



# The CITY OF DAYTONA BEACH

REDEVELOPMENT DIVISION  
POST OFFICE BOX 2451  
DAYTONA BEACH, FLORIDA 32115-2451  
PHONE (386) 671-8180

## AGENDA

### MIDTOWN REDEVELOPMENT BOARD TUESDAY, February 8, 2022 – 6:00 P.M. City Commission Chambers - City Hall

**NOTICE** – 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.

	<p>For special accommodations, please notify the City Clerk's Office at least 72 hours in advance. (386) 671-8023</p>		<p>Help for the hearing impaired is available through the Assistive Listening System. Receivers can be obtained from the City Clerk's Office.</p>
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In accordance with the Americans with Disabilities Act (ADA), persons with a disability needing a special accommodation to participate in the Board meeting should contact the City Clerk's Office, 301 S. Ridgewood Ave, Room 210, Daytona Beach, FL 32114, Ph: (386) 671-8023, Email: [clerk@codb.us](mailto:clerk@codb.us) not later than 72 hours prior to the proceedings. If you are hearing or voice impaired contact the relay operator at 1-800-955-9771.

1. **Call to Order**
2. **Roll Call**
3. **Invocation**
4. **Pledge of Allegiance to the Flag**
5. **Approval of Minutes**  
January 11, 2022 Board Meeting
6. **Staff Reports**
  - 6a. Police Department – Capt. Trisha Loomis, Daytona Beach Police Department
  - 6b. Code Enforcement – Ms. Sarah Kirk, Neighborhood Services Director
7. **Presentation - Spotlight on Midtown**
  - 7a. Greeknalia (701 W. International Speedway Blvd.) – Mr. Charles Thomas
  - 7b. The Levi Long Sickel Cell Foundation (984 Orange Avenue) – Ms. Keiana Diann Griffin
8. **Old Business**
9. **New Business**
  - 9a. Election of Officers – Chairman and Co-Chairman
10. **Public Comments**
11. **Board Comments**
12. **Adjournment**

**MIDTOWN REDEVELOPMENT BOARD**  
**MINUTES OF THE**  
**REGULAR MEETING**  
**Tuesday, January 11, 2022**

The regular meeting of the Midtown Redevelopment Board was held Tuesday, January 11, 2022, at 6:00 p.m. 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. Shawn Collins, Chair  
Mr. Pierre Louis  
Ms. Renee Richardson  
Ms. Valencia Stubbs  
Mr. Byron Cogdell

**Board Members Absent**

Ms. Terica Charles  
Ms. Tangela Hardy  
Ms. Renee Richardson

**Staff Members Present**

Mr. Reed Berger, Director of Redevelopment  
Ms. Michele Toliver, Project Manager  
Mr. Ben Gross, Deputy City Attorney  
Lt. Leonardo Conde, Daytona Beach Police Department  
Ms. Mandana Carry, Office Specialist II

**1. Call to Order**

Mr. Collins 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. Cogdell gave the invocation.

**4. Pledge of Allegiance to the Flag**

The Pledge of Allegiance was stated by the Board

## **5. Approval of Minutes**

A motion was made to approve the minutes from November 9, 2021 by Mr. Louis. Motion was seconded by Mr. Cogdell. Motion was carried (4-0).

## **6. Staff Reports**

### **a. Police Department – Lt. Leonardo Conde**

Lt. Leonardo Conde stated the police report for Midtown district. Lt. Conde stated that overall crime was down 17%, looking at year to date 33% reduction in homicides, down 19% auto theft, down 3% in burglaries, down 67% in robberies, up 1% in larceny and up 6% in residential burglaries, down 43% armed robberies, down 27% sexual crimes, but up only 2% in aggravated assaults. Lt. Conde stated Capt. Loomis was unable to join, and she had wanted to address the comments from the last meeting. The normal report has been very hard to produce due to a shortage of staff, an analyst has been hired so in the upcoming months the reports should be more specific for your board.

Mr. Cogdell asked if there were still a shortage of applicants that wanted to be in law enforcement.

Lt. Conde stated yes, staff is still short, we want folks from all walks of life not just a specific sort of law enforcement type. So, if you know anyone that wants to join up send them our way.

Mr. Louis stated that he has two points to bring up. First was the staffing of analysts are there currently working on , second was he happy to see City Managers newsletter for young Police Explorers, not to mention the dedication as well.

Ms. Stubbs stated that she would also like to thank the Lt. for all the hard work the department has done for Midtown. Ms. Stubbs stated she would like to know if there was an age requirement for candidates.

Lt. Conde stated yes there are some requirements and age participation, the shortage of staff is being felt all over our nation, the strike it seems is not just politically but an overall feeling which has affected it going down. Lt Conde stated the upcoming events for Bike week are ahead of us and we are doing much to be on top of any circumstances that may arise, just trying to be aware of your surroundings allot of times can help to avoid situations by being aware.

Mr. Collins stated he wished to have a list of the upcoming events if that was possible.

Lt. Conde stated he would get that information and send it along.

Mr. Cogdell stated he was thankful for the police presence that was very noticeable during the holiday festivities: The community really took notice.

### **b. Code Enforcement – Ms. Sarah Kirk, Neighborhood Services Inspector**

There is no presentation from Code Enforcement.

**7. Presentation – Spotlight on Midtown**

**a. Midtown Café Daytona ( 536 Dr. MMB Blvd.) -Owner Ms. Karen Eager**

Mr. Louis stated we try to express all good things that are in the city, that build up our capital and these two new businesses do just that, I would like to introduce to the board first Ms. Karen Eager owner of Mid-Town Café.

Ms. Karen Eager stated she was the owner of Midtown Café, new to the area of 536 S. Dr. MMB Blvd., and very happy to be in front of board a second time. Ms. Eager stated that she was joyful to see some familiar face from her Café here at the meeting. Ms. Eager state the Café is starting off very small but very well, we are known for our healthier fare. The café she stated tries to offer a healthier approach to various wraps vegetables and savory seasoning. Ms. Eager hopes to plan a grand opening for the beginning of Black History Month for February. Ms. Eager would like the opening to be with the community, for we are working on encouraging all businesses to join in motivating and inspiring folks from all over to join.

Ms. Stubbs stated she would like to know the hours of opening.

Ms. Eager stated right now not to long and not nightly yet, after we know we are stronger in our food and catering, then with our liquor license we can think of expanding and using some of our back area outside. We are hopeful that in the future we will be able to cater and have brunches.

Mr. Cogdell stated we are neighbors, so I thank you for your place, it is beautiful. Mr. Cogdell stated we are wishing you success.

Mr. Louis stated he keeps going every day, my grocery bill has gotten low but that is because I am at the Café. Mr. Louis also stated that while he was there the stream of students, fraternities, and artists hanging out. There is so much potential and we wish you success.

Ms. Eager stated that was great and the reason is we have you coming back is we cater to our customers.

Mr. Collins stated the liquor and beer licenses would be through the state, he believes. Mr. Collins asked what would it entail for the long run to sell liquor.

Ms. Eager stated that they have a beer and wine license and a third party assisted and it was processed through the State. The city would sign off on license once everything came back from State agency. However, we will not be using it anytime soon, until we know how our shop is doing prior to selling those products.

Ms. Eager stated she would like to concentrate on the food and the business first before selling liquor.

Mr. Collins stated the visual is great, but people need to see all more on the location. Maybe staff could bring more photos of our spotlight presenters and their businesses.

Ms. Eager stated that the license for liquor is there should we need it, however, the focus is on selling the food. Ms. Eager stated the need to also attract tourists, students, businesses, and more. Ms. Eager thanked the Board for their support.

**b. CJ's Barbershop (537 Dr. MMB Blvd.) – Owner Mr. Jonah Charles**

Mr. Jonah Charles, owner of CJ's Barbershop, 537 Dr. MMB Blvd., neighbor to the Midtown Café stated he was very happy to be here in front of the Board. Mr. Charles stated that he opened his shop a few days it seemed after the Midtown Café. Mr. Charles stated he wanted to launch the shop for various reasons, elderly were one his focus groups. Mr. Charles stated on Mondays now we specifically help clean up the homeless giving a select few some much-needed assistance. We have some great folks and I have hopes of also having a grand opening soon as well.

Mr. Cogdell stated he was also Mr. Charles's neighbor with his business a few doors away and welcomed him to the community.

Mr. Collins asked Mr. Charles in his shop how many stalls and how many workers currently.

Mr. Cogdell asked if the business could use more referrals for barbers.

Mr. Collins stated he liked Mr. Charles' philosophy of helping the homeless out as well.

Mr. Charles stated we have been open for two months, we have six stalls and a couple of employees, and yes, we do Lock's, braids, and more even though I am trying to be different and fresh perspective. Mr. Charles stated that he would love any referrals for barbers to come his way for employment, I am not a barber myself more so a businessman. Mr. Charles stated that the reason he was into the barbershop was simple, they kept cutting my hair wrong.

Mr. Cogdell stated the fact that these folks tonight are not locals from the city and yet they moved here, and they are helping our community and joining Midtown's businesses. He thanked Ms. Eager.

**8. Old Business**

There was no old business

**9. New Business**

**9a. Board Member Attendance-LDC2.3D and E: BYLAWS, Article. Membership, Section 5.**

Ms. Toliver stated for the board the next item for review being the attendance bylaws for the Board. Ms. Toliver stated that upon review of attendance and membership, four of the board members were up for renewal in their terms. However, Ms. Terica Charles upon review of her attendance as noted in your packets shows the record of this past 2020-2021 year and her absences, with a term that ended in December of 2021, with no renewal application. Ms. Toliver reminded members that attendance is mandatory and after 3 unexcused absences the Board may open discussion for a new member.

Mr. Collins stated we should approach this the way the bylaws and code tells us to, if you miss so many meetings, we are obligated to take some form of action, more so from LDC than our Bylaws. Mr. Collins asked if there was a reason why the LDC has this set up this way.

Me. Gross stated that pre 2015 , can not answer for code, but as for the Boards it gives them a less stringent provision and a more relaxed approach for members to handle these situations. You may raise a motion to keep the board member or not, you meet the LDC requirements by your actions already.

Mr. Collins asked if we act who would then take care of this matter.

Mr. Gross stated the City Commissioner's will act based on your recommendations. Ms. Toliver had a duty to mention this and to put it on your Agenda. A motion can be made, staff is there as a liaison to Board. The resolution provides for any board member to serve until a successor is appointed.

Mr. Louis stated LDC makes it very clear that Redevelopment must reach out to members and try various ways to inform them, but if there is no response, we need to be sure what to do, the Code states we are to be in attendance.

Ms. Toliver stated that each month, Board members are reminded of the upcoming meeting. Ms. Toliver also stated that an extra efforts to contact Ms. Charles. To date, no returned phone calls, no email replies, and there has been no response.

Mr. Gross stated that now you can ask for either a resignation of post or make a recommendation.

A motion is made by Mr. Louis, based on LDC we should refer these actions of Ms. Charles' absenteeism to the City Commissioners to rule on this.

Ms. Stubbs stated she would second the motion but , we don't know the cause of absences.

Mr. Louis stated but we are not the ones to decide.

Mr. Collins stated that he did not support the motion and here is why, because he would like to make a recommendation and not hand over the precedence to some other agency. We are

in charge; we shouldn't pass this on.

Mr. Louis stated that he would like to withdraw his earlier motion and make a new one .

A motion was made by Mr. Louis, based on the information we have here we should remove Ms. Terica Charles from membership from the Board. The motion was seconded by Mr. Cogdell. The motion was carried (4-0).

**9b. Discussion on and setting of Board Goals and Objectives for 2022.**

Mr. Collins stated we need to see a few things from the board for 2022, a few items we should discuss, for example be more involved with decisions for Midtown. Also, we are being watched and we need to set goals and objectives for this year. One of the things from our ranking, last year, was to find a regular slot or item on the agenda for the Redevelopment Agency/City Commission hear from the Midtown Board. I would like us to work on making our recommendations to the City Commission. Last, I believe we need a workshop that we have been discussing that would come from the City Attorney.

Mr. Gross stated, at one point, the City Manager discussed with the City Attorney that their office would make a presentation to all the boards. Then, a Resolution approved by the Commission, at the last meeting, decided instead to require all Advisory Board members, annually, to attend a, mandatory, videotaped session. Similar to what elected officials view for purposes of government in the Sunshine. Also included are other types of requirements that apply to board members.

Mr. Collins asked that if the next step is to set the date.

Mr. Gross stated yes. As he understands things correctly, this will be scheduled for a weekend. Mr. Gross does not know future plans for workshop and asked if Mr. Berger or Ms. Toliver are aware of the workshop plans..

Mr. Berger stated that what Mr. Gross covered is all the information available.

Mr. Collins asked if the workshop will a listening session of watching the video and leave.

Mr. Gross stated that he does not know how dynamic it will be but the workshop will have the same material provided to the elected officials.

Mr. Collins opened the floor up for Board discussion.

Mr. Louis stated our duties and responsibilities are listed on the City's website. Our goals must be within the requirements of the Board. The goals should also align with the Midtown Master Plan as well. I have printed out the top 20 goals from Redevelopment Area Plan which are the Midtown plans as well. Mr. Louis stated these should be our goals as well. We should choose

goals that are complimenting the Master Plan for the area.

Mr. Collins stated that was another great plan and idea from Mr. Louis. The only thing in the statement I would change is for example in item 8# of those goals I would be specific to quantify that and get our goals.

Ms. Stubbs stated two questions/clarifications. She would like an answer on is whether the workshop about the Sunshine Law, and basic duties and responsibilities.

Mr. Gross will provide what the Resolution for the workshop involves at the next Board meeting.

Ms. Stubbs stated that she would like to re-visit the list of 5 priorities to determine if they align with the 20 goals from the Area Plan and rank the goals.

Mr. Collins stated he believes that those previously ranked 5 items should be included in the workshops.

Mr. Byron stated that we should schedule a time for the workshop.

Mr. Collins stated that he recommends that staff and the Chairman plot out or identify a journey/recommendation for the 5 ranked items for February's meeting. Mr. Collins stated that those 5 ranked items should be something we quantify at our meeting next month along with the 20 goals for the Area Plan.

#### **10. Public Comments**

There were no public comments

#### **11. Board Comments**

Mr. Cogdell stated that we discussed a lot tonight. Good stuffMr. Cogdell reminded everybody about the MLK events in our city. On MLK day, there will be prayer at Allen Chapel at 9:30 AM. A community festival will be held at Daisy Stocking Park from 11 a.m. to 4 p.m. in honor of Dr, Martin Luther King Jr. holiday. Mr. Cogdell stated that updates are requested when the City Commission makes their decision about Ms. Terica Charles so that the Board can send out a thank you card for her service.

Mr. Louis stated the highlighted public works project has the Campbell pool being inspected, I use this pool and would love to see it resurfaced, otherwise they said it could be a health hazard.

Mr. Collins stated next month we need to have a Chairman and Vice Chairman election. Mr. Collins also mentioned that since most board members lost time during the pandemic, could their terms, for example Mr. Louis, be given an extra year. Mr. Collins stated that he would like the City Commission to relax the requirement for Redevelopment Board members to wait one year before re-applying.



Mr. Gross stated that Redevelopment Board members can serve 2-year staggered term. Members can be re-appointed but can not serve more than two consecutive terms except for the ex-officio, the Planning Board member. Mr. Gross stated that he has not discussed with the City Attorney whether the Commission could make a change by Resolution or by amending the Code. The amendment to the Code would require Planning Board approval. Mr. Gross stated that the Commission is not compelled to appoint a successor to Mr. Louis. The Commission may want to do it because the Code's intent is that someone, generally, will serve two consecutive terms.

Mr. Collins stated is there any way to find out before the next meeting.

Mr. Gross stated that he will research this more and inform the Board. Mr. Gross also stated that there is nothing prohibiting the Board from requesting that the Commission appoint Mr. Louis to another two-year term.

Mr. Collins stated that he would entertain a motion for requesting that the Commission appoint Mr. Louis to another 2-year term.

A motion was made by Mr. Cogdell to request the City Commission appoint Mr. Louis to another 2-year term. The motion was seconded by Ms. Stubbs. Motion was carried (4-0).

## **12. Adjournment**

Mr. Collins called adjournment at 8:10 p.m.

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Mr. Shawn Collins, Chair.

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Mandana Carry, Office Specialist II