



RENEW ARLINGTON CRA ADVISORY BOARD

Hybrid Virtual & In-Person Meeting

City Hall, 117 West Duval Street

OED Suite 250, Large Conference Room

Jacksonville, FL 32202

Wednesday, November 13, 2024 – 3:30 p.m.

MEETING MINUTES

Location: The RA/CRA Advisory Board meeting was held as a hybrid virtual and in-person meeting. The RA/CRA Advisory Board Members met in person at City Hall, 117 West Duval Street, OED Suite 250, Large Conference Room

RA/CRA Advisory Board Members Present: Advisory Board Chair Matt Tuohy, Advisory Board Vice-Chair Stephen Matchett, Advisory Board Members Wade Alliance, DeDee Harper, Danyuell Newkirk, Bandele Onasanya, Ramsey Salem, and Monty Selim

RA/CRA Advisory Board Members Not Present: Advisory Board Member Cantrece Jones

Staff Present: Nasrallah, Redevelopment Manager; Brian Wheeler, Renew Arlington Design Review; and Krista Fogarty, CRA Coordinator

Representing the Office of General Counsel: Shannon MacGillis

Representing the Office of City Council: Councilman Ken Amaro, Council District 1 and his ECA Joe Johnson

Others Present: None

I. CALL TO ORDER

Chair M. Tuohy called the meeting to order at 3:34 p.m. A quorum was present.

II. ACTION ITEMS

CONSIDERATION OF MEETING MINUTES FOR SEPTEMBER 11, 2024

A MOTION WAS MADE BY VICE CHAIR MATCHETT TO APPROVE THE SEPTEMBER 11, 2024 MEETING MINUTES. BOARD MEMBER SALEM SECONDED THE MOTION. THE MOTION WAS UNANIMOUSLY APPROVED (6-0).

CONSIDERATION OF FUNDING FOR THE ACE HARDWARE MCGP AGREEMENT

Mr. Wheeler presented the application and explained the site plan, including which areas the property owner is expected to fund on his own compared what is eligible for coverage by the grant. The site received an exception approximately one year ago that was approved by the CRA Advisory Board, and this parking will not be covered by the grant. Additionally, there are building envelope improvements that will be the sole responsibility of the owner. The self-funded portion of the work will need to take place before the grant portion takes place, or it should at the very least be started prior to the initiation of the grant-funded portion. The cost of this project is so great because of the size of the property, which is approximately four times the size of most other properties in the grant program.

Chair Tuohy asked Mr. Wheeler how much the owner was paying in their share. Mr. Wheeler stated that we do not have that number yet, but he will be asked to fund that on his own up front. This would be a separate agreement between the owner and the contractor, and the owner can use any contractor that he wishes to. If he uses the same one for this work as the grant-funded portion of the project, we will need to see the bid to ensure the pricing is comparable with the bid for the grant-funded portion.

Chair Tuohy asked for clarification that this situation is similar to when an applicant wants more work than what is covered by the grant. In which the owner would pick up the difference in cost. Mr. Wheeler answered in the affirmative.

Board Member Salem asked for clarification on who owns the property. Mr. Wheeler explained that it is owned by the Turner Family Trust.

Board Member Onasanya asked for clarification on the scale of the project. Mr. Wheeler and other board members explained that this project is the entire block.

Councilmember Amaro explained some of the history of the property and how it became one large project.

Ms. Nasrallah explained that sometimes it is easier to combine properties to complete some projects at the same time. In this case, its easier to do one large project since its under common ownership.

Vice Chair Matchett asked how much of the work is corrective or deferred maintenance. Mr. Wheeler explained the history of the work on the site and noted that the bulk of the cost on this site is related to the work in the City's Right of Way. Vice Chair Matchett had additional questions about the aesthetics of the buildings in the back of the site. Mr. Wheeler explained the changes that would be made to the design of the buildings.

Ms. Nasrallah and Mr. Wheeler explained the process of the bids we have received so far, what would be included in the BIDs, and what would not be included in the bids for the grant program to cover. Mr. Wheeler asked the Advisory Board to make a recommendation for an amount “not to exceed” for the bids, so this recommendation can be approved and forwarded to the Agency Board in time for their next meeting.

Chair Tuohy asked Ms. Nasrallah how much is left in the CRA’s fund. She responded that there is approximately \$6.3 million and another \$3 million can be expected to be added to it for this year. She also noted that as we move through the program, you will see funding come out of the account for the grants, but you can also expect to see it get added back in at the same rate it’s being spent, due to how long each site is taking.

Board Member Alliance asked for what criteria to use when creating the not to exceed number. Ms. Nasrallah explained the process of how we got those bids.

Chair Tuohy asked how the board should come up with the not to exceed number, and specifically asked Mr. Wheeler for a recommendation on how to proceed.

Mr. Wheeler stated that the IBC quote, which is the one the board has seen already, was initially the highest bid for the site and taking that into consideration the other bids are expected to come in lower than this one.

Chair Tuohy asked the board to make a motion.

Board Member Onasanya asked for clarification on why the board was seeing this project. Ms. Nasrallah explained that because the cost is over \$500,000 it requires review from this board and Agency Board.

A MOTION WAS MADE BY BOARD MEMBER ALLIANCE TO RECOMMEND \$950,000 AS THE NOT TO EXCEED AMOUNT AND WAS SECONDED BY BOARD MEMBER HARPER. THE MOTION WAS UNANIMOUSLY APPROVED (8-0).

III. GENERAL INFORMATION

Vice Chair Matchett asked if there was any information on what was going on with the 900 building, since it looks like improvements are being made. Ms. Nasrallah said the most recent information she has heard was that the owners wanted to make it a mixed-use project, but she was not aware of any firm plans.

Ms. Nasrallah explained that there are almost 300 MCGP applications in the program, and she explained that OED expects to do one more mailing at the beginning of the year.

Board Member Onasanya asked what happens if a site is on septic, what happens? Ms. Nasrallah explained that it depends on the site. If the septic tank becomes a problem with the landscaping buffers, then the grant may cover it, but it depends on if it can be worked around.

Chair Tuohy asked if there was an update on the Bank? Ms. Nasrallah stated that there was not judgement yet, but one was expected soon.

Vice Chair Matchett noted that the Ad Hoc committee that is meeting on the Arlington Expressway will be having a meeting on Thursday November 14th with FDOT that will include renderings of landscaping and signage.

IV. NEW BUSINESS

There was no new business.

V. OLD BUSINESS

There was no old business.

VI. PUBLIC COMMENTS

There were no comments from the public.

VII. ADJOURNMENT

There being no further business, Chair M. Tuohy adjourned the RA/CRA Advisory Board Meeting at approximately 4:17 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.