

**DOWNTOWN REDEVELOPMENT BOARD  
MINUTES  
Tuesday, April 4, 2023**

A regular meeting of the Downtown Redevelopment Board was held Tuesday, April 4, 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  
Ms. Sheryl Cook  
Mr. Kenneth Hunt, Vice Chair  
Mr. James Newman  
Mr. Jake Nicely

**Board Members Absent:**

Mr. Tibor Benke  
Ms. Freddie Smith-Friend  
Mr. John Kamchan

**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  
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. Pledge of Allegiance:**

The Pledge of Allegiance was stated by the board

**4. Approval of the minutes: March 21, 2023**

It was moved by Ms. Cook to approve the minutes for March 21, 2023, seconded by Mr. Hunt.  
Motion carried 5-0

## **5. Police Report:**

Captain Jeremy Nikolow provided a report regarding police crime statistics, upcoming events, Ordinance for Hookah Establishments effect 4/4/23, and increased Police Officers presence on the corner of MMB on northside.

Mr. Thomas asked were a decision made regarding the closure of Beach Street on the east side or west side to provided notification to the business owners.

Mr. Nikolow stated for the MHS parade the roads will be closed from Orange Avenue to Fairview Avenue starting at Brown & Brown at 6:00 p.m. For the Jeep Beach run, there will be no northbound traffic on Beach Street from Orange Avenue to Bay Street starting at 3:00 p.m.

## **6. Presentation:**

### **a. Veterans Victory Riverfront Presentation**

Mr. Thomas stated that the project was presented to the Redevelopment and Planning staff a couple of weeks ago. Kim Kuhle, Founder & CEO, Veterans Villa Operating LLC will be providing an informational presentation to provide the board with details of the project and services that will be provided to veterans.

Kim Kuhle, Founder & CEO, Veterans Villa Operating LLC, Provided a brief introduction of herself and work experience. There was a PowerPoint overview presentation of the Veterans Victory Riverfront Housing and Small Business Center-A Qualified Opportunity Zone Fund.

Mr. Hunt and Ms. Kuhle discussed the location, rental or ownership options, buildouts for business owners, healthcare, access to all amenities, ownership of intellectual property, type of mixed-use (apartments/condos/hotels), and Everfi self-training program and formal financial system.

Mr. Nicely and Ms. Kuhle discussed the 501(c) 3 status and property tax, Qualified Opportunity Zone Fund and Impact Fund, CRA contribution statistics, reason for choosing this location instead of 1 of the other 12 Opportunity Zones, and demographic statistics.

Ms. Cook and Ms. Kuhle discussed operational properties on a list that includes Daytona Beach. Ms. Cook inquired about building floor requirement per Land Development Code (LDC).

Mr. Gross stated it is possible that a site plan or a request to approve a plan unit development, which would take exception of the LDC, could be presented to them at a later time. That would be a Quasi-Judicial hearing and they want to have a record of making their decision if it is presented to them at the hearing.

Mr. Nicely and Ms. Kuhle discussed the purchase of the property and steps that have already been taken.

Ms. Cook asked would the project be the entire block.

Loretta Arthur, Real Estate Broker, Black Pearl Real Estate, stated that the project would consist of all of the parcels that are on front except the frontage on West ISB and behind West ISB from Bay Street and Palmetto Avenue. So, it includes the entire block except the front edge just on ISB.

Board members and Ms. Arthur discussed the recent approval of 294-unit Apartments, current number of lanes on Beach Street and retail frontage on the bottom floor per LDC guidelines.

Board members and Ms. Kuhle discussed type of office spaces, Fair Housing Laws & Subsidized Income and low-income projects & market rate rent with Ms. Arthur included in the discussion.

Mr. Thomas and Mr. Gross discussed the approval process with the board for this project.

Donald Bullock, CCIM, The Far Points Group, provided no information to this presentation

**7. Staff Reports:**

There were no reports

**8. Public Comments:**

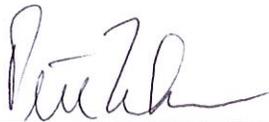
There were no comments

**9. Board Comments:**

There were no further comments

**10. Adjournment:**

It was moved by Mr. Zahn to adjourn the meeting at 1:21 p.m.



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Pete Zahn, Chair



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Gina Fountain, Board Secretary