

**MIDTOWN REDEVELOPMENT BOARD
MINUTES OF THE REGULAR MEETING**

TUESDAY, June 13, 2023

The regular meeting of the Midtown Redevelopment Board was held Tuesday June 13, 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
Mr. Nathan Mugala, Vice Chairman
Ms. Cathy Washington
Mr. Lynn Thompson
Ms. Joan Sheppard
Ms. Tangela Hardy

Board Members Absent

Ms. Renee Richardson, Excused
Ms. Davita Bonner, Excused

Staff Members Present

Mr. Ken Thomas, Redevelopment Director
Ms. Michele Toliver, Redevelopment Project Manager
Ms. Angela Armstrong, Redevelopment Project Manager
Mr. Ben Gross, City Attorney
Mr. David Russell, Assistant City Attorney
Captain Leonardo Conde, Daytona Beach Police Department
Ms. Sara Kirk, Code Compliance 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. Mugala 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 9, 2023, by Ms. Washington, seconded Ms. Sheppard. Motion was carried 6-0.

Mr. Ben Gross introduced David Russell, Assistant City Attorney. Mr Russell who will be attending the Midtown Board meeting instead of Mr. Gross.

Mr. David Russell informed the Board that he looked forward to working with them.

6. Staff Reports

- 6a.** Captain Leonardo Conde, Daytona Beach Police Department, provided a summary of the CompStat Report and Events.

Captain Conde provided the answer to Ms. Hardy previously asked question regarding notifying the community of the new gun law that goes into effect July 1st.

Ms. Toliver advised the board that because of a new system that the PD is moving toward this will be the last month to receive the CompStat Report until further notice.

Captain Conde explained that the department is changing to a new system for gathering crime data. The transition will be at least a 1 to 2 months process before enough statistical information is received to serve as a baseline to move forward.

Captain Conde addressed the Board regarding the recent acts of violence in the City.

- 6b.** Ms. Sara Kirk, Code Compliance Inspector, provided a summary of Code Enforcement cases.

Ms. Kirk and Ms. Washington discussed the lawn maintenance issue located at 941 Lockhart Street.

- 6c.** Ms. Michele Toliver, Project Manager, informed the Board there were no new projects to report.

Mr. Collins and Mr. Thompson commented about a Commission agenda item to purchase two properties in Midtown that were pulled from the agenda. They received phone calls about the item but they did not have any information about the purchase. Mr. Collins believe the Midtown Board members should be informed of this type of information.

Mr. Thomas briefly discussed the properties located at West International Speedway Blvd and Dr. Martin Luther King Blvd as well as other potential purchase of properties in the future. These type of acquisitions are part of the four different Midtown Plans. Mr. Thomas mentioned there is a City Commission workshop on June 21st at 5:00 PM in the Commission Chamber and he will present information about acquiring property in Midtown.

7. Presentation – Spotlight on Midtown

Mr. Pierre Louis introduced Mr. Victor Ramos who was invited by Ms. Bonner.

- 7a.** Mr. Victor Ramos, CEO, Mid-Florida Housing Partnership Inc., 1834 Mason Avenue Daytona Beach. He provided background on his work experience and the affordable housing and counseling services offered to residents of Volusia and Flagler County. Mr. Ramos answered Board member questions.

Ms. Ann Ruby, 137 Park Avenue, Daytona Beach, asked how many rental properties they own outside of the Palmetto House in Daytona Beach and the current waitlist.

Mr. Ramos mentioned that his agency is a Community Housing Development Organization (CHDO) and there are very few rental properties in Daytona Beach. The rental properties remain occupied because of the very low rent.

Mr. Collins asked City staff if discussions have happened with companies that building tiny homes and container homes.

Mr. Thomas stated that City staff continues to discuss options for building tiny homes and container homes.

Mr. Ramos mentioned that his agency is on all social media platforms. He thanked the Board for the opportunity to make his presentation.

8. Old Business

8a. Review and Approve Board’s 2023 Needs Plan

Mr. Collins briefly discussed the Needs Plan items and reminded each member to provide a narrative and to review Mr. Thompson write-up for guidance.

9. New Business

There were no new business to discuss.

10. Public Comments

Anne Ruby, 137 Park Avenue, Daytona Beach, requested clarification of the June 21st workshop and location because not on the City’s calendar and the container homes.

Pierre Louis, 137 Franklin Street, Daytona Beach, discussed Home Depot container home program, underground utilities in the Midtown Master Plans, CompStat Report, Ross Court Apartment complex signage on Dr. MLK Blvd.

Mr. Thomas mentioned that he meets with Public Works monthly as part of a Task Force Team. Public Works is gathering information on the potential cost of the underground utilities from Park Avenue to Lincoln Street. The project will be completed in small phase in the boundaries of midtown based on the cost and the revenue required.

Mr. Gross and board members discussed the possibility of FPL covering the cost of the underground utilities and the provisions in the LDC regulations for new subdivisions.

11. Board Comments:

Board members replied that the meeting was very informative.

Ms. Sheppard and Mr. Louis discussed the location in the Midtown for signage.

Mr. Thompson provided a brief history of the development of the Midtown area.

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

Mr. Collins requested a follow-up on the overgrown vacant lot discussed by Ms. Washington, the June 21st Commission workshop and invite Snap Space Solutions to a Midtown Board meeting.

Ms. Toliver advised the Board that the Snap Space Solutions presentation on container homes can be provided to the Board members.

Board members and Mr. Gross discussed inviting City Commissioners to Board meetings.

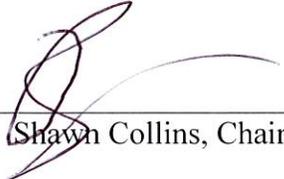
Mr. Thomas advised that the contract is signed for the vendor to create the database for the Midtown area businesses.

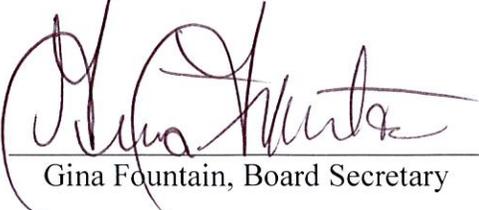
Mr. Thompson advised the Board that before asking for deliverables, he thinks they need to have the Needs Plan final and endorsed by all members to send a strong message to all the stakeholders.

Mr. Collins added that this Needs Plan can be reviewed yearly by the Board to add subsets.

13. Adjournment

Mr. Collins called adjournment at 7:54 p.m.


Shawn Collins, Chair


Gina Fountain, Board Secretary