

DOWNTOWN REDEVELOPMENT BOARD
MINUTES
Wednesday November 8, 2023

The regular meeting of the Downtown Redevelopment Board was held Wednesday November 8, 2023 at 12:00 p.m. The meeting was held 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. Kenneth Hunt, Chair
Mr. Peter Zahn, Vice Chair
Mr. James Newman
Mr. John Kamchan

Board Members Absent

Mr. Tibor Benke
Mr. Freddie Smith Friend
Ms. Sheryl Cook
Mr. Jake Nicely

Staff Members Present:

Mr. Ken Thomas, Redevelopment Director
Mr. Anthony Jackson, Deputy City Attorney
Ms. Michele Toliver, Redevelopment Project Manager
Ms. Angela Armstrong, Redevelopment Project Manager
Ms. Phebe Fuqua, Redevelopment Project Manager
Mrs. Chernelia Campbell, Board Secretary

1. Call to Order

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

2. Roll Call

Mrs. Campbell 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 Minutes: October 9, 2023

Mr. Zahn motioned to approve the minutes from October 9, 2023, and Mr. Kamchan seconded the motion. However, it's worth noting that there was no quorum.

5. Police Report- Captain Nikolow

No report was made.

6. Staff Reports

6a. Beach Street Security Update

Ms. Fuqua spoke with Captain Nikolow and determined that they can deploy an officer downtown in the CRA area. However, she inquires if the board would consider contributing to additional security, specifically private security, in case the officer is unavailable. The officers have specific days to choose a schedule for the downtown area within the CRA. If they opt out, Ms. Fuqua asks if the board is open to private security.

Mr. Zahn queries the frequency of such occurrences, and Ms. Fuqua responds that it's uncertain, depending on the officers' choices. A permanent officer is not currently feasible.

Mr. Hunt inquires about the officer's armament, and Ms. Fuqua confirms that the officer will be armed.

Mr. Newman questions funding, and Ms. Fuqua explains that the CRA has funding for officers but seeks board approval to contribute to private security.

Mr. Zahn agrees but requests a budget estimate and information on the frequency of private security needs. Mr. Kamchan asks about peak times.

Ms. Fuqua mentions peak times after conversations with local businesses, noting early mornings when arrive. If officers decline detailing, she proposes updates on private security costs.

Mr. Hunt asks about a schedule. Ms. Fuqua emphasizes that officers choose schedules based on provided options.

Mr. Hunt asks about private security's armament. Mr. Thomas clarifies they will be unarmed, citing they have looked into the same security force as the esplanade.

Mr. Hunt mentions an inability to vote due to a lack of quorum, scheduling a revisit for the next month's agenda. Mr. Zahn requests estimated numbers for consideration.

Ms. Fuqua notes officers must choose to detail, not voluntary. Mr. Newman suggests gathering downtown businesses' opinions on security and their willingness to contribute.

6b. Explanation of Budget FY2023/2024

Ms. Fuqua indicates that, in response to lingering budget questions from previous meetings, she has taken the initiative to make phone calls and send emails to everyone. She plans to engage in one-on-one discussions to offer further clarification.

6c. Marketing Updates of Current/Proposed Projects FY2023/2024

Ms. Fuqua announces her intention to deliver updates on ongoing downtown projects. Information will be disseminated through mail and presented at businesses. The objective is to enhance visibility and ensure awareness of the staff's current and upcoming efforts.

6d. Flooding Updates

Ms. Fuqua shares that information collection is in progress, and once the details are finalized, she intends to convey them to the board via email.

Mr. Zahn inquired about the specific information Ms. Fuqua plans to gather. In response, Ms. Fuqua explained that there were inquiries regarding certain streets such as Magnolia, particularly concerning flooding issues. She has engaged with engineers and public works to understand their findings as they work towards resolving these concerns. While acknowledging that some challenges may persist due to the land structure, she emphasized her commitment to providing updates, as previously promised.

6e. Kiosk Updates

Ms. Fuqua discusses the ongoing evaluation of various vendors, assuring the board that once a selection is made, they will receive updates, pictures, and future demos to understand the proper use of the kiosk.

Mr. Hunt inquires about the current kiosks, and Ms. Fuqua clarifies that the new ones will be digital.

Mr. Kamchan expresses his reservations about the kiosks, emphasizing their significant investment and the crucial role of relevant data. He inquires if there is currently an example of a source providing information to demonstrate tangible changes, as he feels there is currently no accessible platform for up-to-date information about events in the coming month.

Ms. Fuqua responds that one of the key motivations behind placing a kiosk in public is to capture data, serving as an extension of their existing city infrastructure. With increased data collection, they anticipate a rise in traffic. Ms. Fuqua expresses her eagerness to have a one-on-one session with Mr. Kamchan to demonstrate the kiosk's capabilities. Regarding marketing, they are ensuring relevance, with the kiosk featuring regular updates. The team is in the early stages of shifting and restructuring to guarantee the accuracy and timeliness of all available data, including events and grants. They are currently in the genesis stages of this initiative.

Mr. Kamchan questions if the kiosk is a slide show or touchscreen.

Ms. Fuqua clarifies it is an interactive touchscreen, with some parts featuring a slideshow. Accessibility for people with disabilities is also a consideration.

Mr. Newman asks if downtown vendors can input event information. Ms. Fuqua indicates they are exploring effective ways and will consult legal for limitations. The kiosk will include information on downtown and citywide events.

Mr. Zahn notes challenges for the farmers market at Jackie Robinson in attracting vendors back. He wonders if there is a plan to enable online access on the city's website to check which vendors will be present at the farmers market. Ms. Fuqua doesn't have an answer regarding the farmers market.

Mr. Kamchan proposes a non-physical dropbox for downtown business owners to submit information or photos.

7. Public Comments

Javier Benavente of 614 S Beach St. spoke about security arrangements and commended the idea of mimicking esplanade's security efforts. Recognizing the costliness of police services, he highlighted their indirect payment for security along Halifax Marina. He proposed a cost-effective addition of more patrols to South Street.

Mr. Thomas clarified that South Street is outside the redevelopment area.

8. Board Comments

Mr. Zahn compliments the appearance of the park. Mr. Hunt shares the positive feedback received from early morning walkers in the Esplanade area and proposes exploring the possibility of replacing the light with a stop sign at Palmetto and Bay Street.

During the meeting, new members introduced themselves, including Anthony Jackson, the deputy city attorney; Ms. Phebe Fuqua, Redevelopment Project Manager; and Chernelia Campbell, the board secretary.

9. Adjournment

The meeting was adjourned at 12:29 p.m.



Mr. Kenneth Hunt, Chair



Mrs. Chernelia Campbell, Board Secretary