

DOWNTOWN REDEVELOPMENT BOARD

MINUTES

Tuesday, September 6, 2022

A regular meeting of the Downtown Redevelopment Board was held Tuesday, September 6, 2022, at 12:00 p.m. The meeting was held 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
Ms. Freddie Smith-Friend
Mr. Kenneth Hunt
Mr. James Newman

Board Members Absent

Mr. John Kamchan
Mr. Tibor Benke
Mr. Jake Nicely

Staff Members Present

Mr. Ken Thomas, Redevelopment Director
Mr. Ben Gross, Deputy City Attorney
Ms. Michele Toliver, Redevelopment Project Manager
Captain Jeremy Nikolow, Daytona Beach Police Department
Ms. Gina Fountain, Board Secretary

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. Approval of Minutes

Board Action:

A motion was made by Mr. Hunt, seconded by Ms. Smith-Friend, to approve the minutes of the July 5, 2022 meeting as presented. The motion carried (5-0).

4. Staff Reports:

a. Safety Report

Captain Jeremy Nikolow, Daytona Beach Police Department, briefly introduced himself and provided a summary of the CompStat Report, upcoming events.

Mr. Zahn stated that maybe the Truck-tober Fest event was controlled well enough to discourage interest.

Board members expressed concerns with the continued homelessness problems in the area after hours when businesses are closed.

Captain Nikolow stated that he would make sure to revisit that with the night shift.

Ms. Cook expressed her concerns with an individual that harasses her employees.

Mr. Newman stated there is an issue with parking on the decorative pavers in the alleyway between the Little Italy Restaurant and the Art Gallery during the evenings.

Captain Nikolow stated that he would have to look into the signage and safety issues.

Mr. Thomas advised Captain Nikolow to let him know when he goes out there because he would like to accompany him. He stated that he wanted to talk to him about the issue because he has been hearing similar complaints and it is a problem where they are parking.

Mr. Hunt stated that the vehicles that were parking there next to Little Italy, were the people who were either employed or owned the building.

Mr. Newman stated that most likely employees are parking in spaces on Beach Street.

Mr. Hunt stated now that they have outside seating on the Little Italy side, parking has been reduced, but the on the gallery side is parking situation.

Captain Nikolow stated that anything code related is under Denzil Sykes.

b. Budget

Ken Thomas, Redevelopment Director, stated that the 2022-2023 proposed budget will get approved tomorrow night in the first reading and we have a second reading later on in September. He stated the City of Daytona Beach Community Redevelopment Agency, 130 Redevelopment Downtown budgets in your packet the line-item portion for \$800,000 in contractual services, which is the Esplanade yearly lump sum payment. He stated we were doing it every quarter but now it is going to be one payment per year to make it easier on both

parties. He stated we have \$150,000 in grant funds that we hope to expand for this year and upcoming year for individuals and commercial property owners who want to improve their property.

Mr. Zahn asked what are transfers on the 1st page in the budget?

Mr. Thomas stated that was money from other line items that we did not have enough money to cover and we had to make some budget transfers. He stated we remained with the same budget.

c. City Owned Vacant Lots

Ken Thomas, Redevelopment Director, stated the Downtown and Midtown CRAs have vacant lots owned by the City. We anticipate bringing those to our City Commission probably in the month of October with the hopes of allocating those properties to some nonprofit organization that built single-family homes. He stated we do have a few that are in the Downtown CRA on San Juan Ave.

d. Parking Signs

Ken Thomas, Redevelopment Director, stated he received a phone call this morning about parking spaces on Beach Street. He stated apparently a few years back we did have 2-hour parking signs on Beach Street. He stated that he wanted to get a consensus from the board on how you feel if we considered bringing back the 2-hour parking signage for Beach Street.

Ms. Cook discussed various problems that occurred that discontinued the 2-hour parking signs.

Mr. Newman stated at the museum has a number of volunteer and I do not want to discourage them if they have to park in the back parking lot because of the distance to walk to the museum. He agrees that having too many cars parked out there all day discourages visitors from coming in.

Mr. Thomas stated he has heard from business owners who have businesses downtown that other businesses are allowing their employees to park on Beach Street.

Mr. Hunt stated we can encourage our volunteers for the museum to park in the back and we can open the back door. He stated that at least a 3-hour time period is needed. When we are having or hosting events, at least 2 to 3 hours for the people attending is adequate.

Mr. Thomas stated just listening to the conversation I do not think customers are the problem, it is the employees and store owners who are parking on Beach Street. He stated we do not want to impose something that is going to be a hardship to the customers, but I wanted to bring this up so we can have some discussion. If we need to talk further about it, then we can. We are not going to enact anything at the moment. I just wanted to get some feedback. He stated he would talk to the Police Chief and City Manager to see if we want to bring back the signage.

Mr. Zahn stated that Mr. Hunt's suggestion for the 3-hour time limit is reasonable. He stated that it has to be short enough to eat something but long enough to give folks the time to have extended meals or whatever.

Mr. Thomas stated that the time limit would only be between the hours of 8-5.

Board members discussed the advantages and disadvantages of possibly installing parking meters.

Mr. Thomas asked the board did anyone have the opportunity to attend a car show last month?

Mr. Newman stated that the museum opened their doors and actually doubled what we had made during the day and it was by donations only. He stated there was quite a few people that came in and it was a nice event.

Mr. Thomas stated that they got a pretty good crowd that came out in the afternoon and the biggest crowd they have had in quite a long time.

Mr. Smith-Friend asked about the status of the Farmers Market on Saturday. She stated that she had not been in a long time since it was at City Island. She stated that she rode her bike down to the Farmer's Market and there were 2 vendors.

Mr. Thomas asked was that in the months of June or July?

Ms. Smith-Friend stated it may have been the end July or beginning of August.

Mr. Thomas stated they were having a difficult time during the month of June and July. He stated that the last 2 to 3 weeks things have picked up. Ms. Cook on her DDA board has been evaluating ways that we could try to increase some foot traffic.

Mr. Newman stated that we need more vendors out there especially produce vendors. He stated that he goes there pretty much every weekend to get his lunch and some kale from the 2 vendors. He stated it does seem to be picking up a little better than it was mid-summer.

Mr. Thomas stated we are going to have some more discussion with DDA this next month and we may have some changes.

Ms. Smith-Friend asked is it limited space for people because the seafood guy that use to come up here and they have larger trucks with air conditioning.

Mr. Zahn stated that when he goes into work on Saturday and drive down Palmetto Avenue, it used to be blocked all the way up. For the past several months, it's just been halfway on Magnolia and there is plenty of parking spaces.

Ms. Smith-Friend stated that she understands the parking. When you have a large vehicle to maneuver, it may be a hassle for them to come.

Mr. Newman stated that they have the food trucks there in the evenings and do not see that being a real problem.

Mr. Thomas stated that we have enough space to accommodate larger vehicles.

Ms. Smith-Friend stated that she was not on the board or involved with DDA when the Market moved over to Magnolia. She thought it was a great idea when she heard it was happening and thought it would bring foot traffic to the Beach Street side. She stated that previously there was the seafood guy and tons of aisles with produce and I was really shocked with my last experience there.

Mr. Newman stated that the produce vendors are not always there and some angry people just did not like the idea of moving and in protest left. He stated that he personally knows one of vendors who left because he did not get his space one week and now they do the Ormond Market instead. He stated he knows of others that had to stop because of medical reasons.

Ms. Cook stated that the bridge closure for 3 years, COVID, the death of a few older produce vendors and unsuccessfully getting new producers vendors caused the current status of the Farmer's Market. She stated the Farmer's Market is on the DDA agenda every month and we have been trying as well as the Market Manager to market it. She stated they just opened one on Sunday at Daisy Stocking Park that is ran by Bethune Cookman students. She stated it is just the competition and the ones we had have went to other Farmers Markets.

Board members discussed the various Farmers Markets and their hours of operations and the vendor items being sold.

5. Public Comments:

There were no comments

6. Board Comments:

Ms. Cook asked about the status of the County Building on Beach Street.

Mr. Gross stated that he does not know how accurate this is, but the discussion of moving the Courthouse Annex a couple of years ago was based on an assumption that they could take FEMA funds to pay for the rehabilitation of that building. He stated I had heard that they found out that they would not be able to do that so freely and that was in a meeting I attended 3 to 4 years ago and have not heard anything since.

Ms. Cook asked can the City work with the County to possibly use that County building parking lot for parking spaces during the special events on Beach Street.

Mr. Thomas stated the Esplanade has already brokered that question to the County to utilize that space.

Ms. Cook discussed the nonprofit events that the Riverfront Park has going on weekly up until the holidays.

Mr. Newman stated we are actually working with them on a Speaker Series through the Museum of History and history subjects every Sunday Morning.

7. **Adjournment:**

It was moved by Mr. Hunt to adjourn the meeting. Mr. Nicely seconded the motion to adjourn the meeting. The motion passed 5-to-0.



Pete Zahn, Chair



Gina Fountain, Board Secretary