



***KINGSOUTEL CROSSING CRA (KSC/CRA) ADVISORY BOARD
HYBRID VIRTUAL AND IN-PERSON MEETING
CITY HALL, SECOND FLOOR, CONFERENCE ROOM 2C
THURSDAY, APRIL 25, 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: Advisory Board Member Kemal Gasper

Staff Present: Nasrallah, Redevelopment Manager; and Casey Peyton, Recording Secretary

Representing the Office of General Counsel: Carla Lopera

Representing the Office of City Council: Councilwoman Ju 'Coby Pittman

Others Present: Chris Hagen and Mollie Peterson, with Southern Group-Florida; Erin Abney, Planning and Development; Jacquelyn Williams and Eric Hinton, City Planner Department; Alan Tablada, Public Works; Frank Anderson and Tom Fallin, Acon Construction Co., Inc; Kat Wright, Director of Public Art for the Cultural Council of Greater Jacksonville; Kedgar Volta, Founder and Creative Director of Castano Group

I. CALL TO ORDER

Chair Jackson called the KingSoutel Crossing CRA Advisory Board Meeting to order at 3:30 p.m.

ACTION ITEMS

APPROVAL OF THE MARCH 28, 2024, KINGSOUTEL CROSSING CRA ADVISORY BOARD MEETING MINUTES

A correction was noted to the April 25, 2024, KSC/CRA Advisory Board Meeting Minutes on page 3, under Old Business. Advisory Board Member Vanessa Cullins said to add her concern for the KSC/CRA TIF Calculations and her request for more detail in the expenditures.

A MOTION WAS MADE BY ADVISORY BOARD MEMBER TONY ROBBINS AND SECONDED BY ADVISORY BOARD MEMBER VANESSA CULLINS HOPKINS APPROVING THE MARCH 28, 2024, KINGSOUTEL CROSSING ADVISORY BOARD MEETING MINUTES, AS AMENDED. THE MOTION PASSED UNANIMOUSLY 4-0-0.

CONSIDERATION OF APPLICATION FOR REZONING TO CONVENTIONAL ZONING DISTRICT 2024-0276

Chair Jackson introduced the applicant, Chris Hagen with The Southern Group-Florida, representing the landowner of the property, Roy Shaw. Mr. Hagen informed the Advisory Board that Mr. Shaw has two properties beside each other, but one isn't within the CRA overlay. Mr. Hagen proceeded to request the approval of rezoning so Mr. Shaw can look for future development opportunities. Advisory Board Member Tony Robbins stated that the second property must abide by the CRA guidelines.

Advisory Board Member Tony Robbins asked if there were any upcoming projects for the property. Mr. Hagen replied that there are no plans at this time, but when they do decide to put something on the property, it will benefit KingSoutel.

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 APPLICATION FOR REZONING TO CONVENTIONAL ZONING DISTRICT 2024-0276. THE MOTION PASSED UNANIMOUSLY 4-0-0.

CONSIDERATION OF FY 2024/2025 PROPOSED BUDGET

Ms. Nasrallah reviewed the FY 2024/2025 Proposed Budget and noted that as in years past, the budget is preliminary and will change as it goes through the city budget process.

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

A MOTION WAS MADE BY ADVISORY BOARD MEMBER VANESSA CULLINS AND SECONDED BY ADVISORY BOARD VICE CHAIR BILL PRICE RECOMMENDING APPROVAL OF THE PROPOSED FY 2024/2025 PROPOSED BUDGET. THE MOTION PASSED UNANIMOUSLY 4-0-0.

III. GENERAL INFORMATION

UPDATE NEW KINGS ROAD CAPITAL IMPROVEMENTS PROJECT – PUBLIC WORKS

Mr. Tablada provided a large-scale map showing potential New Kings Road improvement projects to the Advisory Board. Mr. Tablada noted to be aware of the JTA transit improvements and the potential projects there. Ms. Nasrallah agreed and proposed having some KingSoutel transit stops to have community art incorporated into them.

Mr. Tablada continued to show areas that need updating and areas that could benefit new businesses and shelters. Advisory Board Member Tony Robbins recommended to the Acon Construction members that when there is an area of interest, their design-build team should write up detailed

plans that coordinate with the CRA guidelines. Advisory Board Member Vanessa Cullins agreed and mentioned the importance of adding beauty while improving KingSoutel.

The Advisory Board agreed they would make a list of priority projects and Acon Construction would provide more maps and phases to start working on.

CULTURAL COUNCIL- ART IN PUBLIC PLACES PROJECT

Michele Lee, Director of Public Art for the Cultural Council of Greater Jacksonville (“Cultural Council”), and Kedgar Volta, Founder & Creative Director of Castano Group, presented to the KingSoutel Advisory Board a PowerPoint outlining the projected timeline for the Bob Hayes Athletic Sports Complex and showed their art visuals from their past project on the St. Simons Lighthouse Outlet.

Councilwoman Ju ‘Coby Pittman asked about the maintenance of the projectors and how long they last. Mr. Volta reassured her that the system fixes itself and that if a problem occurs, he gets a notification on his cellphone. Mr. Volta continued to educate the Advisory Board that their lightbulbs have a 5–10-year lifespan.

Ms. Lee emphasized that she feels confident in the timeline presented for the Bob Hayes Athletic Sports Complex art project. Their timeline revealed they will have their final design proposal done by July 1st, and they will begin production in September. Ms. Nasrallah reminded the Advisory Board that their contract also ends in September.

The Advisory Board expressed their appreciation and look forward to seeing the community images on the Bob Hayes Athletic Sports Complex.

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

IV. NEW BUSINESS

Ms. Nasrallah announced that they will ask the Agency Board to update their Legislation to allow more people to join the KingSoutel Advisory Board. These updates include changing Category 4, the citizens representing the public, to live or work within two to three miles of the CRA boundary instead of living within one mile. The other three community representatives, finance, planning, and engineering can represent countywide.

Ms. Nasrallah reminded the Board of their functions, powers, and duties in their ordinance. She also reminded them to renew their Ethics Training and will send out training dates. Ms. Nasrallah said she will ask the Ethics Office if they can have an Ethics Training course during a KSC/CRA Meeting after the new members arrive.

Ms. Nasrallah showed the Advisory Board the SBDC’s Newsletter of them posting their visit at the March KSC/CRA Meeting.

V. OLD BUSINESS

Ms. Nasrallah addressed Advisory Board Member Cullins's concern about the TIF Calculations. She explained how every step is revised by herself, the Finance Committee, and the Auditors' Office. Ms. Nasrallah added that she will send last year's TIF Report to the Advisory Board after this meeting and the updated TIF Report when it is finalized.

Advisory Board Member Vanessa Cullins continued to voice her concerns about how the TIF calculation needs more detail. Chair Jackson advised that Advisory Board Member Vanessa Cullins should have a personal meeting with Ms. Nasrallah to discuss and understand the breakdown of the TIF. Ms. Nasrallah proposed to invite the Council Auditors for Advisory Board Member Vanessa Cullins to have complete understanding. Advisory Board Member Vanessa Cullins agreed to the suggestion.

VI. PUBLIC COMMENT

There were no comments from the public.

VII. ADJOURNMENT

There being no further business, Chair Jackson adjourned the KingSoutel Crossing CRA Advisory Board meeting at approximately 5:12 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.