



**RENEW ARLINGTON COMMUNITY REDEVELOPMENT
AREA ADVISORY BOARD**

City Hall at St. James
117 West Duval Street, 2nd Floor, Conference Room 2C
Jacksonville, FL 32202

Wednesday, May 1, 2019 – 3:30 p.m.

**RENEW ARLINGTON COMMUNITY REDEVELOPMENT AREA (RA/CRA)
ADVISORY BOARD**

Wednesday, May 1, 2019 Meeting Minutes

Location: City Hall at St. James, 117 West Duval Street, 2nd Floor, Conference Room 2C, Jacksonville, FL 32202

RA/CRA Advisory Board Members Present: Advisory Board Chair Matt Tuohy; Randall Goodwin, Vice Chair; Danyuell Newkirk; Delmas Harper, Rajendra Adhikari and Ronald Salem

Staff Present: Kirk Wendland, OED Executive Director; Karen Nasrallah, Redevelopment Manager; Wendy Khan, Finance and Compliance Manager and Michelle Stephens, Recording Secretary

Representing the Office of General Counsel: Susan Grandin

*For a complete list of attendees, please see attached sign-in sheet.

I. CALL TO ORDER

A quorum was confirmed and Chair M. Tuohy called the Renew Arlington Community Redevelopment Area (RA/CRA) Advisory Board meeting to order at approximately 3:30 p.m.

II. ACTION ITEMS

**APPROVAL OF THE JANUARY 30, 2019 RENEW ARLINGTON COMMUNITY
REDEVELOPMENT AREA (RA/CRA) ADVISORY BOARD MEETING MINUTES**

A MOTION WAS MADE BY ADVISORY BOARD MEMBER R. SALEM AND SECONDED BY ADVISORY BOARD MEMBER R. GOODWIN APPROVING THE JANUARY 30, 2019 RENEW ARLINGTON COMMUNITY REDEVELOPMENT AREA (RA/CRA) ADVISORY BOARD MEETING MINUTES. THE MOTION PASSED UNANIMOUSLY 5-0-0.

Advisory Board Chair M. Tuohy opened the floor for public comment. There were no comments from the public.

APPROVAL OF THE MARCH 13, 2019 RENEW ARLINGTON COMMUNITY REDEVELOPMENT AREA (RA/CRA) ADVISORY BOARD MEETING MINUTES

A MOTION WAS MADE BY ADVISORY BOARD MEMBER D. HARPER AND SECONDED BY ADVISORY BOARD MEMBER R. GOODWIN APPROVING THE MARCH 13, 2019 RENEW ARLINGTON COMMUNITY REDEVELOPMENT AREA (RA/CRA) ADVISORY BOARD MEETING MINUTES. THE MOTION PASSED UNANIMOUSLY 5-0-0.

Advisory Board Chair M. Tuohy opened the floor for public comment. There were no comments from the public.

Advisory Board Member D. Newkirk arrived after the approval of the January 30, 2019 and March 13, 2019 meeting minutes.

CONSIDERATION OF THE RENEW ARLINGTON CRA FY 2018/2019 AMENDED BUDGET

Mr. Wendland provided a brief overview of the Renew Arlington CRA FY 2018/2019 Amended Budget. He noted that today, the Advisory Board would be approving a recommendation.

- The FY 2018/2019 amended budget does not have to be approved today, but it would be hard to look at the FY 2019/2020 proposed budget without looking at the FY 2018/2019 budget.
- Revenue: Proposed Amended Budget reflects actual property taxes for FY 2018/2019, or a difference of (\$1,059).
- Administrative Expenses remain the same.
- Currently, all funding (\$685,334) is in Unallocated Plan Authorized Expenditures.
- The Advisory Board previously approved \$225,000 for the Façade Grant Program.
- To date, no monies have been allocated to the Façade Grant Program line item. The Agency Board has not approved the Façade Grant Program because when discussing the RA Zoning Overlay the consensus was to hold off on the Façade Grant Program until the Zoning Overlay was approved by City Council. We do anticipate that the Agency Board will approve the Façade Grant Program and may have amendments.
- Staff's recommendation is to put the \$684,275 currently in unallocated Plan Authorized Expenditures into the Façade Grant Program line item.

A MOTION WAS MADE BY ADVISORY BOARD MEMBER R. SALEM AND SECONDED BY ADVISORY BOARD MEMBER D. NEWKIRK RECOMMENDING FOR THE AGENCY BOARD'S APPROVAL THE RENEW ARLINGTON CRA FY 2018/2019 AMENDED BUDGET. THE MOTION PASSED UNANIMOUSLY 6-0-0.

Advisory Board Chair M. Tuohy opened the floor for public comment. There were no comments from the public.

CONSIDERATION OF THE RENEW ARLINGTON CRA FY 2019/2020 PROPOSED BUDGET

Mr. Wendland provided a brief overview of the Renew Arlington CRA FY 2019/2020 Proposed Budget. He noted that today, the Advisory Board would be approving a recommendation.

- Revenue: The Property Taxes reflect the FY 2018/2019 actuals and are subject to change. We will probably see an increase, as we used last year's increment as revenue for next year. Final revenues will be available after July 1, 2019.
- Administrative Expenses essentially stayed the same with minor modifications to the Supervision Allocation (\$60,440), which is a preliminary estimate. Final values will be provided by the Budget Office and will require an adjustment going forward.
- Staff's recommendation is to put anything after the revenue and administrative expenses (approximately \$678,926) into the Unallocated Plan Authorized Expenditure line item and make adjustments throughout the year and allocate the dollars, as needed.

A MOTION WAS MADE BY ADVISORY BOARD MEMBER R. SALEM AND SECONDED BY ADVISORY BOARD MEMBER R. ADHIKARI RECOMMENDING FOR THE AGENCY BOARD'S APPROVAL THE RENEW ARLINGTON CRA FY 2019/2020 PROPOSED BUDGET. THE MOTION PASSED UNANIMOUSLY 6-0-0.

Advisory Board Chair M. Tuohy opened the floor for public comment. There were no comments from the public.

III. INFORMATION/DISCUSSION ITEM

ORDINANCE 2019-238

Ms. Grandin provided an overview of ORD 2019-238.

- Ordinance sponsored by CM Crescimbeni. The legislation was introduced to City Council on 04/23/2019. City Council Public Hearing will be on Wed., 05/15/2019.
- Modifies the RA Community Redevelopment Plan to extend the term of the CRA from twenty years (12/31/2035) to thirty years (12/31/2045).
- Through the use of a consultant, OED is responsible to make the necessary changes to the Plan to reflect the amended termination date, as well as revised tables for the Tax Increment Financing Revenue might be for an additional ten years.
- The cost of the professional services related to changes to the Plan will be budgeted for in the FY 2019/2020 Budget.
- Susan spoke to the consultant who produced the current Plan and they estimated it would cost between \$10,000 and \$15,000 to make the changes.

- Mr. Wendland noted that the cost for the consultant was not included in the FY 2019/2020 Budget because we do not know if the legislation is going to be approved. If the legislation is approved, we will have to amend the budget. Could be the current year's budget or the 2019/2020 budget.
- The RA CRA Agency Board will consider the proposed legislation when they meet on Wed., 05/15/2019.

Discussion regarding the proposed legislation:

- Concerned because they are only 3.5 years into a 20 year Plan and they have not had the opportunity to explore the entire Plan.
- Suggest waiting until the 10 year mark to evaluate the Plan and progress made within the CRA area and to be able to make a better assessment if the Plan should be extended an additional 10 years from a 20 year Plan to a 30 year Plan.
- It was noted that the majority of CRAs do have a 30 year term.
- The Board will be spending money to update a Plan that has not been fully explored and the cost associated with updating the Plan at this point would be ineffective.
- Agree that the Plan should be a 30 year Plan, but do not agree that now is the appropriate time for an extension.

IV. OLD BUSINESS

ORD 2019-239, RENEW ARLINGTON ZONING OVERLAY

Ms. Nasrallah provided the Advisory Board with dates that are important in getting the legislation approved. She reminded the Advisory Board members about the Lunch and Learn scheduled for Wed., 05/08/2019. She advised them that the legislation will be before the LUZ Committee on Tues., 05/21/2019. She also point out that final consideration would take place in Council Chambers on Tues., 05/28/2019 and encouraged their attendance at these meetings.

V. NEW BUSINESS

Copy of the "Memorandum for the Record" dated 04/22/2019 from Mr. Stephen A. Berry confirming his resignation from the Advisory Board.

Although Mr. Berry was not present, Chair M. Tuohy and the Board thanked Mr. Berry for his service on the Advisory Board. Chair M. Touhy noted that Mr. Berry has been a huge part of the Advisory Board's success. Mr. Berry stepped up and volunteered to be the first Chairman of the Advisory Board. As we go forth and start to reap some of the success within the CRA, it is important for everyone to realize that Mr. Berry played a large role of extending that foundation. It was noted that effective June 30, 2019 Advisory Board Member R. Salem will no longer be a board member due to his appointment on City Council. There will be two vacancies on the Board in the very near future. Mr. Berry filled the category of Planner and Architect and the

position is appointed by City Council. Board Member R. Salem fills the position of an area resident that lives within one mile of the CRA area. The resident category position is appointed by the Mayor.

Encouraged Advisory Board Members to submit any recommendations for replacement board members to Ms. Nasrallah.

Advisory Board Member R. Adhikari suggested changing the start time of the Advisory Board meetings to earlier in the day and to a time convenient for everyone. Ms. Nasrallah will poll the Board Members for a consensus of moving the start time of the meeting or keeping it as it is.

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 4:46 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 Angie Slayton at (904) 255-5444, or by email at aslayton@coj.net.