



**RENEW ARLINGTON CRA (RA/CRA) ADVISORY BOARD  
ZOOM VIRTUAL MEETING – (NO PHYSICAL LOCATION)  
WEDNESDAY, DECEMBER 2, 2020 – 3:30 p.m.**

**MEETING MINUTES**

**Location:** Due to COVID-19, the RA/CRA Advisory Board meeting was held as a hybrid meeting. RA/CRA Advisory Board Members met in person at City Hall, 117 W Duval Street, Conference Room 3C, Jacksonville, FL 32202. The public was welcomed via ZOOM.

**RA/CRA Advisory Board Members In-Person:** Advisory Board Chair Matt Tuohy, Stephen Matchett, Danyuell Newkirk

**RA/CRA Advisory Board Members Participating Via ZOOM:** Raj Adhikari, Dee Dee Harper, Bandele Onasayna, Monty Selim, Randy Goodwin

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

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

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

**Representing City Council:** Councilwoman J. Morgan, City Council District 1

**Others Present:** Taylor Meja, The Southern Group; Chet Aikens, Exec Council Assistant; Nikki Evans, Exec Council Assistant; Alex Sifakis, JWB

**I. CALL TO ORDER**

An in-person quorum was not confirmed, and Chair M. Tuohy called the Renew Arlington CRA (RA/CRA) Advisory Board meeting to order at approximately 3:36 p.m.

**II. ACTION ITEMS**

**APPROVAL OF THE OCTOBER 14, 2020 RENEW ARLINGTON COMMUNITY REDEVELOPMENT AREA (RA/CRA) ADVISORY BOARD MEETING MINUTES**

A quorum was not present to approve the October 14, 2020 Renew Arlington CRA Advisory Board Meeting minutes.

### **INSTRUCTION/CONSIDERATION OF ACTION ITEMS DURING A PANDEMIC**

Ms. Grandin stated that during the pandemic, State leaders allowed for Advisory Board Members to attend meetings via ZOOM or other avenues, to continue to conduct business. Executive Order 20-69 expired on November 1, 2020. Ms. Grandin advised the RA/CRA Advisory Board Members and staff an in-person quorum (Five Board Members) will now be required to conduct any pertinent business for the CRA. If there is an in-person quorum, the remainder of the Advisory Board Members will be allowed to participate via ZOOM or phone if previously approved by the Advisory Board Chair. Ms. Grandin reviewed the changes that have been made to the RA/CRA Advisory Board By-Laws stating these new requirements.

Ms. Grandin and Ms. Nasrallah advised the Advisory Board Members that at least five Advisory Board Members will be required to be present in-person at the next meeting to vote, process or advance any necessary agenda items.

### **III. GENERAL INFORMATION**

#### **COLLEGE PARK CONCEPTUAL REVIEW**

Mr. Alex Sifakis, JWB Companies gave a presentation to show the development plan for the Town and Country Shopping Center, now called College Park. The development is a 20-acre parcel that does not include the BP gas station or the McDonald's. Mr. Sifakis did advise the McDonald's is scheduled for a complete remodel and update. This project will commence in four parts. The first will redevelop the parking lot including the landscape, pedestrian crossings, and new layout design. Phase two will be a new façade on the entire front of the existing center. The third phase will include the residential component to include 50-80 1-3-bedroom units. The fourth phase will include the outdoor shipping container food court and entertainment venue.

RA/CRA Advisory Board Member Matchett asked the reason for the change of location in the park and residential locations. Mr. Sifakis replied in the new design, the food court becomes the center of the development to encourage traffic into the shopping center.

The estimated cost of this project is \$20 Million. JWB Companies is working with OED staff on available grants to assist with a portion of the development cost. Mr. Wendland added this development will meet the Mandatory Compliance Grant requirements. Mr. Wendland also advised a TID grant should be available to assist with incentives as well.

RA/CRA Advisory Board Chair Tuohy asked for a timeline for the project. Mr. Sifakis responded the projected start date is mid-2021 and barring any complications or delays, the commercial development should be completed with-in 12 months and the residential development around nine months later.

RA/CRA Advisory Board Newkirk asked what will happen to the current tenants in the development. Mr. Sifakis responded many of the tenants will remain as well as multiple new tenants will come in including a major grocer.

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

There was no new business.

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

#### **UPDATE ON ARLINGTON ROAD RESTRIPIING PROJECT**

Ms. Nasrallah reviewed the Arlington Road Restriping Project advising there have been meetings with Traffic Engineering and Councilwoman Morgan to discuss the components of the project. Mr. Wheeler is working on the conceptual plan and preliminary cost estimates. The expectation is to have a conceptual plan for the Advisory Board Members to review and then present to the community at the Councilwoman's Townhall Meeting on January 25, 2021.

RA/CRA Advisory Board Matchett reminded the RA/CRA Advisory Board Members that they were to provide recommendations on what they would like to see changed in the Overlay. Ms. Grandin stated she has spoken with Mr. Bill Killingsworth and he advised that the Planning and Development Office is trying to update the outdoor display requirements for the entire city. Ms. Grandin suggested holding off changes to the current Overlay Project until discussions for these citywide changes are completed.

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

There were no public comments.

#### **VII. ADJOURNMENT**

There being no further business, Chair M. Tuohy adjourned the RA/CRA Advisory Board Meeting at approximately 4:30 p.m.

The next scheduled RA/CRA Advisory Board Meeting will be held on January 13, 2021 beginning at 3:00 p.m. instead of 3:30 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 Karen Nasrallah at (904) 255-5449, or by email at [karenn@coj.net](mailto:karenn@coj.net).