



A NEW DAY.

**RENEW ARLINGTON
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 Renew Arlington Community Redevelopment Agency Board meeting to order at approximately 4:20 p.m. A quorum was confirmed.

II. ACTION ITEMS

APPROVAL OF THE NOVEMBER 14, 2023 RENEW ARLINGTON COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING MINUTES

A MOTION WAS MADE AND SECONDED APPROVING THE NOVEMBER 14, 2023 RENEW ARLINGTON COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING MINUTES. THE MOTION PASSED UNANIMOUSLY 15-0-0.

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

Ms. Nasrallah reviewed Resolution RA/CRA-2024-01. She advised that there was a job description for the proposed new position on page 5. 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 RA/CRA and 50% of the workload on the KSC/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 RA/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 were 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).

Agency Board Member Matt Carlucci arrived for the meeting at approximately 4:25 p.m.

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

Ms. Nasrallah reviewed Resolution RA/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 makes the adjustments, and submits it 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 were two. John Nooney commented his primary concern as it relates to the CRAs and budget is access to the waterways. Carnell Oliver voiced his concern with affordable housing in Jacksonville.

A MOTION WAS MADE AND SECONDED ADOPTING A FY 2024/2025 PROPOSED BUDGET; PROVIDING AN EFFECTIVE DATE. THE MOTION PASSED 15-1-0 (DIAMOND).

CONSIDERATION OF REVISION TO THE MANDATORY COMPLIANCE GRANT PROGRAM (MCGP) GUIDELINES (RESOLUTION RA/CRA-2024-03)

Ms. Nasrallah reviewed Resolution RA/CRA-2024-03. Ms. Nasrallah advised that they had one applicant for the Renew Arlington MCGP that wanted to submit one agreement for all three categories of fencing, landscaping and signage; however, the guidelines currently require completion of separate grant agreements for each category of fencing, signs and landscaping/landscape buffers. The proposed change would provide applicants with an either/or option and be beneficial to all parties in processing of the MCGP Agreements. She noted that there are two caveats if you choose to go that

route. The first one is if a combined total of an agreement exceeds the \$500,000 threshold, we have to bring it back to the Agency Board for approval. Secondly, we only do one payment at the end of each agreement, so they would have to wait if one is finished before the other, they will have to wait until the end of the agreement, which could include all categories as part of one.

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

A MOTION WAS MADE AND SECONDED AMENDING THE RENEW ARLINGTON MANDATORY COMPLIANCE GRANT PROGRAM GOALS, POLICIES AND GUIDELINES (“MCGP GUIDELINES”) TO ALLOW FOR THE OPTION TO ENTER INTO ONE GRANT AGREEMENT THAT INCLUDES MORE THAN ONE CATEGORY OF WORK, INCLUDING FENCING, SIGNAGE, AND LANDSCAPING/LANDSCAPE BUFFERS, AND SUBSEQUENTLY AMENDING THE MCGP GUIDELINES TO CLARIFY THAT AGENCY BOARD APPROVAL IS REQUIRED FOR ANY SINGLE CATEGORY OF WORK THAT EXCEEDS \$500,000; PROVIDING AN EFFECTIVE DATE. THE MOTION PASSED 15-1-0 (DIAMOND).

CONSIDERATION OF FILING LEGISLATION TO AMEND THE RENEW ARLINGTON ZONING OVERLAY (RESOLUTION RA/CRA-2024-04)

Ms. Nasrallah provided an overview of Renew Arlington Community Redevelopment Agency (RA/CRA) Board Resolution RA/CRA-2024-04. She referenced a memo prepared by Carla Lopera, Legislative Affairs & Land Use Attorney with the Office of General Counsel dated April 5, 2024 and included in the packages. Ms. Nasrallah advised that some of the language in the Renew Arlington Zoning Overlay is ambiguous and vague and we are trying to have it better defined. We are requesting to amend the ordinance to make clarifications that will help as we go through zoning applications and with applicants as they do their projects to come into compliance with the overlay.

Ms. Nasrallah commented that the request today is for the CRA Agency Board to make a recommendation to themselves, as the City Council to authorize the introduction of legislation that would amend the RA Zoning Overlay to make the proposed recommendations for better defining terminology. She noted that the legislation would travel through the normal legislative process, which would include a stop at the Planning Commission for compliance with the Comprehensive Plan and LUZ Committee for review of detail and City Council for review and approval. If approved today, staff expects legislation to be filed in the next few weeks.

Chair Salem opened the floor for public comment of which there was one. Carnell Oliver commented that he would like to know if any of the changes to the Overlay include any form of affordable housing and requested the information be sent to him by email.

Agency Board Member Diamond commented that he thought the Agency Board should recommend approval adding that with this overlay and especially with the relatively new overlays, we are learning what works and does not work.

Agency Board Member Johnson referencing the memo on page 21 of the packages, noted that #4 is vague recommending specifics for clarity and consistency. Ms. Nasrallah replied that the legislation will include a lot of detail.

A MOTION WAS MADE AND SECONDED APPROVING AND AUTHORIZING LEGISLATION TO BE INTRODUCED REQUESTING THE COUNCIL OF THE CITY OF JACKSONVILLE TO AMEND SUBPART S (RENEW ARLINGTON ZONING OVERLAY) PART 3 (SCHEDULE OF DISTRICT REGULATIONS), CHAPTER 656 (ZONING CODE), ORDINANCE CODE, TO PROVIDE CLARIFYING DEFINITIONS AND CONSISTENCIES; DIRECTING THE OFFICE OF GENERAL COUNSEL TO FILE THE LEGISLATION; PROVIDING AN EFFECTIVE DATE. THE MOTION PASSED UNANIMOUSLY 16-0-0.

NEW BUSINESS

No new business was discussed.

IV. OLD BUSINESS

Agency Board Member Howland commented that in November 2023, the Agency Board approved increasing the Renew Arlington Mandatory Compliance Grant Program threshold from \$250,000 to \$500,000 and added an amendment to the motion requesting that disbursements over \$250,000 be reported to the Agency Board quarterly.

Ms. Nasrallah concurred and referenced the Renew Arlington CRA Program Summary Mandatory Compliance Grant Program as of May 13, 2024 included with the packages noting that the Agency Board is going to see an influx of activity. Referencing the 193 applications in the queue she advised that the issue to date for the applicants has been financing adding that a lot of the big projects are on hold. She advised that recently, they solidified a partnership with Pinnacle Bank who is willing to work with every one of the applicants. And therefore we will see more activity as we move forward.

V. PUBLIC COMMENTS

Carnell Oliver comments were related to the DIA and urban core.

VI. ADJOURNMENT

There being no further business, Chair Salem adjourned the Renew Arlington CRA Board meeting at approximately 4:45 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.