

**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. Tangela 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.

  
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Shawn Collins, Chairman

  
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Mandana Carry, Board Secretary