

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

**TUESDAY, July 11, 2023**

The regular meeting of the Midtown Redevelopment Board was held Tuesday July 11, 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. Renee Richardson  
Ms. Davita Bonner

**Board Members Absent**

Ms. Tangela Hardy, 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. Mandana Carry, Board Secretary

**1. Call to Order**

Mr. Collins called the meeting to order at 6:00 p.m.

**2. Roll Call**

Mrs. Carry called roll and noted members present as stated above.

**3. Invocation**

Ms. Washington 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 June 13, 2023, by Mr. Thompson, seconded Mr. Mugala. Motion was carried 5-0.

**6. Staff Reports**

- 6a.** Captain Leonardo Conde, Daytona Beach Police Department, provided an estimated crime summary. He reminded the Board that the Crime Stats are transitioning to a new report writing system. His report will not include percentages of increases and decreases in crimes. Within a month or two, his report will provide more concrete statistics.

Captain Conde responded to the Board members questions.

- 6b.** Ms. Sara Kirk, Code Compliance Inspector, provided a summary of Code Enforcement cases and apologized for the report format due to a new software system.

Ms. Kirk provided an update for 935 S. Dr. Martin Luther King Jr. Blvd. that is being advertised as rental property. Her site visit resulted in the property owner being cited for violations.

The Board members discussed their disappointment with how the owners advertise the property and would like the City staff to take action to hold the owners accountable.

- 6c.** Ms. Michele Toliver, Project Manager, informed the Board of the upcoming Midtown play, “Chance For Redemption”, Public Works tentative plans for electronic vehicle charger location at Cypress Park and distributed copies of the 2006 corridor study for Dr. Martin Luther King Blvd.

Ms. Toliver to provide any “Redistricting” impacts to Midtown asked by Mr. Thompson and the funding source for the EV charger stations asked by Mr. Collins.

**7. Presentation – Spotlight on Midtown**

**No Presentation**

**8. Old Business**

- 8a.** Follow-ups from the June 13, 2023 Midtown Board Meeting  
i) Member Cathy Washington’s Code Enforcement Request Concerning the Vacant Lot (941 Lockhart Street) located next to her home

Ms. Washington shared the background on the property. She requested that the City maintain the overgrown vacant lot and she would like to purchase the lot.

Ms. Kirk shared history of the code violations that resulted in the house being condemned and demolished. Ms. Kirk informed the Board that there is a vacant lot case but there is no a vacant lot clearance program. She will suggest that Code Compliance maintain the vacant lot and will provide an update at the next meeting.

- 8b.** Board’s 2023 Needs Plan  
i) Update on Narrative Language For Each Section From Various Members

Mr. Collins acknowledged that narratives were received from Ms. Richardson, Ms. Bonner and him. He requested that Ms. Bonner combine her narrative with his. Also, the narrative from Pastor Mugala and Mrs. Hardy are needed. Mr. Collins requested Ms. Toliver remind Ms. Hardy because she did not attend this meeting.

**9. New Business**

- 9a.** Discussion on Container Homes/Non-Traditional (Non-Site Built Homes) in Midtown

Mr. Collins would like to invite a representative of Snap Space Solutions to share their product.

- 9b.** Discussion/Recommendations for Future Locations for “Welcome to Midtown” Signs

Mr. Louis recommended Midtown signage at ISB & Nova Rd, Charles St & George Engram, Dr. MLK Blvd & ISB and Dr. MMB & Dr. MLK Blvds.

Mr. Collins requested that City staff bring back samples for Midtown signage.

**10. Public Comments**

Pierre Louis, 130 S. Franklin Street, Daytona Beach, discussed the Wade Trim Report that suggested the corridor studies. He used an artificial intelligence (AI) program to create implementation schedules for goals/objectives in the Midtown Plan and provided copies to the Board.

**11. Board Comments:**

Board members commented that the meeting was good and looking forward to more progress.

Mr. Thompson shared the play “Chance for Redemption” will highlight the people and the building in Midtown. The “Talk Backs” at the end of each session will create dialogue to reinvest the community. He invited the Board members to share the dates and attend.

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

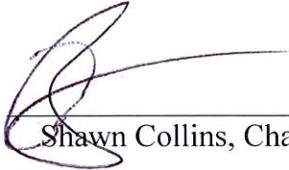
Mr. Collins stated that City staff will invite the Snap Space Solutions representative to next month’s meeting and Ms. Kirk and staff will provide an update on 941 Lockhart St, vacant lot. Staff will remind Mrs. Hardy to provide narrative on Beautification and Pastor Mugala

will provide his Infrastructure narrative. Ms. Bonner will combine her Needs Plan narrative with Mr. Collins narrative.

Mr. Gross gave parting comments and stated that at the next meeting Mr. Russell be taking over.

**13. Adjournment**

Mr. Collins called adjournment at 7:36 p.m.



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Shawn Collins, Chairman



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Mandana Carry, Board Secretary