



The CITY OF DAYTONA BEACH Midtown Redevelopment Board Minutes

City Hall
Commission Chambers
Regular Meeting

301 South Ridgewood Avenue
Tuesday, February 13, 2018
6:00 PM

Pursuant to Section 286.0105, Florida Statutes, if any person decides to appeal any decision made by this Board 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) 671-8020		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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The regular meeting of the Midtown Redevelopment Board was held Tuesday, February 13, 2018, at 6:00 p.m. in Commission Chambers, Daytona Beach City Hall, 301 S. Ridgewood Avenue, Daytona Beach, Florida. The following people were present:

Board Members Present

Mr. Pierre Louis, Chair
Mr. John Baldwin, Vice Chair
Mr. Tony Barhoo (Planning Board appointee)
Mr. Alphonsa Bush
Ms. Kenya Ford
Mr. Danny Fuqua
Mr. Steven Miller

Board Members Absent

Mr. Oliver Ross

Staff Members Present

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

Call to Order

Mr. Louis called the meeting to order at 6:00 p.m.

Roll Call

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

Invocation

Mr. Barhoo gave the invocation.

Pledge of Allegiance to the Flag

Mr. Fuqua led the Pledge of Allegiance.

Approval of Minutes for Meeting of January 9,2018

A motion was made by Mr. Fuqua. seconded by Mr. Bush, to approve the Minutes of the Regular Meeting of January 9. 2018. as presented. The motion carried (6-0).

Ms. Ford arrived for the meeting at 6:03 p.m.

Staff Report

Police Department

Capt. Byron Williams presented the Compstat report which was included as part of the packet. Capt. Williams reported that auto thefts were down 10%; burglaries were down 13%; aggravated assault and battery increased by 11%; only one sexual battery occurred during the reporting period; and there was a 3% reduction in calls for service.

Mr. Barhoo stated he appreciated the work of the Police Department but added that his concern was with firearms and the number of violent crimes.

Mr. Fuqua thanked the Department for the work they do in protecting the city. Mr. Fuqua expressed concern about two incidents in front of his home in the last few days and is concerned about speeding vehicles in the Beville Road area.

Mr. Bush thanked the Department for the work they do.

Mr. Miller asked when the Compstat meetings were held.

Capt. Williams stated the meetings were every two weeks on Thursday mornings at 8:30 a.m. at the Police Department. Mr. Miller expressed concern about the number of auto thefts.

Ms. Ford stated she was pleased to see a decrease in crime in many areas.

Mr. Louis asked about the Police Explorer program and the 25 new police officers that had been hired.

Capt. Williams stated the 25 officers were in training and there were plans to have them on the street by July, which would bring the Department to being fully staffed. Capt. Williams stated right now, the Department was about 18 positions short. Capt. Williams stated there were 10 members of the Police Explorer program.

Code Enforcement

Mr. Bryant presented the Code Enforcement Report which was included as part of the packet. Mr. Bryant stated the Code Enforcement Officer, Juan Davis, was unable to attend since she was in Orlando for training.

Mr. Barhoo expressed concern about the number of addresses that had been on the report for several months.

Mr. Bryant stated the process was long: and many times when cases were presented to the Special Magistrate, additional time was given to correct violations.

Mr. Fuqua stated he was pleased to see the Orange Avenue area at the 9-5 Plaza has been cleaned and looks great. He stated he was also pleased to see the property that the city owned had been cleaned as well. Mr. Fuqua stated from Nova Road to Ridgewood there were 79 manholes and the ride was very rough. Mr. Fuqua expressed concern about the trash left behind by the people collecting donations at the intersection of Nova and International Speedway Blvd.

Mr. Berger stated there were no street team to clear the area in Midtown. Mr. Berger stated clearing the property at Nova and ISB was the responsibility of the property owner and the Grounds Crew in Public Works.

Mr. Miller stated the streetscape of Orange Avenue was a disgrace and as soon as you crossed Ridgewood, the problem did not exist. He stated we continue to be treated like third class citizens in the City of Daytona Beach. Mr. Miller stated the electric poles were still in the middle of the sidewalk and stated that would not happen on the other side of Beach Street.

Mr. Louis stated he would like an item listed on the agenda as "follow up" to reflect items that were discussed during meetings so a report could be provided at the next meeting on those items.

Public Comments:

There were no public comments.

Report from Cultural and Leisure Services Director

Ms. Ford asked Mr. Bryant if he had provided the information to Ms. Riger that was discussed at the previous meeting.

Mr. Louis stated he made notes of the items that were discussed and the items are listed at the end of the meeting minutes.

¹ Helen Riger, Cultural and Leisure Services Director, was in attendance. Ms. Riger stated after the last Midtown meeting, she provided an email to Mr. Bryant with attachments that outlined the process for someone using a city facility. Ms. Riger stated the City Commission had adopted a fee schedule for use of facilities. Ms. Riger stated there were applications that must be submitted for the use of a city facility for a smaller indoor activity and an application that must be completed for larger events that would be held outdoors. Ms. Riger stated the applications were reviewed by the Police, Public Works, and Fire Departments who responded with costs and any concerns the Departments may have about proposed events. Ms. Riger stated smaller events were reviewed and approved by Ms. Riger and the Deputy City Manager, Jim Morris. Ms. Riger stated larger events were reviewed and approved by Ms. Riger, Mr. Morris, and the City Manager, Jim Chisholm.

Mr. Barhoo stated that he felt neighboring cities rented facilities with a lot less hassle and lower fees.

Ms. Riger stated she did a review of the City's fees as compared to other cities and the City of Daytona Beach was in line with what other cities charge.

Ms. Ford stated the fees may be in line with other cities but the process was not. Ms. Ford stated she had rented facilities in other cities and the process was easier. Ms. Ford stated she felt it was a bias way to look at an applicant in order to decide who got to use the facilities. Ms. Ford stated she had an issue with three people making the decision as to who got to use a facility.

Ms. Riger stated everyone goes through the same process when an application is received and stated she cannot remember when there was an application that was turned down. Ms. Riger stated most applications were approved if the person could pay the fees and follow the ordinance.

Ms. Ford stated it was a subjective practice and three people were making a decision, and that was bias to her.

Mr. Louis asked who the City's Risk Manager was.

Ms. Riger stated the City's Risk Manager was Mark Jones and he reviewed insurance requirements for events.

Ms. Louis asked who made the decision if the Police presence was required at an event.

Mr. Riger stated the Police Department made that decision based on the length of time for an event and if alcohol would be served.

Mr. Gross stated if an applicant was unable to reach the goals as outlined for approval of use of a city facility, the applicant could appeal the decision of staff to the City Commission for review of their request.

Redevelopment Project Updates

Mr. Bryant stated the Lions Club held a Health Fair at the Midtown Center on February 3. Mr. Bryant stated it was their first health fair and it was a successful event.

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Mr. Bryant stated a new lift station would be installed by 4C's on Martin Luther King and a community meeting would be held on February 15 at the site. Mr. Bryant stated there would be road closures during the construction and the area residents had been notified of the upcoming meeting and project.

Mr. Bryant stated there would be a Men's Conference on April 21st at the Police Department. Speakers included Mayor Derrick Henry and Police Chief Craig Capri.

Mr. Bryant stated Black History was being made at the Daytona International Speedway this week since a Black driver would be driving in the Daytona 500.

Ms. Ford stated she wanted to talk about MLK Lofts. Ms. Ford stated the Deputy City Manager, Jim Morris, made a statement to the Daytona Beach News-Journal that it was never discussed at the Midtown Redevelopment Board; but Mr. Fuqua stated in an article that it was disclosed to our Board that Bethune-Cookman was in partnership and that was not true. Ms. Ford stated when we had the meeting where MLK Lofts was discussed, and Ms. Ford was the Chair, she specifically remembered writing down when it was asked that there was no definitive answer of who was going to be leasing and it was going to be open to anyone. Ms. Ford stated it was never specified that Bethune-Cookman would be leasing the MLK Lofts. Ms. Ford stated it was disclosed by Mr. Miller during that meeting. Ms. Ford stated she felt there was a conflict with the Deputy City Manager and felt he should resign. Ms. Ford stated that she felt the City was just as at fault as the University.

Ms. Ford left the meeting at 6:50 p.m.

Mr. Berger provided the Board with copies of a Professional Services Contract with Cornerstone which was approved at the February 7, 2018 CRA meeting in the amount of \$75,000 for Midtown. Mr. Berger stated he received the information last month and was able to get it to the City Commission for their consideration so that was why it was not presented to the Midtown Board.

Mr. Berger stated there was a question on the Grants at the last Midtown meeting. Mr. Berger stated over the last ten years, there has been a little over \$300,000 in expenditures for 90 Grants in the Midtown area. Mr. Berger stated this fiscal year, \$4,000 has been spent for grants to date and there is about \$10,000 requested in applications on file for Grant funding. Mr. Berger stated \$7,314 was transferred from that account to fund the Professional Services Contract that was approved on February 7. Mr. Berger stated right now, there was a balance of \$23,371 in the grant account.

Mr. Louis stated it was insulting that the Midtown Board received the Professional Services Contract after it had already been approved by the CRA. Mr. Louis stated he felt the responsibilities of the Board were to serve as an advisory board. Mr. Louis stated many of the items outlined in the Contract were stated in the Midtown Master Plan.

Mr. Berger stated the Board was not in a position to be an advisory board but it was understood that this Board cared about the community. Mr. Berger stated this item moved very quickly but there were people in the community working on looking at the food desert and the need for a grocery store. Mr. Berger stated the City finally had something surface that could help with that and the CRA had the authority to review financial matters.

Mr. Barhoo left the meeting at 7:00 p.m.

Mr. Miller stated he had seen study after study and nothing gets accomplished.

1 Mr. Louis stated he drove around the Black Heritage Trail and visited all 18 sites and some were in disarray. Mr. Louis asked if the Historic Preservation Board reviewed the Black Heritage Trail sites. Mr. Louis asked if they had funding to help preserve these properties.

Mr. Berger stated the Historic Preservation Board did not have a budget.

Mr. Berger stated he was the Project Manager in bringing the MLK Lofts project through the City. Mr. Berger stated what was planned for development was an apartment building and staff was advised there would be students renting the units. Mr. Berger stated it was presumed that BethuneCookman would have a very strong presence given the proximity. Mr. Berger stated it would be discrimination in the open market to build the project and have it just be used for students. Mr. Berger stated during the discussions for the project, it was discussed that it would be an apartment building and was going to be designed so it would have the opportunity to bring in young professionals but would be designed so it was close to Bethune-Cookman University. Mr. Berger stated nowhere at any time did anyone say there was a Contract that existed previously. Mr. Berger stated he was not aware of such a Contract. Mr. Berger stated the negotiations made sure the City would be protected and City expenses would be based on items being completed by the developer.

Mr. Miller stated when the MLK project was presented to the Midtown Board, the Board's concern was luxury apartments in that location. Mr. Miller stated with BCU having new dorms being built, he just didn't see the numbers. Mr. Miller stated that it was stated during the meeting when MLK Lofts were presented that it would be used by all kinds of people and not just students. Mr. Miller stated he thought the project was fast-tracked too fast for him for a project of that magnitude. Mr. Miller stated he was concerned about the people involved in the project since there were convicted felons who were kicked off of Boards working on the project.

Public Comments

Anne Ruby, 137 Park Avenue, Daytona Beach, Florida, stated she looked on line and the responsibilities of the Midtown Board include the review of major site plans and appeals of Redevelopment Staff decisions. Ms. Ruby stated the Board was also responsible for making recommendations on Zoning Map Amendments and Special Use permits. Ms. Ruby stated the timing for the presentation of the Cornerstone Contract to the Midtown Board does not seem appropriate: however, Ms. Ruby stated in order to implement the Redevelopment Plans, fresh market data would be needed and the Cornerstone study would provide that. Ms. Ruby stated she was optimistic.

Board Comments

Mr. Fuqua stated he was ready to see positive results from the Cornerstone Contract and he had high hopes. Mr. Fuqua stated he felt there would be projects coming to Midtown which would only lead to other investors coming to Midtown. Mr. Fuqua thanked staff for the work they do.

Mr. Bush stated he felt we all need to work together as a team.

Mr. Miller thanked Ms. Riger for attending the meeting and thanked the citizens for attending the meeting. Mr. Miller stated Joe Harris Park would be opening soon.

¹ Mr. Louis stated he felt even though the procedures were not what he liked, the Midtown Board had to support the Cornerstone Contract. Mr. Louis stated One Daytona is gorgeous and would hope there could be a similar project in Midtown. Mr. Louis stated he has started a website Midtown Daytona so citizens in the area would know what was happening in Midtown.

Anne Ruby asked who was listed as the owner of the MLK Lofts property. Ms. Ruby stated those parcels had been assembled and would have the potential for development.

Mr. Berger stated Heron was listed as the owner.

Mr. Fuqua stated when he first started serving on the Midtown Board, he went to each business owner in Midtown and encouraged them to attend the Midtown meetings but the residents do not attend.

Mr. Berger stated the Midtown Board would be provided with an update on Cornerstone activities if there was anything new to report at the next meeting.

Mr. Miller stated he felt a review of the Sunshine Law should be presented for the new Board members.

Mr. Gross stated that could be provided and he would inform the City Attorney of the Board's desire should Mr. Gross not attend next month's meeting.

Adjournment

There being no further business to come before the Board, the meeting was adjourned at 7:38 p.m.]



Pierre Louis, Chair



Becky Groom, Board Secretary