



The CITY OF DAYTONA BEACH

REDEVELOPMENT & NEIGHBORHOOD SERVICES DIVISION

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AGENDA

MIDTOWN REDEVELOPMENT BOARD
TUESDAY, November 14, 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.

	<p>For special accommodations, please notify the City Clerk's Office at least 72 hours in advance. (386) 671-8023</p>		<p>Help for the hearing impaired is available through the Assistive Listening System. Receivers can be obtained from the City Clerk's Office.</p>
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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. Election of Chairman and Vice Chairman
7. Approval of Minutes
 - 7a. September 12, 2023
 - 7b. October 10, 2023
8. Staff Reports
 - 8a. Police Department – Captain Leonardo Conde
 - 8b. Code Compliance – Ms. Sara Kirk, Code Compliance Inspector
 - 8c. Redevelopment Projects – Ms. Michele Toliver, Project Manager
9. Presentation - Spotlight on Midtown
 - 9a. Mr. William Sanchez, Solidus Communications, Inc., 454 S Yonge St., Suite 3A, Ormond Beach, FL

Agenda Approval	Date
 Redevelopment & Neighborhood Services Director	11/8/23
____ Assistant City Attorney	____
____ City Manager	____

10. Old Business

No Old Business

11. New Business

No New Business

12. Public Comments

13. Board Comments

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

15. Adjournment

**MIDTOWN REDEVELOPMENT BOARD
MINUTES OF THE REGULAR MEETING
TUESDAY, October 10, 2023**

The regular meeting of the Midtown Redevelopment Board was held Tuesday, October 10, 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
Ms. Tangela Hardy
Ms. Renee Richardson
Mr. Nathan Mugala, Vice Chairman
Mr. Lynn Thompson (zoom)

Board Members Absent

Ms. Joan Sheppard (excused)
Ms. Cathy Washington (excused)
Ms. Davita Bonner (excused)

Staff Members Present

Mr. Ken Thomas, Redevelopment Director
Ms. Michele Toliver, Redevelopment Project Manager
Mrs. Angela Armstrong, Redevelopment Project Manager
Ms. Phebe Fuqua, Redevelopment Project Manager
Mr. David Russell, Assistant City Attorney
Captain Leonardo Conde, Police Department
Ms. Sara Kirk, Code Compliance Inspector
Mrs. Chernecia Campbell, Board Secretary

1. Call to order

Mr. Collins called the meeting to order at 6:00 p.m.

2. Roll Call

Mrs. Campbell called roll and noted members present as stated above.

A motion was made to allow Mr. Thompson to attend the meeting remotely by Mr. Mugala, seconded by Ms. Richardson. Motion was carried 5-0.

3. Invocation

Mr. Mugala gave the invocation.

4. Pledge of Allegiance

The Pledge of Allegiance was stated by the Board.

5. Approval of Agenda

A motion was made to approve the agenda, by Mr. Mugala, seconded by Ms. Hardy. Motion was Carried 5-0.

6. Approval of Minutes

The item was not properly moved so the September 12, 2023 minutes will appear on the agenda for November 14, 2023.

7. Staff Reports

7a. Captain Leonardo Conde provided the District 1 crime summary from September 3rd to September 30th, 2023 and highlighted upcoming events.

Ms. Hardy mentioned a number of vehicle break-ins occurring in her neighborhood.

7b. Ms. Kirk, Code Compliance Inspector provided the Midtown Redevelopment zone cases from January 2023 to the present.

7c. Ms. Toliver, Project Manager, distributed the Public Works Projects list. She mentioned that a copy of the adopted budget for fiscal year 2024, and the 2024 Midtown Redevelopment Board meeting schedule was included in the agenda packet. Ms. Toliver mentioned that Ross Courts is going through the Site Plan phase of the project.

Ms. Richardson asked about the status of the funds requested by the city, from the County.

Ms. Toliver stated that the County has forwarded the total request to HUD.

8. Presentation – Spotlight on Midtown

8a. Mrs. Hannah Chehab, Pasha Middle East Café, 919 W. ISB was unable to attend.

9. Old Business

No old business.

10. New Business

10a. Wall Graphic – 1008 W International Speedway Blvd

Ms. Toliver presented the staff report of the proposed wall graphic for the Daytona Aquarium and Rain Forest Adventure. She invited the applicant, Mr. Grosvenor, to address the Board.

Mr. Grosvenor spoke about the features of the aquarium, the admission and the prospective opening date as December 2023.

Ms. Richardson asked if the plan is the hire locally.

Mr. Grosvenor stated that the aquarium will provide local jobs.

A motion was made to approve the proposed wall graphic by Mr. Lynn Thompson, seconded by Mr. Mugala. Motion was carried 5-0.

10b. Funding Sources

Mr. Thomas presented potential grants and funding sources included in the agenda packet.

Mr. Thomas discussed the Transform 386 funds requested by the City Daytona Beach housing projects will be a County program.

Members of the board requested a discussion on funds dedicated to Midtown and suggested there be a representative from the County at the next meeting to explain how the money will be allocated to the Midtown area.

A motion was made by to invite the council person and city commissioners for the Midtown area to attend the next meeting by Mr. Mugala and seconded by Ms. Richardson. The motion was carried 5-0.

Public Comment

Lucy Desmore, 1643 W. Paradise Lane, spoke about the down payment assistance program, housing for flood victims, and the upcoming community resource fair.

10c. Amending CRA Boundaries

Mr. Thomas and the Board discussed Volusia County's decision to end CRAs in 2036.

Mr. Thomas also discussed prioritizing affordable vs market rate housing, and the loan approved by the City Commission will be leveraged to make improvements to the Midtown area by 2036.

The Board discussed the extension of the boundaries and the need to maintain a voice in the CRA.

Public Comment

John Nicholson, 415 N Grandview Ave, discussed the County's frustration with CRA's and expansions of boundaries is unlikely.

10d. Appointment of Nominating Committee for 2024 New Officers

The names offered for the nominations committee were Mr. Collins, Ms. Bonner, and Ms. Richardson.

A motion was made to close the nominations for the nomination committee, by Mr. Mugala, seconded by Ms. Hardy. Motion was carried 5-0.

11. Public Comments

Anne Ruby, 137 Park Ave, suggested the Midtown neighborhood meetings can be a resource when the CRAs end.

Pierre Louis, 130 S. Franklin St, discussed the history of CRA's and expanding the boundaries.

12. Board Comments

Board members comments that the meeting was informative and thanked staff.

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

- In-depth discussion about funding.
- Invite County official and City Commissioners that represent Midtown.
- Nominating Committee Special meeting prior to the next meeting.

14. Adjournment

Mr. Collins called adjournment at 7:59 p.m.

Shawn Collins, Chairman

Chernecia Campbell, Board Secretary

Midtown Redevelopment Area

Public Works Projects

Dickerson Center ADA Restroom Upgrades

- Commission District/Description:
 - Remodel of existing non-compliant ADA single occupant restrooms in both the Dickerson Center and the Mickel Brown Activity Building.
 - Zone 3 (Quantity May)
 - Redevelopment Area: Midtown
- Progress
 - As-builts for Dickerson Center obtained, site visit measurements are complete.
- Schedule
 - Schematic Design Drawings complete, demolition to begin in Dickerson by end of 2023
 - Mickel Brown restrooms to be completed after Dickerson restrooms are completed.
- Risks/Challenges:
 - None at this time
- Project Cost:
 - Estimated cost of each restroom is \$50,000. There are 4 total restrooms to be remodeled.
- Summary
 - A complete gut and replacement of all necessary systems (finishes, casework, electrical, mechanical, plumbing, to provide compliant ADA restroom solution for both facilities. Code dictates one unisex ADA restroom required per facility.

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
 - SJRWMD Pre-application meeting October, 2023.
 - 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.
 - Requested supplemental work proposal from consultant to complete required permitting through SJRWMD, anticipated the week of Nov 28th. An amendment to

Work Authorization No 4 has been approved by the City Manager. Purchase order sent to the Consultant on Sept 14th

- Reached out to the Redevelopment Director on March 8th for potential funding of the project, currently awaiting a meeting invite to discuss further. Redevelopment is also checking on funding availability. After permitting is complete, the Redevelopment Dept will be approached for funding. If no funding is available, the project will be shovel ready and shelved for a later date.
- After permitting, Project will be 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.
 - Contractor has completed demo and erosion control and temporary fencing
 - Contractor has completed Drainage pipe and water pipe installation
 - Support Steel for Shade Structure has been erected.
 - PreCon Meeting for KOMPAN playground was held.
- Upcoming Work
 - Review Shop Drawings and Preconstruction submittals.
Contractor will continue work on the Site grading and will start pouring concrete sidewalks and pathways.
- 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
 - 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.