be asking for projects to be funded and the Board shouldn't be asking staff to do their work.

Mr. Berger stated some of the Board workshop questions were from the Chair who is not in attendance tonight. Mr. Berger asked that the information regarding those questions be provided at the workshop.

9. Project Updates

Mr. Berger stated Mr. Bryant is out due to illness.

Mr. Berger stated this is Black History Month, and there will be a tour of the Black Heritage Trail. Mr. Berger stated the information is on the City's website.

Ms. Stubbs asked what the major accomplishments have been of this Board in the last 5 years.

Mr. Berger stated that information will be provided at the workshop.

Mr. Fuqua asked if the Board would like to set a date for the next workshop.

Ms. Hardy stated she felt restricted by the time limit that was set for the last workshop.

Mr. Collins stated what was on the agenda was not what he planned on discussing at the workshop. Mr. Collins stated he doesn't want to spend time at the next workshop discussing anything other than what the Board wants to discuss.

Mr. Fuqua suggested Board members provide a list of questions to Mr. Berger of items they would like to discuss at the workshop so Mr. Berger can do research and is prepared to answer the questions.

Mr. Berger stated he would poll the Board since several were not in attendance this evening and determine a date and location for the workshop.

Mr. Collins stated he would like to see a list of CRA projects as a whole, not just Midtown.

Mr. Berger stated he did not think he would be able to gather the information for the five redevelopment areas prior to the workshop.

Ms. Stubbs stated the purpose of the workshop for her is to focus on Midtown.

10. Public Comments

Anne Ruby, 137 Park Avenue, Daytona Beach, Florida stated staff can provide the fund balances for Midtown as well as the balance in the Capital Projects fund. Ms. Ruby stated staff can provide the information on the fund balances but may not need to provide it at the direction of the Board. Ms. Ruby stated the City Commission gives direction to the City Manager and the City Manager gives direction to staff. Ms. Ruby stated if the Board wants to know about financing and planned projects, the members should talk with the City Commissioners.

11. Board Comments

Ms. Stubbs thanked staff for the information that has been shared.

Mr. Robinson thanked staff for the information they have provided. Mr. Robinson stated he is frustrated that other areas are enhanced but does not see progress being made in Midtown.

Mr. Collins asked the status of his request for 3-ring binders for Board materials.

Mr. Berger stated binders were provided during orientation but he does not have a problem with providing binders to the Board.

Mr. Collins asked about Board members receiving business cards. Mr. Collins stated the Chair has business cards and asked why all Board members can't have them.

Mr. Berger stated he did not think business cards would be provided but he will ask again.

Mr. Collins stated he would like to have 3-D models of three projects planned for Midtown and would like to know the cost to provide that.

Mr. Collins stated the Midtown logo does not have the word Midtown in it anywhere. Mr. Collins stated he envisions the Board members having polo shirts with the logo on them and possibly selling the shirts with the money coming back to the Board. Mr. Collins stated he would like to have copies of Mr. Berger's power point presentations. Mr. Collins stated the Master Plan does not have a date on it and that type of information is important to have.

Ms. Hardy asked if Mr. Berger could email the reports to the Board.

Mr. Berger stated yes.

Mr. Fuqua thanked staff for all they do for the Board. Mr. Fuqua stated he has served on the Board for 4 years and would like to see projects completed that are in the Master Plan. Mr. Fuqua stated he would like to see a developer show interest in Midtown. Mr. Fuqua stated it bothers him to see a lot of projects along LPGA and on beach side and nothing in Midtown. Mr. Fuqua stated there are some businesses struggling in Midtown. Mr. Fuqua stated he would like to see businesses bring tax revenue and affordable homes to Midtown. Mr. Fuqua asked about the grocery study that was to be done for Midtown. Mr. Fuqua asked if Mr. Berger would make a presentation to the Board on the grocery store study.

Mr. Berger stated the study has been completed and was provided to the City Commission but there has been no action taken to pursue that. Mr. Berger stated he will see if the report can be provided to the Board.

Mr. Fuqua stated there are marijuana dispensaries along International Speedway which are having a negative impact on businesses in the area. Mr. Fuqua expressed concern about the dispensaries being located in an educational district.

Mr. Berger stated the dispensaries are determined to be drug stores through the State who regulates those facilities.

Ms. Hardy asked if the Board could do a walking tour of the Midtown area.

Mr. Gross stated the Board cannot do a walking tour and must remain in compliance with the Florida Sunshine Law.

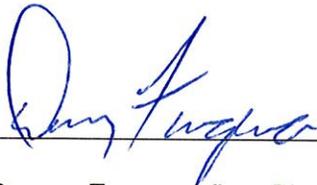
Mr. Fuqua stated when the Orange Avenue project was in progress, he personally visited businesses along Orange Avenue and invited them to the Midtown meetings to express any concerns they may have.

Mr. Gross stated Board members can individually visit sties in Midtown but the Board cannot tour the area as a group.

Mr. Collins stated if the Board had business cards, the members could be acknowledged as being a representative of the Midtown Redevelopment Board. Mr. Collins stated the City Commissioners have business cards and this Board is their representative. Mr. Collins stated if Board members are not out walking the area with business cards right now and visiting with the business owners, they are not doing their job.

12. Adjournment

There being no further business, the meeting was adjourned.



Danny Fuqua, Vice Chair



Becky Groom, Board Secretary