



***KINGSOUTEL CROSSING CRA (KSC/CRA) ADVISORY BOARD  
HYBRID VIRTUAL AND IN-PERSON MEETING  
CITY HALL, MEZZANINE LEVEL – EXAM ROOM 3  
THURSDAY, JANUARY 27, 2022 - 3:30 P.M.***

**MEETING MINUTES**

**Location:** The KSC/CRA Advisory Board meeting was held as a hybrid virtual and in-person meeting. The KSC/CRA Advisory Board Members met in person at City Hall, 117 West Duval Street, Mezzanine Level – Exam Room 3.

**KSC/CRA Advisory Board Members Present:** Chair Vanessa Cullins Hopkins; Advisory Board Vice Chair Kemal Gasper, Russell Jackson, Leola Williams and Tony Robbins

**KSC/CRA Advisory Board Members Absent:** Dr. Mary Jackson

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

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

**Representing City Council District 10:** Councilwoman Priestly Jackson, District 10 and Kristen Hodges, ECA for CW Priestly Jackson participated via Zoom.

**Others Present:** Mike Chao, Chief of Municipal Code Compliance and Ed Patel, Representative for Project Pritchard Hospitality

**Others Present via Zoom:** Joe Whitaker, Paul Crawford and Wendy Khan, OED staff.

**I. CALL TO ORDER**

Chair Cullins Hopkins called the KingSoutel Crossing CRA Advisory Board Meeting to order at approximately 3:37 p.m. A quorum was not confirmed awaiting the arrival of a few more Advisory Board Members.

Action items on the agenda were deferred until after the Code Enforcement Report.

**GENERAL INFORMATION**

**CODE ENFORCEMENT REPORT**

Mr. Michael Chao, Chief of Municipal Code Compliance advised that the Municipal Code Compliance Division enforces property maintenance, safety, and zoning codes that address property nuisance, unsafe structures, residential/commercial minimum building standards, zoning, and junk vehicle violations. He noted that they enforce the provisions of the Property Safety and Maintenance Codes and Zoning Codes, Jacksonville Ordinance Code Chapter 518, Chapter 656, Chapter 745 and Chapter 741, respectively.

Mr. Chao advised that starting December 6, 2021 they had a team of about ten officers riding through the KSC/CRA corridor to take a look at what falls under their purview. Through that process they opened 225 cases. Of the 225 cases, they cited 346 different citations noting that each property can have more than one citation such as overgrowth being one and junk vehicles being another. The top five citations issued are noted below.

1. Nuisance: Approximately 117 properties were cited.
2. Junk Vehicles: Junk vehicles does not mean the vehicle is necessarily junk. It means that the vehicle has no tag, may have a flat tire, no license plate and therefore cannot be legally driven on the road.
3. Zoning Issues: Certificate of Use (COU) are businesses operating without their COU. Warning citations were issued to get them started with the COU process. Some of the citations dealt with setback requirements, as well as boats, RVs and commercial vehicles parked in residential neighborhoods.
4. Commercial properties: Properties in violation of dumpster and dumpster enclosures. Noting that any dumpster that can be seen from the street view has to be physically screened from public view.
5. Illegal signs: Banners on the side of the road with flags are not permitted.

Mr. Chao noted that the property owners are made aware of the citations and provided time to comply. To date, of the 225 cases, 91 are still active. Mr. Chao explained what happens when property owners do not take action to clean up their property. Municipal Code Compliance has the authority to abate the property basically cutting it, clean it, tow the vehicles off the property, demolish structures, trim trees or take down trees, if needed adding that this process is paid for with taxpayer dollars. The costs are recouped through liens on the property. If the owner tries to sell or refinance their property, the notice of lien(s) on the property has to be taken care of before any sale or refinance, etc.

Advisory Board Vice Chair K. Gasper and Advisory Board Member T. Robbins arrived at the meeting at approximately 3:47 p.m.

Chair Cullins Hopkins opened the floor for discussion.

Advisory Board Member R. Jackson asked how citations are issued to property owners that may not live in the city. Mr. Chao replied that a citation that is left at the property with Municipal Code Enforcement's contact information and a letter is sent via certified mail to the last known address on file. Municipal Code Enforcement tries to encourage people who change addresses to contact the Property Appraisers Office and update their address.

Advisory Board Member R. Jackson asked what the timeframe was from the time a property owner calls 630-city (2489) to the time an investigator will visit the site. Mr. Chao replied that it can take between 3-5 days from the day the call was made to having someone on site to investigate the issue.

Advisory Board Member L. Williams asked about a property located at the intersection of Churchhill and Soutel that looks unsightly and she mentioned another property behind a bar on Soutel. Mr. Chao replied that with an address they can send someone out to look at the property in question. He added that just because a property may be “unsightly” does not necessarily mean it is a code violation.

Advisory Board Chair Cullins Hopkins advised that the Dollar Tree store at Soutel and New Kings Road has more trash, litter and overgrown landscaping than she has seen at any other Dollar Tree in the city. She asked if Municipal Code Enforcement deals with enclosed dumpsters with trash overflowing. Mr. Chao replied that their purview does include trash dumpsters and enclosures.

Advisory Board Chair Cullins Hopkins asked what the best way was for the Advisory Board Members to communicate to neighbors regarding reporting of suspected violations. Mr. Chao advised that the best way is to refer interested parties to 630-city and they can also download the COJ.net – MyJax app adding that the caller must provide contact information.

#### **ACTION ITEMS**

#### **APPROVAL OF THE SEPTEMBER 23, 2021 KINGSOUTEL CROSSING CRA ADVISORY BOARD MEETING MINUTES**

A correction was noted to the September 23, 2021 KSC/CRA Advisory Board Meeting Minutes on page 3 – 2<sup>nd</sup> paragraph, 3<sup>rd</sup> sentence correcting the reference to \$5 million to \$1 million.

***A MOTION WAS MADE AND SECONDED APPROVING THE SEPTEMBER 23, 2021 KINGSOUTEL CROSSING ADVISORY BOARD MEETING MINUTES, AS AMENDED. THE MOTION PASSED UNANIMOUSLY 5-0-0.***

#### **APPROVAL OF THE OCTOBER 28, 2021 KINGSOUTEL CROSSING CRA ADVISORY BOARD MEETING MINUTES**

***A MOTION WAS MADE AND SECONDED APPROVING THE OCTOBER 28, 2021 KINGSOUTEL CROSSING ADVISORY BOARD MEETING MINUTES. THE MOTION PASSED UNANIMOUSLY 5-0-0.***

#### **APPROVAL OF THE DECEMBER 2, 2021 KINGSOUTEL CROSSING CRA ADVISORY BOARD MEETING MINUTES**

***A MOTION WAS MADE AND SECONDED APPROVING THE DECEMBER 2, 2021 KINGSOUTEL CROSSING ADVISORY BOARD MEETING MINUTES. THE MOTION PASSED UNANIMOUSLY 5-0-0.***

Mr. Wendland requested that the Advisory Board consider taking up the Pritchard Hospitality Project prior to the election of officers. Chair Cullins Hopkins agreed.

**CONSIDERATION OF A RECAPTURE ENHANCED VALUE (REV) GRANT FOR THE PRITCHARD HOSPITALITY PROJECT**

Mr. Wendland provided an overview of the Pritchard Hospitality Project. He noted that Mr. Patel approached the OED a few months ago advising that costs for the project had increased 17% from the time he initially planned on moving forward with the project until now. Staff considered his request and thought the best option for the CRA and Mr. Patel was a Recaptured Enhanced Value (REV) Grant.

Chair Cullins Hopkins opened the floor for discussion.

Advisory Board Member T. Robbins commented that he appreciates Mr. Patel and staff for factoring in the REV Grant.

Mr. Wendland advised that the Pritchard Hospitality Project is 100% in accordance with the KSC/CRA Plan.

Advisory Board Member T. Robbins advised referencing the 2017 KSC/CRA Plan Update that the detailed market analysis encouraged redevelopment of Pritchard Opportunity Sites I and Site J, as being suitable for an 80-room limited service hotel with highway frontage, access and visibility.

Advisory Board Member R. Jackson asked if the hotel was to go out of business in year three would there be a way to recoup some of the funding that was paid. Mr. Wendland responded not in this case because if he has \$50,000 for each of the first three years that reflects that he has paid \$150,000 and added \$50,000 to the CRA so in the case of a REV Grant there is no need to add a claw back. He added that he is only being paid if he performs so at the end of the third year there would be no payment.

Advisory Board Member L. Williams asked when construction will start on the project. Mr. Patel replied that they would like to start as soon as possible with the cost of rising prices. He anticipates starting construction around March.

***A MOTION WAS MADE BY ADVISORY BOARD MEMBER T. ROBBINS AND SECONDED BY ADVISORY BOARD MEMBER R. JACKSON RECOMMENDING APPROVAL OF THE PRITCHARD HOSPITALITY, LLC PROJECT, AS OUTLINED IN THE PROJECT SUMMARY PROVIDED AT THE JANUARY 27, 2022 KSC/CRA ADVISORY BOARD MEETING. THE MOTION PASSED UNANIMOUSLY 5-0-0.***

**ELECTION OF OFFICERS**

Chair Cullins Hopkins opened the floor for nominations of Vice Chair for calendar year 2022.

Chair Cullins Hopkins nominated KSC/CRA Advisory Board Member Russell Jackson to serve as Vice Chair of the KSC/CRA Advisory Board for calendar year 2022. Advisory Board Member R. Jackson accepted the nomination. There were no further nominations for Vice Chair.

***A MOTION WAS MADE BY CHAIR CULLINS HOPKINS AND SECONDED BY VICE CHAIR KEMAL GASPER TO ELECT ADVISORY BOARD MEMBER RUSSELL JACKSON VICE CHAIR OF THE KINGSOUTEL CROSSING CRA ADVISORY BOARD FOR CALENDAR YEAR 2022. THE MOTION PASSED UNANIMOUSLY 5-0-0.***

Chair Cullins Hopkins opened the floor for nominations of Chair for calendar year 2022.

Vice Chair Kemal Gasper nominated himself to serve as Chair of the KingSoutel Crossing Advisory Board for calendar year 2022. There were no further nominations for Chair.

***A MOTION WAS MADE BY VICE CHAIR KEMAL GASPER AND SECONDED BY CHAIR CULLINS HOPKINS TO ELECT VICE CHAIR K. GASPER AS CHAIR OF THE KINGSOUTEL CROSSING CRA ADVISORY BOARD FOR CALENDAR YEAR 2022. THE MOTION PASSED UNANIMOUSLY 5-0-0.***

### **III. GENERAL INFORMATION**

#### **GENERAL DISCUSSION OF FY 2021/2022**

Chair Cullins Hopkins commented that she wanted to review the various ongoing projects.

Ongoing Projects:

1. Soutel Norfolk Tree Mitigation Landscaping and Sidewalk Project – Ms. Nasrallah advised that the process takes about a year and they are currently in the mitigation process.
2. Soutel and New Kings Road Lighting Project
3. KSC/CRA Building Renovation Grant Program – Ms. Nasrallah advised that she has spoken to 25 people and sent out 20 applications; however, but no one has returned a completed application.
4. Art in Public Places – Ms. Nasrallah advised that OGC has provided staff the contract and staff has forwarded the contract to the Cultural Council for their review.
5. New Kings Water Main Project – Ms. Nasrallah advised that the contract had to be rebid because the people that did the first two segments are not interested in doing the last piece. Waiting on Public Works for an update.

Chair Cullins Hopkins commented that she would like to follow-up from the discussion at the last meeting regarding investing in one major intersection within the KSC/CRA boundary area.

Advisory Board Vice Chair K. Gasper commented that he was not sure what Chair Cullins Hopkins plans were for this meeting regarding the focus of an intersection.

Ms. Nasrallah commented that because we did not want to give the Advisory Board homework over the holidays, the FY 2021/2022 Amended and Restated Budget has been provided today adding that there is approximately \$1.6 million in that budget. She stated that homework for discussion at the March meeting is for the Advisory Board Members to go through the 2008 Plan and the 2017 Plan Update and come back in March with recommendations for projects and their recommendations for the allocation of funding.

Advisory Board Member L. Williams asked for a list of businesses that were contacted regarding the KSC/CRA Building Renovation Grant Program. Ms. Nasrallah replied that it is best to have one point of contact for the program to ensure the information communicated remains consistent. Ms. Nasrallah will follow up with the businesses and is happy to provide an update at a future meeting. Any inquiries the Advisory Board Members receive should be referred to Ms. Nasrallah.

Chair Cullins Hopkins commented that she hopes they will discuss at the February meeting how Advisory Board Members can be involved in promoting what is potentially available through the City of Jacksonville

and the CRA process. She would like more people to understand the meetings, the MyJax app, how to deal with urban blight and litter on a daily basis, who do you call, how do you call, etc. She commented that there is a promotional marketing aspect to the work of the Advisory Board that she thinks needs to be capitalized on.

Ms. Grandin reminded the Advisory Board Members that it is not the responsibility of the Advisory Board to go out into the community and spread information to everybody. If you want to talk to people as an individual and pass out city related information concerning blight, etc. that is fine. Otherwise it is a city or staff responsibility. This process helps to eliminate confusion within the community.

**IV. NEW BUSINESS**

No new business discussed.

**V. OLD BUSINESS**

No old business was discussed.

**VI. PUBLIC COMMENT**

Ms. Eunice Barnum requested a breakdown of funding within the CRA since its inception. She has asked in the past for a list of businesses within the KSC/CRA boundaries because she does not know where the boundary lines are.

**VII. ADJOURNMENT**

There being no further business, Chair Cullins Hopkins adjourned the KingSoutel Crossing CRA Advisory Board meeting at approximately 5:04 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).