

**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. Chernelia 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 3<sup>rd</sup> to September 30<sup>th</sup>, 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 discussed the 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**

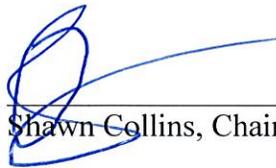
Board members commented that the meeting was informative and thanked staff.

**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.

  
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Shawn Collins, Chairman

  
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Chenevia Campbell, Board Secretary