



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, May 10, 2022 – 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.

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

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**
April 12, 2022 Board Meeting
6. **Staff Reports**
 - 6a. Introduction of Ken Thomas, Redevelopment Director
 - 6b. Police Department – Capt. Trisha Loomis, Daytona Beach Police Department
 - 6c. Code Enforcement – Ms. Sarah Kirk, Neighborhood Services Director
 - 6d. Midtown Projects – Ms. Michele Toliver, Project Manager
7. **Presentation - Spotlight on Midtown**
 - 7a. Mr. Moe's – Moe's Market, 517 Dr. MMB Blvd.
 - 7b. Mr. Miles Garey – Showcase Jewelry, 131 S. Nova Road
8. **Old Business**
9. **New Business**
10. **Public Comments**
11. **Board Comments**
12. **Adjournment**

MIDTOWN REDEVELOPMENT BOARD

MINUTES OF THE

REGULAR MEETING

TUESDAY, April 12, 2022

The regular meeting of the Midtown Redevelopment Board was held Tuesday March 8, 2022, at 6:03 p.m. in the City Commission Chambers, Daytona Beach City Hall, 301 S. Ridgewood Avenue, Daytona Beach, Florida. The following is the attendance record:

Board Members Present

Mr. Shawn Collins, Chairman
Mrs. Tangela Hardy, Vice Chairman
Ms. Renee Richardson@6:04PM
Ms. Davita Bonner
Mr. Nathan Mugala
Ms. Cathy Washington
Mr. Lynn Thompson

Board Members Absent

Mr. Byron Cogdell (resigned)

Staff Members Present

Mr. Reed Berger, Redevelopment Director
Ms. Michele Toliver, Redevelopment Project Manager
Mr. Ben Gross, Deputy City Attorney
Captain Trisha Loomis, Police Department
Ms. Sara Kirk, Neighborhood Services Inspector
Mrs. Gina Fountain, Board Secretary

1. Call to Order

Mr. Collins called the meeting to order at 6:00 p.m.

2. Roll Call

Mrs. Fountain called roll and noted members present as stated above.

3. Invocation

Mr. Thompson 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 to approve the minutes from March 8, 2022, by Mr. Mugala, seconded Mr. Thompson. Motion was carried 7-0.

Board Member Resignation

Mr. Collins read the resignation letter from Pastor Byron Cogdell, effective immediately and acknowledged Pastor Cogdell's service and contributions as a board member.

New Members Introductions

Mr. Collins requested that the new members that were not present at the last meeting to introduce themselves and provide background information.

Ms. Washington stated a brief history of her personal information and work experience.

Mr. Thompson stated a history of his personal life and work experience.

Mr. Collins welcomed the new members' experience and expertise to the board.

6. Staff Reports

6a. Captain Trisha Loomis, Police Department, provided a summary of the CompStat Report.

6b. Ms. Sara Kirk, Neighborhood Services Inspector, provided a summary Code Enforcement cases.

7. Presentation-Spotlight on Midtown

Mr. Collins stated that 2 years ago the board began inviting business owners to highlight their business or organization.

7a. Ms. Arndrea Alexander, VITAS Healthcare, Community Liaison for Volusia, Flagler, and Putnam counties provided a brief history of the agency 15 years serving the community. She stated 12 years ago, there was a pact made with residents at the Windsor and Maley Apartments located on Beach Street that prevented suicides during the holidays. She also stated the sponsorship of "Your Life Matters Basketball Tournament" to help build a relationship with students and police officers. She stated that the agency goes to all senior centers and churches in the three counties to better explain the services.

Board Comments

Each board member thanked Ms. Alexander for providing the information.

Ms. Hardy thanked Ms. Alexander and asked for more information regarding services to share with others.

Mr. Collins asked for more information about the "Your Life Matters Basketball Tournament."

Ms. Alexander explained the purpose of the tournament and it ended when, the former Police Chief became Sheriff.

Mr. Collins asked Ms. Alexander how to restart this program. He also asked for an explanation about VITAS services have already been paid for by residents.

Ms. Alexander explained the need to contact city law enforcement and city officials to discuss restarting the program. She also stated that Medicare and Medicaid deductions from paychecks are saved for long-term care.

Mr. Collins asked her opinion about why 88% of white communities compared to 12% of African Americans know about the services.

Ms. Alexander stated that the factors of fear, unknown, and wanting no one in their business contributes to the low percentage of African Americans receiving the services.

Mr. Hardy asked are there any focus of holistic and natural healing by the team of doctors and care teams.

Ms. Alexander replied to this questions has never been asked and she does not have an answer, but a lot of praying is involved.

Mr. Collins invited Ms. Ruby from the audience to ask a question.

Anne Ruby, 137 Park Avenue, Daytona Beach, asked if the organization is non-profit and it a national organization.

Ms. Alexander stated the organization has two components; non-profit and for profit that covers United States and Africa.

Ms. Carmen Clark asked how VITAS provides services to the homeless.

Ms. Alexander stated that the team goes to the homeless person location on city streets to provide services then transition them to housing.

7b. Mr. Leon McCray, owner of M-Palm Beach House AIRBNB (MLK OZ, LLC) located at 141 Dr. Martin Luther King Boulevard. Mr. McCray provided a brief history of the 20 years in business and the opportunities that he offers the community as a new transplant. He also stated the process to obtain grants through the City of Daytona Beach. He stated that he provides teaching and mentorship on how to invest in properties. He stated he wants to own more real estate lots in the area to draw traffic to the Midtown area.

Board Comments

Ms. Hardy asked are there any pictures of the property.

Mr. McCray stated that pictures are available on AIRBNB, BRBB, and Evolve.

Mr. Mugala asked how all the work was done on the property.

Mr. McCray stated that individuals were hired to complete the work.

Ms. Washington, Mr. Thompson and Ms. Bonner thanked him for improving the property.

Ms. Richardson asked what made his approval process less difficult than others and if he monitors and teaches about real estate investments.

Mr. McCray stated that there was a year-long challenge but his ability to read the zoning requirements and speak with several city leaders under the approval was completed. Mr. McCray stated that he has videos that teach the philosophy of real estate investing available on the internet.

Mr. Thompson asked Mr. McCray to compare the approval process in Daytona Beach to the process he experienced in other cities where he has property.

Mr. McCray stated that Daytona Beach process was more challenging than the other locations but that the process is challenging.

Mr. Collins asked what you envision for Dr. Martin Luther King Blvd.

Mr. McCray stated that he would like to see an entertainment and business area.

Mr. Collins added a third speaker per the request of Ms. Toliver.

7c. Robin King, President and CEO of Career Source of Volusia/Flagler, provided a brief history of the 1.9 million Competitive Grant Program and the City of Daytona Beach partnered. Ms. King also stated the six-class program called LEAP (Linkages to Equitable and Enhanced Access to Prosperity) based on “Who Owns the Icehouse”, and entrepreneurial mindset curriculum that will be taught until September 2023.

Board Comments

Mr. Magula asked about contact information for interested facilitators.

Ms. King replied that she can be contacted or Ms. Toliver.

Mr. Collins asked about what the student will be receiving from the program.

Ms. King stated the students will receive foundational skills, soft skills, and employability skills from the curriculum and an 86% employment rate upon completion.

8. Old Business

None

9. New Business

Mr. Collins asked that the Reminder: Ethics Training for Board Member be presented next.

9a. Reminder: Ethics Training for Board Members

Ms. Toliver stated that all board members recently received an email from the City Clerk's office for the required Ethics Training, which now has evening dates available.

9b. Board Discussion for list of Past, Current and Future Projects Affecting the Midtown CRA

Mr. Collins stated his concerns about projects that are in the pipeline that are constructed or built in Midtown that are literally, strategically, and intentionally being kept from the board such as the \$300,000 bench project and improvements to Daisy Stocking Park.

Mr. Thompson asked is that the case with other Redevelopment Boards.

Mr. Collins stated it matters whom at the helm because Deric C. Feacher, City Manager has signature authority of \$24,999 that does not require City Commission approval.

Ms. Toliver, Redevelopment Project Manager, clarified that the leisure service grants approved at the City Commission meeting last month was done so without her knowledge of the information and did not purposely and willingly withhold the information. Ms. Toliver stated the board members receive a public works capital projects list and those benches were part of this report. She also stated that a couple months prior, there was an agenda item requesting that the Commission approve submitting the application for the grant and she became aware after the fact.

Mr. Collins stated he specifically made a request to Deric C. Feacher, City Manager to have the Public Works Director to attend board meetings. He stated that the Public Works Director provided the report in lieu of coming to our meetings.

Mr. Reed Berger, Director of Redevelopment Board, clarified that based on his understanding the board is requesting anticipated projects that are public knowledge and coming along in the pipeline put on the City Commission agenda. Mr. Berger also stated that the staff do not want to get ahead of talking about a project that may or may never happen in a discussion.

Mr. Collins stated visionary projects are being discussed.

Mr. Magula asked are there some projects that goes directly to the City Commissioners.

Ms. Toliver stated leisure service grants do not come to the Redevelopment Board.

Mr. Ben Gross, Deputy City Attorney, stated this board does not have a formal legal role in the review of expenditures of grants, procurements, and redevelopment projects. Mr. Gross also stated the subject was discussed and there was a consensus of the Commissioners to have the boards more involved that will be implemented as a Commission policy.

10. Public Comments

Ms. Ann Ruby 137 Park Avenue explained the various avenues to obtain information regarding Midtown projects.

Mr. Collins stated the information should be presented to this board by staff.

Ms. Carmen Clark expressed her concerns about the projects being done without ADA (Americans with Disabilities Act) requirements.

Mr. Collins stated all projects require ADA certification, but certain buildings are grandfathered in and not required to fall under ADA guidelines.

Mr. Pierre Louis 130 S. Franklin Street provided a brief history of the Community Development Block Grants from the U.S. Department of Housing and Urban Development and capital projects in the Area Plan. He stated the Master Plan, PMG study, Redevelopment Plan, and Appendices assist with the board's management.

11. Board Comments

Ms. Richardson welcomed new members.

Mr. Thompson stated he was excited about doing the work.

Mr. Mugala stated was a very productive meeting.

Mr. Collins advised the need to update board members picture.

Ms. Toliver stated that she will arrange for pictures to be taken at the next meeting.

Ms. Toliver stated that Mr. Berger will be retiring at the end of May 2022. She also stated that the new Redevelopment Director will be Mr. Ken Thomas and he will start next month. He will work with Mr. Berger until Mr. Berger's retirement at the end of May. Mr. Thomas will attend the next board meeting.

12. Adjournment

Mr. Collins called adjournment at 8:23 p.m.

Shawn Collins, Chair

Gina Fountain, Board Secretary

Midtown Redevelopment Area

Public Works Projects

Campbell Aquatic Pool Surface Repair/Resurfacing (Updated)

- Commission District/Description:
 - Zone 6
 - Midtown CRA
 - Project is being evaluated for pools to be resurfaced and repaired.
- Progress:
 - Pool and pump repairs are complete
 - Scope of Work (SOW) for complete resurfacing of both pools is developed
 - Pressure test of existing drainage and plumbing was completed Jan 10,2022 report pending.
 - ITB created in Mercell for bidding
 - Schedule:
 - SOW for Invitation to Bid (ITB) – March 2022
 - ITB – April 14,2022
 - Bid opening May 9, 2022
 - Resurfacing – Summer 2022
- Project Costs:
 - Surface repairs - \$4,000.00
 - Pump motor replacement - \$4,500.00
 - Leak/Pressure Test - \$5,500.00
 - Estimated resurfacing project Spring of 2022 - \$160,000
- 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 compiled in early 2022 to completely resurface both pools.

Dickerson Center/Campbell Pool Improvements (Updated)

- 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, permit issued August 25, 2021.
 - FPL photometric have been completed
 - 100% design plans submitted to City for review
 - FPL easement and agreement signed and sent to FPL
 - Bid Documents submitted to Purchasing for review
 - Pre-Bid meeting conducted March 7, 2022
 - Bid opening April 5, 2022

- “Best and Final” bid offers from two lowest bidders due April 13. Local Vendor preference in Purchasing code was invoked by second lowest bidder
- Upcoming Work (1 week look-ahead):
 - “Best and Final Bids” from two lowest bidders due on April 13, 2022
 - Target Schedule for Construction Contract Commission Approval is May 18,2022
- 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
 - Secure funding source for improvements
- Schedule:
 - Project bid received on April 05, 2022. Low bid was \$1,134,889.98 .Second Low bidder invoked “Local Vendor”
 - Best and Final offers from two lowest bidders due April 13
 - Prepare City Commission agenda item for May 18, 2022 Meeting.
- Project Costs:
 - Design Cost: (Survey: \$8,397, Geotech \$1,401, \$26,000 PMA Design and permitting)
 - Engineers Construction Costs estimate \$1,485,000 (Grant award): \$369,359
- Summary:
 - On Schedule

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 :
 - Playground equipment order place 9/7/21
 - Permit + Bid drawings for Dickerson Master Plan are currently underway by Parker Mynchenberg
- Schedule:
 - Estimated Playground equipment delivery is May, 2022
 - Construction of playground anticipated Summer, 2022.
- Pending Work:
 - None at this time.
- Upcoming Work (1 week look-ahead):
 - Support Dickerson Park Site Plan Project as needed.
- Risks/Challenges:
 - None
- Project Cost:
 - Final playground pricing from playground vendor (Kompan) \$347,498.07
 - 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 (Updated)

- 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:
 - Sidewalk construction anticipated to be programmed April 2022
 - FDOT to issue LAP Agreement for Commission consideration in Feb 2022.
 - Solicit Bids Mayil 2022.
 - Award Construction contract June 2022.
 - Project complete (construction and FDOT closeout) December 2022.
- Project Costs:
 - \$35,346.66 (Design)
- Summary:
 - FDOT has approved the 100% Bid Documents and Construction Plans.
 - Public Works and Purchasing had teleconference with FDOT about Work Authorization No 1 on Jan 13th. Hope to take the LAP Agreement and Work Authorization No 1 to City Commission for consideration in March 2022
 - LAP Agreement for City Commission consideration was received on Feb 21st, agenda item went to Legal for review on Feb 22nd. City Commission approved LAP agreement during March 16th Commission meeting. LAP agreement was sent back to the FDOT for signature
 - Due to FDOT delays, the Bid Documents and Construction Plans were updated and returned on March 31st. Updates provided to Purchasing on April 1st. Hope to solicit bids in May 2022.
 - Project is on time

Road Resurfacing Program

None projected within the CRA this month

<u>Road</u>	<u>From</u>	<u>To</u>
-------------	-------------	-----------