

**DOWNTOWN REDEVELOPMENT BOARD**  
**MINUTES**  
**Tuesday, October 3, 2023**

A regular meeting of the Downtown Redevelopment Board was held Tuesday, October 3, 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, Vice-Chair  
Mr. Kenneth Hunt, Chair  
Mr. Tibor Benke  
Ms. Sheryl Cook  
Mr. John Kamchan

**Board Members Absent:**

Mr. Jake Nicely

**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 Carry, Board Secretary

**1. Call to Order:**

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

**2. Roll Call:**

Mrs. 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:** September 5, 2023

A motion was made to approve the September 5<sup>th</sup>, 2023, minutes by Ms. Cook, was seconded by Mr. Kamchan. The motion carried (5-0).

## **5. Police Report:**

Captain Nikolow stated the police report for the Downtown area. The report went over the upcoming Biketoberfest event, homecoming for BCU, Halloween and possibly an unsanctioned truck event. The captain stated the force was ready and prepared for the months upcoming events. Graduation of 25 new recruits.

## **6. Staff Report:**

### **6a. Beach Street Security Company Expense**

Ms. Armstrong stated that one of the reports, in the Board's agenda packet, was an estimate for security services for the Downtown area. The shoppes on Beach street and other downtown businesses had got together to request more officers patrolling the Downtown shoppes and business area. Ms. Armstrong stated that the Downtown Development Authority (DDA) does not have enough in their budget and need assistance. The Chair will be writing a letter soon requesting that possibly the Downtown Redevelopment Board would be willing to help. Ms. Armstrong further stated that the Board had the funds and that the request would formally come before the Downtown Board. The paperwork in their packets gave several estimates and options.

Ms. Cook stated that the security issues around the shops and businesses were building and getting worse and explained some examples. The homeless, vagrants, and loitering was a concern. The security that could watch out for the shops and businesses did not have to be armed, and they could work with radios and connect with the Police department and further with the security in Esplanade. Ms. Cook stated that she did not know what funds the Board had if any to use on this type of request.

Mr. Hunt asked if this was something they would vote for and was it coming officially before this board.

Ms. Armstrong stated that yes they as a Board had to decide if they would support this request, after which it still had to then go before the CRA Board for approval. Ms. Armstrong stated that the funds were available through the Downtown CRA.

The Board discussed security measures and costs associated with the patrol of the businesses and shoppes of downtown.

Mr. Zahn asked why not just hire police officers.

Ms. Cook stated how the police force is already down 65% in staffing.

Ms. Honse stated that they would have to check the charter and see if the Board could hire a private force and if allowable by the CRA. However, this was more of "asking" the board to support and approve the backing of the DDA in their efforts. Ms. Honse stated this would be

just security officers, that are unarmed. Ow looking back at th minutes the city Manager brought up the idea of putting folks that would be ambassadors, not security but a presence in the area. The program is new do not know entirely what that entails.

Ms. Armstrong stated that the cost since being taken out of CRA would mean it would stay in the CRA areas, of course if it is approved.

A motion to recommend the CRA area have at least retain one unarmed officer or then the second officer to cover from Orange Ave to Main street, was made by Ms. Cook. Mr. Zahn seconded the motion. The motion carried (5-0).

#### 6b. 2024 Board Meeting Schedule

Ms. Armstrong stated that the Board has to vote for the upcoming year's schedule with the list of dates in their packet, and asked if they wanted any changes.

Ms. Cook stated that January 2 should change to ninth (9) and September 3 should be changed to the tenth (10), I would recommend it should be changed due to holidays and staff not being rushed to get agenda out. Other than those dates, it looked good.

#### Public Comments:

None.

#### 6c. Adopted Budget FY2023/2024

Mr. Thomas asked if the Board had any questions about the budget presented.

Mr. Zahn stated that he noticed the Main street CRA had twice as much as Downtown, was there a project or site being acquired maybe, why such a difference.

Mr. Thomas stated that the difference of 5.2 million for Main street vs. 2.3 million approximately for Downtown was dependent on the incoming revenue. Of the revenue some portions of that were made available for its operating cost or projects. The really big project is the Beach Street Expansion with Public Works, so we have money committed to them for these projects, which are in the final stages of the design. The budget also does not reflect the construction costs as of yet, our hope as staff is to summarize the costs and projects better per cost center and have a breakdown of each funding source for the next 12 months. We have a plan to write this so that at our next meeting to have it available.

Mr. Hunt asked if we already knew what those monies were being allocated for just a few examples.

Mr. Thomas stated that one of the projects that he knew of was for the Main Street projects, one of which they are trying to acquire new Kiosk's. The idea is to replace the existing ones

and try to add more to Downtown area. The staff is now reviewing which companies could give us the best deals, especially with the digital touch screen Kiosk's and its software. The general public would be able to know where they are, what's happening in the city, and upcoming events, which are very expensive. The thing is that we need to do something now, because these other kiosks are old and outdated.

Mr. Hunt asked how many the city has in the area.

Mr. Thomas stated that we have two (2) currently on Beachside and one on Main Street.

Mr. Zahn asked what the line item labeled Increment meant.

Ms. Honse stated that the difference is the base tax amount of cost versus the change as a result of the development.

Mr. thomas stated that we are in the process of updating the Sidewalk Agreements, must be regulated, must not be intrusive, must be fair to everyone. The idea is to have things look clean and pleasant and clear of debris.

Mr. Thomas stated he also wanted to mention a program that is in the works to help the folks living in or around apartments in downtown area to help fix things up and look better and pleasing.

## **7. Public Comments:**

None.

## **8. Board Comments:**

Ms. Cook asked when the renovations and work are starting on Beach Street.

Mr. Thomas stated that Public Works is 90 percent done with their designs.

Ms. Cook stated that there is major flooding on Magnolia after the big rainstorm from underground, will they be fixing some of the sewage and drains.

Mr. Thomas stated that he would make sure Public Works was notified.

Mr. Hurt stated that so next meeting the staff and you yourself will let us know more of this budget in greater detail, with the breakdowns is that correct.

Mr. Thomas stated that yes, He and staff would have a better breakdown of the costs and projects associated with the budget.

9. **Adjournment:**

The meeting was adjourned at 12:50 p.m.



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Mr. Kenneth Hunt, Chair



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Mandana Carry, Board Secretary