

**MIDTOWN REDEVELOPMENT BOARD
MINUTES OF THE
REGULAR MEETING
Tuesday, March 9, 2021**

The regular meeting of the Midtown Redevelopment Board was held Tuesday, March 9, 2021, 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. Shawn Collins, Chair
Ms. Tangel Hardy
Mr. Pierre Louis
Ms. Renee Richardson
Mr. Milverton Robinson (Planning Board appointee)
Ms. Valencia Stubbs

Board Members Absent

Mr. Byron Cogdell
Ms. Terica Charles

Staff Members Present

Mr. Reed Berger, Redevelopment Director
Mr. Ben Gross, Deputy City Attorney
Capt. Todd McBride, District 1
Ms. Sarah Kirk, Neighborhood Services Officer
Ms. Becky Groom, Board Secretary

1. Call to Order

Mr. Collins 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

Ms. Stubbs gave the invocation.

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

The Pledge of Allegiance was stated by the Board.

5. **Approval of Minutes**

A motion was made by Mr. Louis, seconded by Ms. Stubbs, to approve the minutes of the regular meeting of February 9, 2021, as presented. The motion carried (5-0).

6. **Staff Reports**

Police Department:

Capt. Todd McBride stated he is pleased to report that crime is down. Capt. McBride stated this is Bike Week and traffic will be increased.

Mr. Louis asked if specific statistics could be provided for the Midtown area.

Capt. McBride stated he could provide specific numbers and noted there had been a few car break-ins over the last two weeks but nothing of a violent nature. Capt. McBride stated the officers continue to get compliments about safety in the area and communication with the citizens.

Ms. Stubbs asked what can be done to help with traffic control around Bethune-Cookman University and Dr. Mary McLeod Bethune Blvd.

Capt. McBride stated Traffic Officers as well as CSO's will be in the area starting on Thursday.

Mr. Robinson asked if anything can be done to work with retailers to reduce the number of shoplifting incidents in the city.

Capt. McBride stated 75% of the shoplifting incidents take place in WalMart; and there is a number of cameras in the store area which is why so many shoplifters are arrested; however, there is no way to prevent shoplifting.

Code Enforcement:

Sarah Kirk, Neighborhood Services Officer, stated 24 cases were opened during the last month, with the majority relating to maintenance codes and vacant lots. Ms. Kirk stated a map is included in the Code Enforcement report that shows the location of the cases.

Mr. Robinson asked if there are grants available to assist in resolving Code Enforcement issues. Mr. Robinson stated he would like to know statistics about the number of grants that have been applied for and what has been awarded.

Ms. Kirk stated she has talked with Michelle Toliver, Project Manager, about grant assistance for the open cases.

Mr. Berger stated the Redevelopment Department does have a number of ways to help citizens and all available grants are listed on the city's website.

Mr. Louis asked about the salvage reclamation business near the railroad tracks and noted that it is getting larger.

Ms. Kirk stated the property owner has several different parcels in that area and she does have one resident that complains about the property. Ms. Kirk stated the commercial zone backs up to the residential area.

Mr. Collins asked if there is anything in the Land Development Code that requires a buffer zone.

Ms. Kirk stated she would review the LDC to see if a buffer is required between Commercial and Residential.

Mr. Gross stated Article 6 of the Land Development Code establishes buffers between different uses. Mr. Gross noted the property being discussed may have a pre-existing use.

Ms. Stubbs stated a good article could be written about available grant assistance and made available to the citizens.

Mr. Collins stated perhaps a State of Midtown report could be developed to let people know about the activities in Midtown.

7. Presentation – Spotlight on Midtown

7a. Jodi Pena-Castaldi, Community Legal Services of Mid-Florida, gave a Power Point presentation regarding free legal services offered by her organization. Ms. Pena-Castaldi stated her organization is located at 1440 N. Nova Road, Suite 101 and provides assistance in all areas of law.

Mr. Robinson asked about assistance as part of the Cares Act.

Ms. Pena-Castaldi stated there is a section on the website that is continually updated.

Ms. Richardson stated she works for DCF and often times has difficulty connecting her clients with legal services.

Ms. Pena-Castaldi provided her email address – jodip@clsmf.org – so the Board may refer individuals to Legal Services.

Ms. Stubbs asked if legal representation is provided at court hearings and if assistance can be provided for other issues, such as expungements.

Ms. Pena-Castaldi stated yes.

Mr. Louis asked if Legal Services works with the Veterans court.

Ms. Pena-Castaldi stated there is a veterans unit in the organization.

Mr. Collins asked if information on the Legal Services organization could be placed on the city's website.

Mr. Berger stated he will provide that suggestion to Susan Cerbone, the City's Public Information Officer, who oversees information on the website.

- 7b. Ms. Yasmine Plummer & Ms. Keanni Stokes, Crunch Time Urban Wear, 147 S. Nova Road – No one was in attendance from Crunch Time Urban Wear

There was no one in attendance representing Crunch Time Urban Wear.

8. Emergency Procedures for Public Meetings and Public Comments

The procedures for public meetings and public comments associated with COVID-19 pandemic were included as part of the packet.

9. Old Business

- 9a. Update and Follow-up on Board Presentation to the City Commission

Mr. Collins stated he, Ms. Stubbs and Mr. Louis made a presentation to the City Commission on February 17, 2021. Mr. Collins stated the City Commission asked Mr. Collins to prepare a memorandum to the City Manager regarding the Board's requests. Mr. Collins stated he provided the memorandum to the City Manager on February 18, 2021. Mr. Collins stated he attended the City Commission meeting on March 3, 2021 to ask the status of the memorandum. Mr. Collins stated he sent a text to the Mayor today; and to date, he has received no response from either the Mayor or the City Manager.

Ms. Stubbs stated she attended the City Commission meeting and indicated to the City Commission that this Board is willing to help assist the City Commission and would like to be a liaison between the City and the citizens. Ms. Stubbs stated she believes the Mayor and City Commission were open to suggestions but wanted specific comments on how they could assist the Board.

Mr. Louis stated he feels the Mayor and City Commission were receptive. Mr. Louis stated his concerns have been that he was concerned that the Board's issues were not making it to their desks and the Mayor seemed taken aback that information did not reach them.

Mr. Collins stated in 2017, the Board's responsibilities were taken away and those responsibilities should be given back to the Board.

Mr. Robinson stated the process needs to change and there needs to be a recognition of the Board and why it is here. Mr. Robinson stated he would like updates from staff so the Board knows what efforts staff is putting forward in attracting a grocery store and businesses to Midtown. Mr. Robinson stated he would like to know who contacts the city about potential development. Mr. Robinson stated there is no information being shared from the staff to the Board; and no information is shared from the Board to the City Commission.

Ms. Richardson stated she was proud to be selected to serve on this Board but it has been an eye opener. Ms. Richardson stated she has been very disappointed with the process and doesn't feel the Board is getting anywhere. Ms. Richardson stated she is hesitant to have people tell her about things in the community because there is nothing the Board can do about it.

Ms. Stubbs stated she is happy to serve on the Board. Ms. Stubbs stated the Spotlight on Midtown is excellent and gives people an

opportunity to showcase who they are and their contributions to Midtown and the City as a whole. Ms. Stubbs stated City Commissioners have attended the Board meetings and have participated in the meetings. Ms. Stubbs stated the changing of the agenda and the updates to the by-laws have been accomplishments. Ms. Stubbs stated the Board now receives an update from Mr. Berger and Public Works regarding improvements in Midtown. Ms. Stubbs stated Mr. Robinson asked Ms. Kirk for more details in her Code Enforcement report. Ms. Stubbs stated Ms. Hardy has highlighted a platform that is being held by her employer and Mr. Louis is involved in many areas. Ms. Stubbs stated she doesn't want to get bogged down in what the Board hasn't received and feels we should celebrate what the Board has done together as a group. Ms. Stubbs stated perhaps the Board should select a priority item from the five items that were outlined in the memorandum that was provided to the City Commission by Mr. Collins and focus on one item.

Ms. Hardy suggested holding a workshop and inviting the Mayor to discuss the Board's concerns in an informal setting.

Board Action:

A motion was made by Ms. Stubbs, seconded by Mr. Louis to prioritize the five items listed in the memorandum addressed to the City Manager to determine the number one priority. The motion carried (5-0).

The Board individually selected the items and noted the rankings from 1 to 5 and the Board agreed the number one priority is communication between the Midtown Redevelopment Board and the City Commission.

Mr. Collins stated with the assistance of staff, the information can be presented to the City Commission and Mayor.

9b. Review/Approval of Future Meeting Dates

Mr. Gross stated the Board has to adopt a schedule of regular meetings.

Mr. Collins stated the Board meets the second Tuesday of every month and noted Mr. Louis provided a listing of the dates of the upcoming meetings that indicates speakers that have been invited to future meetings.

Board Action:

A motion was made by Ms. Richardson, seconded by Ms. Hardy, to approve the dates of future meetings as indicated on the hand-out provided by Mr. Louis. The motion carried (5-0).

Mr. Collins asked that the presentation by Crunch Time Urban Wear be added to the April agenda.

9c. Review/Approval on Upcoming Workshops

Mr. Collins stated Ms. Hardy suggested holding a workshop and inviting the Mayor and area City Commissioner to attend. Mr. Collins stated he would like to discuss future funding and future partnerships.

Ms. Hardy stated she would like to hold the workshop in order to open communication.

Commissioner Stacy Cantu addressed the Board. Commissioner Cantu stated she attended the meeting this evening because she did not get a clear message at the City Commission presentation by Mr. Collins as to what the Board wants from the City Commission. Ms. Cantu stated she will go back and discuss what has been discussed with the City Commissioners and City Manager to see if the problem can be solved.

Board Action:

A motion was made by Ms. Hardy, seconded by Mr. Louis, to schedule the first workshop and invite the Mayor and the City Commissioner representing the area to attend, as well as the City Manager or his representative, in order to open the lines of communication. The motion carried (5-0).

Mr. Collins suggested receiving three potential dates from the Mayor and City Commissioner to know of their availability.

Ms. Hardy asked if Mr. Berger will forward the Board's request to the Mayor and City Manager.

Mr. Berger stated he will forward the information to the City Manager.

Mr. Robinson asked what assurance the Board will have that the City Manager will act on the Board's request. Mr. Robinson

suggested that the Chair also send the Board's comments on to the Mayor and City Commissioner.

Mr. Berger stated he cannot assure the Board what will happen once he communicates up the chain of command. Mr. Berger stated if the Board wants to communicate separately by email to the City Manager, that may be something the Chair may want to do.

Ms. Hardy asked if Commissioner Cantu would follow through if no response is received from the Mayor or City Manager.

Mr. Collins stated he suggests that the Board direct the Chair to follow through with the City Commission and City Manager.

Commissioner Cantu stated anyone can email the City Commissioners.

Mr. Gross stated anyone can email the City Commissioners and their email addresses are on the city's website. Mr. Gross stated if the Board wants the Chair to follow up, the Board should direct the Chair to do that through a motion.

Board Action:

A motion was made by Mr. Louis, seconded by Ms. Stubbs, to continue the meeting until 8:30 p.m. The motion carried (5-0).

Mr. Berger stated under 9b, the September 7 date on the listing is the first Tuesday; and the Board meeting is planned for September 14, which is the second Tuesday. The Board agreed by consensus to change the approved meeting listing with the change of the date to September 14, 2021.

Ms. Stubbs suggested directing the Chair to send an email to the City Manager and Mayor on behalf of the Board if a response has not been received within 7 days requesting their attendance at a workshop.

A motion was made by Mr. Louis, seconded by Ms. Stubbs, to direct the Chair to send a email to the City Manager and Mayor and City Commissioners requesting their attendance at a workshop if within 7 days of this meeting the Chair hasn't received confirmation from staff that the City Manager has received the request from Mr. Berger and forwarded that request to the City Commission. The motion carried (5-0).

10. New Business

10a. Discussion on Potential Outside Funding Sources

Mr. Collins stated there are agencies that want to do business with residents and businesses in Midtown and he feels we are losing opportunities for partnerships. Mr. Collins stated those agencies include IBEW, FDOT, MPO, Daytona State College, and the Housing Authority.

Mr. Louis asked if a grant initiative data base has been created as was defined in the Master Plan.

Mr. Berger stated there is no grant initiative data base. Mr. Berger stated there is someone on staff who writes grants and tracks grants.

11. Public Comments

Anne Ruby, 137 Park Avenue, Daytona Beach, Florida stated the Board should ask for the grant initiative data base to be created. Ms. Ruby stated what the Board is trying to do is very difficult. Ms. Ruby suggested the Board ask for a list of vacant properties in Midtown and then ask that RFP's be issued for workforce housing developments on those properties. Ms. Ruby stated the Board should make a specific request which will give the request to the City Commission substance. Ms. Ruby stated perhaps it may be best to wait until there is a new City Manger in place instead of pushing the current City Manager.

Steve Miller, 383 Walnut Street, Daytona Beach, Florida stated he looks forward to a new City Manager who will have new ideas and feels many things will happen in Midtown. Mr. Miller stated he would like to see a Manager who knows where Bethune-Cookman University is and one who may have attended BCU. Mr. Miller commended the Board on their service.

12. Board Comments

Mr. Robinson stated he is pleased to serve on the Board but is frustrated with the process. Mr. Robinson stated he wants to hear updates from staff. Mr. Robinson stated he wants to hear from the Public Works manager or his representative about projects in the Midtown area. Mr. Robinson stated why not Midtown?

Ms. Richardson stated she was contacted by the Daytona Beach News-Journal about the comments made during the meeting regarding the

motorcycle club on International Speedway Blvd. Ms. Richardson stated she told the reporter that she is new to the Board and didn't know what to say.

Mr. Gross stated Board members are free to say whatever they want.

Mr. Louis stated any Board member can talk to a reporter but should let them know they are not representing the Board and any comments are the member's comments.

Mr. Collins stated he also received a phone call from the reporter and he stated he feels the Board was brought into the process just to discuss the mural and had nothing to do with the approval process for the motorcycle club.

Ms. Stubbs stated she feels the meeting was very productive and the Board is continuing to progress.

Ms. Hardy stated she feels the Board is making forward movement.

Mr. Louis provided the Board with copies of an on-line survey that he conducted noting that flooding is a big issue in Midtown. Mr. Louis stated the motorcycle club has moved into the building on ISB. Mr. Louis stated the Master Plan indicates the area where the motorcycle club is located is designated as a Town Center Plaza and doesn't feel the motorcycle club fits into the plan.

Mr. Collins stated there is an article in today's News-Journal about the Midtown area.

13. Adjournment

There being no further business, the meeting was adjourned at 8:40 p.m.



A. Shawn Collins, Chair



Becky Groom, Board Secretary