



Downtown Investment Authority
Redevelopment Plan Committee

City Hall at St. James
117 West Duval St., Lynwood Roberts Room

Wednesday, August 14, 2013 – 3:00 p.m.

REDEVELOPMENT PLAN COMMITTEE
MEETING MINUTES
DRAFT

Board Members Present: Chairman O. Barakat, M. Bishop, K. Harper Williams, and T. Allegretti

Office of General Counsel: Jason Gabriel

Attendees: Paul Crawford, Deputy Director OED, Eric Lindstrom, OED Staff and Michelle Stephens, Recording Secretary

CALL TO ORDER

Board member M. Bishop, Chair of the DIA Redevelopment Plan Committee called the meeting to order at approximately 3:50 p.m. She noted that a draft of the meeting notes from the July 24, 2013 meeting were distributed. She advised that she has not reviewed them and asked those members present to review them prior to the August 28th meeting to be approved at that time. She added that going forward; meeting notes from previous meetings will be provided for review in advance of meetings.

Board member Bishop advised that the purpose of the meeting is to bring everyone up to date to some degree with what the regulations are, requirements on the state level and how they affect us.

She introduced Lara Diettrich, Urban Planner with Diettrich Planning. Ms. Diettrich started by clarifying that she was present today as the Northeast Florida Regional Representative for the Florida Redevelopment Association and not as part of the CRA consultant team adding that the purpose of today's meeting was to provide an educational overview of CRA 101.

Ms. Diettrich provided and reviewed a four page handout "Community Redevelopment Area: Summary of What, How and Why" (attached). The handout is a summary of Community Redevelopment Areas (CRA). She noted that CRA also stands for Community Redevelopment Agency. She will use the term "agency" when she means agency, otherwise when she references CRA she means the boundary, the program, the CRA Plan, the Redevelopment Plan.

Ms. Diettrich provided a CRA 101 PowerPoint presentation (attached).

The following were relative comments from the Committee:

- Mr. Gabriel commented that the rules covered in the presentation are statutory and state wide. The reason that some of the rules may not make sense at first glance is because the COJ is a consolidated government. Duval County is the City of Jacksonville. A lot of the

rules were promulgated because you're dealing with a CRA, which is a region of a city in a larger county. There was a lot of care that has been taken when these rules were crafted to make sure that tax monies, CIP monies and TIF monies are all segregated and used for the proper purposes. In our consolidated form of government in the City of Jacksonville / Duval County some of the rules were not crafted with our model in mind, they were crafted with more segregated city/county types.

- In response to Ms. Diettrich's discussion of "Things CRA's Cannot Pay For", and the statement of a need to be careful with spending on "Maintenance and Repairs of CRA Projects": Mr. Lindstrom commented regarding street improvements and project maintenance of a CRA funded project that typically the project would be given over to the City or County to maintain. For our consolidated government that does not make sense for us because the COJ is the county (consolidated).
- Follow-up Board discussion noted that identification of responsibility for future and/or ongoing maintenance of projects should be included as part of Plan.
- Board member Bishop asked about the status of the consultant. Mr. Lindstrom responded that the consultant is officially under contract adding that he received an email from OGC at approximately 3:45 pm today along with the executive contract.
- Board member Allegretti commented that today's presentation clarified for him that they are working to update the current plan, vs. a new plan; a plan amendment not the creation of a new plan; and concurs, and likes the concept to include everything - all ideas in the plan.
- Referencing listing projects, Chair Barakat commented that he thinks he recalls reading the original CRA Plans from the 80's regarding the Downtown West (LaVilla /River City Renaissance), where there was a lot of discussion about what to do with specific properties; instead of discussing ideas it was a discussion listing properties and asked if they would be looking at property by property or focus on particular parcels.

Ms. Diettrich replied that the contract was written in a Phase 1 and Phase 2. Phase 1 of the contract includes a comprehensive, legitimate statutory update and there is going to be a "preface", to the Market Analysis. Phase 2 is the time when the parcel profiles will be flushed out more in terms of their current uses, maybe what their uses should be if they should be changed, values, etc. The CRA Plan will not only identify "what is going on now, this is what is not going on anymore, and this is what we see happening in other cities that we want to see happen here". Property evaluation, location, the collaborative, such as LaVilla which was a great idea back then but perhaps the market has shifted and the things we wanted there are now happening somewhere else (example of Phase 2).

- Referencing benchmarks, Chair Barakat asked if there was going to be an opportunity through this process to talk about benchmarks on an annual basis or should the DIA have a separate process to figure out what their annual benchmarks should be.

Ms. Diettrich replied that benchmarks are going to be more of Phase 2. Phase 1 is cleaning up the current Plans, getting all data, all of the elements that are required under the law to be in the Plan that need to be refreshed. Benchmarks for short and long range goals and

benchmarks from a board as far as doing your administrative type of efforts will be included in Phase 1 and those will be discussed in all of the workshops that will take place.

- Board member Bishop emphasized that we need to get the scope of services increased immediately because in her opinion we need the benchmarks ASAP, create a matrix as a tool and use as an example the five projects in order to show validity.
- It was encouraged and emphasized that the DIA needs to start discussing benchmarks separately from the consultant now.
- Dane Beard (did not complete a comment card) lives in Springfield. Asked if the DIA identifies something that would benefit the CRA but the activity was outside of the CRA, if CRA funds could fund the activity.

Ms. Diettrich replied that the only way you can use TIF funds outside of the boundaries for projects not in the Plan is if the City and the DIA mutually agree to do that.

PUBLIC COMMENTS

The floor was open for public comments.

- Bruce Fouraker: Made suggestions related to the spending of \$9 million.

ADJOURNMENT

There being no further business, Board member Bishop adjourned the meeting at approximately 4:54 p.m.

The written minutes for this meeting are only an overview of what was discussed. For verbatim comments of this meeting, an audio CD is available upon request. Please contact Michelle Stephens, Office of Economic Development, at (904) 630-1979 or by email at msteph@coj.net.