

**DOWNTOWN DEVELOPMENT AUTHORITY  
MINUTES  
Thursday August 31, 2023**

The meeting of the Downtown Development Authority Board (DDA) was held on Thursday August 31, 2023, at 3:00 p.m. in RM. 149 B, 301 S. Ridgewood Avenue, Daytona Beach, Florida. The following people were present.

**Board Members Present**

Michael Sznajstajler, Chair  
Sheryl Cook, Vice Chair  
Tammy Kozinski  
Douglas Martin

**Board Members Absent**

Quanita May, Commissioner

**Staff Members Present**

Ken Thomas, Redevelopment Director  
Michele Toliver, Redevelopment Project Manager  
Ben Gross, City Attorney  
Mandana Carry, Board Secretary

**1. Call to Order**

Mr. Sznajstajler called the meeting to order at 3 :00 p.m.

**2. Roll Call**

Ms. Carry called roll and noted members present as stated above. Quorum met (4-0).

**3. Reports & Presentations**

**3a. Downtown Policing**

Mr. Sznajstajler stated that since we needed to wait for Ms. Cook's arrival to vote, suggested we start with item 3b. Downtown policing issues.

Mr. Thomas stated to the Board that there have been some issues Downtown with safety, crime, police patrol, and some unwanted actions and unsavory characters. We need to open some discussion on some safety issues that we need to address for the Downtown area of things that should not be happening in our city.

Ms. Kosinski stated that she knows what is happening and brought to the Boards attention some of the abnormal events happening around the businesses downtown. A petition is being signed by all the business owners regarding policing in Downtown, we need more. There are some residents that also signed up as well, some of the north side of Beach Street businesses have not yet received the petition, but as of now, there are over 100 folks that have signed up. Captain Nikolow is also aware of and included in on what has been happening in our area. We are seeing repeated offenders, and Captain Nikolow stated that it would be cheaper to have security rather than having an officer, due to the costs. I know that we do not have a lot of money in our budget, but we have a CRA. My issue, recently, was a 911 issue in our Cafe's bathroom.

Mr. Martin stated he had not received the petition but stated that when we get any folks trying to do things or illegal acts, they deal with it.

Ms. Kosinski stated the restaurants get targeted more, and staff does not want to deal with folks that are strung out and is a very big safety issue. To protect my staff, I have told them not to engage but to call the authorities. I apologize that you (Mr. Martin) did not get the petition, but it just shows we need more awareness in the area.

Mr. Sznajstajler stated that Ms. Cook arrived at 3:08 p.m., welcome.

Mr. Thomas stated that for the last 6 weeks he has taken this route to stay aware of what is happening, and I have noticed some vagrants and loitering, but not so much after 5:00 p.m. The police department is really who we depend on to tell us what is needed. I know in the past the CRA has contributed to the safety of Downtown, I believe the downtown CRA would be amenable to that funding. It is an allowable expense; we just need the justification for it.

Ms. Kosinski stated this is more than a safety issue, there is also the cleanup, time, and money, who then cleans up when there are remnants of meals all over sidewalks and such. The alcoves between our businesses become bathrooms, there are lots of examples of these messes the loiterers leave. Added security, especially with a multimillion-dollar new park next to us would be beneficial.

Ms. Cook stated yes, all these incidents are happening, plus the scooters are worse, plus the harassment we receive from them. The police were helping for a while, but they have been reassigned.

Mr. Sznajstajler stated that we can do a lot as individuals, but the DDA is not really in a good place financially right now to help with the policing of Downtown, that should be the police.

Ms. Kosinski stated, well if not financially, can we write a letter to the city? In the meeting with Captain Nikolow, we discussed just in our area we are shy 15 officers and that is why he brought up teaming up with security officers from the Esplanade. So, if we had two (2) people, with two shifts they not only could be familiar with Esplanade security but would know our area very well over time and catch folks before there was any trouble. The cost would be \$120,000 for two security officers, and they would not be armed so the city would be okay with that.

## **Public Comment**

Joe Yarbrough, manager of Riverfront Esplanade, we are a major part of Downtown now, and we have security. Our size and presence help us with listening to businesses, and the money that we invested has been invested in the area. I have seen the scooters almost hitting folks, transients are a problem, we are giving power to folks free because the outlets for lighting the trees are not secure. The petition you were talking about had 128 names and you are right; it did not circulate very well. Lastly, there seems to be a lack of presence. So, if they do not have, as Capt. Nikolow stated, the 15 shy officers, they still budget money, so they could allocate it for security and get to know the businesses. A suggestion would be to allow the property owners to lease a portion of the sidewalks, it would allow trespassing and latitude. I would like the DDA to go on record and show support till they get security.

Jack White, Downtown, these security issues always come in waves, I believe we need the presence, so we need to keep investing. Security is a big portion of that investment, now that we have a number, I agree that a letter would be wise.

Mr. Sznajstajler asked if the Board members want to make a decision now or do something else or write a letter.

Ms. Kosinski stated let's do something now, it needs to be taken care of, when we have officers we have no issues, now that we have almost no presence the problems are coming back.

Mr. Thomas stated that looks like the consensus is to draft a letter, or we can put this on the agenda to bring this before the CRA Board or City Manager to make a decision.

Ms. Kosinski made a motion to start with a letter to be sent to CRA and City Manager requesting two (2) security positions for the Downtown, coordinated with the information with Redevelopment Department. The motion was seconded by Ms. Cook. The motion carried (4-0).

### **3b. DDA 2023-2024 Proposed Budget**

Mr. Thomas stated that we have two proposed options for the budget, we also have two budget meetings before the CRA and City Commission, in the month of September. The first meeting for the Budget is on the 6<sup>th</sup> at 6 pm and then September 20<sup>th</sup> at 6pm. The meeting could also be earlier should you decide. What times would you like to set for the meetings.

The Board discussed times and how they would like to meet before the commission board.

The Board decided to meet at 6 pm for the first budget meeting and will just be there for the budget hearing. They would have a normal meeting at 4 pm on the 20<sup>th</sup> of September, then attend the last budget hearing at 6 pm.

Mr. Thomas reviewed the options for the budget with the Board. Listing the revenue and expenses and the totals. The option you chose, of course, will change the amounts pulled from the reserves, stated Mr. Thomas.

Mr. Coulter, Budget Director, stated that the option that was chosen to put in for the agenda reflects option one currently and is set for the meeting on September 6<sup>th</sup>. Should you wish to change that option and to go with number two, please reflect on those changes at the last meeting, which is on September 20<sup>th</sup>.

A motion was made by Ms. Cook to go with the approval of option one (1) for the meeting on September 6<sup>th</sup> in front of the Commission, and to make the change to option two (2) for the September 20<sup>th</sup> budget meeting before the Commission. The motion was seconded by Mr. Martin. The motion carried (4-0).

**4. Public Comments**

None.

**5. Board Comments**

None.

**6. Adjournment**

There being no further business to come before the Board, the meeting was adjourned at 3:59 p.m.



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Michael Sznajstajler, Chairman



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Mandana Carry, Board Secretary