

**REGULAR MEETING
MIDTOWN REDEVELOPMENT AREA BOARD
MINUTES
Tuesday, July 8, 2014**

The regular meeting of the Midtown Redevelopment Area Board was held Tuesday, July 8, 2014, at 6:00 p.m. in the Commission Chambers, Daytona Beach City Hall, 301 S. Ridgewood Avenue, Daytona Beach, FL. The following people were present:

Board Members Present

Mr. Martin Tooley, Chair
Ms. Patricia Heard, Vice Chair
Mr. Tony Barhoo
Ms. Kenya Ford
Mr. Danny Fuqua
Dr. Irma Browne Jamison
Mr. Steven Miller
Mr. Oliver Ross
Mr. David Swartz (alternate design professional)

Board Members Absent

Mr. Joseph Pozzuoli

Staff Members Present

Mr. Charles Bryant, Redevelopment Project Manager
Mr. Reed Berger, Redevelopment Director
Mr. Ben Gross, Assistant City Attorney
Ms. Becky Groom, Board Secretary

1. Call to Order

Chairman Tooley called the meeting to order at 6:00 p.m.

2. Roll Call

The roll was called and attendance was noted as stated above.

3. Invocation

Mr. Miller gave the invocation.

4. Pledge of Allegiance to the Flag

Mr. Ross led the Pledge of Allegiance.

5. Approval of Minutes for June 10, 2014

A motion was made by Ms. Heard, seconded by Ms. Ford, to approve the minutes of the Regular Meeting of June 10, 2014. The motion carried unanimously (9-0).

6. Staff Report

Police Department

Capt. Lance Blanchette was in attendance. The Compstat Report was included as part of the packet.

Chairman Tooley stated the Board discussed at last month's meetings concerns regarding juvenile crime and asked if there is anything that could be done to offer programs for juveniles to help crime involvement.

Capt. Blanchette stated the city is always looking for ways to create programs for the youth and noted he is looking for outside help by involving churches to help alleviate the burden of program offerings by the city. Capt. Blanchette stated there are programs offered at Derby ballfield and football is about to start. Capt. Blanchette stated a meeting was held today with the representatives from the Juvenile Justice system. Capt. Blanchette stated there are currently 16 gangs in the city. Capt. Blanchette stated there were problems during the Juneteenth festival with a number of fights that broke out. Capt. Blanchette stated the Police Department knows who the problem children are and is trying to intervene. Capt. Blanchette stated the Dept. of Juvenile Justice employees will be participating in ride-alongs with the Police Department in order to help identify offenders.

Ms. Ford stated she had a conversation with the Director of Leisure Services in Orange County and Orange County offers more programs, which are needed here.

Capt. Blanchette stated the Police Department has applied for a grant to take over the School Resource Officer program at the schools so the Police will have direct access to the schools.

Mr. Miller asked if the creation of a Parks and Recreation Advisory Board would help in developing programs for the youth of the community. Mr. Miller stated there is no parent participation in developing programs. Mr. Miller asked what happened to the funding for PAL.

Capt. Blanchette stated he did not know but stated he feels a parent board would be helpful.

Mr. Miller asked the percentage of crimes in the city that are caused by juveniles.

Capt. Blanchette stated he did not have the figure but would provide it to Mr. Miller.

Mr. Miller asked how many children reside in the city.

Capt. Blanchette stated he did not have that figure but would research that information for Mr. Miller. Capt. Blanchette noted there is a homeless population of youth as well.

Mr. Ross asked if there is a type of program that could be developed to offer jobs to the youth in the community.

Capt. Blanchette stated a Parks and Recreation Board could help develop such a program that would help youth develop skills or a trade.

Mr. Fuqua noted that most of the churches do not have funding to support summer programs.

Dr. Jamison stated Leisure Services has a student employment program for the summer. She stated the Board needs to talk with Leisure Services about problems in the community, not only with youth programs but for seniors as well. She stated she has worked on a number of grants; and if there is community and church support, generally grant requests are approved.

Mr. Fuqua asked what could be done as a city and as a whole to bring people together and offer support for the grants. He stated funding could be divided throughout the community if there is support.

Mr. Bryant stated Leisure Services employed 30 youth during the summer, and parents had to provide proof of income.

Ms. Ford stated this is the first she has heard of the program for job offerings and asked how that information is distributed. Ms. Ford stated there used to be a program that employed hundreds of youth during the summer. Ms. Ford stated she supports the grant request for Police Officers to be placed in the schools as resource officers.

Chairman Tooley stated someone from the Board needs to work with Capt. Blanchette to bring school district and juvenile justice people together to help with the grant writing process. Chairman Tooley asked if Dr. Jamison would be willing to help coordinate this.

Capt. Blanchette suggested getting everyone together to see what can be done, including finding people to donate to their time to work with the youth.

Mr. Miller noted that the city charges for the use of city facilities so there may be problems in locating facilities. Mr. Miller stated the Chamber of Commerce should be able to hire 500 youth during the summer and asked that the Chamber be involved. Mr. Miller stated there is a need for a Parks and Recreation Board. Mr. Miller stated 64.7% of the budget goes to law enforcement and questioned the need for the grant for funding additional police officers to be assigned to the schools.

Chairman Tooley expressed concern over the increase in sexual batteries.

Capt. Blanchette stated sexual battery is related to upbringing and starts with juvenile problems. He stated most cases are taught behavior that is learned from a parent. Capt. Blanchette stated sexual battery is up 83% and noted last year there were 6 reported and this year there have been 11 reported. Capt. Blanchette noted domestic violence is up 19%.

Mr. Barhoo stated morals and values need to be taught and many times grandparents are raising children. Mr. Barhoo stated often time youth join gangs in an effort to find somewhere to belong. Mr. Barhoo stated he feels it is a good idea to get everyone together to work on the problem and suggested looking at other cities to see what is being done in other communities.

Capt. Blanchette stated he would be glad to coordinate a meeting and if one program could be developed, that would be more than we have right now. He stated he would coordinate a meeting with Leisure Services and Juvenile Justice and will invite the Board.

Mr. Miller stated there are no after-school programs. Mr. Miller stated he would like to see the School Board provide buses for students for an after-school program.

Chairman Tooley asked that Mr. Miller prepare an outline for an after-school program and present it to the Board at the next meeting.

Dr. Jamison stated the Board needs to determine what has been done in other programs in other cities and what has worked.

Capt. Blanchette stated there are many successful programs in other communities and those need to be researched and adapted to our community.

Mr. Miller stated that the Compstat report reflects that overall crime is down.

Capt. Blanchette stated crime is down 7% on the west side.

Code Enforcement

The Code Enforcement Report was included as part of the packet.

Ms. Heard stated 41 lots are listed on the report and stated something needs to be done. Ms. Heard stated unkept lots take away from the appearance of Midtown.

Mr. Fuqua asked if lawn service companies could “adopt” one senior citizen and help them maintain their properties.

Chairman Tooley asked Board members to contact lawn service companies to see if they could help.

Dr. Jamison stated United Way used to have a volunteer program and perhaps a volunteer program could be developed at Bethune-Cookman. Dr. Jamison stated a lot of people volunteer in this city but not in our community.

Mr. Miller stated he would contact Bethune-Cookman to see if students would volunteer to help senior citizens with yard maintenance.

Mr. Fuqua asked if juvenile detention could help maintain yards.

Mr. Tooley stated a number of people are required to do community service but the problem is getting equipment for them to use.

Mr. Bryant suggested organizing a community clean-up day and designate organizations with assigned tasks to help improve Midtown.

Dr. Jamison suggested implementing an adopt-a-road program.

Ms. Heard suggested contacting the Neighborhood Watch Program so they can be involved.

Chairman Tooley suggested Board members contact Mr. Bryant with a date they would be available for a community clean-up.

Dr. Jamison suggested that a letter be developed from the Midtown Board to be included in a city mail-out or in the water bill to inform residents of items the Board has discussed.

Mr. Gross stated the City Manager would have to approve any item to be included in the water bills.

Mr. Berger stated if the information is outlined, he would formulate a way to distribute the letter.

Dr. Jamison stated she would work to develop the letter.

7. **DEV2014-080, BCU – Phase II**

Mr. Bryant presented the staff report which is included as part of the packet.

Applicant's Presentation:

Josh Wagner, 1020 W. International Speedway Blvd., read from an article in today's Daytona Beach News-Journal about a summer program that is being offered at Bethune-Cookman at no cost to the families. Mr. Wagner stated the article ties in with the discussion that the Board had with Capt. Blanchette.

Mr. Wagner stated the proposed project is 40,000 sq. ft. and will include 548 beds. Mr. Wagner noted that parking and a pedestrian mobility plan will be discussed when the project is presented at next month's meeting. Mr. Wagner stated neighborhood meetings have been held and the last meeting went very well.

Mr. Miller stated the Performing Arts Center was granted a waiver for parking and part of that parking will be used for the dormitories.

Mr. Wagner stated parking lots will be built in some rights of way on the campus and some lots have been saved for expansion.

Mr. Miller stated it is not possible to find a parking space on the campus when school is in session and now some of the available lots will be used for construction.

Mr. Wagner stated the dorms cannot be opened if parking is not addressed.

Ms. Heard expressed concern about parking tickets that are issued when events are held on the Bethune-Cookman campus.

Mr. Fuqua asked if a parking garage could be constructed for staff members.

Mr. Wagner stated cost is the issue with a parking structure but feels it is only a matter of time until it will be needed.

Mr. Swartz asked if there could be parking underneath the building.

Mr. Wagner stated the cost is astronomical.

Mr. Swartz stated the parking is a long way from the dorm. He stated he likes the concept of a courtyard and asked if a café will be included.

Mr. Wagner stated there will be a retail aspect through a student union and there will be more privately developed on campus that will be taxed.

Dr. Jamison stated she is pleased to see additional dormitories are built because she feels freshmen and sophomores should stay on campus. She stated that staying in dormitories increases the possibilities of a student being successful.

Ms. Ford asked if there will be a loading and unloading zone near the dormitory.

Mr. Wagner stated yes.

Chairman Tooley asked how close the proposed building will be to Dr. Moore's gravesite.

Steve Buswell, Parker Mynchenberg & Associates, 1729 Ridgewood Avenue, stated there will be no encroachment into the gravesite area.

Mr. Barhoo asked when a parking garage will become a priority.

Mr. Wagner stated there will probably be two more phases before a parking garage becomes a reality.

Mr. Barhoo asked if a charge could be imposed for students to park in a parking garage.

Mr. Wagner stated students and staff would probably be willing to pay for parking.

Mr. Barhoo noted that citizens of the community suffer because of the lack of parking during special events and stated that Bethune-Cookman should be sensitive to the community.

Mr. Wagner stated parking is the number one concern.

Mr. Barhoo stated noise levels are also a concern.

Mr. Wagner stated the windows do not open in Phase I and the courtyard will help keep the sound within the courtyard area.

Mr. Swartz asked if additional parking will be soft parking or hard parking.

Mr. Wagner stated most of it will be hard parking but it depends on the location and what the city will permit.

Mr. Swartz asked if a retention pond could be developed within the parking area to maximize more green area.

Mr. Wagner stated he will have an answer to that question when the project is presented at next month's meeting.

Public Comments:

There were no public comments.

8. Redevelopment Project Updates

Mr. Bryant stated the Salvation Army has added a second Midtown Streets Team so there are two teams working in Midtown at no cost to the city.

Mr. Barhoo asked how many members are on each street team.

Mr. Bryant stated it varies depending on work schedules of the members.

Mr. Miller asked if the streets team could be used to help the elderly in Midtown.

Mr. Bryant stated he would talk with the Salvation Army about that because there may be a liability issue.

Mr. Bryant stated that July 10 is the 139th birthday of Mary McLeod Bethune and there will be a reception on that date at her former residence on Bethune-Cookman Campus at 10:30 a.m.

Mr. Bryant stated 385 attended the Juneteenth banquet and Mr. Barhoo was recognized at the banquet. Mr. Bryant stated that it is estimated that over 6,000 attended the Juneteenth festival.

9. Public Comments

There were no public comments.

10. Board Comments

Mr. Ross stated it appears O'Reilly's Auto Parts is about to open and feels this is a welcome addition to the community.

Mr. Miller thanked Mr. Bryant for what he does in the community.

Mr. Miller stated he remodeled a building on Charles Ingram and had to adhere to strict guidelines. He stated that he feels other property owners, such as the one across the street from his building, are not required to meet the same guidelines as he was.

Mr. Barhoo stated he was honored by the recognition at the Juneteenth banquet and stated it was a wonderful festival.

Mr. Fuqua stated he feels he can see progress in the Midtown area and feels great things are happening throughout the community. Mr. Fuqua stated he attended

the Orange Avenue groundbreaking ceremony and is grateful that the money has been received and the project will proceed.

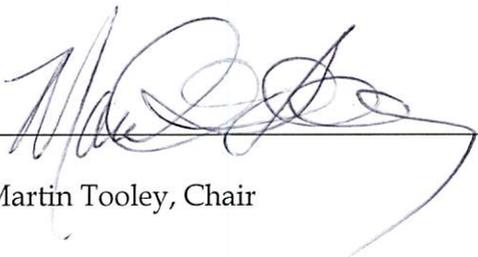
Ms. Ford thanked Mr. Bryant for what he does for the community and congratulated Mr. Barhoo on his recognition at Juneteenth. Ms. Ford stated she is interested in helping the youth of the community.

Ms. Heard stated she is enthusiastic about the activities that were discussed for the youth of the community.

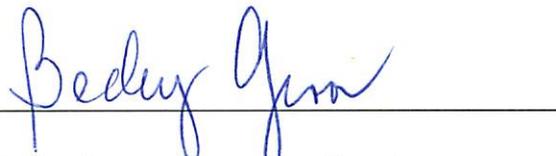
Chairman Tooley thanked the Board for their service and staff for their support of the Board. Chairman Tooley stated the Board needs to work to effect a change in the community and encouraged the Board to contact Mr. Bryant regarding a community neighborhood clean-up day.

11. Adjournment

There being no further business to come before the Board, the meeting was adjourned at 8:00 p.m.



Martin Tooley, Chair



Becky Groom, Recording Secretary