



RENEW ARLINGTON  
COMMUNITY REDEVELOPMENT AREA AGENCY BOARD MEETING  
COUNCIL CHAMBERS  
117 WEST DUVAL STREET, JACKSONVILLE, FL 32202  
TUESDAY, AUGUST 10, 2021

MEETING MINUTES  
TUESDAY, AUGUST 10, 2021 – 1:00 PM

**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 Sam Newby, Agency Board Vice-Chair Joyce Morgan, Brenda Priestly Jackson, Agency Board Members Reggie Gaffney, Al Ferraro, Ju'Coby Pittman, LeAnna Cumber, Michael Boylan, Randy DeFoor, Randy White, Ron Salem, Terrance Freeman and Danny Becton

**Agency Board Members Excused:** Agency Board Members Tommy Hazouri, Garrett Dennis, Rory Diamond, Kevin Carrico, Matt Carlucci and Aaron Bowman

I. **CALL TO ORDER**

Chair Newby called the Renew Arlington Crossing Community Redevelopment Area Agency (RA/CRA) Board meeting to order at approximately 2:27 p.m.

II. **ACTION ITEMS**

**APPROVAL OF THE MARCH 23, 2021 RENEW ARLINGTON COMMUNITY REDEVELOPMENT AREA AGENCY (RA/CRA) BOARD MEETING MINUTES**

***A MOTION WAS MADE AND SECONDED APPROVING THE MARCH 23, 2021 RENEW ARLINGTON COMMUNITY REDEVELOPMENT AREA AGENCY (RA/CRA) BOARD MEETING MINUTES. THE MOTION PASSED UNANIMOUSLY 13-0-0.***

**CONSIDERATION OF THE FY 2020/2021 AMENDED AND RESTATED BUDGET (RESOLUTION RA/CRA-2021-02)**

Mr. Wendland provided highlights of the FY 2020/2021 Amended and Restated Budget.

- Transfers the current year balance of \$1,302,266 from Unallocated Plan Authorized Expenditures to Plan Authorized Expenditures to be used for the Renew Arlington Mandatory Compliance Grant Program leaving a balance of \$3,334,192.46 in the Program.

Chair Newby opened the floor for public comment. There were no public speakers.

***A MOTION WAS MADE AND SECONDED TO APPROVE THE RENEW ARLINGTON COMMUNITY REDEVELOPMENT AGENCY BOARD RESOLUTION RA/CRA-2021-02***

***APPROVING THE ALLOCATION AND TRANSFER WITHIN THE FY 2020/2021 BUDGET OF \$1,302,266 FROM UNALLOCATED PLAN AUTHORIZED EXPENDITURES TO PLAN AUTHORIZED EXPENDITURES TO BE USED FOR THE RENEW ARLINGTON MANDATORY COMPLIANCE GRANT PROGRAM; ADOPTING A FY 2020/2021 AMENDED AND RESTATED BUDGET; DIRECTING THAT THE INVESTMENT POOL EARNINGS AND EXCESS FUNDS BE ALLOCATED TO THE MANDATORY COMPLIANCE GRANT PROGRAM; PROVIDING AN EFFECTIVE DATE. THE MOTION PASSED UNANIMOUSLY 13-0-0.***

**CONSIDERATION OF THE FY 2021/2022 PROPOSED BUDGET (RESOLUTION RA/CRA-2021-03)**

Mr. Wendland provided a brief overview of the FY 2021/2022 Proposed Budget.

- Based on a preliminary estimate from the Property Appraiser's Office the proposed revenues would be \$2,205,456, which is a 32.8% increase over last year. The final revenues should be available after July 1, 2021.
- After Administrative expenses (\$216,252) there would be a balance of \$1,989,204 in Unallocated Plan Authorized Expenditures, which would ultimately come back to the Agency Board in the future as recommendations made by the Advisory Board.

***A MOTION WAS MADE AND SECONDED TO APPROVE THE RENEW ARLINGTON COMMUNITY REDEVELOPMENT AGENCY BOARD RESOLUTION RA/CRA-2021-03 ADOPTING A FY 2021/2022 PROPOSED BUDGET; PROVIDING AN EFFECTIVE DATE. THE MOTION PASSED UNANIMOUSLY 13-0-0.***

**CONSIDERATION OF \$345,805 FUNDING RECOMMENDATION FOR THE AMERICAN PLUMBING MCGP APPLICATIONS (RESOLUTION RA/CRA-2021-04)**

Mr. Wendland referenced page 16 of the packages that provided a brief overview of the balance in the Renew Arlington Mandatory Compliance Grant Program (MCGP).

MCGP Beginning Balance:	\$2,031,926.46
Passage of Resolution-RA/CRA-2021-02:	<u>\$1,302,266.00</u>
MCGP New Balance:	\$3,334,192.46

Ms. Nasrallah advised that there are two applicants before the Agency Board today that qualify for the MCGP. She noted that the Agency Board unanimously approved the MCGP Guidelines on January 28, 2020 adding that the goals for the program are to support renovations that will help reduce blight and attract reinvestment and create positive momentum towards community redevelopment in the RA/CRA area. Grants are provided on a reimbursement basis only to help applicants whose property is not in compliance with the Renew Arlington Zoning Overlay elements of fencing, signage,

and landscaping/landscape buffers approved per Ordinance 2019-239-E. She added that all of the applicants are required to complete separate Grant Agreements for each category of fencing, signs and landscaping/landscape buffers.

Ms. Nasrallah commented that Randy Miller with American Plumbing located on Arlington Road has been doing an amazing job assembling two horribly blighted parcels into a redevelopment show piece. She noted that there are two agreements for American Plumbing, one for fencing and one for landscaping/landscape buffers noting that both projects were approved unanimously by the RA/CRA Advisory Board on April 14, 2021.

Ms. Nasrallah briefly reviewed the funding breakdown for the American Plumbing MCGP projects.

Fencing:	\$ 8,368
Landscaping/Buffers:	<u>\$337,437</u>
Total:	\$345,805

Ms. Nasrallah and Mr. Brian Wheeler, OED Part-time Landscape Architect who has been working with the applicant on their projects were present to answer any questions from the Agency Board Members.

Agency Board Vice-Chair Morgan referred to page 99 of the packages that show the transformation of the building. She noted that Mr. Wheeler has been working hard with applicants that want to participate and we continue to encourage businesses to participate in the MCGP. She noted that the work to date on the American Plumbing project was work completed and funded by the applicant without any funding from the RA/CRA. She advised that now the RA/CRA MCGP funding will help the applicant with the fencing the landscaping portion of his project, which will further transform this part of Arlington Road.

Agency Board Member Salem asked if all of the MCGP projects are required to come before the Agency Board for approval. Ms. Nasrallah replied that anything over \$100,000 has to come to the Agency Board for approval.

Agency Board Member Becton commented that he recalls an estimate of approximately \$3,000,000 funding needed for the MCGP adding that he is surprised that we are about to spend about half of that today in the two projects being presented today. He is concerned about funding being available for other properties in the RA/CRA area.

Mr. Wendland responded he believes the estimated funding was closer to \$8 million; however, that estimate may be low now based on current construction costs adding that the upside of the equation is that the revenues are coming in significantly better than when was anticipated. He advised that after the two projects being presented today, there would be a balance of approximately \$1,680,335.46 remaining in the MCGP fund adding that the College Park project is one of the four catalyst projects

and knew it was going to be a larger project. Mr. Wendland commented that they are working through five or six smaller projects.

Agency Board Member Becton commented that he would be interested in the details related to the success stories of smaller grant projects that have been approved under the \$100,00 threshold.

Chair Newby opened the floor for public comment. There were no public speakers.

***A MOTION WAS MADE AND SECONDED TO APPROVE THE RENEW ARLINGTON COMMUNITY REDEVELOPMENT AGENCY BOARD RESOLUTION RA/CRA-2021-04 ALLOCATING \$345,805 FROM THE MANDATORY COMPLIANCE GRANT PROGRAM BUDGET TO FUND THE AMERICAN PLUMBING MANDATORY COMPLIANCE GRANT PROGRAM AGREEMENTS FOR LANDSCAPING/LANDSCAPE BUFFERS AND FENCING; AUTHORIZING EXECUTION OF ALL DOCUMENTS BY THE MAYOR AND CORPORATION SECRETARY; PROVIDING FOR OVERSIGHT BY THE OFFICE OF ECONOMIC DEVELOPMENT; AUTHORIZING APPROVAL OF TECHNICAL AMENDMENTS BY THE EXECUTIVE DIRECTOR OF THE OFFICE OF ECONOMIC DEVELOPMENT (“OED”); PROVIDING AN EFFECTIVE DATE. THE MOTION PASSED UNANIMOUSLY 13-0-0.***

**CONSIDERATION OF \$1,308,052 FUNDING RECOMMENDATION FOR THE COLLEGE PARK MCGP APPLICATIONS (RESOLUTION RA/CRA-2021-05)**

Ms. Nasrallah advised that the College Park Project is a property formerly known as the Town and Country Shopping Center and is located at the intersection of Arlington Expressway and University Blvd. at the foot of the Matthews Bridge, which is not just the gateway into Arlington but also the gateway to downtown from the east and is comprised of approximately 19 acres of redevelopment potential. She added that College Park is designated in the Renew Arlington Community Redevelopment Plan as a “Catalyst Area,” one of four in the RA/CRA. The redevelopment of the site will have a major impact on the community and we hope the project will have a ripple effect on University Blvd.

Ms. Nasrallah briefly reviewed the funding breakdown for the College Park MCGP projects.

Fencing:	\$ 14,500
Landscaping/Buffers:	\$1,056,712
Signage:	<u>\$ 236,840</u>
Total:	\$1,308,052

Agency Board Salem announced that he would be abstaining from voting on the College Park Project because he has an investment interest with the Real Estate parent company.

Chair Newby opened the floor for public comment. There were no public speakers.

***A MOTION WAS MADE AND SECONDED TO APPROVE THE RENEW ARLINGTON COMMUNITY REDEVELOPMENT AGENCY BOARD RESOLUTION RA/CRA-2021-05 ALLOCATING \$1,308,052 FROM THE MANDATORY COMPLIANCE GRANT PROGRAM BUDGET TO FUND THE COLLEGE PARK MANDATORY COMPLIANCE GRANT PROGRAM AGREEMENTS FOR LANDSCAPING/LANDSCAPE BUFFERS, FENCING AND SIGNS; AUTHORIZING EXECUTION OF ALL DOCUMENTS BY THE MAYOR AND CORPORATION SECRETARY; PROVIDING FOR OVERSIGHT BY THE OFFICE OF ECONOMIC DEVELOPMENT; AUTHORIZING APPROVAL OF TECHNICAL AMENDMENTS BY THE EXECUTIVE DIRECTOR OF THE OFFICE OF ECONOMIC DEVELOPMENT (“OED”); PROVIDING AN EFFECTIVE DATE. THE MOTION PASSED UNANIMOUSLY 12-0-1. AGENCY BOARD MEMBER SALEM ABSTAINED FROM VOTING.***

Agency Board Vice-Chair Morgan thanked her colleagues, Mr. Wendland, Ms. Nasrallah, Mr. Wheeler and the RADR Team for all of the work they have put into the RA/CRA MCGP. She added that the RA/CRA Advisory Board is an amazing group of people that work hard and are about changing the dynamics in the RA/CRA area.

**CONSIDERATION OF \$2,000,000 FUNDING RECOMMENDATION FOR THE COLLEGE PARK TID GRANT (RESOLUTION RA/CRA-2021-06)**

Mr. Wendland thanked his staff for the great job putting the projects together. Mr. Wendland advised that the College Park Project Summary was located on pages 16-18 of the packages.

Mr. Wendland reviewed the Project Summary for the College Park Project Tax Increment District Infrastructure Development Grant (“TID Grant”) adding that the project is more of a traditional incentive and falls in line with projects that have been approved in the JIA/CRA area in the past. He noted that the developer is proposing an approximate \$25,000,000 renovation to College Park adding that the cost breakdown on page 17 does not include the \$3,000,000 funding for the MCGP projects previously approved. The College Park project is key to redevelopment in Arlington and as previously mentioned, one of four catalyst areas within the Plan. The project will include a big box grocer, new residential units, new open air food court and a general face lift of the existing building and the property.

Mr. Wendland stated that because there are a lot of dollars coming out of the MCGP funding each year, we structured this in a way that we would pay it out over five years. He advised that the TID Grant is for \$2,000,000 which was budgeted at \$400,000 per year beginning in FY 2021/2022. He noted that if the Agency Board approved the budget, there would be a balance of approximately \$1,950,000 left in Unallocated Plan Authorized Expenditures in the FY 2021/2022 Proposed Budget. The recommendation for \$400,000 would come out of that leaving approximately \$1,500,000. He noted that the \$400,000 would be paid out over five years and is tied to the private capital investment,

as the developer only gets funding in increments as the investments are made. The developer has to invest at least \$16,000,000 in order to get the \$2,000,000 over time.

Agency Board Salem announced that he would be abstaining from voting on the College Park Project because he has an investment interest with the Real Estate parent company.

Chair Newby opened the floor for public comment. There were no public speakers.

***A MOTION WAS MADE AND SECONDED TO APPROVE THE RENEW ARLINGTON COMMUNITY REDEVELOPMENT AGENCY BOARD RESOLUTION RA/CRA-2021-06 AUTHORIZING A NEW PROJECT TO BE CALLED THE COLLEGE PARK PROJECT LOCATED AT THE FORMER TOWN AND COUNTRY SHOPPING CENTER MAKING CERTAIN FINDINGS; APPROVING AN ECONOMIC DEVELOPMENT AGREEMENT (“EDA”) BETWEEN THE CITY OF JACKSONVILLE (“CITY”) AND 903 UNIVERSITY BLVD LLC (“COMPANY”) THAT AUTHORIZES RA/CRA TAX INCREMENT FUNDS NOT TO EXCEED \$2,000,000 FOR A TAX INCREMENT DISTRICT INFRASTRUCTURE DEVELOPMENT GRANT (“TID GRANT”) FOR THE PROJECT OF \$2,000,000, PAYABLE OVER A FIVE YEAR PERIOD BEGINNING FISCAL YEAR 2021/2022; AUTHORIZING EXECUTION OF ALL DOCUMENTS BY THE MAYOR AND CORPORATION SECRETARY; PROVIDING FOR OVERSIGHT BY THE OFFICE OF ECONOMIC DEVELOPMENT; AUTHORIZING APPROVAL OF TECHNICAL AMENDMENTS BY THE EXECUTIVE DIRECTOR OF THE OFFICE OF ECONOMIC DEVELOPMENT (“OED”); PROVIDING AN EFFECTIVE DATE. THE MOTION PASSED UNANIMOUSLY 12-0-1. AGENCY BOARD MEMBER SALEM ABSTAINED FROM VOTING.***

### **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 Newby adjourned the Renew Arlington CRA Board meeting at approximately 2:49 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 Michelle Stephens at (904) 255-5452, or by email at [msteph@coj.net](mailto:msteph@coj.net).