

MIDTOWN REDEVELOPMENT BOARD

**MINUTES OF THE
REGULAR MEETING**

TUESDAY, June 14, 2022

The regular meeting of the Midtown Redevelopment Board was held Tuesday June 14, 2022, 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, Chairman
Ms. Renee Richardson
Ms. Davita Bonner
Mr. Nathan Mugala
Ms. Cathy Washington (arrived at 6:20 pm)
Ms. Tangela Hardy, Vice Chairman
Mr. Lynn Thompson
Ms. Joan Sheppard

Board Members Absent

None

Staff Members Present

Mr. Ken Thomas, Redevelopment Director
Ms. Michele Toliver, Redevelopment Project Manager
Ms. Kira Honse, Assistant City Attorney
Officer Kierstin Rowland, Daytona Beach Police Department
Mrs. Gina Fountain, Board Secretary

1. Call to Order

Mr. Collins called the meeting to order at 6:13 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 May 10, 2022 with necessary changes, by Mr. Mugala, seconded Ms. Richardson. Motion was carried 6-0.

6. Staff Reports

- 6a.** Officer Kierstin Rowland, Police Department, briefly introduced herself and provided a summary of the CompStat Report and truck event.

Ms. Sheppard asked about the number of disorderly conduct arrest.

Officer Rowland stated she do not think they had a lot of disorderly conduct but if did would have issued them a citation.

Mr. Thompson asked so this was an event that the City did not really want to put their arms around?

Officer Rowland stated that the City welcomed the event but they had to abide by the law and ordinances.

Mr. Thompson asked were there promoters or word of mouth event?

Officer Rowland stated that her Captain in District 2 was following the social media aspects of the event and there were still plans to come to Daytona even though the promoters had moved the event to Miami.

Mr. Collins stated the terminology is that the City has not endorsed it and not listing it on their list of events.

Officer Rowland stated that the event was originally canceled but the Chief had the staff report to duty to handle the unknown, which was a great idea due to the escalating of fights to 4:00 a.m.

Ms. Hardy asked about the numbers of the Memorial Day weekend?

Officer Rowland stated that she had no numbers to provide at this time.

New Members Introductions

Mr. Collins requested that the new member to introduce herself and provide desires, long-term goals, and what she expect on this board.

Ms. Sheppard stated a brief history of her personal information, work experience, and what she plans to bring to the board.

- 6b.** Ms. Sara Kirk, Neighborhood Services Inspector, was not available to provide a report.

- 6c.** Ms. Michele Toliver, Project Manager, stated there is one of two development acquisition agreements that are still under review. She provided an update with meeting with Public Works and Ken Thomas, Redevelopment Director, regarding

the pressure washing schedule of the sidewalks on Dr. Bethune Blvd. She provided a reminder and brief history of the Farmer's Market held on Sundays hosted by Bethune Cookman. She shared information about the monthly Midtown Music Concert Series held at Daisy Stocking Park.

Mr. Mugala stated that he will be making an announcement in his church regarding the Bethune Farmer's Market. He stated that he wanted to thank and commend Ms. Toliver and Mr. Thomas of the productive meeting with them and the improvements in the area.

Mr. Collins stated Mayor Henry attended a neighborhood association meeting and discussed some visions and other ideas he would like to bring to the area.

Mr. Thompson stated there seems to be some very consistent programming going on in Daisy Stocking Park and he want to commend staff and those involved for all the Wholesome and family-oriented events, such as the seafood festival that caused a huge response from people for a great event.

Board members thanked the staff for all that is being done for the board and for the city with these events.

7. **Presentation – Spotlight on Midtown**

Mr. Collins stated that there will be no presentations by Ms. Carla Johnson, owner of Carla's kitchen located at Moe's Market and Mr. Victor Reyes, owner of Crunch Fitness due to their absence.

8. **Old Business**

None

9. **New Business**

9a. Review and Discussion of the Five (5) Corridors/Areas of Project Focus Identified in the Midtown Redevelopment Area Strategic Plan, et al., dated March 2013.

Mr. Collins provided a brief history of the Strategic Plan & purpose. He stated that after speaking with Ms. Toliver he received confirmation that there are Land Development Codes (LDC) specifically for Midtown, referred to as Redevelopment Midtown (RDM).

Ms. Bonner expressed her benefit of meeting with Mr. Thomas and Ms. Toliver and the progression of projects and events in the area.

Ms. Richardson stated after exploring the ideas of other areas she discovered the Midtown area do not have a small business loan program and funding. She stated also she would like this board to figure out how to make a business plan program for incubator opportunities.

Mr. Collins stated that for the business plan program to succeed there is a need for public and private partnerships.

Mr. Thompson stated that there should be a written process presented to the board by legal of the power and level of influence to amend the Strategic Plan before there is any further discussion.

Ms. Sheppard stated the board need to get out there and publicize what the City and County has to offer to the community such as the down payment assistance program.

Ms. Washington stated the incubator system was previously apart of Bethune Cookman that went well for not only business and education majors but other majors that ran for about six years that ended approximately 15-20 years ago.

Mr. Mugala stated that the board needs to find additional funding sources before any major projects in the Midtown area can be completed.

Mr. Hardy stated that we should compile and prioritize the list of projects presented Mr. Thomas and Ms. Toliver before any further discussion.

Mr. Collins stated that we need to get the list of projects then short list there prioritization and present to staff, City, and private developers for assistance.

Ms. Richardson stated that we can have three things that the board can begin working on such as have staff or legal to figure out what legally we can do, preparing a list of projects that mimic the Strategic Plan, and having staff to look for projects and funding out in the community.

Mr. Toliver stated that two members (Ms. Washington & Mr. Thompson) have not been able to schedule. She stated that she will schedule a meeting between now and the next two weeks to give them some input in terms of what we discussed with the members.

Anne Ruby, 137 Park Avenue Daytona Beach, provided a suggestion for an ombudsman, updated on the Corbin building usage, and proposed use of the RFP that the City could put out directly seeking a private partner for a business incubator. She stated that Mr. Feacher, City Manager, suggested the opportunity to have quarterly presentations to the CRA board or the City Commission and the review of the budget in July to have your input.

Pierre Louis, 130 S. Franklin Street Daytona Beach, discussed the Midtown Redevelopment Plan that mentioned the Midtown Regional Area Strategic Planning with the Commercial Development component, Conceptual Plan, and the Area Plan. He also discussed the Midtown Emerging Business Incubator Program.

John Nicholson, 413 N. Grandview Avenue Daytona Beach, stated the board has to ask for what they want and have businesses in the area to appeal to investors and people outside the Midtown area.

Board Action

A motion was made to have the list of Strategic Plans in the Strategic Plan document, list of projects that each board member identified and to identify funding by Mr. Mugala, seconded by Ms. Richardson.

Ms. Hardy stated that before we vote can we get an opinion from the staff as the best approach.

Mr. Collins stated he does not have a problem with that and will open the floor for Mr. Thomas and Ms. Toliver to provide their opinions.

Mr. Thomas stated that since this motion has been seconded there is no need to belabor on this and we concur with everything that the board said tonight regarding the list projects and identifying funding sources. He stated that the books you have such as the Master Plan and Strategic Plan are just guidebooks that you are not stuck to. He stated that the particular projects, programs, and services as long as you can relate it back to your CRA Plan you are good to go and there is no limitation on you as a board member. He stated that himself and Ms. Toliver need some time to meet with the remaining two board members and some time to put together a proposal to present at the next board meeting in July.

Mr. Collins stated the motion was carried 7-0 for the three items identified by the board but there was a fourth one such as an opinion from legal about our responsibilities that needs to be added that was mentioned by Mr. Thompson.

Ms. Toliver stated you need to amend the motion for the record

An amended motion was made to add an opinion from legal about the boards responsibilities by Mr. Magula, seconded Ms. Richardson.

Ms. Washington stated I would think any plans of that sort or suggestions should be run by legal before we make or take any action.

Ms. Kira Honse, Assistant City Attorney, stated that she was covering for Mr. Ben Gross, Deputy City Attorney, she will pass on the boards comments and concerns to him to take care of.

Mr. Collins stated there is no need to have a special request to legal because Mr. Gross lets the board know what we can or can not do.

Ms. Honse stated that so far, she has not felt the need to object to anything that has been said tonight.

10. Public Comments

Ann Ruby, 137 Park Avenue Daytona Beach, asked has there been a change in the LDC about distance requirements of entertainment businesses being close to churches. She stated if it is not the board can ask to use the special use permits that Mr. Feacher has implemented in the city that was a success.

Ms. Toliver stated that she knows they were working on it but cannot remember the outcome but will get an answer.

Mr. Collins stated that one in particular I would check whether or not that requirement is part of the redevelopment portion of our LDC.

Mr. Toliver replied it is not.

Mr. Collins stated that in those instances where there is no mention of those types of uses does the greater LDC take precedence.

Mr. Toliver replied yes.

Mr. Collins asked when there are some issues that come before the docket for the Planning Commission that deals with land development issues or code issues does that come to this board as part of our responsibility?

Ms. Honse stated that she will make sure Mr. Gross addresses your questions. She stated that the board is the first to weigh in on the appropriateness of the project and depending on exactly what step and who has the final say it may be just a recommendation to the next board to say yes or no for the project. She stated that the City Commission has the ultimate say but along the way various boards have their input and that is generally how and when it comes to the LDC.

Mr. Collins provided a brief summary of the boards responsibility based on the LDC and the recommendations does not go to any other boards.

Ms. Honse stated that you have to look at it in terms of what particular development permit is being considered. She stated that the Major Site Plan are the ones where you have the ability to decide appeals that gives an even better authority for check and balance to what the staff does.

11. Board Comments

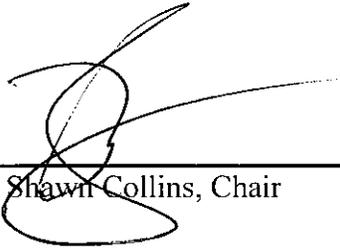
Ms. Hardy asked when will the recommendations be presented to the Commission?

Mr. Collins stated that as soon as actions are taken at the next board meeting.

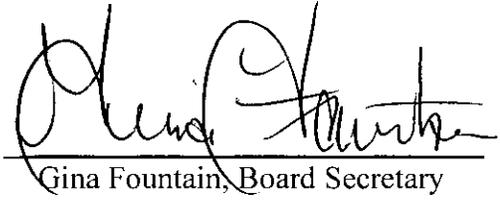
Board members expressed that the meeting was very productive and looking forward to changes in the next few months.

12. Adjournment

Mr. Collins called adjournment at 7:47 p.m.



Shawn Collins, Chair



Gina Fountain, Board Secretary