



**KING/SOUTEL CROSSING COMMUNITY REDEVELOPMENT AREA  
ADVISORY BOARD  
ZOOM VIRTUAL MEETING (NO PHYSICAL LOCATION)  
THURSDAY, OCTOBER 29, 2020 - 3:30 P.M.**

**MEETING MINUTES**

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

**Advisory Board Members Present:** Advisory Board Chair Vanessa Cullins Hopkins, Vice-Chair Kemal Gasper, Russell Jackson and Leola Williams

**Advisory Board Members Absent:** Dr. Mary Jackson

**Staff Present:** Kirk Wendland, Executive Director; Karen Nasrallah, Redevelopment Manager; Angie Slayton, Recording Secretary

**Representing the Office of General Counsel:** Susan Grandin, Kealey West

**Representing City Council:** Councilmember Brenda Priestly Jackson

**Others Present:** Kathleen McGovern; City Arborist, Kelsey Cox; Public Works Engineer, Kristen Hodges; ECA City Council, Stanley Scott; Resident, Shelletta Baker; Resident, Eunice Barnum; Resident

**I. CALL TO ORDER**

Chairwoman Cullins Hopkins called the King/Soutel Crossing Community Redevelopment Area Advisory Board meeting to order at approximately 3:37p.m.

**II. ACTION ITEMS**

**APPROVAL OF THE AUGUST 27, 2020 KINGSOUTEL CROSSING ADVISORY BOARD MEETING MINUTES**

***A MOTION WAS MADE AND SECONDED APPROVING THE AUGUST 27, 2020 KINGSOUTEL CROSSING AGENCY ADVISORY BOARD MEETING MINUTES. THE MOTION PASSED UNANIMOUSLY 4-0.***

**APPROVAL OF THE SEPTEMBER 24, 2020 KING SOUTEL CROSSING AREA ADVISORY BOARD MEETING MINUTES**

***A MOTION WAS MADE AND SECONDED APPROVING THE SEPTEMBER 24, 2020 KINGSOUTEL CROSSING AGENCY ADVISORY BOARD MEETING MINUTES, AS AMENDED. THE MOTION PASSED UNANIMOUSLY 4-0.***

Amendments include:

- Page two, Paragraph one, line three – Replace Dollar Store with Family Dollar
- Page three, Paragraph two, line seven – Add quotation marks to the work “makers”
- Page eight, Paragraph five, line six – Replace than with then

### **III. GENERAL INFORMATION**

#### **NORFOLK/SOUTEL INTERSECTION UPDATE – PUBLIC WORKS**

Chairwoman Cullins Hopkins introduced Ms. Kelsey Cox, Public Works Project Engineer, who provided an update stating this project is about 25% completed. Public Works is expecting full completion of the Norfolk Soutel intersection project to be completed around June 2021. Currently new asphalt, curbing and traffic signals have been installed.

Advisory Board Member R. Jackson asked for an overview of what will be included in the design when this intersection is completed.

Ms. Cox responded this Intersection Improvement Project will include:

- Added Parallel Parking on the Norfolk Blvd Corridor
- Drainage Improvements
- Driveway Connections
- Sidewalks
- New Mast Arm Traffic Signal at Norfolk Blvd and Soutel Dr.

Chairwoman Cullins Hopkins reminded everyone that the Norfolk Soutel intersection project is part of the CRA, unlike the Soutel Road Diet, which is part of the Capital Improvement Project.

Advisory Board Member L. Williams asked would there be plants and shrubbery in the medians at this intersection.

Ms. Cox responded, yes, there will be. She, Ms. Nasrallah and Ms. McGovern are currently working together on the design for this area as directed by the Chair at the previous meeting.

Advisory Board Member L. Williams asked if the Advisory Board Members would have input into this design.

Chairwoman Cullins Hopkins stated the Advisory Board Members would work closely with the city on the designs that will be submitted by Ms. McGovern, Ms. Nasrallah and Ms. Cox.

**DISCUSSION ON USING THE TREE MITIGATION FUND – CITY ARBORIST**

Ms. Kathleen McGovern, City Arborist, explained there are a couple city programs for distributing trees throughout Jacksonville. Ms. McGovern thinks the Level II program will best fit into the design of this project. This includes multiple types of trees.

Advisory Board Member R. Jackson asked if the Advisory Board Members were no longer going to plan an onsite meeting to view the project area.

Chairwoman Cullins Hopkins stated this would be better addressed at a community meeting hosted by Councilmember Brenda Priestly Jackson.

Councilmember B. Jackson responded a meeting is tentatively scheduled during the holidays and she would be glad to include a line item for the CRA to address its visions. She will work with the Chairwoman to set this up.

Ms. Grandin, OGC, reminded the Advisory Board Members they could not all meet onsite with Ms. Cox to discuss the project due to Sunshine Law Violations. However, it could be noticed as a meeting in the community, but would require special arrangements for the recorded portion of the meeting that would need to capture the discussion from the CRA Advisory Board Members.

**ADVISORY BOARD FUNCTIONS, POWERS AND DUTIES – OGC**

Ms. Grandin reviewed the Authorities and Duties of the CRA Advisory Board Members. Referencing Sec.53.203. She reviewed the following:

The Advisory Board shall serve in an advisory capacity to the KingSoutel Crossing Community Redevelopment Agency ("Agency"). In addition to such powers, duties and authority as may be set forth elsewhere in the Ordinance Code, the Advisory Board has the duty and authority to:

- (a) Review and make recommendations to the Agency on proposed changes to the CRA Plan or amendments thereto.
- (b) Review and make recommendations to the Agency on all proposed road closures and zoning or land use proposals for properties located within the Community Redevelopment Area boundary.
- (c) Review and make recommendations to the Agency on plans and programs developed by Office of Economic Development regarding the CRA Plan.
- (d) Create By-Laws for the conduct of business of the Advisory Board.
- (e) Be required to attend Ethics Training as required by Section 50.109, Ordinance Code.

Chairwoman Cullins Hopkins stated the CRA Advisory Board Members feel their voices on recommendations are not being heard by the CRA Agency Board Members. She would like to address how to change this.

Advisory Board Member R. Jackson asked who was responsible for determining the Opportunity and Distressed Zones, was this City or State. Also, there was a question of how often the Distressed Zone boundaries are updated and who does this.

Mr. Wendland replied, the Opportunity Zone boundaries were determined/recommended by information gathered using census tracts data at the State level and adopted by the Federal government. Mr. Wendland also responded the updated boundaries for the Distressed Areas are provided by the City of Jacksonville and they are updated every two years, the most recent being completed on or around July 1, 2020. They, too, use census tracts for the source of information.

Advisory Board Member L. Williams stated there is a bar on Soutel Dr. near Sibbald Rd. leading up to the funeral home that that has a lot behind it with cars, trucks, and semi's that is very unsightly. She would like to know if there is something can be done about this area.

Councilmember B. Jackson responded they are aware of what is going on at this location and are in the process of finding a solution.

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

Advisory Board Member K. Gasper suggested when preparing for the community meeting, he would like to ensure proper promoting to entice the community to attend.

Advisory Board Member R. Jackson suggested each member of the Advisory Board submit suggestions that each member could contribute to the promotion of this meeting to Ms. Nasrallah.

Chairwoman Cullins Hopkins stated that she has spoken with businesses that would like to come into the area and asked for guidance on what she should be speaking with them about the different incentives that are available.

Ms. Grandin responded that Advisory Board Members should not be discussing this type of information with any business that may be interested in the area. They should refer them to Mr. Wendland or Ms. Nasrallah for this type of information.

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

The November meeting falls on Thanksgiving and the December meeting falls on Christmas Eve this year. Alternative meeting dates of December 3<sup>rd</sup> and 10<sup>th</sup> were suggested as a choice for a

combined meeting. It was decided by the CRA Advisory Board Members that December 3<sup>rd</sup> would best fit their schedules. An updated Outlook invitation will be sent out.

## **VI. PUBLIC COMMENTS**

Ms. Shelletta Baker stated the brick/stone overlay that is going to be used in the roadway at Norfolk Soutel intersection is an issue. It causes damage to most vehicles that drive over it. Ms. Baker would also like to know why there is a need for parallel parking and a reduction of traffic lanes. She feels this will cause an impediment of traffic due to population increase in the area. Ms. Baker feels the lantern design that is set to be place on the area sign should be discussed as she feels something more representing of the community could be used.

Advisory Board Member K. Gasper voiced his agreement with Ms. Baker that there should be further discussion on a design for the signage that better represents the community.

Ms. Eunice Barnum stated that it is apparent to her that the CRA members are not aware what their responsibilities are. She does not agree that flowers and trees should not be in discussion by this board. Ms. Barnum stated that Mr. Wendland and Ms. Nasrallah should be involved more this the other four CRAs in Jacksonville so they can learn what their responsibilities are. Ms. Barnum would like to have a project design blueprint on site for the community members to be able to look at. Ms. Barnum stated the CRA Advisory Board Members do not have the best interest of the community in mind and they are there to do as they please.

Chairwoman Cullins Hopkins stated once the design is final and completed they will be made available for the public to view.

Mr. Stanley Scott voiced his support for both Ms. Baker and Ms. Barnum. He stated that Mr. Wendland is a dictator and should not be allowed to be involved with a CRA board and asked that he step away. Mr. Stanley stated that this CRA board should focus on Economic Development and not beautification of the area. Ms. Scott feels that funds are being stolen from the community.

Advisory Board Member K. Gasper asked for a copy of the email and follow-up Ms. Barnum submitted.

Mr. Scott stated he would like to apply for a CRA Advisory Board Member.

Chairwoman Cullins Hopkins advised Mr. Scott to reach out to Councilmember B. Jackson to discuss this request.

Ms. Barnum stated she would like a community meeting to be held with in the CRA so that all community members can be included.

**VII. ADJOURNMENT**

The next meeting will be held on Thursday, December 3, 2020 at 3:30 p.m.

There being no further business, Chairwoman Cullins Hopkins adjourned the King/Soutel Crossing CRA Advisory Board meeting at 5:06 pm.

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 Karen Nasrallah at (904) 255-5449, or by email at [karenn@coj.net](mailto:karenn@coj.net).