



**RENEW ARLINGTON COMMUNITY REDEVELOPMENT AREA  
(RA/CRA) ADVISORY BOARD  
VIRTUAL MEETING  
WEDNESDAY, JUNE 10, 2020  
3:30 P.M.**

**MEETING MINUTES**

**Location:** Due to COVID-19, the RA/CRA Advisory Board meeting was held via Zoom.

**RA/CRA Advisory Board Members Present:** Advisory Board Chair Matt Tuohy; Stephen Matchett, Raj Adhikari, Randy Goodwin, Dee Dee Harper, Danyuell Newkirk and Monty Selim

**RA/CRA Advisory Board Members Absent:** N/A

**Staff Present:** Kirk Wendland, OED Executive Director; Karen Nasrallah, Redevelopment Manager; Michelle Stephens, Recording Secretary

**Representing the Office of General Counsel:** Susan Grandin

**Others Present:** Councilwoman Joyce Morgan and Chester Aikens

**I. CALL TO ORDER**

Chair Tuohy advised that the meeting was being recorded.

A quorum was confirmed, and Chair Tuohy called the Renew Arlington Advisory Board meeting to order at approximately 3:34 p.m.

**II. ACTION ITEMS**

**APPROVAL OF THE MARCH 10, 2020 RENEW ARLINGTON ADVISORY BOARD MEETING MINUTES**

***A MOTION WAS MADE AND SECONDED APPROVING THE MARCH 10, 2020 RENEW ARLINGTON ADVISORY BOARD MEETING MINUTES. THE MOTION PASSED UNANIMOUSLY 7-0.***

**RA/CRA FISCAL YEAR 2019/2020 AMENDED AND RESTATED BUDGET**

Mr. Wendland reviewed the proposed RA/CRA FY 2019/2020 Amended and Restated Budget. He noted that there is currently a balance of \$205,390 in Unallocated Plan Authorized Expenditures. By the end of the current fiscal year (09/30/2020), any funds remaining in Unallocated Plan Authorized Expenditures will roll into the General Fund. Mr. Wendland suggested that the

Advisory Board move \$205,390 from Unallocated Plan Authorized Expenditures to the Mandatory Compliance Grant Program (MCGP).

Chair Tuohy noted that there are people lining up for the Mandatory Compliance Grant Program including the new developer for what used to be Town and Country adding that it will be a large development.

Advisory Board Member Matchett asked about the \$9.3 million that was mentioned at the last meeting regarding the University Blvd. Stormwater Plan.

Mr. Wendland replied that they have had conversations with FDOT about engaging in potential studies, etc. in the area. He added that they do not have any hard numbers or other details to share at this time. His recommendation would be to put the money into the MCGP and when we get into the next fiscal year, maybe we can look at how much we have in total. We may find that we will not need as much funding in FY 2021/2022 for the MCGP. He added that by that time we should have reengaged with FDOT and have a better sense of what we are trying to accomplish.

Ms. Nasrallah added that she has reached out FDOT and we are working with them.

Mr. Wendland commented that for next year's budget (FY 2020/2021) departments have been asked to keep their budgets flat. He reiterated if the Advisory Board takes no action takes prior to the end of the current fiscal year, the unallocated amount of \$205,930 will expire effective 09/30/2020 and roll into the General Fund. In addition, the Agency Board needs to act before 09/30/2020 to ensure that the funds do not lapse to the General Fund. We would like to have a recommendation from the Advisory Board to take to the Agency Board when they meet in August to approve the budget for the next fiscal year.

***A MOTION WAS MADE TO APPROVE THE RA/CRA FY 2019/2020 AMENDED AND RESTATED BUDGET AUTHORIZING THE TRANSFER OF \$205,390 FROM UNALLOCATED PLAN AUTHORIZED EXPENDITURES TO THE MANDATORY COMPLIANCE GRANT PROGRAM. THE MOTION PASSED UNANIMOUSLY 7-0.***

### **III. GENERAL INFORMATION**

#### **RENEW ARLINGTON MANDATORY COMPLIANCE GRANT PROGRAM (MCGP)UPDATE**

Ms. Nasrallah provided an update on the MCGP and the activity happening within the boundary. On June 1, 2020 Karen and Brian Wheeler, OED's part-time Landscape Designer, made two site visits. The first site visit was at Town and Country now being referred to as College Park and included Alex Sifakis and the Kimbley Horn Team. We walked the property with them, and they provided their survey. Brian has provided them with a draft site plan that will need massaging.

Ms. Nasrallah advised that there currently three active projects in the queue.

Ms. Nasrallah commented that the second site visit was with Randy Miller who owns the property at 5846 Arlington Road. Mr. Miller wants to turn the building into a plumbing supply and distribution center as well as a small showroom. Additionally, he bought the building next door and has built it out into four bays. One of the bays is going to be used by his daughter as a hair salon and there will also be office space and retail space as well. Ms. Nasrallah noted that Mr. Miller has done a great job with both parcels. He has also submitted an application for landscaping. Mr. Wheeler has provided him a draft site plan.

Ms. Nasrallah noted that yesterday they met with property owners at 6206 Merrill Road that is owned by the Southeast Petro Group. They own about 800 properties around the country. The property is the eye sore of Merrill Road. The owner of the property said if they could get a grant that they would like to tear down the building; however, they signed a lease with the owner of the business four months ago and we want to do whatever we can to make the property viable and help him with his business. They are in a distressed area and applying for the City's Façade Renovation Matching Grant Program. The Property needs a lot of attention and will be costly to us, but they are working diligently and have already gotten their survey to Brian for review and he is working on their site plan as well.

Ms. Nasrallah noted that staff continues to receive phone calls every day requesting site visits.

Chair Tuohy suggested that once each project is complete, he would like to put a sign up in front of the business that says something like, "These improvements are brought to you by your Renew Arlington CRA." This will allow us to gain some traction and people can see that we are doing something since you cannot see the stormwater study or the traffic study, etc. He recommended putting something on the web page.

Ms. Grandin commented that the DIA does banners all over downtown. She offered to look into it and that she did not think it should be a problem.

Mr. Wendland noted that under the MCGP, projects that exceed \$100,000, will need to go before the RA CRA Board for approval. He added that there may be one or two projects that are in excess of \$100,000 with College Park most likely exceeding the \$100,000 threshold. Staff will put the proposal together and bring it to the RA Advisory Board for approval and then to the Agency Board for approval. Other projects under the \$100,000 can be done administratively.

Council Member Joyce Morgan asked about the work currently going on at College Park versus what will be part of the Mandatory Compliance Grant Program.

Ms. Nasrallah replied that there is some work being done to the building, which is allowed. There is some work that they started in the parking lot that has since been halted. They did not realize

that the grant is not retroactive. Any work that has been done on the property up to this point is the owner's responsibility.

Chair Tuohy requested an update regarding the status of the Bethelite property.

Ms. Nasrallah replied that after some research the property has numerous code violations that are being ignored. Bethelite has renamed themselves from 770, LLC to Happy New Good Year 770, LLC. She noted that they also have not paid property taxes since 2017. She added that Bethelite is divided into two parcels. For one parcel, they owe \$25,417 in back taxes for 2018 and for 2019 they owe \$25,267 in back taxes totaling approximately \$51,000 for both years. On the other parcel they are also in arrears on their 2018 and 2019 property tax bills. For 2018 they owe \$8,538 and for 2019 they owe \$8,494 totaling approximately \$17,000 for both years. Both parcels combined they owe approximately \$70,000 in back taxes.

Council Member Morgan asked what the plan was to collect the back taxes. Ms. Nasrallah replied short of buying them out or being able to take the property, she does not know what can be done.

Ms. Grandin commented that someone must have bought the tax certificates. If someone has not paid their taxes, it goes up for tax certificate sale, which means that somebody bid and got paid a certain percentage of what they owe and then it goes down to 1%.

Ms. Grandin added that after two years of tax certificates that are sold, it can be called up for tax deed sale. She offered to find out whether the county can call it up for tax deed sale, or whether it has to be a certificate holder. Basically, the property is sold on the steps of the courthouse for whatever the bid is (\$70,000 as an example). If the property is up for tax deed sale, the owner either has to come up with the \$70,000 or the property it is sold for whatever the bid is. Ms. Grandin added that they also have a lot of administrative liens on the property and that if the administrative fines is \$100,000, we can foreclose the property and sell it to whomever.

Mr. Wendland commented that we know because we have had some people reach out to us that there have been conversations with the current owner about the sale of the property, but every time they think they are close, the price gets out of whack. Hopefully, some activity near the location with the College Park project and some other things, we will continue to see interest.

Chair Touhy was curious if any of the business owners that were not in favor of the Overlay in the RA/CRA have since shown interest looking to be one of the early adopters of the program.

Ms. Nasrallah replied that the owner of Cargo Transmission commented that he thought the program would make Arlington better and wants to pass his property along to his children. He

added that his daughter has an interest in converting the building into a coffee shop. The property owner has not completed an application.

Ms. Nasrallah commented that the property owner located at 1221 Cesery Blvd. at the corner of Cesery and Arlington is very interested in selling his property and relocating. It is currently a truck repair and he wants to repair bigger trucks; however, high intensity does not work with in the RA CRA boundaries.

#### **IV. NEW BUSINESS**

Council Member Morgan asked if anyone had information regarding the Merrill Road and University roundabout. Ms. Nasrallah replied that FDOT is on hold right now. She talked to Jim Knight last week and they are not going back to their offices until July 1<sup>st</sup>. Things are moving very slowly there. Ms. Nasrallah offered to check on the status with Public Works.

#### **V. OLD BUSINESS**

No old business was discussed.

#### **VI. PUBLIC COMMENTS**

There were no public comments.

#### **VII. ADJOURNMENT**

Council Member Morgan advised that there is going to be a Peace Walk from Impact Church at the end of Lone Star to Regency Square Police Substation on Friday, June 12, 2020 at 1:00 pm.

Council Member Joyce Morgan invited the Advisory Board Members to a District 1 Town Hall meeting via Zoom on Wednesday, June 24, 2020 at 6:00 p.m.

The next regularly scheduled meeting is Wednesday, July 8, 2020 at 3:30 p.m.

There being no further business, Chair Tuohy adjourned the RA/CRA Advisory Board Meeting at 4:14 p.m.

The written minutes for this meeting are only an overview of what was discussed. For verbatim comments of this meeting, an audio file of the meeting is available in its entirety and is available upon request. Please contact Michelle Stephens at (904) 255-5452, or by email at [msteph@coj.net](mailto:msteph@coj.net).