



RENEW ARLINGTON
COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING

Zoom Meeting – No location
Tuesday, August 11, 2020 – 2:30 p.m.

MEETING MINUTES
TUESDAY, AUGUST 11, 2020 – 2:30 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 Acting Chair Sam Newby; Agency Board Vice-Chair, Joyce Morgan; Agency Board Members Reggie Gaffney, Aaron Bowman, Al Ferraro, Danny Becton, Ju’Coby Pittman, LeAnna Cumber, Matt Carlucci, Michael Boylan, Randy DeFoor, Ron Salem and Scott Wilson

Agency Board Members Excused: Agency Board Chair, Tommy Hazouri; Agency Board Members Brenda Priestly-Jackson; Garrett Dennis, Randy White, Rory Diamond and Terrance Freeman

I. CALL TO ORDER

Acting Chair Newby called the Renew Arlington Community Redevelopment Agency (RA/CRA) Board meeting to order at approximately 2:33 p.m.

II. ACTION ITEMS

APPROVAL OF THE JANUARY 28, 2020 RENEW ARLINGTON COMMUNITY REDEVELOPMENT AGENCY (RA/CRA) BOARD MEETING MINUTES

A MOTION WAS MADE AND SECONDED APPROVING THE JANUARY 28, 2020 RENEW ARLINGTON COMMUNITY REDEVELOPMENT AGENCY (RA/CRA) BOARD MEETING MINUTES. THE MOTION PASSED UNANIMOUSLY 13-0-0.

CONSIDERATION OF \$198,900 FUNDING RECOMMENDATION TO THE RENEW ARLINGTON MANDATORY COMPLIANCE GRANT PROGRAM (RESOLUTION RA/CRA-2020-04)

Mr. Wendland commented that each of the three Agency Boards are being asked to act on the remainder of funds available for the FY 2019/2020 Budgets and the FY 2020/2021 Budgets. He noted that the recommendation for the next FY Budgets is to leave the money in the unallocated line item, which means it has not been decided how the money is going to be used. He added that staff will come back to the Agency Board at a later date and time with recommendations. The decisions today will be made in the current year budgets.

Referencing the RA/CRA FY 2019/2020 Amended and Restated Budget, Mr. Wendland referenced the middle column of the Unallocated Plan Authorized Expenditure line, there is a remaining balance of \$198,900. In the far right column of the FY 2019/2020 Amended and Restated Budget the Mandatory Compliance Grant Program line item increases from 1,000,000 to \$1,198,900. It is staff's recommendation to take the balance of the current year's funds and put them into the Mandatory Compliance Grant Program (MCGP). The current balance in the MCGP is \$1,750,778. Moving the additional \$198,900 to the program will leave a balance of \$1,949,678 in the MCGP. He added that they are starting to have discussions with people about moving forward with projects and that is our recommendation to you for the balance of the FY 2019/2020 Amended and Restated Budget.

Vice-Chair Morgan offered condolences to Acting Chair Newby for the loss of his beloved mother.

Vice-Chair Morgan commented that we are going to need this money. College Park, which was the former Town and Country, was purchased and the new owner could be one of the projects that will need to use some of the MCGP funding adding that we want to be poised because other are interested as well.

Acting Chair Newby opened the floor for public comment. There were no comments from the public.

A MOTION WAS MADE AND SECONDED TO APPROVE RENEW ARLINGTON COMMUNITY REDEVELOPMENT AGENCY BOARD RESOLUTION RA/CRA-2020-04 APPROVING THE ALLOCATION AND TRANSFER WITHIN THE RA/CRA FY 2019/2020 AMENDED AND RESTATED BUDGET OF \$198,899.76 FROM UNALLOCATED PLAN AUTHORIZED EXPENDITURES TO PLAN AUTHORIZED EXPENDITURES TO BE USED FOR THE RENEW ARLINGTON MANDATORY COMPLIANCE GRANT PROGRAM; ADOPTING THE RA/CRA FY 2019/2020 AMENDED AND RESTATED BUDGET; DIRECTING THAT INVESTMENT POOL EARNINGS BE ALLOCATED TO THE MANDATORY COMPLIANCE GRANT PROGRAM; PROVIDING AN EFFECTIVE DATE. THE MOTION PASSED UNANIMOUSLY 13-0-0.

CONSIDERATION OF THE FY 2020/2021 PROPOSED BUDGET (RESOLUTION RA/CRA-2020-05)

Mr. Wendland reviewed Resolution RA/CRA-2020-05 noting that the revenues for next year are projected to increase by \$343,619, which is a 26% increase. He noted that the increase in Administrative Expenses directly tie to the MCGP and part-time salaries in addition to a Landscape Designer we have on staff part time to help with the program. It is staff's recommendation that the \$1,452,266 go into the Unallocated Plan Authorized Expenditures line item. He noted that staff expects to come back to the Agency Board with the majority of the money going into the

Mandatory Compliance Grant Program, but at this point in time would like to keep it in the Unallocated Plan Authorized Expenditures to start the year.

Agency Board Member Bowman commented that the 26% increase on the revenue was great. He asked if there was a measurement to determine that the increase is due to the CRA being successful or an increase from property values going up. Trying to understand is the CRA already starting to work and show that revenues are increasing or is this just a strong market.

Mr. Wendland responded a combination of both. He commented that he believes they have seen an increase in a couple of new properties coming online adding that they hope to have a pretty good increase next year because there are projects that have just wrapped up in the area. He added that some of the property values certainly have gone up just by the nature of property values increasing, but there have also been a couple new projects come online that have had a positive effect on the increase.

Agency Board Member Bowman commented that it is a good news story, but does the data show if the increase is due to one way or the other? It would be interesting if there was a way to establish the baseline of the properties that nothing is happening to and we could know it is good news of the market being stronger or not.

Agency Board Member Salem asked how much of the increase may be related to JU and the development occurring on the northside of their campus versus other development.

Mr. Wendland responded that we do not believe any of the increase relates to Dolphin Point yet. Dolphin Point has not hit the tax rolls and probably will not until next year. That is where we expect a pretty nice increase coming from in the coming next year. The increase is more due to the apartment complex and carwash that came online this year.

In reply to a question from Agency Board Member Salem, Mr. Wendland confirmed that when he was referring to Dolphin Point, he was not referring to the nursing school or the development on the north side. He added that some dirt is involved, but that none of the of the improved project is included yet.

Vice Chair Morgan suggested that if the Agency Board Members have a chance to visit the new car wash on Merrill Rd. that is doing phenomenal business and making a difference. She added that Dolphin Point will come on next year, which will be a boon in addition to the work that is going to be going on at College Park (former Town and Country). Wawa is still planning to construct at the corner of Arlington Rd. and University Blvd. They had to put the actual building on hold until next

year, but they have acquired all of the property. She added that the roundabout at JU is also on target.

Acting Chair Newby opened the floor for public comment. There were no comments from the public.

A MOTION WAS MADE AND SECONDED TO APPROVE RENEW ARLINGTON COMMUNITY REDEVELOPMENT AGENCY BOARD RESOLUTION RA/CRA-2020-05 ADOPTING THE FY 2020/2021 PROPOSED BUDGET; PROVIDING AN EFFECTIVE DATE. THE MOTION PASSED UNANIMOUSLY 13-0-0.

III. NEW BUSINESS

No new business was discussed.

IV. PUBLIC COMMENTS

There were no comments from the public.

V. ADJOURNMENT

There being no further business, Acting Chair Newby adjourned the Renew Arlington CRA Board meeting at approximately 2:50 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.