



THE CITY OF DAYTONA BEACH

Redevelopment & Neighborhood Services Division

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Daytona Beach, FL 32115-2451

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AGENDA

Midtown Redevelopment Board Meeting

6:00 PM - Tuesday, November 12, 2024

City Commission Chambers

1. CALL TO ORDER
2. ROLL CALL
3. INVOCATION
4. PLEDGE OF ALLEGIANCE TO THE FLAG
5. APPROVAL OF AGENDA
6. APPROVAL OF MINUTES
 - 6.A. September 10, 2024 Meeting Minutes
[MRB Minutes 09102024 Final](#)
7. STAFF REPORTS
 - 7.A. Police Department.
 - 7.B. Code Compliance
 - 7.C. Redevelopment Projects
8. PRESENTATION - SPOTLIGHT ON MIDTOWN
 - 8.A. Mr. Richard Ly, Owner
MAACO Bodyshop, 511 W. International Speedway Blvd., Daytona Beach, FL
9. OLD BUSINESS
10. NEW BUSINESS
11. PUBLIC COMMENTS
12. BOARD COMMENTS
13. MEETING RECAP/FOLLOW-UPS FOR THE NEXT BOARD MEETING
14. ADJOURNMENT

NOTICES - Pursuant to Section 286.0105, Florida Statutes, if any person decides to appeal any decision made by the City Commission 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. For special accommodations, please notify the City Clerk's Office at least 72 hours in advance. (386) 671-8023 Help for the hearing impaired is available through the Assistive Listening System. Receivers can be obtained from the City Clerk's Office.



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**MIDTOWN REDEVELOPMENT BOARD
MINUTES OF THE REGULAR MEETING
Tuesday, September 10, 2024**

The regular meeting of the Midtown Redevelopment Board was held Tuesday, September 10, 2024, at 6:00 p.m. in the City Commission Chambers, Daytona Beach City Hall, 301 S. Ridgewood Avenue, Daytona Beach, Florida.

Board Members Present

Ms. Renee Richardson, Chair
Ms. Joan Sheppard
Ms. Cathy Washington (Ex-Officio)
Mr. Lynn Thompson
Pastor Eddie Lake

Staff Members Absent

Ms. Davita Bonner, Vice Chair
Mrs. Tangelia Hardy

Staff Members Present

Mr. Ken Thomas, Redevelopment & Neighborhood Services 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 Conde, Daytona Beach Police Department
Mrs. Mandana Carry, Office Specialist III

1. Call to Order

Ms. Richardson called the meeting to order at 6:00 p.m.

2. Roll Call

Mrs. Carry called roll and listed members as present above.

3. Invocation

Pastor Lake gave the invocation.

4. Pledge of Allegiance

The Pledge of Allegiance was stated.

5. Approval of Agenda

A motion was made to approve the agenda by Pastor Lake, seconded by Mr. Thompson. The motion was carried 4-0.

6. Approval of Minutes

A motion was made to approve the minutes from August 13, 2024, by Mr. Thompson, seconded by Pastor Lake. The motion was carried 4-0.

7. Commercial Property Improvement Grant Funding Request

7. A MLK OZ, LLC-141 S. Dr. Martin Luther King Jr. Blvd

Ms. Toliver presented a funding request on behalf of Mr. Leon McCray, the owner of MLK OZ, LLC, for a 0% interest loan under the Commercial Improvement Incentive Program. The request is for replacing eleven windows and the roof at 141 S. Dr. Martin Luther King Jr. Blvd., with estimated costs of \$29,151.32. Based on the program's criteria, MLK OZ, LLC qualifies for \$23,321.06, which covers 80% of the project cost.

Staff reviewed the application for compliance with pre-conditions, including confirming that the property, located in the RDM1 zoning area, allows vacation rentals and has no delinquent taxes or liens. The property, which has been in the area for years, underwent interior and exterior improvements in 2022, and this project aims to further enhance the building's appeal. This item does not require a vote from this board because of the loan amount.

Ms. Toliver also mentioned four small grant applications in Midtown, which would fall under different grant categories for projects under \$15,000 or \$20,000. Additionally, one applicant applied for a lease subsidy grant. She will provide a list of completed projects.

8. Staff Reports

8a. Police Department- Captain Conde

Captain Conde shared the latest statistics from August 12 to September 9, 2024, for District One. He reported that plans are being finalized for upcoming events: Trucktoberfest (October 4-5), Biketoberfest (October 17-20), and BCU Homecoming (October 26).

Pastor Lake inquired about changes in demographic data.

Captain Conde confirmed there were none. He stated that for disaster response collaboration there is a unified command structure for police, fire, and medical services to work together. For natural disasters, the fire department's public information officer typically communicates with the public, with collaboration depending on the nature of the incident.

Pastor Lake asked what for the statistics for domestic violence.

Captain Conde acknowledged that this type of crime remains consistent, with spikes during the holidays and summer months. He stated that domestic violence offenses can involve various types of relationships, not just marital ones. Prosecuting these cases can be challenging, as victims often hesitate to move forward, particularly when the abuser is the primary breadwinner, leading to many cases being dismissed.

8b. Code Compliance – Ms. Sara Kirk

Ms. Kirk presented the code compliance cases for August and announced that a new inspector has joined the team. Midtown has two inspectors, one for the north and south.

Ms. Washington raised concerns about a vacant lot at 947 Lockhart Street, where the owner passed away and the grass has grown waist-high again.

Ms. Kirk responded that the city had previously cut the grass and will follow up with Inspector Bostwick and Mr. Sykes to address the issue.

8c. Redevelopment Projects- Ms. Michele Toliver

Ms. Toliver gave updates on Midtown projects and land acquisitions. At the September 4, 2024, Commission meeting, the purchase of a home with an accessory dwelling unit on N. Helme Place was approved. This is the fourth purchase of property in the area that is planned for a new Town Center. Six more properties needed to be acquired, stretching from Walnut Street and Oak Street, Helme Place to ISB for the town center development. The next acquisition is the former Campbell Hotel at the corner of Walnut and Dr. Mary McLeod Bethune Blvd., with more details coming soon. Another upcoming purchase includes property on Dr. Mary McLeod Bethune Blvd. and Desoto Street, owned by Mr. Irvin White.

Ms. Toliver mentioned plans for mixed-use development, including commercial and residential, which will be presented to the board when finalized.

Additionally, Ms. Toliver mentioned that the former Shiloh church demolition process is underway and noted that redevelopment staff will attend a multifamily construction conference in Tampa on September 19, 2024 to attract developers to our city. The annual Florida Redevelopment Association (FRA) conference will also be held in Tampa, October 23-25, 2024.

Public Comments:

Anne Ruby, 137 Park Avenue, expressed her support for the projects but noted that some commissioners at meetings are resistant to the price points needed to purchase properties to combat blight. She urged the Midtown board to communicate with the commissioners or attend meetings to voice their support.

Pierre Louis, 130 S Franklin Street, praised the project, saying it aligns well with the Midtown redevelopment plan. He commended staff for their efforts in bringing the plan to life.

Ms. Richardson asked how businesses in the Martin Luther King area could get involved in the upgrades to align with the redevelopment vision.

Ms. Toliver explained that the city uses a formal RFP process, which means staff cannot recommend specific developers. However, board members can attend conferences and gather information, funded by CRA funds. While staff cannot influence developer or construction decisions, board members are free to use the information they collect when making decisions.

Ms. Sheppard inquired whether there is a list of contractors to choose from for upcoming projects or if they are put up for bid.

Ms. Toliver explained that projects are put out for bid, but they need to improve public notification for those interested in bidding. To do business with the city, contractors must register online as vendors, receive notices, and submit their bids through OpenGov.

Ms. Toliver emphasized the importance of offering incentives to encourage development in Midtown.

Pastor Lake asked if contractors are required to have a bid bond or certain bonding capacity, and whether the city offers assistance.

Ms. Toliver responded that, so far, bonds have not been required, but contractors must demonstrate their funding capabilities, with more focus on the developer than the general contractor.

Pastor Lake also inquired about how many contractors and vendors are on the list.

Ms. Toliver said the purchasing department has access to OpenGov, but she hasn't had a chance to review the list yet. She agreed to get the information from purchasing and provide it to the board, including the demographics of the registered companies.

9. Presentation- Spotlight on Midtown

9. A. Attorney Camila Martin

Law Office of Camille R. Martin, P.A., 847 Orange Avenue, Suite E, Daytona Beach, FL

Attorney Camila Martin shared her office location is the space formerly occupied by Judge Joan Anthony, who offered it to her in 2020. She practices both criminal defense and family law, with a preference for criminal law. Attorney Martin began her career at the State Attorney's Office in Deland, where she worked for seven years. However, she was troubled by the treatment of individuals from certain socioeconomic and racial backgrounds. This motivated her to leave and start her own practice to help those who feel powerless. She feels that this is her true calling and enjoys her work deeply.

9. B. Mr. Jared Thompson

100,000 Arts, 942 W. International Speedway Blvd, Daytona Beach

- Unable to attend.

10. Old Business

Ms. Richardson expressed concerns about the Transform 386 program, sharing that she attended a commission meeting to give feedback from a resident's perspective, and noted that the program wasn't effectively serving her or the community. Commissioner Cantu provided her with Matt Reinhart's contact information, but after reaching out to him, she only received a response stating that her case would be reviewed. Ms. Richardson emphasized that she seeks broader improvements to the program, not just a review of her individual case. Ms. Richardson also shared that she spoke with Lisa Peterson, a leader in the Transform 386 program, who was unaware of Daytona Beach staff being involved in providing assistance. Ms. Peterson mentioned that she hadn't received a letter from Mr. Collins and requested a follow-up call. Additionally, Ms. Peterson informed Ms. Richardson that no one has yet received funding, reimbursement, or repairs through the program, with the first case involving someone still waiting for a trailer. Ms. Richardson expressed her frustration with the lack of progress.

11. New Business

11.A. Daytona Beach Fire Station Headquarters

Ms. Toliver gave updates on the Daytona Beach Fire Station headquarters project. The Midtown portion of the project is the compensating storage (retention pond), while the main building will be located in the Downtown Redevelopment area.

On August 21, 2024, the City Commission approved a public use permit for the new fire station headquarters, which will be built in the 400 block of South Ridgewood Avenue, with offsite compensating storage at 505 Live Oak. This approval also waived the requirement for the redevelopment board to approve the site plan, which is being presented tonight for informational purposes.

Ms. Toliver mentioned they plan to apply for the building permit in December 2024, with construction expected to take 12 to 18 months. In addition to a bond issued to fund the project, a \$10 million grant was received.

12. Public Comments

Pierre Louis, 130 S Franklin Street, expressed his support for Ms. Richardson regarding the Transform 386 program. He highlighted concerns about procedural issues, stating that processes are not being followed properly. He emphasized that not only are people not receiving funding, but they are also lacking attention and support from the program.

13. Board Comments

Board members stated the meeting was informative and productive and commended the staff for their hard work.

14. Meeting Recap/Follow-Ups For the Next Board Meeting

None.

15. Adjournment

The meeting was adjourned at 7:01 p.m.

Renee Richardson, Chair

Chernecia Stuart, Board Secretary