

MIDTOWN REDEVELOPMENT BOARD
MINUTES OF THE
REGULAR MEETING
TUESDAY, March 14, 2023

The regular meeting of the Midtown Redevelopment Board was held Tuesday March 14, 2023, 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. Tangela Hardy, Vice Chairman
Ms. Renee Richardson
Ms. Davita Bonner
Mr. Nathan Mugala
Ms. Cathy Washington
Mr. Lynn Thompson

Board Members Absent

None

Staff Members Present

Mr. Ken Thomas, Redevelopment Director
Ms. Michele Toliver, Redevelopment Project Manager
Ms. Angela Armstrong, Project Manager
Mr. Ben Gross, Deputy City Attorney
Captain Leonardo Conte, Daytona Beach 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 February 10, 2023, by Ms. Hardy, seconded Ms. Sheppard. Motion was carried 7-0.

6. Staff Reports

- 6a.** Lieutenant Bridget Hayden and Sergeant Michael Catalano, Police Department. Lt. Hayden introduced herself and provided a summary of the CompStat Report. Lt. Hayden stated Bike Week was extremely business but there was only one aggravated assault arrest and one fatality during the entire event.

Ms. Washington inquired if the Comp Stat meetings have been reopened to the public.

Lieutenant Hayden replied not yet.

- 6b.** Ms. Sara Kirk, Neighborhood Services Inspector, provided a summary of Code Enforcement cases.
- 6c.** Ms. Michele Toliver, Project Manager, informed the Board that the City's request for \$3 million was funded for a Feasibility Study for the Nova Canal. The study will be conducted by the Army Corps of Engineers.

7. Presentation – Spotlight on Midtown

Mr. Pierre Louis provided an introduced Ms. Cierra Gates (Owner), Celebrity Cutz 537 Dr. Mary McLeod Bethune Blvd.

- 7a.** Ms. Cierra Gates, owner of Celebrity Cutz located at 537 Dr. Mary McLeod Bethune Blvd. Ms. Gates provided a brief history of the 5 years in business and the services that she offers the community. She recently attended Richard Milburn Academy to be able to provide hair cut services to local high and middle school students.

Ms. Bonner asked about how does she advertise for her business.

Ms. Gates stated she advertise through promotional flyers only but in the near future will provide a standard flyer.

Board members thanked Ms. Gates.

8. Old Business

8a. Recap/Follow-up from 2/14/23 meeting

Mr. Collins stated at the previous meeting there was a request by the board to invite the Housing Authority for an update on displaced families and address any questions.

Charles Woodyard, CEO, Housing Authority, 211 N. Ridgewood Avenue Suite 300 discussed the five housing authority properties located in Midtown. His agency plans to hire a developer to inquire about a waiver for the pair of eagles in Pine Haven. He stated that the Housing Authority Retreat discussed applying for a Choice Neighborhood Grant for planning and to target a geographical area within the City. He stated that there will be an upcoming meeting with his agency, City and Volusia County staff to discuss the Choice Neighborhood Grant. The long term plan is to abandon Caroline Village because of flooding issues. He stated that renovations are needed in Palmetto Park. He recommended home ownership on the Loomis Avenue property across from Palmetto Park.

Ms. Richardson and Mr. Woodyard discussed the need for affordable housing and the fact that most of the Housing Authority properties are currently in a flood zone.

Ms. Washington asked to attend the meeting on 3/15/23@12:30 p.m.

Mr. Woodyard stated that she could attend.

Mr. Thompson discussed the Hope Six Project. He stated that Board members need to pay attention to the resources being spent to downtown and the west of the City.

Mr. Woodyard mentioned that his agency purchased 6.5 acres on Brentwood Drive for affordable housing.

Mr. Magula inquired about the status of the residents that were evacuated from Caroline Village.

Mr. Woodyard mentioned that one hundred units were evacuated because of the flood and storm damage. Some families moved out of public housing completely, but most received a Section 8 voucher to relocate in an apartment. Others moved into hotels around the city that will end March 31st.

Mr. Collins asked if there will be a Masterplan for the Choice Neighborhood Grant.

Mr. Woodyard stated the Choice Neighborhood Grant will have a Masterplan. Also, he thanked the City staff for meeting last month to discuss their assets and where they might partner.

Mr. Collins commented that he would like Ms. Washington be a part of the Task Force Group.

Mr. Gross informed Mr. Collins that he should avoid formally recommending Ms. Washington for the Task Force because she would be subject to the Sunshine Law. If she just volunteered to attend the Task Force meeting as a private citizen then she can report back to the board.

Board members and Mr. Woodyard discussed the Home Ownership Program through Section-8, Self-Sufficiency Program, and the three parts of the main Housing of the Federal Government. Mr. Woodyard provided the dates, time, and location of the monthly Housing Authority Board meetings.

Board members thanked Mr. Woodyard.

8b. Food Truck Rally

Ms. Toliver informed the Board members that there was not enough time to arrange the March 18th Food Truck Rally so was moved to May tentatively.

8c. Board's Needs Plan

Board members discussed the need for a community workshop to provide information for home ownership through Section 8 and how to start a small business, database study of businesses, advertisement and infrastructure for the area, and beautification in the area.

9. New Business

None

10. Public Comments

Anne Ruby, 137 Park Avenue, Daytona Beach asked about the status of the Framework Project on Orange Avenue because it has an affordable housing component.

Mr. Toliver stated the Developer should be submitting the initial Planned Development-Redevelopment application in a couple of weeks.

Steve Miller, 383 Walnut Street, Daytona Beach commented about Central Florida Community Development providing services and projects as a partner with the City.

Mr. Thomas commented that Central Florida Community Development can submit a proposal for services and/or projects to the Board.

Pierre Louis, 137 Franklin Street Daytona Beach discussed the recent Bike Week event, , and distributed handouts to the Board for a business directory, grocery store study, and home ownership study.

Mr. Thomas stated there has been a grocery store study already completed in the Midtown area for a grocery store for the Beachside and Midtown areas.

11. Board Comments:

Board members stated it was a very informative and productive meeting

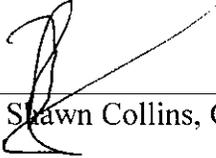
12. Meeting Recap/Follow-ups for the Next Board Meeting:

Mr. Collins stated that the recap would be for Mr. Miller to speak with a representative from Central Florida Community Development with a proposal of services to work with the City. An update can be provided at the meeting next month. He asked Board members to provide a project to add to the Needs Plan. He also stated that Ms.

Washington will attend the Task Force meeting on 3/15/23@ 12:30 p.m. as a private citizen and provide an update at the next meeting.

13. **Adjournment**

Mr. Collins called adjournment at 8:05 p.m.



Shawn Collins, Chair



Gina Fountain, Board Secretary