



# The CITY OF DAYTONA BEACH

REDEVELOPMENT DIVISION

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## AGENDA

### DOWNTOWN REDEVELOPMENT BOARD

Tuesday, May 3, 2022 - 12:00 P.M.

### City Commission Chambers - City Hall

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**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.

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

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1. **Call to Order**
  2. **Roll Call**
  3. **Approval of the minutes:** March 1, 2022 Meeting
  4. **Staff Reports:** Introduction of Ken Thomas, Redevelopment Director
  5. **Public Comments**
  6. **Board Comments**
  7. **Adjournment**

**DOWNTOWN REDEVELOPMENT BOARD  
MINUTES  
Tuesday, March 1, 2022**

A regular meeting of the Downtown Redevelopment Board was held Tuesday, March 1, 2022, at 12:00 p.m. in the Commission Chambers, 301 S. Ridgewood Avenue, Daytona Beach, Florida. The following people were present:

**Board Members Present**

Mr. Pete Zahn, Chair  
Ms. Sheryl Cook  
Mr. Tibor Benke  
Mr. Kenneth Hunt  
Mr. John Kamchan  
Ms. Freddie Smith-Friend

**Board Members Absent**

Mr. Jake Nicely

**Staff Members Present**

Mr. Deric Feacher, City Manager  
Mr. Reed Berger, Redevelopment Director  
Mr. Ben Gross, Deputy City Attorney  
Ms. Michele Toliver, Redevelopment Project Manager  
Ms. Mandana Carry, Office Specialist  
Ms. Gina Fountain, Casual Worker

**1. Call to Order**

Mr. Zahn called the meeting to order at 12:00 p.m.

**2. Roll Call**

Ms. Fountain called the roll and noted members present as stated above.

**3. Presentation**

Mr. Deric Feacher introduced himself to the Board and described additional ways all three Redevelopment Boards could be more involved with staff in the redevelopment process.

Mr. Zahn asked how much lead time the Chair gets on making a presentation.

Mr. Feacher explained there was no set time limit to make presentations.

**4. Approval of Minutes**

A motion was made by Ms. Cook, seconded by Mr. Hunt, to approve the minutes of the January 4, 2022 meeting as presented. The motion carried (6-0).

**5. Staff Reports**

Captain Nikolow provided a report regarding police activity, events, and crime statistics.

Mr. Zahn asked what contributed to the crime numbers being down.

Captain Nikolow stated COVID played a big part of it when hit in 2020.

Mr. Berger presented the staff report that was included as part of the Board's packet.

**6. Public Comments**

Ms. Michele Toliver, Redevelopment Project Manager for Midtown, introduced herself to the Board members.

Mr. Berger noted Ms. Toliver's extensive work experience and residency in the Midtown area.

**7. Board Comments**

There were no Board comments.

**8. Adjournment**

There being no further business, the meeting was adjourned.

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Pete Zahn, Chair

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Mandana Carry, Office Specialist, II

# Downtown Redevelopment Area (Downtown and Ballough Road)

## Public Works Projects

### **Beach Street Streetscape Improvements Phase II**

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- Description/Commission District:
    - Project is for the design and construction of the Beach Street Streetscape between Bay St and Fairview Ave. The project involves increasing the width of the pedestrian walkways west of Beach St., reduction of driving lanes from four to two, parking modifications on both sides of Beach Street and ancillary traffic calming measures. Additional improvements in the project corridor include landscape, lighting upgrades, irrigation, backflow prevention, water services and other utility upgrades.
    - Zone 3
    - Downtown Redevelopment Area
  - Progress
    - Design Engineer has been selected (PMA).
    - Agenda Packet for design contract approved June 16, 2021.
    - Design Kickoff Meeting held July 01, 2021
    - Meeting on Design Concept Presentation held August 25, 2021.
    - Topographic Survey on Project has been completed.
    - Workshop Presentations to City Commission for concept plans held October 20, 2021
    - Public Meeting conducted November 15, 2021
    - City Commission approval of Design March 16, 2022
    - Utilities Dept. request for Reuse Main Extensions MMB to Fairview and Bay St from Beach To Ridgewood
  - Upcoming Work (1-week look-ahead)
    - Design consultant work on Design drawings.
    - Site review of Survey Topo for accuracy and Utility pick-ups.
    - Set up meeting with Riverfront Park Design Engineer
    - Design engineers produce concept design on parking rearrangement on Beach St
    - Prepare design change order for inclusion of Reuse main extensions
- Issue Risks/Challenges
- Maintaining Traffic flow during Construction
  - Coordination with work in Riverfront Park
  - Constructing Project within Budget and timeframe
- Schedule
    - Project Design on schedule.
  - Project Costs
    - Design Cost: \$617,000
    - Construction Estimate \$8,000,000

### **Halifax Harbor Dock Renovation**

- Commission District/Description:
  - Zone 3
  - Downtown CRA
  - Project consist of rebuilding deteriorated boat dock.
- Progress
  - Site review with local marina dock/lift contractors
  - Three proposals were presented, and Antinori Construction was the lowest, responsive, and responsible bidder,
  - Memo submitted to CM for approval and funding.

- Request made to Tech Services to refresh bids
- Project will require Engineering design and documents that will be published for ITB
- Schedule
  - Complete dock rebuild – TBD
- Project Costs
  - \$35,000 to \$50,000
- Summary
  - The single boat dock is weathered and falling into the water. Complete renovation is required. Project is pending a funding source.

### **Police / Coast Guard Auxillary Boathouse (extension of boatlift project below)**

- Commission District/Description:
  - Installation of new covered dock and building improvements for the Coast Guard Aux. Building.
  - Zone 3 (Quanita May)
  - Redevelopment Area: Downtown
- Progress
  - Base set of autocad drawings (schematic) completed.
  - Bid set of drawings under production
- Schedule:
  - Bid set of drawings to be completed April, 2022
- Pending Work:
  - Bid Set for publication for solicitation of bids
- Risks/Challenges:
  - None at this time
- Project Cost:
  - \$500-\$600K
- Summary:
  - New dock, boat lift, boat lift roof, and various interior and exterior improvements to the existing Coast Guard Auxiliary Building.
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### **City Island Pavilion and Footbridge Renovation**

- Commission District/Description:
  - Zone 3
  - Downtown CRA
  - Project consist of replacing all decking and handrails on the three pavilions over the Halifax River.
- Progress
  - Site review
  - SOW was created and submitted to Department Head for required funding
- Schedule
  - Fund request – September 2021
  - ITB – TBD
  - Renovation – TBD
- Project Costs
  - \$375,000.00 estimated
- Summary
  - The deck boards and handrails on the City Island pavilions and footbridges have deteriorated to the extent that full replacement is required. Existing pilings, beams and joists are to remain and are not part of the scope of work.

- Commission District/Description:
  - Development of MLB mandated facility upgrades and Master Planning for Jackie Robinson Complex
  - Zone 3 (Quanita May)
  - Redevelopment Area: Downtown
- Progress
  - Project on hold until further notice as City Hall / Tortugas develops a scope and cost for project
- Schedule:
  - TBD
- Pending Work:
  - Site visits, programming, existing facility assessments vs. required improvements
  - Develop RFP scope and put project “on the street” for design proposals from design firms with documented stadium / sports arena experience
  - RFP effort temporarily paused as some effort may be duplicated by Tortuga’s. Joint meeting to be set up to determine path of RFP and scoping.
- Risks/Challenges:
  - None at this time
- Project Cost:
  - Not known at this time.
- Summary:
  - Major League Baseball issued a “FACILITY STANDARDS” requirement list that is presented as an obligation of the facility owner to comply with. The upgrades to the facility are focused on the “players side” of the facility and do not directly impact the public / fan portions of the facility.
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### **Orange Ave Trail (PH I) (Beach St to the Chamber of Commerce) (Updated)**

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- Description & Commission and CRA Districts:
  - Commission Zone 3
  - CRA – Downtown Redevelopment Area
  - FDOT LAP Project to apply a road diet across the Orange Ave bridge to provide for a 12’ wide concrete trail between Beach St and the Chamber of Commerce.
- Progress:
  - City submitted PH III deliverables to the FDOT for their PH III Reviews on June 29, 2021.
- Risks/Challenges:
  - Completion of Veteran’s Memorial Bridge/trail cross section at SW intersection of City Island Parkway.
- Schedule:
  - 100% Plans: - TBD
  - Final Plans and specs- TBD
- Project Costs:
  - FDOT LAP Funding: TBD
  - Costs for Design: \$99,501.82
  - Costs (E) for construction: \$410,000
  - Cost for CEI: \$82,000
- Summary:

- Project back on track as County issues with bridge and striping access have been resolved.

### **Orange Ave Trail (PH II) (On City Island between Chamber of Commerce & ISB Underpass)**

- Description & Commission and CRA Districts:
  - Commission Zone 3
  - CRA – Downtown Redevelopment Area
  - FDOT LAP Project to widen, relocate and construct 12' wide trail section along east riverfront from Phase 1 at Orange Ave connection at ISB underpass.
- Progress:
  - City submitted PH III deliverables to the FDOT for their PH III Reviews on June 29, 2021
- Risks/Challenges:
  - N/A
- Schedule:
  - 100% Plans: - TBD
  - Final Plans and specs - TBD
- Project Costs:
  - FDOT LAP Funding: TBD
  - Costs for Design: \$52,325.85
  - Costs (E) for construction: \$315,000
  - Cost for CEI: \$68,000
- Summary:
  - Project is on time.

### **SUNTrail – Sweetheart Trail Beach St (Bellevue to Marina Point)**

- Description & Commission and CRA Districts:
  - Commission Zone 3
  - CRA – Downtown Redevelopment Area
  - Sweetheart Trail Project, bundled with a 36" FM utility project, to construct a 12' wide concrete trail along Bellevue Ave between Beach St and Donnelly Place, and on Beach St from Bellevue Ave to Marina Point. The trail will be constructed as the 36" FM progresses.
- Progress:
  - This project is now Final Complete as of July 21, 2021.
- Upcoming Work (1-week look-ahead):
  - City Commission approve Final Project Resolution.
  - Ribbon cutting ceremony planned, date TBD
- Schedule:
  - SUNTrail JPA for Construction expires November 21, 2021
- Project Costs:
  - FDOT SUNTrail PE Funding: \$56,819
  - Costs for Design: \$57,009.22
  - FDOT SUNTrail CONSTR Funding: \$300,000 + \$154,035 = \$454,035.00
  - Costs for construction: \$718,583 (includes full depth reconstruction of roadway realignment of Beach St, and traffic signal re-design).
- Summary:

- **Project is completed, remove from list upon final payment and reimbursement from FDOT.**

### **SUNTrail – Sweetheart Trail Beach St (Marina Point to Orange)**

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- Description & Commission and CRA Districts:
  - Commission Zone 3
  - CRA – Downtown Redevelopment Area
  - Sweetheart Trail Project, bundled with a 36” FM utility project, to construct a 12’ wide concrete trail on Beach St from Marina Point to Orange Ave. The trail will be constructed as the 36” FM progresses.
- Progress:
  - This project is now Final Complete as of June 29, 2021..
- Upcoming Work (1-week look-ahead):
  - City Commission approve Final Project Resolution
  - Ribbon cutting ceremony planned, date TBD
- Risks/Challenges:
  - N/A
- Schedule:
  - SUNTrail JPA for Construction expires November 21, 2021
- Project Costs:
  - FDOT SUNTrail PE Funding: \$71,455
  - Costs for Design: \$74,604.44
  - FDOT SUNTrail CONSTR Funding: \$450,000 + \$121,825 = \$571,825.00
  - Costs for construction: \$656,844
- Summary:
  - **Project is completed, remove from list upon final payment and reimbursement from FDOT.**

### **Wayfinding Parking Signs – Phase 2**

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- Commission District/Description:
  - Zone 3 and 6
  - CRA – Downtown Redevelopment Area
  - To construct new parking signs to help visitors find and locate parking areas for businesses located within the Beach Street area.
- Progress
  - Construction Notice to Proceed date of August 30, 2021 established and project will begin field activity in the coming weeks.
  - Sign installation began Dec 8<sup>th</sup>, substantially complete Dec 10<sup>th</sup>
- Schedule
  - Contractor to submit shop drawings and mobilize for construction.
- Upcoming Work (1 week look-ahead)
  - Revisions to location No. 15 and No 6 to be completed..
  - Issue Substantial and Final Completion notice.
  - Tree trimming at select locations.
- Risks/Challenges
  - Possible underground conflicts with existing utilities.
- Project Costs

- Estimate for construction: \$50,010
  - Contractors Bid \$46,692
- Summary
  - One (1) responsive bid received, City awarded project and commencing with Construction.

**Project complete, to be removed from list next month.**

### **Ballough Road Bridge**

- Commission District/Description:
  - Zone 2 and Zone 3, Ballough Redevelopment Area
  - Repair miscellaneous items identified on July 2021 FDOT bridge inspection report.
- Schedule
  - Purchase Order Issuance – Aug 2021
  - Complete work – April 2022
- Project Cost
  - Cost of repair services is \$16,135.96.
- Summary
  - Sanderson Concrete provided proposal to complete scope of work identified in the FDOT 2021 bridge inspection report.
  - Purchase Order to complete the necessary work has been issued.
  - A preconstruction meeting held, Contractor on site the week of Nov 15<sup>th</sup> completing work as tidal fluctuation allow. Work is approximately 95% complete.
  - Progress meeting held on April 5<sup>th</sup>, work should be finished up by the end of the month.
  - Work is ongoing