



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, 1<sup>st</sup> 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, 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 14-0-0.***

**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 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).***

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 (Stanley Scott and John Nooney).

***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 GUIDELINES (RESOLUTION RA/CRA-2024-03)**

Chair Salem opened the floor for public comment of which there was 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 noted that some of the terminology in the RA Zoning Overlay is ambiguous and vague adding that they would like to request amending the ordinance to make some clarifications.

Ms. Carla Lopera, Office of General Council.....

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 that would include 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 none.**

***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**

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 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](mailto:msteph@coj.net).