

MINUTES
CITY COMMISSION MEETING
June 18, 2026
3000 Bellemead Drive, Daytona Beach Shores, FL 32118

1. CALL TO ORDER BY MAYOR

Present: Mayor Nancy Miller, Vice Mayor Michael Politis, Commissioner Chris Conomos, Commissioner Stephan Dembinsky. **Excused:** Mark Card.

Staff: City Manager Michael Fowler, City Clerk Cheri Schwab, City Attorney Becky Vose by phone, Finance Director Lory Irwin, Recreation Director Nancy Maddox, Community Information Coordinator Madie McCallister, City Planner Gwyn Herstein, and Public Safety Director Mark Swanson.

2. ROLL CALL BY CITY CLERK

3. NEW BUSINESS:

A. Consideration of Purchase of 3046 South Atlantic Avenue

City Manager Mike Fowler provided a brief background on the property. He explained that the property had been vacant for several years and that the City first considered purchasing it in 2022. Due to its proximity to McElroy Park and the Public Safety Department, the property is considered a valuable asset to the City.

The City has entered into a contract to purchase the property for \$1,800,000, with a scheduled closing date of July 24. An appraisal valued the property at \$1,820,000. Inspections identified mold and other building deficiencies. The purchase is being made on an “as-is” basis; however, the owner completed minor repairs to the air-conditioning system, which had previously been inoperable.

Residents Richard Fetner and Don Ochlrch spoke in opposition to the purchase. They expressed concerns regarding the purchase price and suggested that other vacant properties within the City could be utilized without removing property from the tax roll.

Vice Mayor Politis acknowledged the concerns raised by the speakers but stated that the property’s location, contiguous to existing City-owned land, made it a strategic acquisition and a sound investment. Mayor Miller noted that many residents had encouraged the Commission to move forward with the purchase of the vacant building.

VICE MAYOR MICHAEL POLITIS moved, seconded by COMMISSIONER STEPHAN DEMBINSKY to Approve the Purchase of 3046 South Atlantic Avenue.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 4 No = 0).

Yes: Mayor Nancy Miller, Vice Mayor Michael Politis, Commissioner Chris Conomos, Commissioner Stephan Dembinsky

B. Resolution 2026-07 Budget Amendment for the purchase of the property at 3046 South Atlantic for \$1,800,000

The City Attorney read the resolution by title only. Finance Director Lory Irwin explained that in order to purchase the property from the preceding agenda item, a budget amendment was required. She explained that one million dollars would be moved from reserves and the remaining \$800,000 would be moved from engineering costs for an EOC and improvements at St. Kitts Park.

COMMISSIONER CHRIS CONOMOS moved, seconded by VICE MAYOR MICHAEL POLITIS to Adopt Resolution 2026-07 on first reading.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 4 No = 0).

Yes: Mayor Nancy Miller, Vice Mayor Michael Politis, Commissioner Chris Conomos, Commissioner Stephan Dembinsky

4. ADJOURNMENT:

Mayor Miller inquired if the upcoming Budget Workshop on July 28th could be moved from 4:00 pm to 12:00 pm. The Special Meeting would be held directly after. The remaining commission was in agreement with the time change. The Mayor provided details of upcoming events and that the candidates in the upcoming election were unopposed and would take office in November.

The meeting ended at 3:20 pm.

**MAYOR
NANCY MILLER**

**CITY MANAGER
MICHAEL FOWLER**

ATTEST:

CITY CLERK, CHERI SCHWAB