

DOWNTOWN REDEVELOPMENT BOARD
MINUTES
Tuesday November 5th 2024

The regular meeting of the Downtown Redevelopment Board was held on Tuesday November 5th, 2024, 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. Pete Zahn, Vice Chair
Mr. John Kamchan
Mr. Tibor Benke
Ms. Sheryl Cook
Mr. Javier Benavente

Staff Members Present:

Mr. Ken Thomas, Redevelopment Director
Mr. Anthony Jackson, Deputy City Attorney
Ms. Michele Toliver, Redevelopment Project Manager
Mrs. Angela Armstrong, Redevelopment Project Manager
Ms. Phebe Fuqua, Redevelopment Project Manager
Mrs. Mandana Carry, Office Specialist III

1. Call to Order

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

2. Roll Call

Mrs. Carry called 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

A motion was made to approve the minutes from September 9th, 2024, by Ms. Cook, seconded by Mr. Zahn. The motion was carried 6-0.

5. Police Report

Lieutenant Gernert reported that police recently served several search warrants near Bellevue and Seagrave, just outside downtown but affecting the area. During this operation, four or five people were arrested for drug-related offenses.

She added that, to her knowledge, there have been no reports of criminal activity or complaints in the Beach Street area.

6. Presentations

6. A. Public Works

Ms. Fuqua provided updates on public works, highlighting progress in beautification projects, infrastructure upgrades, and frequent use of the new EV charging station, which has proven to be a valuable investment.

Mr. Benavente praised the Coast Guard's recent cleanup of the dock area, calling it a great job. He then asked if the Halifax dock repairs included the old docks on the south side near the Coast Guard station, and Ms. Fuqua confirmed they did. He also asked if hurricane Milton had again removed the walkway under International. Ms. Fuqua said yes, explaining that repairs are planned as the recent hurricane caused damage. She added that she would provide more details soon.

6.B Redevelopment Project Manager Report

Ms. Fuqua shared highlights from the Halifax Art Show, describing it as a successful event. Business owners were pleased with the increased foot traffic, which boosted their business, and the community enjoyed another positive event.

She also provided an update on foot patrols by First Coast Security, noting that detailed reports are available if any board members are interested. Ms. Fuqua mentioned that the reports are lengthy but can be provided upon request. She added that if anyone is interested in a specific day, she can share details for that date.

Ms. Fuqua discussed funding available for outdoor seating, intended to support businesses that serve food or beverages. This grant provides resources for planters and designated outdoor seating spaces. She noted that three applications have been submitted so far and that they are working with the legal department on licensing agreements since the seating will occupy city property.

Ms. Fuqua reported that last month's Triage Program meet-and-greet was very successful. Business owners attended, learned about the program, and shared success stories. The Triage Program assesses businesses to identify gaps and provides city resources to address them. They are preparing for phase two, which will focus on creating strategic plans and offering further support through grants or partnerships.

She noted a positive trend with new businesses moving into the downtown CRA and Ballough areas, reflecting growing interest in these locations.

Ms. Fuqua also mentioned an upcoming CRA workshop in December to inform the public about the CRA's purpose and activities. The exact date and location will be shared via email and on the city's website, and she encouraged board members to attend.

She shared that new grant funding is available, thanks to a new fiscal year, and urged businesses to apply for funding to support improvements.

Ms. Fuqua recapped the team's attendance at the Florida Redevelopment Conference, where they represented Daytona Beach well. She presented on community revitalization and emphasized the importance of having leadership present. Ms. Fuqua and Ms. Toliver also received Florida Redevelopment Association designations, the highest credentials in the state, which the department takes great pride in.

Mr. Benavente inquired about the Brown & Brown acquisition of Burgoyne, asking if any details could be shared. Ms. Fuqua explained that the process is still in early stages. Currently, they are meeting with each tenant to understand their needs, as many tenants are requesting improvements to their units. She will provide more information as the development progresses.

Mr. Zahn asked if the tenants are on individual tax parcels or if Burgoyne is a single property with multiple leases. Ms. Fuqua clarified that Burgoyne is a single large property with individual lease agreements for each tenant.

7. Public Comments

None.

8. Board Comments

Mr. Benavente relayed a question from a downtown resident to Mr. Jackson about the future of food pantries in the area. Mr. Jackson explained that there's no major update. A lawsuit regarding one pantry was settled, allowing it to keep operating, but otherwise, nothing has changed. He added that the Land Development Code outlines where food pantries can be located, but he's not aware of any recent updates to those rules.

The board addressed Mr. Elliott Ward's concern about Brown & Brown potentially monopolizing the area. Mr. Zahn expressed confidence in Brown & Brown's involvement, noting their contributions to the park, Museum of Arts & Sciences, and the art center. He emphasized that corporate entities are often the main supporters of the arts, and the community is fortunate to have Brown & Brown's support. Although they are a major presence, their ownership includes many businesses, and he expects this diversity will continue. He also welcomed the possibility of a residential component, which would help bring more people to the area.

Ms. Fuqua added that having stakeholders like Brown & Brown involved is essential, as they share the city's vision and are willing to invest to help achieve it. As city staff, they face funding limitations, but Brown & Brown and other private investors can contribute funds and overcome barriers that the city cannot address alone. Ms. Fuqua noted that they actively seek other investors daily, adjusting their approach based on specific needs. She confirmed that a strategic plan is in place for the downtown area.

Elliott Ward, 1133 Hampton Rd, asked if the property buyers can refuse tenants they don't approve of. Ms. Fuqua explained that there are active leases in place, and any changes to the property must go through the city for approval. They are communicating with tenants about the plans, but any potential projects will need to be reviewed by the city's staff and the TRT.

Ms. Cook asked about the building on Magnolia and Beach Street, which she described as in poor condition with broken windows. Ms. Fuqua agreed, mentioning that after the storm, she saw the building was still standing. They've been in talks with investors interested in buying the building and are currently assessing its value and structural condition. She expects to receive an appraisal report next week and hopes to provide an update at the next meeting. Ms. Cook also asked if there are liens on the building that the new owner would need to pay. Mr. Zahn explained that as fines accumulate, there will be an opportunity for the new owner to negotiate with code enforcement for a reduction or elimination of fines before going before the special magistrate.

Mr. Benavente inquired about properties in distress, asking if a crew is sent to maintain properties with liens, including downtown business facades. Mr. Thomas explained that the city currently doesn't have a crew for this purpose and added that they're unsure if there are liens or fines on the property but will look into it. Mr. Jackson mentioned that some properties are going before the commission this week to seek approval for foreclosure.

Mr. Hunt shared his experience attending the Florida Redevelopment Conference in Tampa, noting it was encouraging to see the city's redevelopment team, including the city manager, present the potential for Daytona Beach's future. He also announced that this would be his last board meeting as he transitions to the DDA board.

Anita Pologa mentioned that there are applicants for reappointments, and they are aiming to include them on the December 4th agenda. She encouraged board members to send any questions or recommendations for qualified candidates her way.

9. **Adjournment**

The meeting was adjourned at 12:36 p.m.



Mr. Kenneth Hunt, Chair



Ms. Chernelia Stuart, Board Secretary