

**DOWNTOWN REDEVELOPMENT BOARD  
MINUTES  
Tuesday, August 1, 2023**

A regular meeting of the Downtown Redevelopment Board was held Tuesday, August 1, 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. James Newman  
Mr. Jake Nicely

**Board Members Absent:**

Mr. Kenneth Hunt, Vice Chair  
Ms. Freddie Smith-Friend  
Mr. John Kamchan  
Mr. Tibor Benke

**Staff Members Present:**

Mr. Ken Thomas, Redevelopment Director  
Mr. Kira Honse, Assistant City Attorney  
Ms. Michele Toliver, Redevelopment Project Manager  
Ms. Angela Armstrong, Redevelopment Project Manager  
Ms. Mandana C, Board Secretary

**1. Call to Order:**

Mr. Zahn called the meeting to order at 12:00 p.m.

**2. Roll Call:**

Ms. Carry 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: May 2, 2023**

Unable to approve minutes due to no quorum.

**5. Election of Chair and Vice- Chair**

Unable to vote on elections of Chair or Vice Chair due to no quorum.

## **6. Police Report**

Captain Jeremy Nikolow was not present to provide the report due to scheduling problems.

## **7. Presentation:**

No presentations.

Mr. Thomas stated Ms. Cook had asked about the Framework property, and that his talk with the project manager was about liking the project but wanting the site to be cleaned up. The project manager was willing to make sure that the on-site manager would help with the request. Plus, we intend to keep in touch with them periodically.

The Board discussed some of the problems with the construction site.

## **8. Staff Reports:**

No Presentations.

Mr. Thomas stated Ms. Cook had asked about the Framework property, and that his talk with the project manager was about liking the project but wanting the site to be cleaned up. The project manager was willing to make sure that the on-site manager would help with the request. Plus, we intend to keep in touch with them periodically.

The Board discussed some of the problems with the construction site, flooding issues on Ballough, elevation and possible relocation.

Ms. Cook asked about an update on old Woolworth's Building on the corner?

Mr. Thomas stated he had reached out to them, but the meeting kept getting postponed. We have been trying for months.

Mr. Thomas updated the Board on some of the cafés and restaurants along Beach Street with sidewalk agreements with the city. Mr. Thomas stated Ms. Armstrong has been working on their sidewalk agreements with the city, and these businesses that have a table outside not only have to be liable for paying for their license but also the cleaning up of the sidewalk area.

Ms. Cook stated that she had spoken with some officers that were on Beach Street, handing flyers out alerting the business owners that there are now more officers patrolling Beach Street.

The Board discussed different issues they had with Beach Street's garbage, parking, and handicap issues.

## **8. Public Comments:**

Mr. Benavente, 614 S. Beach Street, stated that he lives across the street from Freddie Smith, one of the Board members, and that they know each other. He stated that they moved to Daytona a few years ago and have seen the investment the city has put into the downtown area and love it. They are very happy with the new developments that have been taken to fix up the Redevelopment areas, we are very happy, for example, with the Bike Trails that were put in. The north side of Beach Street is unsafe though beautiful Harbor but then this construction site.

and you should go down there and see it. Also, we see all the nice things, I walk the dog every day from North to Bay Street. I just wanted to let you know how nice it is to complain about a pothole one day and the next the city is looking at it.

Ms. Cook stated that we do have reports of the unsafe conditions from the Public Works dept., and the bike paths, they did inform of us of the conditions, just wanted you to know, we are aware of the issues, and it is in City hands.

Mr. Zahn stated that it takes a vision, first “paths” so it’s a process, then it begins to connect those paths, it’s a great system.

### **9. Board Comments:**

Mr. Newman stated he had a question about the underpass of the ISB Bridge. Mr. Newman stated the quotes were all due by July 28<sup>th</sup>. does anyone know the bids?.

Mr. Thomas stated they would look into that.

Mr. Newman stated that he is really disappointed that Magnolia Market closed.

Ms. Cook stated that it had been in decline for a while.

Mr. Thomas stated the market will be at Esplanade, however one of the reasons that the market on Magnolia was thriving before was the force of the vendors and produce vendors. The vendors just stopped, and they’re going elsewhere.

The Board discussed some further ideas for the market and what could be have been done, plus the future of the new Esplanade on Sundays.

Ms. Honse introduced herself as the assistant City Attorney and stated that she will be taking over on the Board instead of Ben Gross. Ms. Honse stated further that she knew that the bids for the underpasses for ISB had not been included, because the Bids had not been opened yet.

Mr. Zahn asked what they were fixing.

Ms. Honse stated that it was the wooden path under the ISB bridge, that was what the bid was put out for fixing.

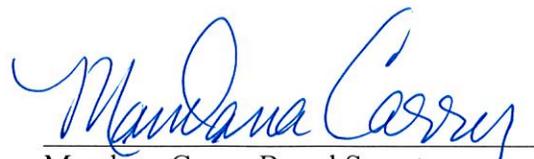
Mr. Zahn and the Board welcomed Ms. Honse.

### **10. Adjournment:**

It was moved by Mr. Zahn to adjourn the meeting at 12:42 p.m.



Pete Zahn, Chair



Mandana Carry, Board Secretary