



The CITY OF DAYTONA BEACH

REDEVELOPMENT DIVISION

POST OFFICE BOX 2451

DAYTONA BEACH, FLORIDA 32115-2451

PHONE (386) 671-8180

AGENDA

MIDTOWN REDEVELOPMENT BOARD

TUESDAY, June 8, 2021 – 6:00 P.M.

City Commission Chambers - City Hall

NOTICE – Pursuant to Section 286.0105, Florida Statutes, if any person decides to appeal any decision made by this Board at this public meeting, such person will need a record of the proceedings and, for that purpose, such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City does not prepare or provide such a record.

	<p>For special accommodations, please notify the City Clerk's Office at least 72 hours in advance. (386) 671-8023</p>		<p>Help for the hearing impaired is available through the Assistive Listening System. Receivers can be obtained from the City Clerk's Office.</p>
---	---	---	---

In accordance with the Americans with Disabilities Act (ADA), persons with a disability needing a special accommodation to participate in the Board meeting should contact the City Clerk's Office, 301 S. Ridgewood Ave, Room 210, Daytona Beach, FL 32114, Ph: (386) 671-8023, Email: clerk@codb.us not later than 72 hours prior to the proceedings. If you are hearing or voice impaired contact the relay operator at 1-800-955-9771.

1. **Call to Order**

2. **Roll Call**

3. **Invocation**

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

5. **Approval of Minutes**

May 11, 2021 Board Meeting

6. **Staff Reports**

6a. Police Department – Capt. Todd McBride, District 1

6b. Code Enforcement – Ms. Sarah Kirk, Neighborhood Services Director

7. **Presentation - Spotlight on Midtown**

7a. Bethune Grill - 731 Dr. Mary McLeod Bethune Blvd.

7b. W's Beatitude Barber Shop - 722 Dr. Mary McLeod Bethune Blvd.

8. **Old Business**

9. **New Business**

9a. Mr. John Navarra

10. **Public Comments**

11. **Board Comments**

12. **Adjournment**

**MIDTOWN REDEVELOPMENT BOARD
MINUTES OF THE
REGULAR MEETING
Tuesday, May 11, 2021**

The regular meeting of the Midtown Redevelopment Board was held Tuesday, May 11, 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 (arrived at 6:08 p.m.)
Ms. Valencia Stubbs

Board Members Absent

Ms. Terica Charles
Mr. Byron Cogdell
Mr. Milverton Robinson (Planning Board appointee)

Staff Members Present

Mr. Reed Berger, Redevelopment Director
Ms. Michele Toliver, Project Manager
Mr. Ben Gross, Deputy City Attorney
Lt. Bridget Hayden, Daytona Beach Police Department
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

Mr. Collins gave the invocation.

4. Pledge of Allegiance to the Flag

The Pledge of Allegiance was stated by the Board.

Mr. Collins stated a revised agenda was distributed which reflects a revision to the presentations under Item 7, Spotlight on Midtown, to include Mr. Tom Huger of THA2 LLC.

Board Action:

A motion was made by Mr. Louis, seconded by Ms. Hardy, to approve the revised agenda as presented. The motion carried (4-0).

5. Approval of Minutes

Board Action:

A motion was made by Mr. Louis, seconded by Ms. Stubbs, to approve the minutes of the April 13, 2021 meeting, as presented. The motion carried (4-0).

6. Staff Reports

6a. Police Department – Lt. Bridget Hayden

Police Chief Jakari Young was in attendance and stated he was in attendance to show his support for the Board since he had not attended a meeting in a while.

Lt. Hayden presented the Year to Date report covering the period from January 1, 2021 through April 30, 2021. Lt. Hayden stated homicides are down 100% and there was one homicide last year during the same period. Lt. Hayden stated auto thefts are down 14%. Lt. Hayden stated residential burglaries have increased, noting last year during this same time period there was only one and there have been 4 so far this year. Lt. Hayden stated car breaks are down 25%; robberies are down 50%; and strong armed robberies are down 100%. Lt. Hayden stated there are a total of 889 Part 1 crimes city wide; and there were 545 in District 1 and only 71 in Midtown. Lt. Hayden stated the Department continues to do the Park & Talk to make contact with the community.

Mr. Louis asked about the Police Explorer program.

Lt. Hayden stated the Police Explorers are still active and stated a recruitment effort was recently held at the Daytona Mall and at Bethune-Cookman University.

6b. Code Enforcement – Ms. Sarah Kirk, Neighborhood Services Director

Ms. Kirk presented the report which was included as part of the Packet. Ms. Kirk stated a total of 31 new cases were opened in April, three of which were opened and closed in the same month. Ms. Kirk stated 13 of the violations were Maintenance Code violations. Ms. Kirk stated there is a rise in vacant lot cases since there is now an inspector who is dedicated to vacant lot maintenance city-wide.

Ms. Richardson asked if vacant lots that are privately owned are being cleaned by the city.

Ms. Kirk stated vacant city lots are maintained by the city and those that are privately owned are to be maintained by the property owner.

Ms. Stubbs asked about the CRM issues and the unsecured structure on Marion.

Ms. Kirk stated CRM's are complaints that are entered through the City system. Ms. Kirk stated the structure on Marion is a vacant home and there was a previous complaint on the site. Ms. Kirk stated the home was previously boarded and secured and now the accessory structure is unsecured and there has been a complaint that people are staying in the structure.

Mr. Louis asked about the number of vacant lots in the Midtown area, noting he does not see a lot of community service projects in the area. Mr. Louis stated perhaps a day of service to clean lots could be held in conjunction with Martin Luther King, Jr., Day in 2022.

Mr. Collins asked Mr. Louis to put that item on the agenda for discussion at a future workshop.

Mr. Collins stated he would like to see Code Enforcement violations noted by address on a GIS map.

Ms. Kirk stated that is something she can provide and will have it prepared for the Board for the next meeting.

7. Presentation – Spotlight on Midtown

7a. The Pierre Louis Leadership and Community Service Award Presentation

Mr. Louis presented the Midtown Leadership & Community Service Award to Alexys Hill. Ms. Hill and her family were in attendance to receive the award. Ms. Hill presented a video that highlighted her accomplishments and is part of the Board meeting video.

7b. Mr. Thomas Huger – TAH2 LLC

Mr. Huger stated he is a building contractor and is working to improve the neighborhoods. Mr. Huger stated he is working with investors to build projects in the community.

Mr. Collins asked if there are partnerships or incentives Mr. Huger would like to see from the city.

Mr. Huger stated he works very closely with the City but he would like to see permit fee credits as an incentive.

Mr. Louis stated he noted Mr. Huger has a project on Magnolia and Lockhart and asked about the project with Amvets.

Mr. Huger stated there was a change in leadership at Amvets and Mr. Huger decided not to continue his involvement.

Ms. Richardson stated it is good to know that the community has a builder involved in the area.

8. Emergency Procedures for Public Meetings and Public Comments

The restrictions have been removed by the State of Florida for public meetings.

9. Old Business

Mr. Collins stated there was no old business to discuss.

10. New Business

Mr. Gerald Chester, State of Florida Community Development Corp., 220 Harriett Circle, Daytona Beach, Florida stated the organization was created by Central Florida Legal Services. Mr. Chester stated he works in developing properties as well as assisting first time home buyers.

Mr. Collins asked how Mr. Chester would propose a project in order to redevelop an area in Midtown.

Mr. Chester stated a number of lots that are contiguous would need to be purchased. Mr. Chester stated zoning will need to be changed in order to allow businesses that will support the community.

Ms. Richardson stated we need to learn how to invest in our community noting there are many people that need housing and there are many empty buildings in the community along MMB and other streets.

Ms. Stubbs noted there is a lack of access to grocery stores for families that really need them.

Mr. Chester stated if the community does not have the purchase power, a business will not locate in the community.

Mr. Collins stated he does not want to spend TIF on capital projects. Mr. Collins stated there should be incentives for businesses to locate in Midtown.

Mr. Louis stated there are 116 vacant commercial lots and 394 vacant residential lots in Midtown.

Mr. Chester stated scattered lots make it difficult for development; and some of those lots may have legal challenges which may make development costs prohibitive.

Mr. Collins asked if eminent domain could be used to play a role in future development.

Mr. Gross stated property cannot be taken through eminent domain and then turned over for a private use. Mr. Gross stated he would research laws regarding eminent domain and provide an updated to the Board at the next meeting.

Mr. Collins asked if there could be property swaps.

Mr. Berger stated he is in agreement with Mr. Chester about scattered lots. Mr. Berger stated if the property is acquired through a swap or other means, the developer still needs to know what will be proposed for the site.

11. Public Comments

John Nicholson, 413 N. Grandview, Daytona Beach, Florida spoke regarding eminent domain and redevelopment of Midtown.

Anne Ruby, 137 Park Avenue, Daytona Beach, Florida spoke about redevelopment in Midtown. Ms. Ruby stated the Neighborhood Watch meetings used to be held the Monday before this Board meeting and she would like to see those start again. Ms. Ruby asked if there was an update on the Midtown Lofts project.

Mr. Berger stated there is a group that is interested in the Midtown Lofts project but the project was placed on hold because of COVID. Mr. Berger stated he believes the project will proceed with an affordable housing aspect.

12. Board Comments

Ms. Stubbs thanked staff for their support and the public for their interest. Ms. Stubbs stated she supports holding a workshop with a more focused agenda for the Board to address. Ms. Stubbs stated she believes the Board discussed waiting until the new City Manager was on board before the workshop will be held.

Ms. Hardy thanked the Board for their dedication and thanked the individuals who made presentations this evening.

Mr. Louis stated he provided the Board with a copy of the listing from Volusia County that shows the vacant lots in Midtown. Mr. Louis stated a data base was to be created that could be used for real estate purposes that would indicate the location of the vacant lots but the data base has not been created.

Ms. Richardson thanked the Board for their service and also the individuals who made presentations this evening. Ms. Richardson stated Board members should meet with members of the community in Midtown to determine their issues. Ms. Richardson stated she feels a workshop is needed and asked how that could be scheduled. Ms Richardson stated she is concerned that the Board asks questions and does not receive responses. Ms. Richardson stated she is concerned about the lack of leadership for the Board.

Mr. Collins stated he would like to know about the city's activities in Midtown. Mr. Collins stated he printed the 2020 Community Redevelopment Agency Annual Report from the city's website and is concerned that the Board is not provided with the report. Mr. Collins stated

he feels the Board should have received a presentation on the report and asked why Mr. Berger did not provide a presentation to the Board on the report. Mr. Collins asked what Mr. Berger is doing for Midtown redevelopment. Mr. Collins stated he prepares the bulk of the agenda and staff should be providing the Board with updates on projects. Mr. Collins asked what Mr. Berger does during the day.

Mr. Berger stated his priorities change during the day but he will focus on what is required at the time. Mr. Berger stated a lot of time is spent on grants, many of which are for Midtown, noting that Midtown has had more grant activity than any other redevelopment area this year. Mr. Berger stated he processed a request to receive additional funding for grants since those funds will be depleted. Mr. Berger stated he completed the funding for the Saute King project today and he is involved in funding for most of the other capital projects. Mr. Berger stated the Board is provided with a list of Public Works projects at each meeting.

Mr. Collins asked Mr. Berger's vision for the three redevelopment areas.

Mr. Berger stated there are 5 redevelopment areas.

Mr. Collins stated he feels Ms. Toliver should be doing a lot of the grant paperwork and feels Mr. Berger would be the visionary. Mr. Collins asked what Mr. Berger does to specifically benefit Midtown.

Mr. Berger stated Ms. Toliver is not on Board but knows she will be a great asset. Mr. Berger stated to do the work on his own would not be successful. Mr. Berger stated providing the vision is not in his capacity at this time and he would be pleased to discuss his role with Mr. Collins at another time.

Mr. Gross stated he had additional comments regarding eminent domain. Mr. Gross stated prior to the Kelo case, the city took blighted property through eminent domain and allowed it to be assembled by a developer for a large project; and after the decision in the Kelo court case, many states adopted statutory restrictions in response to citizen concerns regarding the taking of property.

Mr. Louis asked if eminent domain was used for the Midtown Lofts.

Mr. Gross stated no.

Ms. Stubbs stated she appreciates staff's assistance and their transparency.

Mr. Collins asked that staff send out a request to the Board to determine when the Board members are available for a workshop next month. Mr. Collins stated he would like staff to ask Board members what items they would like to discuss at the workshop, keeping the list to 3 items. Mr. Collins stated the complete list of suggestions will be sent to the Board so they can rank the discussion items.

13. Adjournment

There being no further business, the meeting was adjourned.

A. Shawn Collins, Chair

Becky Groom, Board Secretary

Midtown Redevelopment Area

Public Works Projects

Campbell Aquatic Pool Surface Repair/Resurfacing

- Commission District/Description:
 - Zone 6
 - Midtown CRA
 - Project is being evaluated for pools to be resurfaced or repaired
- Progress:
 - Surface repairs completed 05/17
 - Pool pump motor completed 05/04
 - SOW for complete resurfacing of both pools is being developed
- Schedule:
 - Surface patch repairs and pump motor replacement completed
 - SOW prepared for ITB – August 2021
- Project Costs:
 - Surface repairs - \$4,000.00
 - Pump motor replacement - \$4,500.00
 - Estimated resurfacing project Fall 2021 - \$130,000
- Summary:

The pool surface was delaminating in several areas and the pool pump motor failed prior to surface repairs. Both items have been completed and the pools are ready to be re-opened for public use. The SOW and ITB will be coordinated for Fall of 2021 to completely resurface both pools.

Campbell Pool main entry building/pool deck expansion with shade structures (Ph 1 + Ph 2)

Commission District/Description:

- Construction documents for a well-defined entry point to Campbell Pool, increased site connectivity, and expanded pool deck for Campbell Pool
- Zone 6 (Paula Reed)
- Redevelopment Area: Midtown Redevelopment Area
- Progress
 - Soffit installation and paint installation completed
 - Metal panels on north end of building currently being installed
- Schedule:
 - Substantial Completion early April
 - Final Completion end of June
- Pending Work
 - Continued construction administration duties as needed during construction
- Upcoming Work (1 week look-ahead):
 - Submittal reviews and Answering RFI's as they come in during construction
- Risks/Challenges:
 - None
- Project Cost:
 - \$200-300K
 - Race and Rec Grant (\$139,386.00) City Match (\$151,614) \$291,000.00 (total budget)
- Summary:
 - This project is a component of the Dickerson Center Master Plan; includes a new entry pavilion and extended pool deck with shade structures for the Campbell pool.

Campbell Pool Parking Lot Improvements

- Description/Commission District:
 - Project is for design and construction of parking lot improvements for Dickerson Center and Campbell Pool facility
 - Zone 6
 - Midtown Redevelopment CRA
- Progress:
 - Work Authorization #23 for design and permitting for PMA issued
 - Redesign needed due to park masterplan changes
 - SJRWMD submittal has been made
- Upcoming Work (1 week look-ahead):
 - Continued review of revised plans submitted to City from Design Engineer
- Risks/Challenges:
 - Minimizing disruption to pool and Dickerson center users during construction
 - Identify entrance to pool and pedestrian path to entrance
 - Completion of work within budget
 - SJRWMD Permitting
- Schedule:
 - Design completion: July 2021
- Project Costs:
 - Design Cost: (Survey: \$8,397, Geotech \$1,401, \$26,000 PMA Design and permitting)
 - Construction Costs (Grant award): \$369,359
- Summary:
 - On Schedule

Dickerson Center HVAC

- Commission District/Description:
 - Zone 6
 - Midtown CRA
 - Project consist of the installation of new HVAC air flow boxes with electronic controls, environmental remediation and restore of ceiling and carpet materials.
- Progress:
 - Contract awarded to General Mechanical Corp. , NTP issued
 - Permit applied for and approved by the City
 - Pre-Con meeting with GMC held 04/20
 - GMC mobilized 05/17 with expected substantial completion by 09/30
 - Mold remediation completed
 - Ceiling tile demo completed
 - HVAC controls demo complete
- Project Costs:
 - \$303,000.00
- Summary:

Project is in progress with partial demo completed. Project is currently on schedule. Expected completion date is 10/2021.

Dickerson Park Playground

- Commission District/Description:
 - Construction documents for a new relocated playground at the Dickerson Center
 - Zone 6 (Paula Reed)
 - Redevelopment Area: Midtown Redevelopment Area

- Progress:
 - Schematic site plan complete
 - Permit + Bid drawings for Dickerson Master Plan are currently underway by Parker Mynchenberg
- Schedule:
 - City Commission acceptance of Race and Rec Grant on May 20th, 2020
 - February 2020: Completion of Design Documents
 - March 2021: Commission approval of playground vendor installation, concrete contractor for playground seat walls, and other vendors for irrigation, electrical as needed in project scope
 - April 2021 – June 2021: Construction of playground
- Pending Work:
 - Finalizing proposals from vendors for playground and concrete work associated with the project
 - All proposals to be in hand by end of May
- Upcoming Work (1 week look-ahead):
 - Commission Agenda package for approval of grant expenditure on playground vendor and equipment for June Commission date
- Risks/Challenges:
 - None
- Project Cost:
 - Final playground pricing from playground vendor (Kompan) received for \$322,850.88
 - Sanderson Concrete proposal for seat walls received for \$49,568.00
 - Available budget of \$402,400.00 for the entire project
 - Race and Rec Grant (\$302,400.00) City Match (\$100,000.00) \$402,400.00 (total budget)
- Summary:
 - A new playground to replace the existing playground at the Dickerson Center. This project is a piece of a larger Master Plan for the Dickerson complex.

Fremont Avenue Sidewalks

- Commission District/Description:
 - Design plans for the construction of a new sidewalk on the north side of Fremont Avenue from Niles Street to Ridgewood Avenue (US 1). The City is working with the TPO and the project appears to be eligible to receive LAP funding to assist with construction cost.
 - Zone 6, A portion of the project is within the Midtown Redevelopment Area
- Schedule:
 - Plans and Bid documents completion March 2020.
 - Sidewalk construction anticipated to be programmed July 2021
- Project Costs:
 - \$35,346.66 (Design)
- Summary:
 - Revised plans and technical specifications received. Purchasing is preparing bid documents, and the 100% submittal was made to FDOT on March 4th.
 - FDOT lockdown schedule discussions on-going, may get pushed to later in the year based on funding and capacity issues. No review comments on the 100% submittal have been issued by FDOT to date.
 - Project is on time.