

**REGULAR MEETING
MIDTOWN REDEVELOPMENT BOARD
MINUTES
Tuesday, August 9, 2016**

The regular meeting of the Midtown Redevelopment Area Board was held Tuesday, August 9, 2016, 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

Ms. Kenya Ford, Chair
Mr. Martin Tooley
Mr. Danny Fuqua
Mr. Steven Miller
Mr. Oliver Ross

Board Members Absent

Mr. Tony Barhoo

Staff Members Present

Mr. Reed Berger, Redevelopment Director
Mr. Charles Bryant, Redevelopment Project Manager
Mr. Ben Gross, Deputy City Attorney
Ms. Marsha McDonald, Office Specialist II

1. Call to Order

Ms. Ford 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. Tooley gave the invocation.

4. Pledge of Allegiance to the Flag

Mr. Miller led the Pledge of Allegiance.

5. Approval of Minutes for June 14, 2016

A motion was made by Mr. Tooley, seconded by Mr. Miller, to approve the minutes of the June 14, 2016, regular meeting of the Midtown Redevelopment Board. The motion carried unanimously.

6. **Staff Report**

Police Department

Capt. Williams presented the Compstat Report, which is included as part of the packet. He stated overall crime is up 6% in the area; however, robberies are down by 24%. Capt. Williams stated the investigation is continuing of the fire bombing of the City's patrol car.

Mr. Ross thanked the Police Department for the excellent job they do and stated when he recently needed service, the department responded right away.

Mr. Tooley stated he supports the Police Department and the department works well with the community.

Mr. Fuqua stated he appreciates the department and what they do in Midtown. He stated many cities look to Daytona Beach as a model for police programs and he encouraged the department to continue to lead the way.

Capt. Williams stated the School Resource Officers report this week and they are integrated into 11 schools throughout the city. He stated the program is working very well.

Ms. Ford stated the School Resource Officers do a good job in working with the students and parents. She stated something needs to be done through Leisure Services to offer programs to help the youth during the summer.

Code Enforcement

Mr. Bryant presented the Code Enforcement Report which is included as part of the packet. Mr. Bryant stated lot clearing continues to generate a number of complaints in the Midtown area.

7. **Redevelopment Project Updates**

Mr. Bryant thanked Mr. Ross for providing back packs to a number of the youth in the community.

Mr. Bryant congratulated Ben Gross on being promoted to Deputy City Attorney.

Mr. Bryant presented a flyer to the Board regarding a meeting that will be held concerning construction job training that is available at Daytona State College.

Mr. Bryant stated the next Motown in Midtown concert will be held on August 27.

Mr. Bryant stated the Light Up Midtown Health Fair will be held on December 10 at Daisy Stocking Park. The Midtown Senior Prom will be held on December 16 at the Midtown Cultural & Educational Center. Mr. Bryant encouraged the Board members to become involved in the events.

Mr. Fuqua stated Commissioner Reed will be holding a back pack giveaway on August 13.

9. Public Comments

Patricia Heard, 822 Vernon Street, thanked the Board for the work they do. She stated there were vacancies on the Board so it was time for her to return to serve on the Board. Ms. Heard stated she was concerned about the number of homeless people in her neighborhood and the overall condition of the neighborhood. She was concerned about illegal parking of vehicles and trash. She stated she was concerned about the vacant home at the corner of Fremont and Vernon and believed someone had broken into the home and was living there. She stated there was a fence at Wells Lane next to the store that needed repair.

Hector Garcia, Neighborhood Services Division Manager for the City of Daytona Beach, stated there were 6 officers working in Code Enforcement and they were reactive. Mr. Garcia stated he toured Vernon Street that morning and still had to prepare documentation for 7 notices of violation for properties on Vernon Street.

Mr. Fuqua asked for clarification of the Trakit system.

Mr. Garcia reviewed the process for Code complaints and stated problems that were reported were addressed within 48 hours. Mr. Garcia stated he hoped to hire two additional Code Enforcement Officers during the next budget year who would work proactively, one on the beachside and one on the mainland side of the City.

Bertie Brown, 364 Wilson Avenue, stated she felt like a prisoner in her home. She stated there was a drug house near her home, there was trash throughout the neighborhood, and animals roamed the streets. She stated violations had been reported to Code Enforcement and nothing was done. She stated she should have been provided with a safe and decent neighborhood.

Ann Ruby stated at a previous City Commission meeting, Ron Gilliland stated he had been speaking to a developer about a large project that would take place in Midtown and Paul McKitrick had been hired to facilitate the project. Ms. Ruby stated the project is for an 82 unit high-end rental apartment building. Ms. Ruby stated the developer asked the City to contribute over \$5 million to the project. She stated she feels there should be units available that are affordable.

Sandy Murphy, 136 Park Avenue spoke about the MLK Lofts project and stated she felt it was insulting to the people of Daytona Beach for the developer to ask for such a large amount of money and property for additional parking. She stated the rent on the proposed units would be 93% higher than the average rent for other properties in Daytona Beach.

Harriett Edwards, 924 School Street, stated she was concerned about the number of vacant homes near hers that appeared to be occupied by squatters. She was concerned about drug activity and prostitution in the area and there were times she did not feel safe. She stated she did not feel Code Enforcement was responsive.

Mr. Garcia stated drugs and prostitution were not things Code Enforcement could address. He stated when he received complaints of that nature, he would forward them to the Police Department. He stated many times parking situations occur after hours and those needed to be forwarded to the Police Department. Mr. Garcia stated he would contact Ms. Brown regarding her concerns.

Mr. Gross stated squatting was not necessarily a Code violation and many times the homeowners did not live close by and were not responsive.

Mr. Tooley stated citizens needed to call the Police Department to make them aware of vacant property concerns.

Nelson Hill, 624 Willie Drive, stated he was concerned about the paving of Orange Avenue and the manhole covers that were raised. He asked why the section from Nova Road had not been paved. He stated trees needed to be trimmed around the street lights so the lighting was not blocked. He stated many of the vacant homes on Cedar and Whitehall were being occupied by squatters.

John Nicholson, 413 N. Grandview, stated the City contributes \$7 to \$10 million per project on the beachside so \$5 million was not a large amount for a development project. He stated you cannot say that wealthy people cannot move into Midtown. He stated the black community needed to demand summer programs for their youth. He expressed concern about the number of children that drown because they did not know how to swim.

Ms. Ford stated the Department of Children Families addressed free swimming lessons for the youth in the community.

Linda Smiley, 357 Manhattan Avenue, stated she was concerned about the role of the Midtown Redevelopment Board since there was nothing on the Agenda. She encouraged the audience members to attend City Commission meetings to express their concerns. She stated perhaps individuals other than Code Enforcement Officers would perform many of the clerical functions that were required. She stated she felt there was a need for a new development project in Midtown and was curious about how the Board felt about the project.

Ms. Ford stated the proposed development project in Midtown had not been presented to the Midtown Redevelopment Board.

Mr. Berger stated what had been presented to the City Commission was a request for incentives for the project and incentives would not be discussed at the Midtown Redevelopment Board. He stated the Midtown Redevelopment Board reviewed rezoning requests, which would be required if the project proceeds. Mr. Berger stated the City Commission directed the developer to negotiate with the City; and if there was successful negotiation, the project would be presented to the City Commission again at the next Commission Meeting. He stated if there was an Agreement regarding the incentives, the project would then be presented for rezoning and site plan review, which would be presented to the Midtown Redevelopment Board.

10. Board Comments

Mr. Ross thanked the Board for the flowers and all of the prayers during his recent injury.

Mr. Miller congratulated Ben Gross on being appointed Deputy City Attorney.

Mr. Tooley stated there were 20 manholes on Orange Avenue and they were all raised above the pavement. He stated the situation was deplorable. Mr. Tooley stated the MLK Loft project had merit and would increase the tax base in Midtown. He stated he did not feel the project would be practical due to the per capita income in Daytona Beach. He stated the project would help to bring the Master Plan to fruition. Mr. Tooley stated something needed to be done about the telephone system at the Police Department. He said it took 12 minutes to get him to talk to someone when he called for a non-emergency situation and that was unacceptable. He stated it needed to be easier for

businesses to move into Midtown. Mr. Tooley congratulated Mr. Gross on his promotion. He thanked Mr. Berger and Ms. McDonald for the work they do. He welcomed Mr. Ross back to the board.

Mr. Fuqua commended the Police Department on the excellent job they do. He stated he would continue to work for the citizens of Midtown. He expressed concern about the lighting on Orange Avenue and asked Mr. Berger to see if the lighting could be powered up along Orange and Keech to increase the lighting in the area. He stated the last layer of paving should be placed on Orange Avenue which would alleviate the concerns of the raised manholes. He stated Commissioner Reed would be holding her back pack giveaway on August 13. He stated some members of the community had raised money and would be purchasing school uniforms that would be given away during the back pack giveaway.

Mr. Bryant urged citizens to contact him with any concerns where they felt he could assist. Mr. Bryant encouraged residents and Board members to attend the Compstat meetings where he said many issues raised that evening could be addressed.

Mr. Fuqua stated he visited with representatives of Votran regarding the need for a bus shelter in front of his business. Mr. Fuqua stated Votran advised him to contact the City to see if a bus shelter could be built in the right of way. Mr. Fuqua asked if a bus shelter could be incorporated into the plans when new developments were presented to the city.

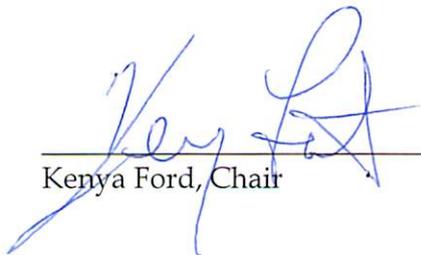
Mr. Berger stated it was up to Votran to determine the location but bus shelters were discussed when large projects were presented.

Mr. Bryant stated he had a contact at Votran and he would be happy to contact her on behalf of Mr. Fuqua.

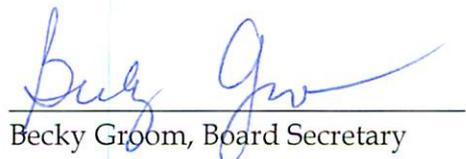
Ms. Ford stated the Peabody would be hosting Jeffrey Osborn and Jerry Albright on October 22 and Pink Martini was also scheduled. She thanked the citizens for attending the meeting and encouraged them to continue to attend Midtown Redevelopment Board meetings.

11. **Adjournment**

There being no further business to come before the Board, the meeting was adjourned.



Kenya Ford, Chair



Becky Groom, Board Secretary