

**MIDTOWN REDEVELOPMENT BOARD
MINUTES OF THE REGULAR MEETING
TUESDAY, September 12, 2023**

The regular meeting of the Midtown Redevelopment Board was held Tuesday September 12, 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. Lynn Thompson
Ms. Joan Sheppard
Ms. Renee Richardson
Ms. Tangela Hardy
Ms. Davita Bonner, Excused

Board Members Absent

Mr. Nathan Mugala, Vice Chairman , excused.
Ms. Cathy Washington

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

Mr. Thompson 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 August 8, 2023, by Mr. Lynn Thompson, seconded Mrs. Renee Richardson. Motion was carried 6-0.

6. Staff Reports

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

Mr. Collins asked if the unit Captain Conde was the only specialized unit for crime prevention.

Captain Conde stated that at the same time his unit was tracking down leads and hunting criminals other units were also put into effect at same time, all helping one another.

Ms. Sheppard stated that her neighborhood had some unsavory characters and there have ben some incidents, is there a number to call for such matters other than emergency.

Capt. Conde stated to please use the 911 or non-emergency numbers the reporting of all crimes, it creates a base line for all of the officers to work with and it helps. Ideally we want to be proactive but that is a little difficult, there are less folks manning the line at all times. Calling 911 gets a file started.

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

Mr. Collins asked if you catch folks violating code what happens next.

Ms. Kirk answered the work stops until permits, fees, or whatever they are doing without permission is fixed, then they may resume.

Mr. Thompson asked about rentals and are their business tax receipt, inspections, and screening that has to be visible to folks.

Ms. Kirk stated those licenses are good for two years, however if they did not pull their permits we do allow them to go back and fix these matters.

- 6c.** Ms. Michele Toliver, Project Manager, informed the Board there were no new projects to report however she had a few items to bring to the Boards attention. The first was a three-part new map, to show the new Midtown area, a follow up to the redistricting for the Commission zones. The first map I had to draw in the boundary lines on top of the commission zones that are currently there. The second map is the current commission zone, the last map is the old zones. I wanted to follow up with this because last month I said I would supply you with maps. These all can be

found on our website other than the one I drew out with ruler myself. I also attached the list of projects that go along with that request.

The Board then reviewed the new map for commission zones.

Ms. Toliver stated the second item she had for the Board was letter of support for the Volusia County's' Transform386 Program. This is a funding request from the city of Daytona Beach to address the capital improvements and neighborhood stabilization projects totaling over \$1,000,000,000.

Mr. Thompson asked once this has been sent do negotiations begin for funding?

Mr. Thomas stated that the County requested that we cut down our request, they will be taking care of all the single and multifamily homes. Which leads us to include more commercial properties to support.

Mr. Thomas stated that should the County give us funding right away we would still need these buy ins from the community. Followed by the next step which is support for these community projects. So, let's start a conversation anticipating the amount and what we need as starters, speaking with the engineers. Since we know all the players let's start to include them in the calls.

Ms. Sheppard asked what is our timeframe?

Mr. Thomas stated that at the end of the month or over the next four weeks into October. We still have to get the designs done; we are going to also start conversations with everybody.

Mr. Collins stated , well if we are to have meetings with that Board we should have a liaison.

Ms. Sheppard stated that we should have a liaison with the Board then, and it should be Davita Bonner, as she is also our liaison with the college.

A motion was made by Ms. Shepard for Davita Bonner to be the liaison with the Bethune Cookman Board; it was seconded by Mrs. Richardson (6-0). The motion carried (6-0).

Mr. Thompson stated that lets just be sure that there will be no problems or conflict of interest because Ms. Bonner works at the institution, let the record show that.

Ms. Toliver stated the "Chance for Redemption" play was a huge success. I have received many calls about the play over the last few days, everyone is willing to roll up their sleeves and start working the momentum is picking up.

Ms. Toliver stated the last item is the Food truck rally in Midtown, this past Friday on Lincoln St. It was well attended, the city was looking forward to this event, plus more groups want to do more. Food truck events are a networking group and after the event we had folks approaching the City Manager about promoting more food truck events in Midtown.

Mr. Collins stated it would be nice to see Midtown folks and local promoters doing more at these food truck events, it would be even better.

7. Presentation – Spotlight on Midtown

Mr. Pierre Louis introduced Mr. Curtis Vreen who has a ring of bakeries.

- 7a.** Mr. Curtis Vreen, Chef, 240 S Martin Luther King Jr. Blvd., Vreen Catering, stated his specialization in the bakery and catering business. He stated his culinary experience. Mr. Vreen stated he was born and raised here in Daytona; he worked in his grandpa's shop at young age. He went over his degrees and websites for his bakeries, very much into the community. Vreen catering can do any type of catering and has pop up custom cakes as well at Vreenqualitycatering.com.

8. Old Business

8a. Status of 562 W International Speedway

Mr. Thomas stated we are now the new owners of 562 w I.S.B. and Michele Toliver closed on this property last week. The commission has not approved it yet but once done, it will be available by the end of month. We still have to acquire the insurance building and the car lot and hopefully the owner will agree to sell.

Mr. Collins asked how big the property is in acres.

Mr. Thomas stated that it is not even an acre, just less than.

Mr. Thomas stated that the finance team had made negotiations for loans to help Midtown area. After soliciting many institutions, they made a deal with TRUIST, who will loan out 6.5 million of loans, to Midtown CRA money. That will allow help with redevelopment of Midtown.

9. New Business

There were no new business to discuss.

10. Public Comments

Pierre Louis, 137 Franklin Street, Daytona Beach, I did a survey with boundaries and city designs. I get comments all the time about the blights in Midtown, my question to them is why you don't live here, it's dirty or its violent, perception. The problem is we need to clean up Midtown, that is how you cure the blights. I did a survey of other issues people have and how to beautify Midtown and got back many responses. Mr. Lewis then handed out those items to the Board.

Mr. Collins stated he saw a comment about the AMVET club.

Mr. Lewis stated yes, that will actually be torn down. They will still own it and makes the grounds themselves historic. They are a little late on the building they should have taken care of it better.

Mr. Thomas stated that you should mention that our building official has indicated to them that he would work with them to rebuild a new building.

Anne Ruby, 137 Park Avenue, Daytona Beach, stated the play was wonderful. Also, the other night we were at Steve Millers meeting and some of the business owners were trying to get business Synergy going in midtown, would be great to see. I was wondering since you have a Midtown database going it would be nice to use that database to make a Midtown Merchant Association, the spirit is there.

Ronnie Mack, 318 N Carolina Street, Michele's team has been really helpful in getting a Façade grant for my home, extremely crucial for me, I had people in my yard uninvited. I now have a fence, thank you for your help.

11. Board Comments:

Ms. Bonner stated this has been good information.

Ms. Richardson stated excited about moving along and the changes will be good.

Ms. Harding mentioned her thanks to the staff and excitement for our vision.

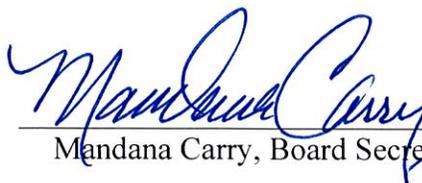
Mr. Collins stated my comment will just kind of wrap up , with Ms. Bonner as our representative, will discuss our funding sources and go after available funds.

12. Adjournment

Mr. Collins called the adjournment at 7:46 p.m.



Shawn Collins, Chair



Mandana Carry, Board Secretary