



A NEW DAY.

**KINGSOUTEL CROSSING
COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING
COUNCIL CHAMBERS
117 WEST DUVAL STREET, JACKSONVILLE, FL 32202
TUESDAY, MAY 14, 2024**

**MEETING MINUTES
TUESDAY, MAY 14, 2024 – 4:00 P.M.**

Location: Council Chambers, 1st Floor, City Hall at St. James, 117 West Duval Street, Jacksonville, FL 32202

Agency Board Members Present: Agency Board Chair Ron Salem, Agency Board Vice Chair Ju’Coby Pittman, Agency Board Members Ken Amaro, Michael Boylan, Joe Carlucci, Matt Carlucci, Kevin Carrico, Michael Gay, Nick Howland, Will Lahnen, Chris Miller, Jimmy Peluso, Rory Diamond, Terrance Freeman, Rahman Johnson, and Randy White

Agency Board Members Excused: Agency Board Member Raul Arias, Jr.; Tyrona Clark-Murray, and Reggie Gaffney, Jr.

I. CALL TO ORDER

Chair Salem called the KingSoutel Crossing Community Redevelopment Agency (KSC/CRA) Board meeting to order at approximately 4:02 p.m. A quorum was confirmed.

II. ACTION ITEMS

APPROVAL OF THE NOVEMBER 14, 2023 KINGSOUTEL CROSSING COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING MINUTES

A MOTION WAS MADE AND SECONDED APPROVING THE NOVEMBER 14, 2023, KINGSOUTEL CROSSING COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING MINUTES. THE MOTION PASSED UNANIMOUSLY 14-0-0.

Agency Board Member Howland arrived at approximately 4:03 p.m. after the approval of the meeting minutes.

CONSIDERATION OF TIF FUNDING FOR NEW CRA COORDINATOR (RESOLUTION KSC/CRA-2024-01)

Ms. Nasrallah reviewed Resolution KSC/CRA-2024-01. She advised that there was a job description for the proposed new position on page 5 of the packages provided. She commented that staff is working with HR on the creation of a new position for support with implementing the goals and objectives of the CRA Plans. The person will work solely on CRA items with 50% of the workload on KSC/CRA and 50% of the workload on the RA/CRA. Staff is looking for a person that has a

strong planning background to assist on zoning applications, strong project management skills, an understanding of both state and local codes and most importantly future succession planning.

The Community Redevelopment Area Coordinator will be working on all things CRA related making the position eligible for TIF funding. Karen advised that the request today is to allow 50% of the funding for the new position to be taken out of the KSC/CRA through the Supervision Allocation Line Item, which is where her position is funded as well.

Chair Salem opened the floor for public comment of which there was none.

A MOTION WAS MADE AND SECONDED AUTHORIZING THE ALLOCATION AND TRANSFER OF FUNDS TO THE SUPERVISOR ALLOCATION LINE ITEM WITHIN THE FISCAL YEAR 2023/2024 BUDGET TO COVER A PORTION OF THE PERSONNEL COSTS RELATED TO A NEW COMMUNITY REDEVELOPMENT AREA (“CRA”) COORDINATOR POSITION; PROVIDING AN EFFECTIVE DATE. THE MOTION PASSED 14-1-0 (DIAMOND).

CONSIDERATION OF FY 2024/2025 PROPOSED BUDGET (RESOLUTION KSC/CRA-2024-02)

Ms. Nasrallah reviewed Resolution KSC/CRA-2024-02. She advised that to be in compliance with the budget code, all CRAs are required to submit their budgets to the Budget Office in June of each year. She noted that the budget is preliminary and will change because we do not receive next year's TIF projections from the Property Appraiser's Office until June. She added that in the interim, we hold the numbers to what they were last year. When next year's TIF projections are received, the Budget Office will make the adjustments, and submit the budget to be included in the Mayor's FY 2024/2025 Proposed Budget to the City Council.

Chair Salem opened the floor for public comment of which there was one. Mr. Stanley Scott with the African-American Economic Recovery Think Tank voiced his displeasure with the lack of activity and economic development in the KSC/CRA.

A MOTION WAS MADE AND SECONDED ADOPTING A FY 2024/2025 PROPOSED BUDGET; PROVIDING AN EFFECTIVE DATE. THE MOTION PASSED 14-1-0 (DIAMOND).

CONSIDERATION OF FUNDING FOR CASH JASZ, INC. (ZAXBY'S) (RESOLUTION KSC/CRA-2024-03)

Ms. Nasrallah reviewed Resolution KSC/CRA-2024-03. She advised that the project is a textbook CRA project that provides infrastructure assistance to businesses investing in blighted areas to offset infrastructure costs. She reviewed the project summary noting that the owners are building a new

Zaxby's Restaurant on New Kings Road at the I-295 interchange on a vacant lot delivering a new restaurant in an underserved area.

Ms. Nasrallah introduced Mr. Aaron Mitchell and his wife noting they are local to Jacksonville and will be investing approximately \$4 million in Private Capital Investment in an area where they grew up. The new restaurant will feature dual drive-thrus and a walk up window with outdoor patio seating so guests can congregate and enjoy their meals. The project will create 50 new jobs for area residents with an emphasis on youth.

Ms. Nasrallah advised that there will be a groundbreaking celebration on Thursday, July 16, 2024 at 9031 New Kings Road from 3:00 p.m. – 7:00 p.m.

Chair Salem opened the floor for public comment of which there were none.

A MOTION WAS MADE AND SECONDED FINDING THAT THE ZAXBY'S PROJECT LOCATED AT 9031 NEW KINGS ROAD COMPLIES WITH AND FURTHERS THE KSC/CRA COMMUNITY REDEVELOPMENT PLAN; AFFIRMING THE PROJECT'S COMPLIANCE WITH THE PUBLIC INVESTMENT POLICY ADOPTED BY ORDINANCE 2022-726-E, AS AMENDED; APPROVING AND AUTHORIZING THE ALLOCATION AND TRANSFER OF \$100,000 WITHIN THE FY 2023/2024 BUDGET FROM UNALLOCATED PLAN AUTHORIZED EXPENDITURES TO A NEW FINANCIAL OBLIGATION FOR A TAX INCREMENT DISTRICT INFRASTRUCTURE DEVELOPMENT GRANT ("TID GRANT"); APPROVING AN ECONOMIC DEVELOPMENT AGREEMENT ("EDA") BETWEEN THE CITY OF JACKSONVILLE ("CITY") AND CASH JASZ, INC. ("COMPANY") THAT AUTHORIZES A TID GRANT NOT-TO-EXCEED \$100,000 FOR THE ZAXBY'S PROJECT; PROVIDING A DEADLINE FOR THE COMPANY TO EXECUTE THE EDA; AUTHORIZING EXECUTION OF ALL DOCUMENTS BY THE MAYOR AND CORPORATION SECRETARY; AUTHORIZING PROJECT OVERSIGHT BY THE OFFICE OF ECONOMIC DEVELOPMENT ("OED") AND APPROVAL OF TECHNICAL AMENDMENTS BY THE EXECUTIVE DIRECTOR OF OED; PROVIDING AN EFFECTIVE DATE. THE MOTION PASSED 14-1-0 (DIAMOND).

III. NEW BUSINESS

No new business was discussed.

IV. OLD BUSINESS

No old business was discussed.

V. PUBLIC COMMENTS

There were no comments from the public.

VI. ADJOURNMENT

There being no further business, Chair Salem adjourned the KingSoutel Crossing CRA Agency Board meeting at approximately 4:20 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 upon request. Please contact Michelle Stephens at (904) 255-5452, or by email at msteph@coj.net.