



***KINGSOUTEL CROSSING CRA (KSC/CRA) ADVISORY BOARD
HYBRID VIRTUAL AND IN-PERSON MEETING
CITY HALL, SECOND FLOOR, CONFERENCE ROOM 2C
THURSDAY, MARCH 28, 2024 - 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, Second Floor, Conference Room 2C.

KSC/CRA Advisory Board Members Present: Chair Russell Jackson, Vice Chair Bill Price, Vanessa Cullins Hopkins, and Tony Robbins

KSC/CRA Advisory Board Members Absent: Kemal Gasper

Staff Present: Ed Randolph, Executive Director; Karen Nasrallah, Redevelopment Manager; Brian Bergen, Director of Small Business Initiatives; and Casey Peyton, Recording Secretary

Representing the Office of General Counsel: Carla Lopera

Others Present: Alan Tablada, Public Works; Aaron and Tihesha Mitchell; Christian Evangelista and Marice Hague, SBDC

Participating via Zoom: Hayley Spring, with Blue Zones Project Jacksonville; Barry Schuster, with My Healthy City Jax, Inc; Jann Clark and Doc Stanley

I. CALL TO ORDER

Chair Jackson called the KingSoutel Crossing CRA Advisory Board Meeting to order at 3:32 p.m.

While waiting for a quorum, the General Information was reviewed prior to the Action Items on the agenda.

Advisory Board Member Ms. Vanessa Cullins arrived at 3:37 p.m.

ACTION ITEMS

APPROVAL OF THE JANUARY 25, 2024, KINGSOUTEL CROSSING CRA ADVISORY BOARD MEETING MINUTES

A correction was noted to the January 25, 2024, KSC/CRA Advisory Board Meeting Minutes on page 1, paragraph 6, to correct the spelling of "Robins" to "Robbins." And Page 2, paragraph 10, to read "Cullins" instead of "Robbins".

A MOTION WAS MADE BY ADVISORY BOARD MEMBER VANESSA CULLINS HOPKINS AND SECONDED BY ADVISORY BOARD MEMBER TONY ROBBINS APPROVING THE JANUARY 25, 2024, KINGSOUTEL CROSSING ADVISORY BOARD MEETING MINUTES, AS AMENDED. THE MOTION PASSED UNANIMOUSLY 4-0-0.

CONSIDERATION OF TID GRANT FUNDING FOR ZAXBY'S RESTAURANT PROJECT

Karen Nasrallah provided the Board with a project overview.

Brian Bergen introduced the President of Cash Jasz, Inc. Zaxby's, Aaron Mitchell, owner representing the Zaxby's Restaurant Project.

Mr. Mitchell asked the Advisory Board for their approval of the TID Grant and their support for the new restaurant. Mr. Mitchell continued to express how beneficial this restaurant could be and the positive impact it would have on the community. Advisory Board Member Vanessa Cullins stated she is excited about the opportunities this restaurant will bring to the public.

Chair Jackson opened the floor for public comments. There were no speakers.

A MOTION WAS MADE BY ADVISORY BOARD MEMBER TONY ROBBINS AND SECONDED BY ADVISORY BOARD MEMBER VANESSA CULLINS HOPKINS APPROVING RECOMMENDATION TO THE CONSIDERATION OF TID GRANT FUNDING FOR ZAXBY'S RESTAURANT PROJECT. THE MOTION PASSED UNANIMOUSLY 4-0-0.

III. GENERAL INFORMATION

UPDATE NEW KINGS ROAD CAPITAL IMPROVEMENTS PROJECT – PUBLIC WORKS

Alan Tablada notified the Advisory Board that the New Kings Road Intersection Improvements were awarded the wrong contract in January. It was rescinded and re-awarded in February. This resulted in extending their contract execution period by another month.

Mr. Tablada announced that the KingSoutel CRA Design Build contract was in place, and that ACON Construction will be ready to present numerous ideas to consider at the next Advisory Board meeting. Mr. Tablada also wanted the Board to know he reached out to COJ Traffic Engineering, COJ Right of Way/Maintenance, JTA, JEA, FDOT, and CDM Smith.

PROGRAM OVERVIEW FLORIDA SBDC AT THE UNIVERSITY OF NORTH FLORIDA

Brian Bergen introduced Associate Director Marice Hague and Small Business Consultant Christian Evangelista, both representing the Florida SBDC at the University of North Florida. Together, they presented a PowerPoint on how they help clients have long successful businesses while contributing

to economic growth. They described the variety of services and training opportunities that are provided throughout the community at no cost.

Ms. Hague provided fliers summarizing what Florida SBDC is and how to reach them.

Chair Jackson opened the floor for public comments. There were no speakers.

IV. NEW BUSINESS

No New Business was discussed.

V. OLD BUSINESS

Advisory Board Member Vanessa Cullins voiced her concerns with the TIF Calculations and asked for more detail in the expenditures.

STATUS REPORT FOR REZONING PUD 2023-0422

Ms. Nasrallah announced to the Advisory Board that the application for Rezoning PUD 2023-0422 was withdrawn.

VI. PUBLIC COMMENT

Doc Stanley voiced his concerns on behalf of the community.

VII. ADJOURNMENT

There being no further business, Chair Jackson adjourned the KingSoutel Crossing CRA Advisory Board meeting at approximately 4:34 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.