



**RENEW ARLINGTON COMMUNITY REDEVELOPMENT
AGENCY (RA/CRA) BOARD**
City Council Chambers
117 West Duval Street, Jacksonville, FL 32202
Tuesday, August 27, 2019 – 2:00 p.m.

MEETING MINUTES
TUESDAY, AUGUST 27, 2019 – 2:00 P.M.

Location: Council Chambers, 1st Floor, City Hall at St. James, 117 West Duval Street, Jacksonville, FL 32202

Agency Board Members Present: Agency Board Chair Scott Wilson, Agency Board Members Danny Becton, Aaron Bowman, Michael Boylan, LeeAnna Cumber, Randy DeFoor, Al Ferraro, Terrance Freeman, Reggie Gaffney, Tommy Hazouri, Joyce Morgan, Brenda Priestly Jackson, Sam Newby, Ju’Coby Pittman, Ron Salem, Randy Whit and Rory Diamond.

Agency Board Members Excused: Garrett Dennis and Matt Carlucci

I. CALL TO ORDER

Chair S. Wilson called the Renew Arlington Community Redevelopment Agency (RA/CRA) Board meeting to order at approximately 2:07p.m.

II. ACTION ITEMS

APPROVAL OF THE MAY 15, 2019 RENEW ARLINGTON COMMUNITY REDEVELOPMENT AGENCY (RA/CRA) BOARD MEETING MINUTES

An amendment was made to the May 15, 2019 RA/CRA Meeting Minutes on page 2 – second to last and last paragraph, replacing “Charter” with “Ordinance Code.”

A MOTION WAS MADE AND SECONDED APPROVING THE MAY 15, 2019 RENEW ARLINGTON COMMUNITY REDEVELOPMENT AGENCY (RA/CRA) BOARD MEETING MINUTES, AS AMENDED. THE MOTION PASSED UNANIMOUSLY 17-0-0.

FY 2018/2019 AMENDED AND RESTATED BUDGET (RESOLUTION RA/CRA-2019-06)

Chair S. Wilson opened the floor for public comment. There were three speaker cards.

1. John Nooney – Concerning the three CRAs and anything that has to do with the budget within the three CRAs he is concerned about the waterways component and hopes it is addressed in the budget. He added that in the RA/CRA, Treehill needs a new roof and he is hopeful money can be found for this.

2. Mr. Stanley Scott – Commented that the CRAs represent all of the people in the community not just the business community.
3. Mr. Michael Anania – Representing the Arlington Business Society. Mr. Anania commented that he has been in close contact with Agency Board Member Morgan and OED staff regarding the funding and compliance piece of the RA/CRA budget being presented at today’s meeting. The business community is very concerned with the funding and compliance side that is the major component of the RA/CRA Zoning Overlay initiative. He commented that Agency Board Member Morgan has been very forthcoming with information and very understanding in working with the business community. The compliance side is going to be very costly upwards of \$8 million. He added that he plans to continue working with Agency Board Member Morgan and OED staff to make sure they understand the business community’s position.

Mr. Wendland commented referencing Exhibit 1 to Resolution RA/CRA-2019-06 that the changes were highlighted in yellow. The RA/CRA has earned \$17,217 of interest income through July 31, 2019. He advised that Resolution RA/CRA-2019-06 appropriates \$17,217 and any additional interest income earned for the period August 1, 2019 – September 30, 2019 into the RA/CRA Façade Grant Program.

Agency Board Member Hazouri asked what happens to any remaining dollars in the RA/CRA, if any, at the end of the fiscal year. Mr. Wendland responded that there are three options to fund future year’s debt service, allocate excess funding to a project that is going to be completed within the next three years, or allow the excess funding to roll to the general fund.

Agency Board Member Ferraro asked regarding the concerns of the business owners how to ensure that excess funding is used for the RA/CRA Façade Grant Program. Mr. Wendland responded that RA/CRA Resolution-2019-06 covers any concerns. He noted that RA/CRA Resolution-2019-06 moves the earned income interest of \$17,217 to the \$701,492 that is currently in the RA/CRA Façade Grant Program. He noted that if the funding is not appropriated into a project it would lapse to the general fund. He added that once the funding is moved into the RA/CRA Façade Grant program the funding remains there and is carried forward into future years in addition to 2019/2020 funding.

Agency Board Member Morgan commented that the Renew Arlington CRA Advisory Board has made a commitment to the business owners to continuously move as much money as possible into the RA/CRA Façade Grant Program. Agency Board Member Morgan made a motion to move Resolution RA/CRA-2019-06.

A MOTION WAS MADE AND SECONDED TO APPROVE RENEW ARLINGTON COMMUNITY REDEVELOPMENT AGENCY BOARD RESOLUTION RA/CRA-2019-06 ADOPTING A FY 2018-2019 AMENDED AND RESTATED BUDGET; ALLOCATING ADDITIONAL FUNDING TO THE ARLINGTON AREA CRA FAÇADE GRANT PROGRAM; PROVIDING AN EFFECTIVE DATE. THE MOTION PASSED UNANIMOUSLY, 17-0-0.

The voting system in the Council Chambers was not working and Agency Board members voted by a show of hands and signing a piece of paper.

MERRILL ROAD COMPREHENSIVE TRAFFIC ANALYSIS SCOPE AND FEE/COMPLETE STREETS PROJECT (RESOLUTION RA/CRA-2019-07)

Ms. Nasrallah reviewed Resolution RA/CRA-2019-07.

The Complete Streets Program predates the creation of the RA/CRA. When we were out studying the Arlington area, JTA was putting together their mobility program and we worked with them to have the University Blvd. /Merrill Road corridors included in that consideration. The residents and the business owners of Arlington told us repeatedly that safe and walkable streets was one of their highest priorities and to please include it in the RA/CRA Redevelopment Plan, which is found on page 24 of the Plan.

Ms. Nasrallah added that they were successful in getting a project approved through JTA adding that the RA/CRA is one of fourteen mobility projects. Phase I of the Complete Streets Project is going to be completely funded by JTA. Phase I is the turbo roundabout that will be located at the intersection of Merrill Rd. and University Blvd.

Since the inception of the RA/CRA, the RA Agency Board has appropriated funding for the Complete Streets Program each year. Referencing the funding sheet provided behind RA/CRA Resolution-2019-07, Ms. Nasrallah noted that 593,619 has already been set aside for the Complete Streets Program adding that the Scope and Fee is \$165,706. She added that Exhibit 1 to RA/CRA Resolution-2019-07 was a very detailed comprehensive work scope and correlated fee schedule for the project.

Ms. Nasrallah advised that under the direction of Chris LeDew, the City Transportation Engineer and Laurie Santana, Chief Transportation Planning they worked to develop the scope with the consultant and helped us to negotiate the fee. The RA/CRA Advisory Board voted unanimously to move the Phase I Complete Streets Project Scope and Fee Schedule, as presented today.

Chair A. Bowman opened the floor for public comment. There were no comments from the public.

Agency Board Member Hazouri asked for more detail related to the roundabout. Ms. Nasrallah responded that JU supports the roundabout adding that the purpose of the roundabout is to slow traffic noting that University Blvd. is a speedway and the roundabout will help calm traffic and move traffic through the area more consistently and safely. Ms. Nasrallah added regarding the roundabout that you can continue around and back up University Blvd. or you can turn right to Merrill Rd.

Agency Board Member Becton asked for additional information related to the Complete Streets Project. Ms. Nasrallah responded that the Complete Streets Program is a holistic approach to the area adding that it is a complete street safety program that will study intersections and crashes. The goal not only to create aesthetically beautification, but also safety measures for both Merrill Road

and University eventually. She noted that the scope of work is from the terminus of the roundabout on Merrill Road up to I-295 on Merrill Road going east/west.

Ms. Nasrallah advised that the RA/CRA Agency Board is being asked to approve the planning phase of the Complete Streets Project adding that they won't know what the project will entail until the planning phase is complete. The planning phase is expected to be complete in approximately eight months.

Agency Board Member Boylan referencing Exhibit 1, asked about the role of the Specialist position and their responsibility. Ms. Laurie Santana, Chief of Transportation Planning replied that the position is an engineering consultant because it is between the Engineer and Designer roles. She added that the Specialist has analytical abilities, but is not a registered Professional Engineer. If they were to fund most of the engineering into the Project Engineer or the Senior Engineer category the cost would be higher. They are giving the Specialist the responsibilities to do the analytics and the Project Engineers and Senior Engineers will review the Specialist work. Ms. Santana noted that the Specialist position is a staff person to Engineering.

Agency Board Member Morgan commented that JTA is very involved in mobility works, complete streets and making streets safer for all of their projects to include the roundabout. She added that the goal is to see a completely transformed Arlington especially in that area.

A MOTION WAS MADE AND SECONDED TO APPROVE RENEW ARLINGTON COMMUNITY REDEVELOPMENT AGENCY BOARD RESOLUTION RA/CRA-2019-07 APPROVING \$165,705.66 FOR THE MERRILL ROAD COMPREHENSIVE TRAFFIC ANALYSIS SCOPE OF SERVICES; AUTHORIZING THE MAYOR AND CORPORATE SECRETARY TO EXECUTE AND DELIVER ALL CONTRACTS; PROVIDING FOR OVERSIGHT BY PUBLIC WORKS; PROVIDING AN EFFECTIVE DATE. THE MOTION PASSED UNANIMOUSLY, 17-0-0.

The voting system in the Council Chambers was not working and Agency Board members voted by a show of hands and signing a piece of paper.

III. NEW BUSINESS

FACADE GRANT PROGRAM UPDATE

Mr. Wendland advised that on June 25, 2019, ORD 2019-239-E was approved, which enacted the RA/CRA Zoning Overlay. Part of the Overlay required compliance within five years for signage, fencing and landscaping. He noted that there was an amendment prior to the approval of ORD 2019-239-E, which essentially stated that the effective date for the five year requirement for signage, fencing and landscaping was until the latter of January 1, 2020 or until the Agency Board approves the RA/CRA Façade Grant Program.

Mr. Wendland advised that they are still working on the Façade Grant Program and that it will be coming back to the Agency Board for review and approval. He noted that there have been two community meetings hosted by Agency Board Member Morgan. On August 15, 2019 the group met again and staff presented modifications and preliminary cost. Mr. Wendland noted that considering signage, fencing and landscaping are not façade related there was consensus that going forward the program will be identified as the Compliance Grant Program.

Mr. Wendland commented that there have been a number of different ideas that have been brought forth regarding what the RA/CRA's participation should be in the Compliance Grant Program. He advised there was a workshop scheduled for Tuesday, October 8, 2019 to discuss the Compliance Grant Program in more detail adding that once they have some feedback and direction from the Agency Board's perspective we should be able to complete the Compliance Grant Program for the Agency Board's consideration at a future Agency Board meeting.

Agency Board Member Morgan commented that since there has been two meetings with the business owners, she thought it would be prudent and helpful to each of the Agency Board Members that may not be familiar with the Compliance Grant Program or not available to attend any of her meetings the opportunity to see the comments provided by the business community. Before requesting approval of the Compliance Grant Program, we are inviting the Agency Board Members to the October 8, 2019 workshop and hopefully in November the Agency Board will be asked to vote on the Program.

V. PUBLIC COMMENTS

There were no comments from the public.

V. ADJOURNMENT

There being no further business, Chair S. Wilson adjourned the Renew Arlington Community Redevelopment Agency (RA/CRA) Board meeting at approximately 2:33 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.