



The CITY OF DAYTONA BEACH

REDEVELOPMENT & NEIGHBORHOOD SERVICES DIVISION

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AGENDA

MIDTOWN REDEVELOPMENT BOARD TUESDAY, September 12, 2023 – 6:00 P.M. City Commission Chambers - City Hall

NOTICE – Pursuant to Section 286.0105, Florida Statutes, if any person decides to appeal any decision made by this Board at this public meeting, such person will need a record of the proceedings and, for that purpose, such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City does not prepare or provide such a record.

	For special accommodations, please notify the City Clerk's Office at least 72 hours in advance. (386) 671-8023		Help for the hearing impaired is available through the Assistive Listening System. Receivers can be obtained from the City Clerk's Office.
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In accordance with the Americans with Disabilities Act (ADA), persons with a disability needing a special accommodation to participate in the Board meeting should contact the City Clerk's Office, 301 S. Ridgewood Ave, Room 210, Daytona Beach, FL 32114, Ph: (386) 671-8023, Email: clerk@codb.us not later than 72 hours prior to the proceedings. If you are hearing or voice impaired contact the relay operator at 1-800-955-8771.

1. Call to Order
2. Roll Call
3. Invocation
4. Pledge of Allegiance to the Flag
5. Approval of Agenda
6. Approval of Minutes
August 8, 2023 Board Meeting
7. Staff Reports
 - 7a. Police Department – Captain Leonardo Conde
 - 7b. Code Compliance – Ms. Sara Kirk, Code Compliance Inspector
 - 7c. Redevelopment Projects – Ms. Michele Toliver, Project Manager
8. Presentation - Spotlight on Midtown
 - 8a. Mr. Curtis Vreen, Vreen Catering, 240 S. Dr. Martin Luther King Blvd.
9. Old Business
 - 9a. Status: Purchase of Property at 562 W. International Speedway Blvd.

Agenda Approval _____	Date _____
 Redevelopment & Neighborhood Services Director	9/6/23
_____ Assistant City Attorney	_____
_____ City Manager	_____

10. New Business

No New Business

11. Public Comments

12. Board Comments

13. Meeting Recap/Follow-ups for the Next Board Meeting

14. Adjournment

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

TUESDAY, August 8, 2023

The regular meeting of the Midtown Redevelopment Board was held Tuesday August 8, 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
Mrs. Tangel Hardy
Ms. Cathy Washington
Mr. Lynn Thompson
Ms. Joan Sheppard
Ms. Renee Richardson
Ms. Davita Bonner

Board Members Absent

None

Staff Members Present

Mr. Ken Thomas, Redevelopment Director
Ms. Michele Toliver, Redevelopment Project Manager
Ms. Angela Armstrong, Redevelopment Project Manager
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.

The Chairman provided a revised agenda to add two items: Approval of Agenda and a second business to the Spotlight on Midtown, Visions Restaurant.

A motion was made to approve the revised agenda by Ms. Cathy Washington, seconded by Mr. Mugala. Motion was carried 8-0.

5. Approval of Minutes

A motion was made to approve the minutes with the correction to include Ms. Davita Bonner as present for the July 11, 2023 meeting, by Mrs. Hardy, seconded Ms. Richardson. Motion was carried 8-0.

6. Staff Reports

6a. Mr. Deric Feacher, City Manager, shared the Transform 386 Program by Volusia County and \$328.9 million was received by the federal government. The City of Daytona Beach is requesting \$100 million and \$51 million will be for the Midtown community. He mentioned that the property taxes collected in Daytona Beach is less than the budget to operate the City's Police Department. He shared that the City's budget is \$330 million and an investment will be made to improve road infrastructure. He mentioned that he needs the Board's support just like the Board needs his support and this Board can help bring the gap between the City of Daytona Beach and the community. He reminded the Board that he is responsible for executing the policy of the majority of the elected body of this city whether he agrees with it or not. He mentioned that Midtown needs affordable housing and market rate to help the tax base. He mentioned that barriers need to be removed and when individuals come to the table to talk that they come with facts. He stated that he will not do anything illegal, immoral or unethical.

Mrs. Hardy asked if any of the requests for Transform 386 include some of the items on the Boards Needs Plan for Midtown.

Mr. Collins stated that he in visions some of the Needs Plan will be included in the \$51 million request.

Mr. Mugala requested that the flooding in Midtown gets addressed.

Ms. Washington stated that she is impressed with the City Manager and is will help improve Zone 6.

Ms. Sheppard asked if the overhead wiring can be relocated underground while the flooding is addressed.

Mr. Feacher mentioned that the Utilities and Infrastructure department has requested funds to address the flooding and overhead wiring.

Mr. Thompson commended the City Manager and the Redevelopment staff for the work to revive Midtown. He suggested that a checklist of accomplishment in Midtown be prepared to inform the residents. He mentioned that the average Midtown resident has concerns that are focused on fear and misinformation.

Ms. Richardson thanked the City Manager for sharing the upcoming vision and view the Midtown area. She agreed that government is so slow and that most residents need to know how to tap into things at the City. She added that the information needs to be clear and consistent to residents. She emphasized that the money from Transform 386 is greatly needed.

Ms. Bonner thanked the City Manager for the information and commended him for positive changes in the community.

Mr. Collins stated that all of us must make Volusia County Council approve the request from the City of Daytona Beach. He mentioned that it will take some time for the lack of trust to change between the community and the City. He stated that the "Spotlight on Midtown" was added to the agenda a few years ago to let folks know that our community do not just complain but we have businesses that are doing good stuff. He stated that he loves the City Manager's vision and he is onboard to help with solutions. He added that if someone wants something then you must cross your "t's" and dot your "i's".

Mr. Feacher mentioned that the Mayor supports the need to improve and invest in the "Heart of Daytona Beach". He mentioned that traffic along International Speedway Blvd. has to pass through this area to visit the beach and to visit the speedway. He stated that we must work together to keep as many of the 44,000 students from the six universities in Daytona Beach.

- 6b.** Captain Leonardo Conde, Daytona Beach Police Department. He reminded the Board that the Crime Stats still in the transition period to a new report writing system. His report is a ballpark figure from the Call for Service and Criminal Reporting stats, July 9 to August 2, 2023.

Ms. Sheppard mentioned that cars a speeding on International Speedway east of Nova Road.

Captain Conde reviewed the area that are selected in District 1 to address vehicles traffic issues based upon trends, calls for service and accidents.

Ms. Sheppard mentioned that someone through a brick at her window trying to enter her house and the officer that responded stated that it was one of the vagrants that hang out at the corner of Dr. Mary McLeod and Fulton St. She alleged drug activity next door to her house.

Captain Conde stated that he will follow up on her and the activity on the corner near her house.

- 6b.** Ms. Sara Kirk, Code Compliance Inspector, provided a summary of Code Enforcement cases for July 2023. She provided an update for 941 Lockhart St, vacant lot that the Vacant Lot Inspector sent the case for a hearing. She does not expect a resolution from

the hearing. She suggested that the Code Compliance Manager be contacted to get the overgrown lot mowed.

Ms. Richardson mentioned that she called Code Compliance about 935 S. Dr. Martin Luther King Blvd that the backyard is overgrown.

Ms. Kirk will follow up with the property owner.

- 6c. Ms. Michele Toliver, Project Manager, informed the Board of the upcoming Midtown play, "A Chance For Redemption" on August 26 & 27, 2023 and the Food Truck Rally event on August 25, 2023. She shared that the Redistricting will mean the Commissioner May's zone will include areas in Midtown that were Commissioner Reed's for years. She mentioned that there will still be three Commissioners for Midtown and maps will be distributed at the next meeting.

7. **Presentation – Spotlight on Midtown**

- 7a. Mr. Chad Walton, Founder & CEO Snap Space Solutions, explained that his company makes shipping containers as an affordable housing and business option and the containers can withstand hurricanes and flooding. He went through a Powerpoint presentation and responded to questions from the Board members.

Mr. Dexter Cowperthwaite, COO Snap Space Solutions, responded to questions from Board members. He also mentioned that one standard 40 ft. container is 320 sq. ft.

- 7b. Mr. Ronald Kendrick & Mr. Steve Miller, Visions Restaurant, 282 N Nova Road
Mr. Miller gave some background about night clubs and that there are no night clubs west of the river and Visions would like to open until 2 am. He mentioned that Visions would like any consideration from the Midtown Redevelopment Board.

Mr. Kendrick mentioned that he wants an extended hours permit to operate until 2 am.

Board members discussed and asked questions about the extended hours and night Clubs for the property.

Ms. Toliver responded to Board members' questions.

Mr. Thomas provided some background information and mentioned that there is a Meeting schedule for Thursday, August 10 with the City Manager, the property owner and Mr. Kendrick to discuss the property.

Captain Conde stated that the process for the denial of the extended hours permit has been a long process with many opportunities to address the quality of life issues for the neighborhood.

8. **Old Business**

8a. Board's 2023 Needs Plan

i) Update on Narrative Language For Each Section From Various Members

Ms. Toliver mentioned that narratives were received from Mr. Mugala and Ms. Bonner combined the narrative for the Small Business and Workforce Development Strategies. She also mentioned that Mrs. Hardy will provide the Beautification narrative.

9. **New Business**

No New Business.

10. **Public Comments**

Mr. Louis, 130 S Franklin St, commented about the Transform 386 Program, market rate and affordable housing and the "leaning forward" discussions about Midtown. He also commented about the City's codes for night clubs & an event center.

11. **Board Comments:**

None

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

Staff will follow up with the Chairman about the "Letter of Support" for Transform 386 Program and provide the Board members with a copy of the Midtown projects request.

A motion was made for the Chairman to sign the "Letter of Support" for City's request for Transform 386 funding by Mr. Lynn Thompson, seconded by Mr. Mugala. Motion was carried 7-0.

13. **Adjournment**

Mr. Collins called adjournment at 7:23 p.m.

Shawn Collins, Chairman

Mandana Carry, Board Secretary

Midtown Redevelopment Area

Public Works Projects

Dickerson Center/Campbell Pool Site Improvements (Updated)

- Description/Commission District:
 - Project is for design and construction of parking lot improvements for Dickerson Center and Campbell Pool facility
 - Zone 6
 - Midtown Redevelopment CRA
- Progress:
 - Work Authorization #23 for design and permitting for PMA issued
 - Redesign needed due to park masterplan changes
 - SJRWMD submittal has been made, permit issued August 25, 2021.
 - FPL photometric have been completed
 - 100% design plans submitted to City for review
 - FPL easement and agreement signed and sent to FPL
 - Bid Documents submitted to Purchasing for review
 - Pre-Bid meeting conducted March 7, 2022
 - Bid opening April 5, 2022
 - “Best and Final” bid offers from two lowest bidders due April 13. Local Vendor preference in Purchasing code was invoked by second lowest bidder
 - Lowest “Best and Final” offer was from Paul Culver Construction at \$1,100,000
 - Contract was awarded at the May 18 Commission Meeting
 - Preconstruction conference held June 17, 2022
 - Coordination meeting with FPL held on June 30, 2022
 - Demolition on-site is complete.
 - Drainage pipe installation is complete.
 - Underground lighting conduit for FPL is complete.
 - Shade Structure foundations and support poles installed.
 - Electrical Service restored to Mikael Brown Building.
 - Sidewalk and concrete curbing poured.
 - All FPL light poles installed and activated
 - Set 30 foot tall lights for BBall court and along playground sidewalk.
 - Seatwall construction is complete.
 - Playground Equipment installation is complete
 - Irrigation System is complete
 - Paving of back parking lots are complete as well as basketball court
 - Mulch has been placed in playground area.
 - Asphalt paving of parking lots complete.
 - NIDY Basketball surface is complete.
 - Landscaping 95% complete
 - Substantial Completion date of July 5th.
 - Final punchlist complete,except one item.
- Upcoming Work (1 week look-ahead):
 - Address Punchlist item on the ADA detectable warning mats.

- Risks/Challenges:
 - Minimizing disruption to pool and Dickerson center users during construction
 - Identify entrance to pool and pedestrian path to entrance
 - Completion of work within budget
 - Secure funding source for improvements

- Schedule:
 - Project bid received on April 05, 2022. Low bid was \$1,134,889.98 .Second Low bidder invoked “Local Vendor”
 - Best and Final offers from two lowest bidders due April 13. . “Best and Final offer” was \$1,100,000
 - Award of Contract to Paul Culver Construction is on May 18th Commission Agenda
 - Preconstruction Conference on June 17, 2022
 - NTP : July 28, 2022.
 - Substantial Completion July 5, 2023.

- Project Costs:
 - Design Cost: (Survey: \$8,397, Geotech \$1,401, \$26,000 PMA Design and permitting)
 - Engineers Construction Costs estimate \$1,485,000 (Grant award): \$369,359
 - Lowest Bid for Base Bid and additive alternate No.1 was \$1,100,000
 - CO#1- Relocation of Mikel Brown Bldg. electrical Service in approvals- \$14,830
 - CO#2-additional Conduit \$17,061 has been approved
 - CO#3-for storm related tree and debris removal \$6,622 has been approved.
 - CO#4 additional sidewalk and Seat wall for playground area was approved by City Commission on December 12, 2022 meeting at price of \$112,000.
 - CO#5 for Misc. item \$4,475 has been approved by City Manager.
 - CO#6 for \$36,800 is in for CM approval.
 - CO #7 for \$31,424 approved by City Commission May 18,2023.
 - CO #8 for \$13,487 for City requested additional landscaping and concrete pads for benches is in for CM approval.
 - CO#9 for \$34,228 for additional Landscape and Curbing is in process

- Summary:
 - Project Complete, will be removed upon final payment.

Dickerson Park Playground

- Commission District/Description:
 - Construction documents for a new relocated playground at the Dickerson Center
 - Zone 6 (Paula Reed)
 - Redevelopment Area: Midtown Redevelopment Area

- Progress :
 - Playground Installation is complete.

- Schedule:
 - Painting of buildings complete as of 7/12/23.

- Pending Work:
 - Resolve leaning post for shade structure.

- Upcoming Work (1 week look-ahead):
 - Support Dickerson Park Site Plan Project as needed.

- Risks/Challenges:

- We have a leaning shade structure post that needs to be addressed. A solution is being worked on by the vendor.
- Project Cost:
 - Final playground pricing from playground vendor (Kompan) \$347,498.07
 - Sanderson Concrete proposal for seat walls received final pricing \$112,000, included in above project CO#4.
 - Available budget of \$402,400.00 for the entire project
 - Race and Rec Grant (\$302,400.00) City Match (\$100,000.00) \$402,400.00 (total budget)
- Summary:
 - A new playground to replace the existing playground at the Dickerson Center. This project is a piece of a larger Master Plan for the Dickerson complex.

Division Street Improvements

- Commission District/Description:
 - Zone 3, Midtown Redevelopment Area
 - Design, permit and construct roadway improvements along Division Street between Orange Ave and Live Oak.
- Schedule
 - 100% Design – March 2021
 - Solicit Bids (dependent on available funding) – TBD
- Project Cost
 - Cost for surveying, geotechnical, and design services is \$42,637.51.
- Summary
 - 100% submittal received, SJRWMD did not grant the City an exemption, so a permit will be required.
 - Consultant was asked to submit a SJRWMD permit application on June 21st, so if funding becomes available the project can move forward. Consultant is working on the submittal.
 - Pre-application meeting with SJRWMD occurred on Sept 14, 2022.
 - Requested supplemental work proposal from consultant to complete required permitting through SJRWMD, anticipated the end of Nov. 2022.
 - Project is on hold pending funding.

Daisy Stocking Park Improvements (Updated)

- Description/Commission District:
 - Project involves a redesign of the Park in order to expand on the Park programming, enhance the overall function and improve the visual aesthetics as the Park has become more in demand and is used as an event venue. Project will include improvements to sidewalks, hardscape, landscaping, lighting, playground and providing shade structure over event seating.
 - Zone 6

- Midtown Redevelopment CRA
- Progress
 - 100% Design Completed
 - Funding is secured
 - Project was advertised for Bids on Sept 1, 2022
 - Pre-Bid meeting was held Sept 8, 2022
 - Bids were opened on October 17, 2022
 - Final negotiated bid (excluding playground) has been received from Contractor
 - Meeting held with Kompan on Alternative Playground Equipment proposal. City has decided to go with Kompan proposal for playground component.
 - State has approved Construction Contract language.
 - City Commission approval was April 19th.
 - City Commission approval of Kompan playground purchase was April 19th.
 - Preconstruction Conference held May 12, 2023.
 - Notice to Proceed (NTP) set for July 10, 2023.
- Upcoming Work
 - Review Shop Drawings and Preconstruction submittals.
 - Contractor will complete Installation of silt fence and perimeter construction fencing and start construction Demolition activity
- Risks/Challenges
 - Completion of work within budget
 - Coordination of construction schedule during periods of lower park usage
- Schedule
 - Pre-Bid Meeting Sept 7, 2022
 - Bid Date: October 17, 2022
 - City Commission award April 19, 2023
 - Preconstruction Conference May 12, 2023
 - Notice to Proceed (NTP) July 10, 2023
- Project Costs
 - Negotiated Bid Costs: \$2,200,000 Base Bid, \$91,000 for Additive Alternate
 - KOMPAN proposal Playground Equipment costs, \$130,000
 - Playground mulch surface costs: \$25,000- estimated
- Summary
 - On schedule Contract awarded to Paul Culver Construction on April 19, 2023
 - Contract was awarded to KOMPAN for Playground equipment and installation on April 19, 2023.
 - Notice to Proceed (NTP) set for July 10, 2023.

Electric Vehicle Chargers

- Commission District/Description:
 - Various City Locations
 - Purchase and install a new EV Chargers at 5 city facilities.

- Progress
 - Reviews completed with several suppliers and utility programs.
 - Locations identified at Breakers Park, Beach St. (Magnolia), City Hall, Mid-Town (Cypress Park/Midtown Center) , and Florida Tennis Center.
 - City will direct buy EV Chargers from SemaConnect as a Source Well partner.
 - City's Property maintenance will provide power and install chargers.
 - Contract issues are being addressed with SemaConnect.
 - SemaConnect was acquired by Blink Charging Co. and an updated contract and quote have been received. The City Purchasing staff is working on the final contract revisions.
- Project Costs
 - \$90,000.00 estimated
- Summary
 - Public Works evaluated the request from the City Manager to install EV Chargers at 5 City facilities. Several vender options were reviewed. SemaConnect was selected to provide the chargers and software that will give the City a return on investment opportunity.

Road Resurfacing Program

Current/upcoming phase outside of CRA this month.