

DOWNTOWN REDEVELOPMENT BOARD
MINUTES
Tuesday, January 3, 2023

A regular meeting of the Downtown Redevelopment Board was held Tuesday, January 3, 2023, 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
Mr. John Kamchan
Mr. Tibor Benke
Mr. Kenneth Hunt
Mr. James Newman
Mr. Jake Nicely

Board Members Absent:

Ms. Sheryl Cook
Ms. Freddie Smith-Friend

Staff Members Present:

Mr. Ken Thomas, Redevelopment Director
Mr. Ben Gross, Deputy City Attorney
Ms. Michele Toliver, Redevelopment Project Manager
Ms. Angela Armstrong, Redevelopment Project Manager
Lieutenant Tracy Miller, 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. Pledge of Allegiance:

The Pledge of Allegiance was stated by the board

4. Approval of the minutes: November 1, 2022

Board Action:

Board members agreed to postpone the vote on approving the minutes until next meeting because was not included in the board members packet for review prior to the meeting.

5. Police Report:

Lieutenant Tracy Miller provided a report regarding police activity and crime statistics.

Board members discussed concerns regarding the homeless sleeping, littering, panhandling and doing other things inappropriate in the areas between Beach Street and Ridgewood Avenue on the north side of the street and near the restaurants. Also, a bicyclist riding at a high speed on the sidewalks playing loud music as well as skateboarders.

Lieutenant Miller stated there is a City Ordinance for the Beach Street District for no riding bicycles or skateboarding on the west side.

Mr. Gross stated the Code of Ordinances prohibits bicycles from being operated on any public sidewalk in any business district and the east side of the street covers that as well.

6. Staff Reports:

a. Revised DRB Meeting Schedule for July 11th and November 7th (meeting room unavailable)

Mr. Thomas presented alternate dates of July 5th and November 8th to the board and all agreed on the dates recommended.

b. Grant Incentives Review

Mr. Thomas and board members discussed the sample, Hallandale Beach Community Redevelopment Commercial Façade Improvement Grant Program application provided in board packets, that can possibly be used to revise commercial and residential facade grants for the entire CRA.

Mr. Zahn asked could the board be a part of the review process of these grants and provide their comments and feedback.

Mr. Thomas stated that the staff can accommodate that request and instead of putting it on the agenda, it could be emailed to the board members and have them review it before they bring it up for an item, if they are not breaking any rules by doing that.

Mr. Gross stated that the proposed grants can be sent to the board members but there cannot be any discussions or emails going back and forth between board members prior to the meeting.

Mr. Gross stated that when emailing their comments back to Mr. Thomas make sure they do not copy all and only send back to Mr. Thomas directly.

Mr. Zahn stated that staff could possibly email the items individually then they will not make the mistake to reply all.

Mr. Thomas stated that the staff will send an email to the board members individually.

Mr. Thomas stated there are leaseholder grants and façade grants available, however he would rather focus on the dilapidation on Ridgewood Avenue and surrounding areas in the CRA and provide incentives to property owners to grow and improve those properties within the CRA. He stated that the City cannot legislate the properties that the owners allow to go derelict but in order to entice them to make some serious improvements, the City have to invest some capital into those properties, to have a partnership and offer more the \$10,000 currently available in the grants.

Mr. Nicely discussed the properties on South Palmetto Avenue and South Beach Street areas that are in serious need of renovation. He stated that the residential properties have out of state ownership that are rentals and have changed ownership several times by investment companies, that are being neglected.

Mr. Thomas stated that he would research the enforcement power they have to offer some incentives to the out-of-state owners at first but the City should have a provision in the Land Development Code (LDC) to inform the property owners that they should be improving their property and not allow the property to be derelict for years.

Mr. Gross stated they have a provision in the LDC that requires property maintenance, they have adopted by referencing the International Property Maintenance Code.

Mr. Newman asked are there inspection requirements for rental properties or to have rental licenses.

Mr. Thomas stated he does not want to speak out of term regarding the rental license but he does not know if they do an inspection on minimum housing standards but they will review this question.

Mr. Nicely stated that the City should review Section 8 properties that are in despair, even though they are required to be inspected.

Mr. Thomas stated that because of his past experience Section 8 properties that receives vouchers are normally well kept because of the inspection requirement. Mr. Thomas Stated that he would like the board to consider having a mobile meeting to drive in those areas.

Mr. Gross stated that the Sunshine Law prohibits that kind of a tour, but of course they could show videos of that tour to the board in this meeting room.

Mr. Thomas stated he wanted them to look at properties collectively to be on the same page regarding that they have an issue or problem that they need to improve it, even if that means

using the provisions in the LDC to enforce the property owners to make improvements. He stated that they would need to change the aesthetics and the beautification of the CRA and use whatever mechanism that they have to improve the exterior of these properties.

Mr. Zahn asked how does the staff notify single-family residents become aware of incentives, when they lack the desire to be involved with the City.

Mr. Thomas stated there are requirements to notify all single-family residents of the incentives are available but getting them to apply is very difficult.

Mr. Hunt asked if the City actually have the funds to cover the suggested repairs identified in the staff report received by the board.

Mr. Thomas stated they would have to start small but they can dedicate a number of their resources in the CRA funds to further these improvements and it would take a commit on their side to make the improvements happen. He explained the process would be done in different phases and starting at the areas requiring more improvement.

Board members stated this is an excellent proposal but believes there will be some difficulty in the implementation of this process if the property owners are not committed in their percentage in the cost of the project.

7. Public Comments:

There were no comments

8. Board Comments:

Mr. Hunt asked if anything could be put in place from the City for the Downtown Redevelopment Board to support the businesses in that area, to prevent flooding or any provisions to assist them.

Mr. Thomas stated that there are disaster grants that are still available for \$3,000 and there is a half of a million dollars available to assist businesses. Also, discussed the update of the Beach Street Streetscape project and the Engineer would be providing an update at a future meeting.

Board members inquired about the status of the storm drainage renovation project on South Beach Street and South Palmetto Avenue.

Mr. Thomas stated that he could not provide a current update but will provide at the next meeting.

Mr. Kamchan inquired about the status of the Van Gough Mural.

Mr. Thomas stated that they are waiting for the owners to provide them with an update. Also, he introduced Angela Armstrong as the new Project Manager for the Beachside Redevelopment area

9. Adjournment:

It was moved by Mr. Zahn to adjourn the meeting at 12.43 p.m.



Pete Zahn, Chair


Gina Fountain, Board Secretary