



OFFICE OF ECONOMIC DEVELOPMENT
CITY OF JACKSONVILLE, FL

MEMORANDUM

TO: The Honorable Lori Boyer
Chair, CRA Agency Boards

FROM: Kirk Wendland, Executive Director

SUBJECT: 2015/2016 CRA Annual Report

DATE: March 27, 2017

Pursuant to Florida Statute 163.461, Community Redevelopment Areas that receive funds following this Act are required to submit an annual report to the State of Florida, Department of Community Affairs.

Attached please find the 2015/2016 CRA Annual Report that was filed today on behalf of the JIA CRA Agency Board, the King Soutel Crossing Agency Board, and the Renew Arlington Agency Board.

We are happy to address any questions you may have regarding its content. Please do not hesitate to contact me at 630-2455, or Karen Nasrallah at 630-2272.

cc: Community Redevelopment Area Agency Board Members
Susan Grandin, Office of General Counsel
Cheryl Brown, Director/Council Secretary
Kirk Sherman, Council Auditor
Ali Korman, Director of Intergovernmental Affairs

COMMUNITY REDEVELOPMENT AGENCY ANNUAL REPORT 2015-2016

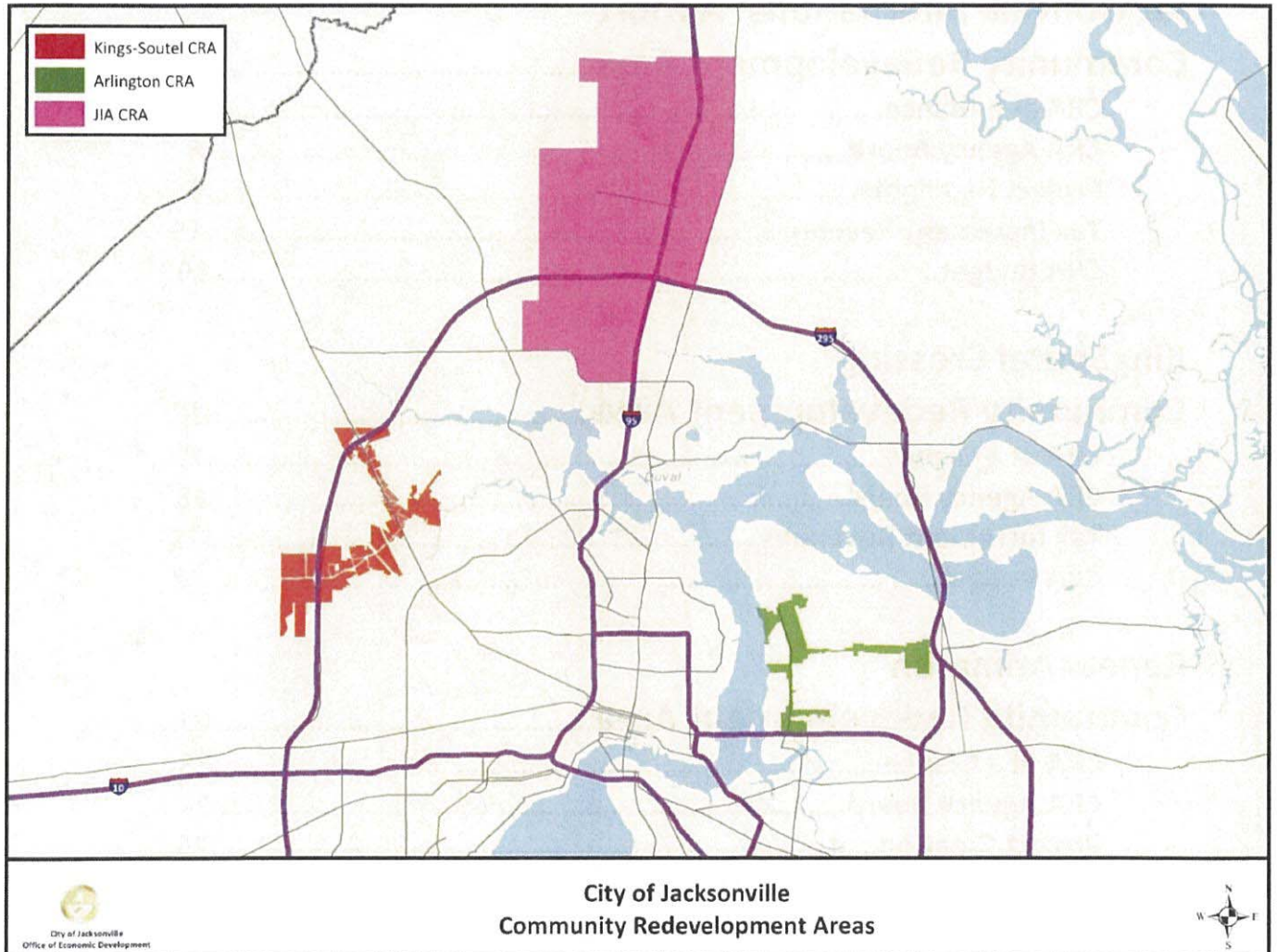


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**City of Jacksonville
Community Redevelopment Agency
Annual Report
Fiscal Year 2015-2016**

Required Report and Records

Pursuant to Chapter 163 of the Florida Statutes, the Community Redevelopment Agency (CRA) of the City of Jacksonville must file with the governing body on or before March 31st of each year, a report of its activity for the preceding fiscal year and the report shall include a complete financial statement setting forth its assets, liabilities, income, and operating expenses as of the end of such fiscal year. Once completed, a notice will be published in a newspaper of general circulation which states that the FY 2016 CRA Annual Report has been filed and is available for review in the Office of Economic Development. The notice of publication will be placed in the Florida Times Union newspaper as a legal notice. In addition, the report will be available for review on the City's website (www.coj.net) Government/Community Redevelopment Area Board.

CRA Process

The City of Jacksonville follows the process of creating Community Redevelopment Areas (CRA) pursuant to Florida Statute 163, Part III. The process for creating a CRA is well defined. It must detail the deficiencies in the area meeting the statutory definition of blight, provide a Community Redevelopment Plan for eliminating the blight and establish a Tax Increment Financing District (TIF) as an ongoing revenue source supporting the projects described in the Plan. Tax increment financing is a unique tool available to cities and counties for redevelopment activities. It is used to leverage public funds to promote private sector activity in the targeted area. A broad overview of the process is outlined below:

1. **Finding of Necessity** – Blight is measured by meeting at least two criteria of 14 as stated in the statute supported with government statistics.
2. **Community Redevelopment Plan** – A master plan must be developed as the blueprint for solving the boundary area deficiencies. The CRA Plan will provide the guidelines for land acquisition, investment, development, redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the CRA; zoning and planning changes, if any; land uses; maximum densities; building requirements, elementary schools in the area, housing, newly created office and retail, improved traffic, public transportation, public utilities, recreational and community facilities.

Examples of traditional projects include streetscapes and roadway improvements, building renovations, new building construction, flood control initiatives, water and sewer improvements, parking lots and garages, neighborhood parks, sidewalks and

street tree plantings. The plan can also include redevelopment incentives such as grants and loans for such things as façade improvements, sprinkler system upgrades, signs, and structural improvements. The redevelopment plan is a living document that can be updated to meet the changing needs within the Community Redevelopment Area; however, the boundaries of the area cannot be changed without starting the process from the beginning.

3. **Tax Increment Financing District (TIF)** -- A CRA is a dependent special district in which any future increases in property values are set aside to support economic development projects within that district. They are commonly used to focus economic development in a particular community in decline where funding sources for revitalization are challenged. This is accomplished by establishing a Tax Increment Financing (TIF) district. If it is listed in the Community Redevelopment Plan, TIF dollars can be used as a revenue source to a project if the project meets community criteria.

Background

Pursuant to the provisions of Chapter 163, Part III, Florida Statutes, on June 28, 2012, the City Council declared itself the Community Redevelopment Agency (CRA) when it approved Ordinance 2012-212-E. The Ordinance codified the determination that the City Council would be the redevelopment agency to implement the revitalization of the Community Redevelopment Area Plans for three active CRAs located in Duval County.

This action transfers the rights, powers, duties, privileges and immunities invested in the City Council acting as the CRA. Although the City Council members and the CRA members are the same, the CRA is a legal entity, separate, distinct and independent from the City Council. The CRA as an agency exists until dissolved by action of the City Council. The redevelopment efforts are guided by the CRA agency which is comprised of the 19 City Council members determined to revitalize the JIA, KingSoutel and Arlington neighborhoods. The CRA has direct oversight of redevelopment activities in all three redevelopment areas. The JIA CRA and the Renew Arlington CRAs also have seated Advisory Boards.

Further, on August 23, 2016, the City Council formed three separate CRA Agency Boards consisting of all City Council Members as its Board of Directors to provide oversight for the implementation of the Community Redevelopment Plans. The action taken is as follows:

- **Jacksonville International Airport Community Redevelopment Agency**
Resolution JIA/CRA-2016-01 approved the recommendation to the City Council as the governing body that the Council President serve as the Chair of the JIA/CRA and the District Council Member of the district encompassing the JIA/CRA Redevelopment Area serve as the Vice Chair. **Resolution JIA/CRA-2016-02** approved the bylaws for the JIA CRA Agency. **Resolution JIA/CRA-2016-03** adopted the FY2015-2016 reinstated budget pursuant to Section 163.387 F.S. **Resolution JIA/CRA-2016-04** adopted a FY2016-2017 proposed budget.

- KingSoutel Crossing Community Redevelopment Agency**
Resolution KSC/CRA-2016-01 approved the recommendation to the City Council as the governing body that the Council President serve as the Chair of the KSC/CRA and the District Council Member of the district encompassing the KSC/CRA Redevelopment Area serve as the Vice Chair. **Resolution KSC/CRA-2016-02** approved the bylaws for the KSC/CRA Agency. **Resolution KSC/CRA-2016-03** adopted the FY2015-2016 budget pursuant to Section 163.387 F.S. **Resolution KSC/CRA-2016-04** adopted a FY2016-2017 proposed budget.
- Renew Arlington Community Redevelopment Agency**
Resolution RA/CRA-2016-01 approved the recommendation to the City Council as the governing body that the Council President serve as the Chair of the RA/CRA and the District Council Member of the district encompassing the RA/CRA Redevelopment Area serve as the Vice Chair. **Resolution RA/CRA-2016-02** approved the bylaws for the RA/CRA Agency. **Resolution RA/CRA-2016-03** adopted the FY2015-2016 budget pursuant to Section 163.387 F.S. **Resolution RA/CRA-2016-04** adopted a FY2016-2017 proposed budget.

Staffing and Administrative Procedures

The Community Redevelopment Agency and City of Jacksonville annually approve a budget for Administrative Services to provide the staffing and administrative relationship between the City and the CRA for general office operations and implementation of the redevelopment plans for the three redevelopment areas. The Community Redevelopment Agency Bylaws establish the CRA's board composition, purpose and powers, meetings and notice requirements and administrative procedures. The CRA Board meets as required by Florida Statutes 163, Part III and 189. Typically, when needed, meetings are held immediately preceding the City Council's meeting on the second or fourth Tuesday of the month. The budgets are provided for each of the three CRAs in the appropriate section of this report.

Community Redevelopment Plan Implementation

Each redevelopment area has its own Community Redevelopment Plan unique to each area with its specific needs and deficiencies that has been adopted by the City Council through the legislative process. The purpose of the Plans are to identify policies, strategies and goals that will remedy the conditions of blight that have been determined to exist within the Community Redevelopment Area and clearly stated in the Finding of Necessity. The strategies in all plans include short-term and long-term capital improvements, economic development and planning projects aimed at stimulating growth, creating jobs, and expanding the tax base through the redevelopment of the Community Redevelopment Areas.

Two of the CRAs have Advisory Boards in place and meet on a regular basis. All Advisory Board Members are confirmed through City Council and are required to attend ethics training, which

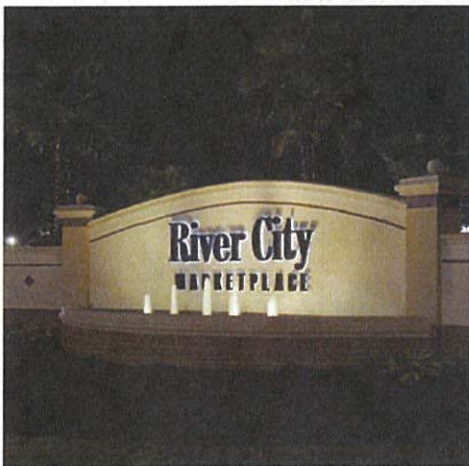
includes instruction and Florida Sunshine Laws. Advisory Board meetings are publicly noticed and open to the public.

Tax Increment Finance (TIF) districts were established at the time the Community Redevelopment Plans were adopted, pursuant to the Community Redevelopment Act (Florida Statutes 163.387). No TIF revenues may be expended unless those funds are expended in accordance with an adopted Community Redevelopment Plan for the specific redevelopment area and approved by the CRA Board. The following Community Redevelopment Plans with TIF accounts are currently in effect:

- 1993 Jacksonville International Airport Community Redevelopment Area
- 2008 KingSoutel Crossing Community Redevelopment Area
- 2015 Renew Arlington Community Redevelopment Area

Jacksonville International Airport

CRA Agency



JIA CRA at a Glance

CRA Area (Acres)	14,245
CRA Base Year	1993
Base Year Taxable Assessment	\$189,200,262
Current Taxable Assessment	\$958,504,409
Incremental Increase	\$769,304,147
Fiscal 2015/2016 TIF Revenue	\$9,960,633

Jacksonville International Airport CRA Agency Board



Hon. Lori Boyer, Chair



Hon. Scott Wilson



Hon. Danny Becton



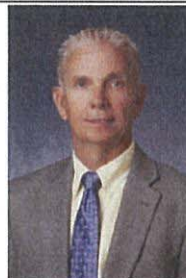
Hon. John Crescimbeni



Hon. Reggie Gaffney, Vice Chair



Hon. Matt Schellengberg



Hon. Doyle Carter



Hon. Tommy Hazouri



Hon. Joyce Morgan



Hon. Katrina Brown



Hon. Bill Gulliford



Hon. Greg Anderson



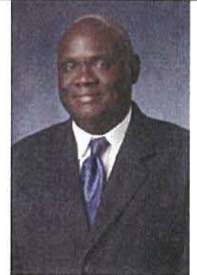
Hon. Al Ferraro



Hon. Garrett Dennis



Hon. Jim Love



Hon. Samuel Newby



Hon. Aaron Bowman



Hon. Reginald Brown



Hon. Anna Lopez Brosche

JIA CRA Highlights for 2015-2016

Project Rex

Project Rex (Amazon) was approved for a large state-of-the-art fulfillment center facility in North Jacksonville, just south of the Jacksonville International Airport. The Company plans to create at least 1,500 jobs by the end of 2019, and 500 of the proposed jobs will have an average annual salary of \$50,000. Amazon has more than 20 years of experience in the retail and ecommerce markets and currently employs more than 200,000 people worldwide.

Amazon assessed various cities across the U.S. for proposed fulfillment centers. The Company's rigorous evaluation process of each proposed site and city includes the review of a series of criteria, which includes proximity to customers, efficiency of local logistics infrastructure, available workforce, and cost structure.

The facility, currently being constructed, is located within the boundaries of the Jacksonville International Airport (JIA) Community Redevelopment Area (CRA). The project will provide the opportunity to address the issue of high unemployment in and around the JIA CRA area. The unemployment rate in certain areas near the proposed project site exceeds 15 percent. All 1,500 of the proposed full-time Company jobs will have access to medical benefits upon hire, and the opportunity to participate in numerous other company fringe benefits after being employed for one year, including tuition assistance and company stock awards.

# of Jobs To Be Created	Capital Investment	Intangibles
500 jobs @ \$50,000 average wage, and 1,000 additional jobs, no later than December 31, 2019.	Estimated capital investment of approximately \$200 million in equipment, furniture, land and real estate improvements.	Establishment of a state-of-the-art fulfillment center, which will provide an abundant amount of job opportunities for residents in an economically distressed area of Jacksonville.

Project Incentives:

The State of Florida to provide:

- A Qualified Target Industry (QTI) Grant up to \$3,000 per new qualified full-time job created (up to 500 employees), for a maximum amount of \$1,500,000. The State's portion would be 80 percent (\$2,400 per job) of the total award, for a maximum amount of \$1,200,000. The QTI award will be payable after the average wage and job created is verified by the Florida Department of Economic Opportunity over the proposed five year payout, beginning in 2017.
- A Florida Flex Training grant at the level of \$1,500 per new qualified employee (up to 500 employees), for a maximum of \$750,000.
- A FDOT Economic Development Transportation Fund (EDTF) Grant of up to \$3,000,000, for transportation related improvements associated with the project.

The total amount of State incentives would be up to: \$4,950,000.

The City of Jacksonville to provide:

- Under the QTI program described above, the Company qualifies for \$3,000 per new qualified full-time job created (up to \$1,500,000). The City portion of the QTI is 20 percent of the award, or \$600 per new qualified full-time job created, up to a maximum amount of \$300,000. The QTI award will be payable after the average wage and job created is verified by the Florida Department of Economic Opportunity over the proposed payout, beginning in 2017; and
- A REV grant based on 60 percent of the increase in real and personal property taxes generated at the project site, for 12 years, not to exceed \$10,000,000 (The City's analysis projects that the grant will reach the not to exceed maximum amount in 10 years).
- A City Training/Hiring Assistance Grant of \$600,000; up to \$200,000 per year, until the earlier of full utilization of the award or 5 years.
- A Road Improvement Grant to cover up to 50 percent of roadway construction/improvements needed for project, with a cap of \$2,500,000. The proposed City Grant will supplement the costs not covered by funding provided by the FDOT EDTF Grant, for the road improvements related to the project.

The total amount of City incentives would be up to: \$13,400,000.

Project Rationale & Benefits:

Project Rex will expand job opportunities in Jacksonville at various wage levels. Additional annual payroll to the Jacksonville area is anticipated to be more than \$51 million annually (excluding benefits). Residents of Jacksonville's high unemployment areas will have an opportunity to apply for many of these jobs. Project Rex will make a significant capital investment, adding to the City's commercial tax base. Project Rex will also add to the growing list of large distribution companies establishing a facility in Jacksonville.





Project Grace

Project Grace (Mercedes Benz USA) committed to an expansion to its existing footprint within the Jacksonville International Airport Community Redevelopment Area (JIA CRA) versus moving its engineering services team to Atlanta. Mercedes agreed to retain 30 existing and add 54 engineering jobs, over two years; at an average wage of \$66,098.

Projects of this nature – an engineering services company creating high-wage jobs within a targeted industry – are highly sought after. Grace, is a high-impact target industry business (Manufacturing), paying an average wage of 150% of the State of Florida average and has stated that the combination of the State of Florida and City of Jacksonville incentives is a material factor in its decision to expand its operation in Jacksonville, Florida.

# of Jobs To Be Created	Capital Investment	Intangibles
54 new jobs @ \$66,098 average wage no later than Dec. 31, 2018.	Estimated minimum of \$2.1 million in IT equipment, furniture, real estate improvements, etc.	Adds to Jacksonville's engineering services job base.

Project Incentives:

The City of Jacksonville proposes to provide:

- The company is seeking public investment through the Qualified Targeted Industry (QTI) Tax Refund program. The QTI incentive proposed is \$4,000 per job plus a high-impact industry bonus of \$2,000 per job for a total of \$6,000 per new full-time job created (up to \$324,000). The City portion of the QTI program is 20 percent of the award, or \$1,200 per job up to \$64,800, in total. The QTI award will be payable after the average wage and jobs created are verified by the Florida Department of Economic Opportunity over the proposed five year payout, beginning in 2017.

The total amount of City incentives would be up to: \$64,800.

The State of Florida proposes to provide:

- The State portion of the QTI program is 80 percent of the award, or \$4,800 per job created up to \$259,200, in total. The QTI award will be payable after the average wage and jobs created are verified by the Florida Department of Economic Opportunity over the proposed five year payout, beginning in 2017; and
- A Florida Flex Training (FFT) grant up to \$2,300 per new job created, with a cap of \$124,200, is being awarded.

The total amount of State incentives would be up to: \$383,400.

Project Rationale & Benefits:

Grace will expand Jacksonville's higher wage job opportunities and tax base. It will also further secure the company and their existing 30 jobs, locally. The 54 new jobs to be created are primarily engineering services jobs for the manufacturing industry. Additional annual payroll to the Jacksonville area will be over \$3.5 million annually (excluding benefits). Grace's expansion project supports the manufacturing businesses that have established operations in Jacksonville.



Road Projects

North Access Road

The North Access Road Improvement Project consists of three segments within the existing JIA CRA: construction of the North Access Road; improvements to the Interstate 95 and Pecan Park Road interchange; and Pecan Park Road improvements. The total project cost for construction and inspection to complete these three roadway improvements is \$30.5 million. The funds will not be leveraged by the issuance of bonds.

The funding for the project is proposed to be provided from three sources:

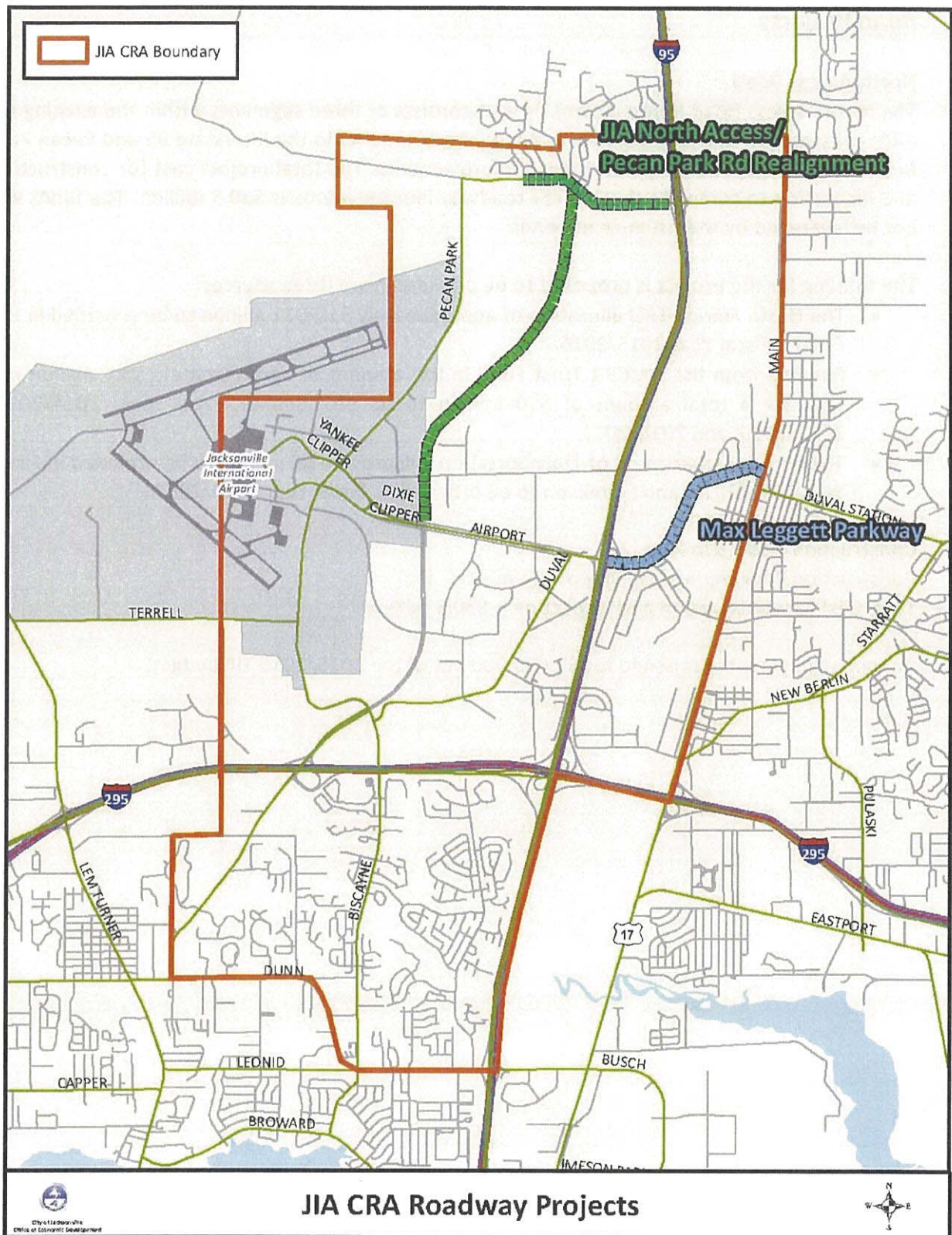
- The North Florida TPO allocation of approximately \$10-\$11 million to be provided in the FDOT's Fiscal Year 2015/2016.
- Funding from the JIA CRA Trust Fund in the amount of approximately \$3.4 million per year for a total amount of \$10 million to be provided in Fiscal Years 2014/2015, 2015/2016, and 2016/2017.
- The Florida Department of Transportation will provide \$6 million to be provided in Fiscal Year 2015/2016; and \$4 million to be provided in Fiscal Year 2016/2017.

Construction = \$26.5 million

Construction Engineering Inspection = \$4 million

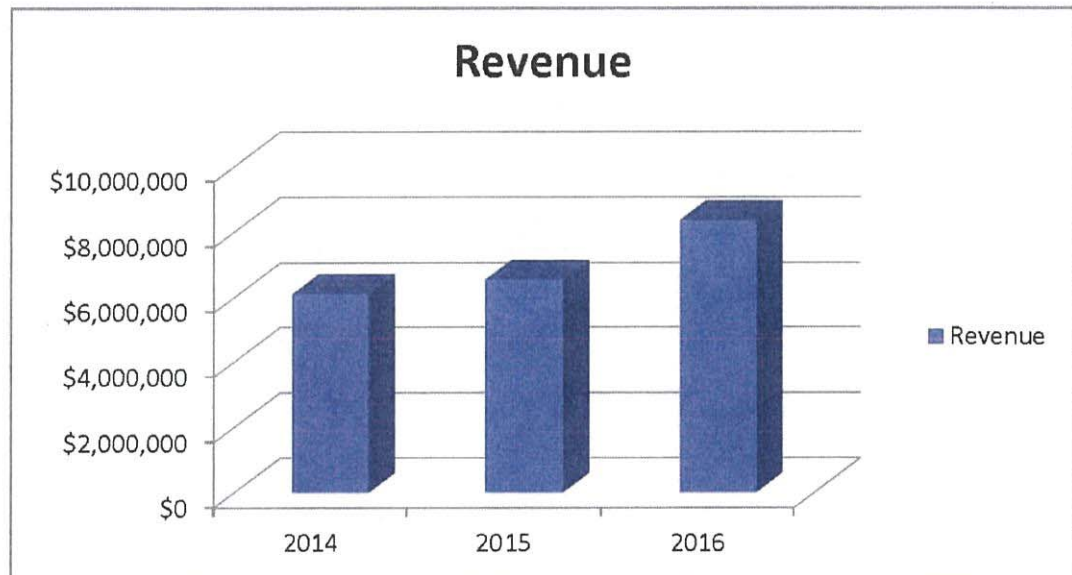
Total Cost for construction and inspection = \$30.5 million

An annual payment was issued for \$3,400,000 out of the 2015/2016 TIF budget.



JIA-CRA Tax Increment Revenues

Year	Revenue
2014	\$6,114,494
2015	\$6,552,639
2016	\$8,362,186



JIA CRA Budget

JIA TAX INCREMENT DISTRICT JXSF (SUB-FUND 185) 2015/16 REVISED BUDGET

	2015/16 ORIGINAL BUDGET	2015/16 REVISED BUDGET
TAXABLE VALUES & RATES		
Base Year	1993	1993
Preliminary Taxable Values	\$ 958,504,409	\$ 958,504,409
Less Taxable Value in Base Year	189,200,262	189,200,262
Taxable Value Incremental Increases	<u>\$ 769,304,147</u>	<u>\$ 769,304,147</u>
Taxable Value Percentage Increases	406.6%	406.6%
Operating Millage Rates	11.4419 mills	11.4419 mills
Collection Rate	95.0%	95.0%
REVENUES		
Ad Valorem Taxes - General Fund/GSD	8,362,186	8,362,186
Interfund Transfer In from Closed Sidewalk project	-	8,447
Transfer from Fund Balance	<u>1,600,000</u>	<u>1,590,000</u>
Total Revenues	<u>9,962,186</u>	<u>9,960,633</u>
EXPENDITURES		
Other Operating Expenses:		
Operating Expenses		
RAMCO REV grant	560,158	560,158
TID Study	200,000	200,000
Safariland Training Grant	-	90,000
Additional Safariland Grant	-	432,000
Project Rex Training Grant	-	600,000
Subtotal Other Operating Expenses	760,158	1,082,158
Debt Service:		
HUD Section 108, 1997, Body Armor (A)	81,643	81,643
2014 Special Revenue, RAMCO	<u>473,734</u>	<u>473,734</u>
Subtotal Debt Service	555,377	555,377
Transfers to Other Funds:		
Transfer Out to TID Capital Project Subfund 32T (B)	3,400,000	5,900,000
Transfer Out to General Fund/GSD (C)	<u>1,500,000</u>	<u>1,500,000</u>
Subtotal Transfers Out	4,900,000	7,400,000
Cash Carryover: (D)	3,646,651	
Reserves	-	
Options Per Chapter 163.387:		
Return to Taxing Authority		
Reduce Indebtedness of Prior Pledge		
Escrow to Later Reduce Indebtedness of Prior Pledge		123,098
Plan Authorized Projects		
Total Expenditures	<u>9,862,186</u>	<u>9,960,633</u>

FOOTNOTES

(A) The final debt service payment is scheduled to be paid 8/1/16.

(B)

1. The transfer of \$3,400,000 represents funding appropriated by Ord. 2012-492-E for the "North Access" project which includes 1) the construction of a new connecting roadway between SR 102/Airport Road and Pecan Park Road and 2) the reconstruction of Pecan Park Road to a four-lane, divided, curb and gutter roadway with bike lanes and sidewalks from I-95 to the west of the intersection with the JIA North Access Road and I-95/Pecan Park Road Interchange Improvements. Ord. 2012-492-E authorized up to \$3.4 million annually in FY 2014/15, FY 2015/16, and FY 2016/17 not to exceed a total of \$10 million (unless no other JIA/CRA planned projects are funded in a given year, in which case more funds could be allocated from the JIA/CRA) to fund the North Access Road project.
2. The 2015/16 Transfer to 32T was increased by \$2,500,000 for a road infrastructure grant related to Project Rex.

(C) The FY 15/16 transfer to the General Fund/GSD and corresponding transfer from fund balance were to help offset debt service costs moved out of the Stormwater Subfund 461.

(D) Funds have been removed from the cash carryover and future use is to be determined by the CRA board.

KING/SOUTEL CROSSING

CRA Agency



KingSoutel Crossing CRA at a Glance

CRA Area (Acres)	1,941
CRA Base Year	2008
Base Year Taxable Assessment	\$71,064,917
Current Taxable Assessment	\$117,648,209
Incremental Increase	\$46,583,292
Fiscal 2015/2016 TIF Revenue	\$1,977,457

KingSoutel Crossing CRA Agency Board



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KingSoutel Crossing Community Redevelopment Area

The KingSoutel Crossing Community Redevelopment Area (CRA) was created to jumpstart housing, retail and commercial development in an underserved area in Northwest Jacksonville. There is significant market demand if the blighted conditions can be remedied and mitigated. The plan was themed to create new town centers at key locations with access to transit, establish minimum standards for services, strengthen existing neighborhoods and create attractive gateways that establish quality of character and identify communities.

The plan was organized into four districts for redevelopment. Strategies for the four districts include:

- Creation of gateways, wayfinding signs and streetscape improvements
- Development of large catalyst projects to attract clients
- Creation of mixed-use and pedestrian oriented "placemaking projects"
- Develop Kings Road District as a major gateway into downtown Jacksonville from the North.

Districts for Redevelopment

- New Kings Road District (US1) is a major gateway into the City's downtown and will continue to maintain a strong commercial environment. A large catalyst or placemaking project is not recommended for this area unless assemblage of 25 acres or more can be accomplished. The plan proposes gateway, landscaping/irrigation, wayfinding, sidewalks and lighting improvements.
- Soutel Place District is a pedestrian oriented commercial area with a mix of shops, entertainment, civic and recreational uses and housing. Soutel Drive is envisioned to have a neighborhood town square atmosphere. This district contains two sites for large catalyst/placemaking projects: Soutel Place Center (28 acre project located on Lonnie Miller Park) and Kings Crossing Center (48 acre project located at the northwest quadrant of New Kings Road and Soutel Drive). Smaller vacant sites are also identified for small redevelopment projects and several existing buildings are identified as rehabilitation projects.
- Old Kings Road District is rural in nature providing the setting for low density workforce housing, which could address employee needs among surrounding industrial uses. The plan proposes gateway, landscaping/irrigation, wayfinding, sidewalks and lighting improvements.
- Pritchard Road District is the setting for future industrial development because of greater highway access and large available sites. The plan contemplates interchange improvements to further growth in the area and a placemaking

project. A 52-acre site, located at Pritchard Road and Imeson Road, and described as the Pritchard Center, is a portion of a preapproved PUD. The PUD allows for a shopping center, out-parcels, and a big box anchor. The plan proposes gateway, landscaping/irrigation, wayfinding, sidewalks and lighting improvements.

Objectives of the Plan

There are seven main objectives in the plan.

Objective 1

To focus redevelopment on the catalyst projects identified as Soutel Place Center, Kings Crossing Center, and Prichard Center.

Objective 2

To focus future corridor redevelopment of the City's Commercial Design Standards for urban development and ensure all recommendations are pedestrian oriented, and "placemaking" design principles that are incorporated into Major Catalyst Projects, Minor Redevelopment Projects and Rehabilitation Projects.

Objective 3

To establish mandatory maintenance and appearance review for improvements to existing buildings and creating a potential façade grant program to match private investments that ensure improvements that conform to the highest standards.

Objective 4

To designate all parcels within the Soutel Place District as a Brownfield Area allowing the City to clean up and regulate the area if needed, identify funding to assist in the redevelopment, promote redevelopment and encourage economic development through job creation.

Objective 5

To reassemble and replat property for non-conforming, inaccessible and vacant lots using the powers as provided to CRAs through the Florida Statutes.

Objective 6

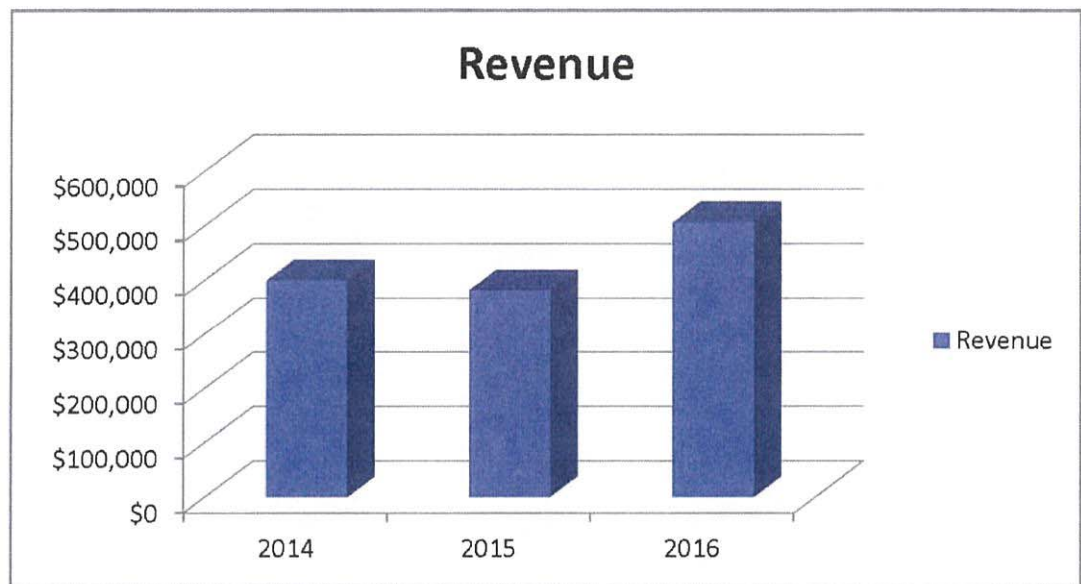
To prioritize and phase the recommended public projects and support infrastructure costs to maximize private investment in the major catalyst projects (gateways, wayfinding, streetscapes, sidewalk connectivity).

Objective 7

To implement the recommended projects utilizing public and private partnerships and support their long term success by improving public safety and basic infrastructure.

KingSoutel Crossing CRA Tax Increment Revenues

Year	Revenue
2014	\$399,470
2015	\$382,010
2016	\$506,351



KingSoutel Crossing Budget**KING SOUTEL TAX INCREMENT DISTRICT GSK (SUB-FUND 186)
2015/16 REVISED BUDGET**

	2015/16 ORIGINAL BUDGET	2015/16 REVISED BUDGET
TAXABLE VALUES & RATES		
Base Year	2008	2008
Preliminary Taxable Values	\$ 117,648,209	\$ 117,648,209
Less Taxable Value in Base Year	71,064,917	71,064,917
Taxable Value Incremental Increases	<u>\$ 46,583,292</u>	<u>\$ 46,583,292</u>
Taxable Value Percentage Increases	65.6%	65.6%
Operating Millage Rates	11.4419 mills	11.4419 mills
Collection Rate	95.0%	95.0%
REVENUES		
Ad Valorem Taxes - General Fund/GSD	506,351	506,351
Transfer from Fund Balance (A)	<u>1,471,106</u>	<u>1,471,106</u>
Total Revenues	<u>1,977,457</u>	<u>1,977,457</u>
EXPENDITURES		
Transfer Out to the General Fund/GSD: (A)	1,471,106	1,471,106
CRA Plan Update		125,000
Cash Carryover: (B) (C)	506,351	
Options Per Chapter 163.387: (C)		
Return to Taxing Authority		
Reduce Indebtedness of Prior Pledge		
Escrow to Later Reduce Indebtedness of Prior Pledge		
Plan Authorized Projects - Soutel Corridor Project		381,351
Total Expenditures	<u>1,977,457</u>	<u>1,977,457</u>

FOOTNOTES

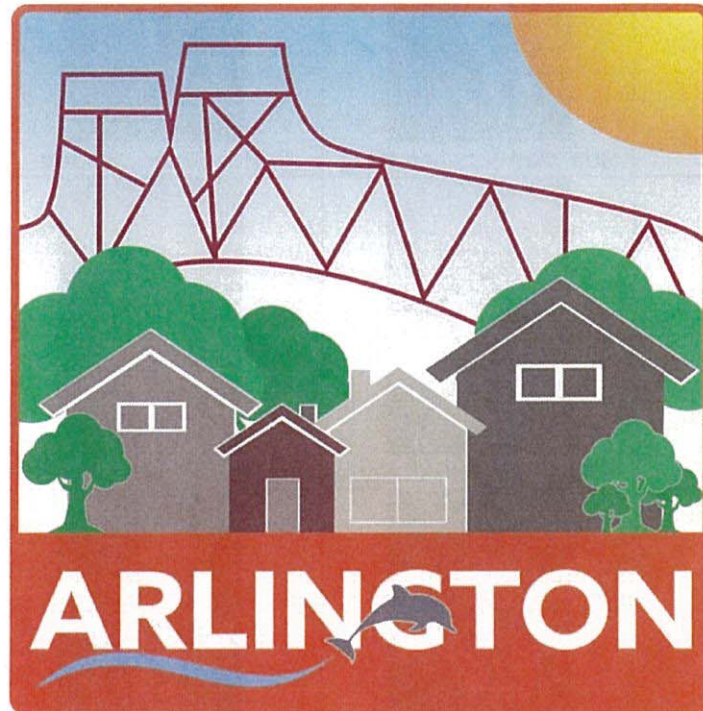
(A) The FY 15/16 budget included a transfer from fund balance of \$1,471,106 and a corresponding transfer out to the General Fund/GSD to a Special Council Contingency account designated for the King Soutel area pursuant to Ord. 2006-591-E.

(B) Funds have been removed from the cash carryover and future use is to be determined by

(C) Bill 2016-441 has been introduced to appropriate \$125,000 from the currently budgeted Cash Carryover line item to update the King Soutel CRA Plan.

RENEW ARLINGTON

CRA Agency



Renew Arlington CRA at a Glance

CRA Area (Acres)	1,239
CRA Base Year	2016
Base Year Taxable Assessment	\$210,342,375
Current Taxable Assessment	\$0
Fiscal 2015/2016 TIF Revenue	\$0

Renew Arlington CRA Agency Board



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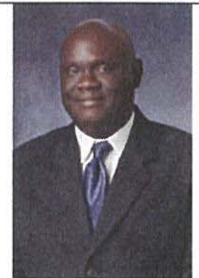
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The Creation of the Renew Arlington Community Redevelopment Area

Background

At the request of Jacksonville University, the City of Jacksonville, through the Office of Economic Development, created a working group to develop a strategy to revitalize the Arlington area to create an environment that is welcoming, attractive, safe and walkable for students and residents in this traditional community. This working group grew into the Renew Arlington initiative that entails a comprehensive review of transportation, public utilities, housing, lighting, land use and zoning issues, public safety, neighborhood retail, and infrastructure including the development of a near-term to long-term plan for transforming the community. Renew Arlington represents the commitment of the City of Jacksonville, Jacksonville University, community organizations, citizens and other interested stakeholders to work collectively for the betterment of Arlington.

Renew Arlington Partners

Public Partners: City of Jacksonville; Jacksonville Sheriff's Office, Jacksonville Transportation Authority; JEA; Florida Department of Transportation; Duval County School Board.

Private Partners: Arlington stakeholders/residents; Jacksonville University; Arlington CPAC; Arlington 20/20; Murphy Land, Wakefield Beasley, Northmarq Capital, WsG and Partners, Strategic Planning Group.

The community of Arlington is a historic area of Jacksonville that seeks to enhance its livability, business environment, and infrastructure but understands the need to create and follow a comprehensive plan to achieve its goal. The first element of this enhancement was to determine the current status of the area. A preliminary analysis of the University Blvd/Merrill/Arlington Road corridor indicated that in the subject corridors:

- The area needs a plan to avoid decay and declining property values.
- An attractive center or focal point is needed for the community.
- Tools need to be employed effectively to prevent economic and social degradation.
- Safety and ease of access needs to be improved for pedestrians in general, schoolchildren and seniors.
- Area blight must be addressed satisfactorily.

These conditions outlined above are reflective of the challenge of revitalizing Arlington. Although there have been multiple plans in the last decade that sought to create these enhancements, these plans did not significantly change conditions. To create a favorable long-term environment, the establishment of a Community Redevelopment Area will support Arlington revitalization, improve infrastructure, integrate Jacksonville University students with Arlington neighborhoods; reduce blight and crime; improve housing; support sustainable business, and create walkable, pedestrian friendly corridors.

Opportunities

Despite the challenges, long term success is promising due to the significant opportunities presented in the Arlington community:

- College/university community – Jacksonville University provides community entertainment and educational opportunities through Division I collegiate sports, fine art and theater, speakers and lectures.
- Proximity – the neighborhood is 10 minutes or less from the city center and 15-20 minutes from the beaches.
- Access to the river – Arlington has miles of St. Johns riverfront and includes boat ramps, sailing, marine commerce, community parks and National Monuments.
- Architecturally distinct – the neighborhood boasts the largest post-modern bungalow architecture in the city.
- Natural beauty – the area in the city with rolling hills and headlands, the oak-canopied riverfront neighborhood is recognized for its natural beauty and topography.

An established Community Redevelopment Area, in conjunction with these features predict a successful outcome with positive economic opportunities for the residents and investors in the area.

PLAN OF ACTION

CREATION OF AN ARLINGTON COMMUNITY REDEVELOPMENT AREA

Benefits of an Arlington Community Redevelopment Area

Creation of a CRA is one of the most effective and proven ways to breathe new life into areas that are challenged with a variety of social, physical, environmental and economic conditions. The CRA encourages large scale, placemaking catalysts projects (Town and Country Shopping Center/Betheligh properties); improves infrastructure; strengthens neighborhoods; and enhances the business environment. Jacksonville has already established successful tax increment financing in multiple community redevelopment areas, most notably the Northside area that contains Jacksonville International Airport and River City Marketplace. The Northside CRA has made a demonstrable positive impact for economic growth and the vitality of that area is directly attributable to the implementation of a CRA. As the community redevelopment operates under the control of the City of Jacksonville, residents, businesses, investors and stakeholders will all have the opportunity to provide input on the development and implementation of the CRA.

Community Grassroots Involvement

Although the establishment of a Community Redevelopment Area will provide a significantly positive impact to Arlington, the ultimate success of Renew Arlington will be dependent upon the involvement of Arlington community groups and residents. Arlington is fortunate to have groups and residents that are fully committed to enhancing all aspects of the community. All Renew Arlington partners encourage the groups and residents to collaborate and communicate

to fully leverage their efforts. While there are multiple initiatives within Arlington to increase collaboration, Impact Church is leading the Arlington 20/20 with a goal to effect measurable spiritual, community, economic, and social transformation in Arlington by the year 2020. Additional goals may include increased home ownership, improved education outcomes, crime reduction, additional viable business activity – all to improve the quality of life for those residing in the Arlington community. Arlington 20/20 seeks additional partners to enhance the linkage among Arlington stakeholders.



Current Status

In accordance with the Community Redevelopment Act, Section 163.360, Florida Statutes (2012), the Renew Arlington Community Redevelopment Agency was created by the approval

of Ordinance 2015-738-E on December 15, 2015. The vision for the Community Redevelopment Area (CRA) focuses on creating a sustainable mixed-use commercial corridor with walkable streets that offer visitors and residents a high quality local destination with a safe transportation network, pedestrian connections and public space. The CRA is envisioned to include a mix of retail stores, restaurants, art galleries, professional offices and service businesses with residential or offices above the commercial uses.

Highlights of Primary Objectives

Primary Objective 1: Improve transportation facilities within the CRA including sidewalks, crosswalks, and bike paths/multi-use trails, as well as enhancing regional connections. These strategies will correct the blighted conditions of defective or inadequate street layout and unsafe conditions of the Finding of Necessity.

Primary Objective 2: Identify and promote a workable means to fund, finance and deliver utility and infrastructure improvements needed to promote the redevelopment effort of the CRA. These strategies will correct the blighted conditions of unsanitary or unsafe conditions and deterioration of site or other improvements.

Primary Objective 3: Deliver an overall urban design and infrastructure initiative, which enhance basic utilities and creates a positive identity in design elements such as gateways, streetscapes, signage and furnishings. These strategies will correct the blighted conditions of unsanitary or unsafe conditions and deterioration of site or other improvements.

Primary Objective 4: Ensure land development regulations do not inhibit the redevelopment of attractive, safe, viable and sustainable commercial corridors along University Blvd./Merrill/Arlington Roads. These strategies will correct the blighted conditions of unsanitary or unsafe conditions and deterioration of site or other improvements.

Primary Objective 5: Create attractive, safe, viable and sustainable commercial corridors along University Blvd./Merrill/Arlington Roads. These strategies will correct the blighted conditions of defective or inadequate street layout and unsafe conditions of the Finding of Necessity.

Primary Objective 6: Ensure regulatory measures are in place to promote the redevelopment of vibrant urban mixed-use corridors consisting of retail stores, such as markets, antique shops, restaurants, art galleries, professional offices and service businesses with residential or office above these commercial uses. These strategies will correct the blighted conditions of faulty lot layout and unsafe conditions and deterioration of site or other improvements.

Primary Objective 7: Create a vibrant quaint urban "Commercial Corridor" area with mixed-use developments. These strategies will correct the blighted conditions of faulty lot layout, unsafe conditions and deterioration of site or other improvements.

Primary Objective 8: Explore land acquisition and parcel assembly programs to facilitate development of the CRA and the primary commercial corridor along the University/Merrill/Arlington Corridors only for Public purposes. These strategies will correct the blighted conditions of faulty lot layout in relation to size, adequacy, accessibility or usefulness and well as stormwater management.

Primary Objective 9: Establish one or more public/private partnerships to encourage and use expertise of private enterprise to implement the redevelopment vision. These strategies will correct the blighted conditions of faulty lot layout, unsafe conditions and deterioration of site or other improvements.

Primary Objective 10: Incorporate housing revitalization through housing maintenance programs and rehabilitation services. These strategies will correct the blighted conditions of unsanitary or unsafe conditions and deterioration of site or other improvements.

Primary Objective 11: Establish a creative, equitable, efficient and practical funding and financing mechanism to properly implement this Plan. These strategies will correct the blighted conditions of defective or inadequate street layout, roadways and public transportation facilities, faulty lot layout, unsanitary or unsafe conditions and deterioration of site or other improvements.

Renew Arlington Budget

RENEW ARLINGTON TAX INCREMENT DISTRICT GSRA (SUB-FUND 187) 2015/16 BUDGET

	2015/16 REVISED BUDGET
TAXABLE VALUES & RATES	
Base Year	2015
Preliminary Taxable Values	\$ -
Less Taxable Value in Base Year	-
Taxable Value Incremental Increases	\$ -
Taxable Value Percentage Increases	0.0%
Operating Millage Rates	11.4419 mills
Collection Rate	95.0%

REVENUES

Ad Valorem Taxes - GF / GSD (A)	0
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EXPENDITURES

Internal Services:
Professional and Contractual Services:
Other Operating Expenses:
Supervision Allocation:
Cash Carryover: (B)

Options Per Chapter 163.387:
Return to Taxing Authority
Reduce Indebtedness of Prior Pledge
Escrow to Later Reduce Indebtedness of Prior Pledge
Plan Authorized Projects

Total Expenditures	-
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FOOTNOTES

(A) Ord. 2015-738-E approved the community redevelopment plan for the Renew Arlington Community Redevelopment Area (CRA) and established the 2015 tax assessment as the base year for calculating the CRA's tax increment.

City of Jacksonville
Comprehensive Annual Financial Reports (CAFR)

The City of Jacksonville is required to complete annual Comprehensive Annual Financial Reports by March 31 of each year. This report includes an audit of the Community Redevelopment Areas and can be located on the following link:

<http://www.coj.net/departments/finance/accounting/comprehensive-annual-financial-reports>

Reading these reports online requires Adobe Acrobat Reader. If you do not have Acrobat Reader, you may link to [Adobe](#) for a free download. Note: These are large files and may take several minutes to download.