

Office of Economic Development



**JIA CRA Meeting**  
**City Hall at St. James**  
**117 West Duval St., 4<sup>th</sup> Floor, CR E**

*Thursday, August 16, 2012 – 4 p.m.*

**Board Members Present:** Chairwoman Melody S. Bishop, Calvin Burney, Lad Daniels, Paul Schmidt, and Michael Stewart

**Board Members Absent:** Warren Alvarez and Vice Chairman Andy Sikes

**OED Staff Members Present:** Karen Underwood and Ed Randolph

**Board Liaison & Visitors Present:** Richard Berry, Eden Group and Sara Massey, C.M., Aviation Planner/Grants

**I. CALL TO ORDER**

Chairwoman Melody S. Bishop called the JIA/CRA meeting to order at approximately 4 p.m., introduced members, OED staff and JAA staff.

**II. ACTION ITEMS**

**APPROVAL OF THE APRIL 26, 2012 MEETING MINUTES**

The members reviewed a copy of amended redlined meeting minutes.

**THE APRIL 26, 2012 JIA/CRA MEETING MINUTES WERE APPROVED AS EDITED UNANIMOUSLY 4-0** with request to confirm name Robin La Favor, Robin Bass works with Shands Hospital

**III. INFORMATION/DISCUSSION ITEMS**

**Status of the May 17, 2012 meeting minutes**

The May 17, 2012 meeting is not on tape, the recorder did not work. Chairwoman Bishop suggested for notes to be compiled to gather information that was discussed. She noted that she would take a stab at them and email them.

**Status of the August 9, 2012 special meeting minutes**

The August 9th meeting minutes were still being reviewed therefore the board decided to defer approval until the next regular meeting so everyone could read them thoroughly. Chairwoman Bishop noted that the funding was illegally taken out of the account,; an accounting exercise

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could put them back otherwise an accounting error in violation of State CRA regulations.

When City Council approved the budget last year, they probably did not understand what they were approving. As part of the 2011-2012 budgets, they approved the use of the funds although the funds did not exist for General use until the end of the fiscal year.

Richard Berry pointed out further information that the north access road was not in the Master Plan in 2003. The north access road was approved by the JEDC in 2010 and the JIA/CRA Board approved it in December 2011.

### **Status of Ordinance 2012-492 Bill Amendments**

At the special meeting, Councilman Ray Holt stated that he would amend this legislation because the current legislation indicated \$3.75 million for the Max Leggett Parkway as opposed to the \$3.6 million.

**Status of tax increment districts scheduled for review before the Finance Committee. Schedule workshop to review and reconfirm our support of the existing Shared Vision and Master Plan approved by City Council in 2003.**

- **Plan**
- **Priority projects**
- **Status of project and committed projects**
- **JIA-CRA Advisory Committee**

Chairwoman Bishop referenced that City Council indicated that the CRA doesn't have a Redevelopment Plan and the City Council needs to help develop the various CRA plans and have committees to review the various CRAs and to develop the required plans. Councilman Bishop mentioned that he may set up a special committee to look at all of the CRAs. Melody Bishop referenced three JIA-CRA documents in addition to the initiating Redevelopment Plan: a vision, master plan, and the 2008 North Jacksonville Action Plan.

Chairwoman Bishop asked if there was a way to amend the vision plan to match the language in the action plan and the transportation study. Calvin Burney stated that the vision plan came first, and the North Area Transportation Plan was supposed to be an in-depth analysis of the transportation subset that is in the vision plan and the master plan. The master plan and shared vision looked at the whole of the north area. The shared vision plan is what was utilized to adhere to the guidelines provided in the plan.

Stephen Berry stated the vision plan was approved by City Council; the JIA CRA Board approved the transportation plan and turned it over to the Planning Department, which decided it

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did not need City Council approval. In both instances, the JIA/CRA and the Planning Department funded those projects jointly.

Calvin Burney referenced the Dunn Avenue Main Street Corridor Study. Once the shared vision plan was done, they saw the development community discover Main Street North. The JIA/CRA Board later funded the P&E Study, which identified the ultimate configuration of Main Street.

Chairwoman Bishop noted that a workshop is needed to capture a list of the entire project and the economic outcome.

Lad Daniels asked if there was an automatic review process when vision plans were created. Calvin Burney responded that there should be an automatic review process. The Planning Department came up with the idea that a vision plan was needed to take a look at the different quadrants of the county, to get an idea on how areas should develop. The Southeast Vision Plan is the last one that was completed but no provisions were built in for an update. The Planning Department currently utilizes information from the vision plan for their development review process. Due to budgetary restraints, no updates were done.

Educational meetings may be set up for City Council members to become more knowledgeable of the CRAs. Richard Berry noted that the reason we did the full north planning area was because it was a continuation of the 2010 plan where the state outlines that you have to have planning districts. As a result, CPAC's were invented. An east connector was built on Airport Center Drive that takes you all of the way to New Berlin because people were trying to get to the mall, airport, and their jobs. Calvin Burney stated that when the vision plan was done, the MPO had just done their long range transportation plan and the City and Water Management District were in the midst of acquiring property in East Jacksonville. The TPO redistributed that development and came up with a scenario of a modified social economic data set. An industrial overlay was approved by City Council in 2003 and they identified areas in Duval County that they would like to set aside for industrial type zoning.

Chairwoman Bishop suggested that the plans be put in writing explaining how they are utilized. The North Jacksonville Action Plan was not approved by the board; they only approved the priority projects in November 2011.

Benderson, a developer, acquired a piece of property north of the CRA in 2010. They requested (to the JEDC) that the CRA boundaries be extended north to include their newly acquired property. The presentation was made to the board and was not recommended by the director at that time because the infrastructure requirement was in the \$20 million range. The North Jacksonville Action Plan references extending the boundaries but at the time the concern of this board was the budgetary restraints and funding. Chairwoman Bishop wanted input from the board and requested a workshop amongst ourselves to bring ourselves up to date, including: Introduction of the CRA, how it operates, what it includes, where we are and follow-up with a

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workshop on where we are going. Lad Daniels suggested recommendations from the board members only in the first session in early October, for information purposes. He envisions three or four meetings.

Chairwoman Bishop inquired on the status of the tax increment districts. Michael Stewart responded that the date would be August 29 or 31. Wednesday, August 31 is an additional date for any hearings if needed. Calvin Burney stated that he would be in the budget hearing on August 30. Michael Stewart pointed out that they were scheduled for last Thursday. Anything that the budget committee didn't get to on the scheduled day is being shifted to August 29<sup>th</sup> and 31.

Melody Bishop asked if the JIA CRA Board should attend the budget hearing on the sweeping of the CRA funds to make a statement of the importance of the CRA dollars so they will stop sweeping them. Michael Stewart commented that hopefully CM Holt's bill would be in the process. That would be an appropriate time for Councilman Holt and the Chair or any other member of the JIA CRA Board to be present in support of it. Melody Bishop asked if the board would like her to send out a summary of what she would present with the board's comments. Michael Stewart commented her summary could be shared with the board and is important while CM Holt's bill is filed. It references that this CRA is in strong support of the bill.

### **IV. OLD BUSINESS**

#### **Action Item Status: Trust fund allocation towards widening of Duval Road north of River City Market Place/Leggett Parkway**

Status of the amendment has not been filed.

#### **Action Item Status: Formalization of priority projects to be submitted for approval by the City Council for amendment to the Master Plan**

Awaiting legislation.

#### **Action Item Status: OED \$25,000 towards Interchange Planning Study/ Board Member Replacements**

Michael Stewart stated that he received a call from Joseph Whitaker requesting a \$25,000 invoice for JEDC's (the city) portion of the Transportation Study being performed by RS&H. JAA will generate an invoice to the JEDC after it has been invoiced by RS&H for the first phase.

#### **Board Member Replacements**

Calvin Burney's District 5 term expired on June 30, 2011. He is seeking a replacement. Chairwoman Bishop would prefer to have a replacement by January 2012.

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**V. NEW BUSINESS  
JIA/CRA Treasurer/Secretary**

Chairwoman Bishop inquired with the members if there was a need to elect a treasurer. Calvin Burney responded that most boards have a treasurer to work with staff to get the financial information and make a report at the board meeting.

**VI. BOARD LIASION UPDATES  
Eden Group**

Richard Berry distributed the Eden Group August-September 2012 Director's Report. There will be an Eden Membership Luncheon on September 27, 2012, at 12 noon at the Crowne Plaza on Airport Road. The speaker will be Bill Bishop, President, City Council. The cost for the luncheon will be \$15.

**VII. ADJOURNMENT**

There being no further business, the meeting was adjourned at 6:15 p.m.

**The next meeting is scheduled for Thursday, September 20, 2012, at 4 p.m. The meeting will be held at City Hall at St. James, 2<sup>nd</sup> Floor in Conference Room E.**

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Melody Starr Bishop, Chairwoman