

**DOWNTOWN/BALLOUGH ROAD
REDEVELOPMENT AREA BOARD
MINUTES
Tuesday, July 1, 2014**

A meeting of the Downtown/Balough Road Redevelopment Area Board was held Tuesday, July 1, 2014, at 12:00 p.m. in the Commission Chambers, 301 S. Ridgewood Avenue, Daytona Beach, Florida. The following people were present:

Board Members

Mr. Harold Goodemote, Chair
Mr. Robert Abraham
Mr. Daniel Harshaw
Mr. Larry Robinson
Dr. Kent Sharples
Ms. Cathy Washington
Mr. Scott Weidman
Mr. Jack White
Mr. Paul Zappitelli

Staff Members Present

Mr. Jason Jeffries, Redevelopment Project Manager
Mr. Ben Gross, Assistant City Attorney
Ms. Becky Groom, Board Secretary

1. Call to Order

Mr. Goodemote called the meeting to order at 12:08p.m.

2. Roll Call

Ms. Groom called the roll and noted members present as stated above.

3. Approval of Minutes - June 3, 2014

Board Action:

Ms. Washington made a motion to approve the minutes of the Regular Meeting of June 3, 2014. Mr. Abraham seconded the motion and it was approved unanimously (9-0).

4. Discussion: Downtown Improvement Project Update

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

Jeffries has spoken with Mr. Mynchenberg and Mr. Mynchenberg will submit a proposal to prepare the concept designs.

Mr. Goodemote stated he thought that this was the intent the Board discussed two meetings ago and feels this should be pursued. He thanked Mr. White for talking with Mr. Mynchenberg about this project.

Mr. Weidman asked if there was money set aside for construction.

Mr. Jeffries stated the project was not in the current budget.

Mr. White stated construction drawings need to be prepared so grants can be obtained.

Mr. Goodemote asked about the ISB streetscape and traffic circles.

Mr. Jeffries stated he has not received any additional information on the project since the presentation to the Board from the Public Works Director. He stated the City was applying for grants for the project.

Mr. Goodemote asked about the proposed Amtrak station.

Mr. Jeffries stated he has not heard anything about a train station.

Mr. Zappitelli asked about the extension of the sidewalks along Beach Street and the elimination of traffic lanes.

Mr. White stated that will be part of the streetscape project.

Mr. Zappitelli asked about adding parking to the rear of the buildings along Beach Street.

Mr. Jeffries stated that the City will be developing a parking strategy for Downtown this fall.

Mr. Harshaw asked if the ISB streetscape will be tied with what was planned for Beach Street. Mr. Harshaw asked if streetscape sketches have been requested.

Mr. Jeffries stated alternative designs were presented by the Public Works Director to the Board.

Mr. Harshaw asked when the Orange Avenue bridge project will start.

Mr. Jeffries stated he did not have an exact date but public meetings are being held on the project.

5. Public Comments

Big John, 120 State Avenue, Holly Hill, stated he feels downtown will evaporate once the speedway project was completed. He asked for the status of the report on the traffic circles that was discussed by the board six months ago.

Mr. Jeffries stated CPH has completed a concept design that was presented to the Board a couple of months ago.

Big John stated he thought Miriam Ghaybi was hired to work on the traffic circles.

Big John asked if Bob Gibbs has completed any work in the downtown.

Mr. Jeffries stated Mr. Gibbs has met with several businesses who have improved their businesses as a result of Mr. Gibbs' suggestions.

Mr. Weidman asked if Mr. Gibbs has been used to attract national retailers to the downtown.

Mr. Jeffries stated Mr. Gibbs has contacted many businesses regarding the downtown.

Big John stated he believed Miriam Ghyabi received a contract for three traffic circles: one at ISB and Ridgewood, one at Peninsula and ISB, and one at A1A and ISB. He asked how he could obtain a copy of the contract and report.

Mr. Jeffries stated Big John could make a public records request through the City Clerk's office for information regarding the Miriam Ghyabi contract.

6. Board Comments

Mr. Harshaw asked about the business that has moved into the former S&S Cafeteria site at the corner of ISB and Palmetto. He stated there have been no improvements to the exterior of the building.

Mr. Jeffries stated work has been done inside the building and the owner has plans to restore the façade to its original design.

Mr. Harshaw asked about the vacant lot across the street from the former S&S Cafeteria site.

Mr. Jeffries stated he has talked with the property owner and he has inquired about building on the site.

Mr. Harshaw asked if the site could be leased by the city for a parking lot.

Mr. Jeffries stated there would be a lot of expense to convert the site to a parking lot.

Mr. Goodemote asked about the building next to his office.

Mr. Jeffries stated he has not talked with the new owners and there has not been any project submittals on the site.

Mr. Weidman asked if there was anything new with the Ballough Road project.

Mr. Jeffries stated the next step was for the report that was presented at last month's meeting to be presented to the City Commission.

Mr. Weidman asked about the trailer parks on Beach Street.

Mr. White stated two of the three are gone and cannot return. He stated the south site was vacant, the north site was vacant, and the one in the middle was still operating and has just been resold.

Mr. Harshaw commended Jack White for being the first private investor since 2000 to bring new residences to Daytona Beach.

Mr. White asked if a list could be obtained that would show property that was available from Marina Point to the north end of Ballough Road for constructing residential projects. Mr. White stated there are five buildings that could easily be converted to apartments.

Mr. Zappitelli stated City Island would be a good place to start since it was a home to the homeless.

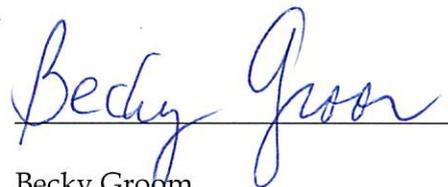
Mr. Jeffries stated he would provide the list. Mr. Jeffries stated he has talked with a real estate agents about potential residential development sites.

7. **Adjournment**

There being no further business to come before the Board, the meeting was adjourned at 1:10 p.m.



Harold Goodemote, Chair



Becky Groom
Recording Secretary

Mr. Jeffries stated that the Downtown Development Authority requested at their last Board meeting that staff consider opening Federal Alley during the Orange Avenue construction. Mr. Jeffries stated this was being discussed with Public Works.

Mr. White stated a project that was not on the list was the pedestrian connection from City Island Boardwalk to the News-Journal Center. Mr. White noted if the project was approved by FIND, there will be available funds to construct the project.

Mr. Jeffries noted there are other projects that are taking place in the Downtown area but the ones on the list included in the packet are the projects that have been discussed by the Board and the Downtown Development Authority.

Mr. Goodemote asked about the center parking lot improvements and the flexi-pave that was to be installed.

Mr. Zappitelli stated the area behind his business needs maintained.

Mr. Harshaw stated there has not been any landscaping done behind Zappi's.

Mr. Jeffries stated he has request Public Works to maintain the parking lots.

Mr. Harshaw suggested that the dumpster be located off of Myrtle.

Mr. Jeffries stated there will be a consolidated location for dumpsters and cooking oil recycling containers.

Mr. Harshaw expressed concern about maintenance of the oil collection containers.

Mr. Zappitelli stated that after the last Riverfront Friday, the trash receptacles were not dumped until Saturday night and stated they should have been dumped earlier. Mr. Zappitelli stated the palm trees were selected so as to not block views and expressed concern about having another type of tree that may block views and signage. He stated that perhaps the trees should be replaced with younger palm trees.

Mr. Jeffries stated some of the palm trees need to be replaced and Public Works prefers that the trees be replaced with another type of tree. Mr. Jeffries stated Public Works has asked an arborist to make a recommendation.

Mr. White asked for the direction sign program design could be presented to the Board.

Mr. White stated he talked with Parker Mynchenberg about the streetscape and asked if he could prepare a proposal for concept designs. Mr. White stated Mr.