



**KINGSOUTEL CROSSING CRA ADVISORY BOARD
HYBRID VIRTUAL AND IN-PERSON MEETING
CITY HALL, MEZZANINE LEVEL – EXAM ROOM 1
THURSDAY, AUGUST 26, 2021 - 3:30 P.M.**

MEETING MINUTES

Location: The KSC/CRA Advisory Board meeting was held as a hybrid virtual and in-person meeting. The KSC/CRA Advisory Board Members met in person at City Hall, 117 West Duval Street, Mezzanine Level – Exam Room 1.

KSC/CRA Advisory Board Members Present: Chair Vanessa Cullins Hopkins, Russell Jackson and Tony Robbins. Advisory Board Member Leola Williams participated via Zoom.

KSC/CRA Advisory Board Members Absent: Kemal Gasper, Vice-chair and Dr. Mary Jackson

Staff Present: Kirk Wendland, Executive Director; Karen Nasrallah, Redevelopment Manager; Michelle Stephens, Recording Secretary

Representing the Office of General Counsel: Susan Grandin

Representing City Council District 10: Councilwoman Priestly Jackson participated via Zoom.

I. CALL TO ORDER

Chair V. Cullins Hopkins called the KingSoutel Crossing CRA Advisory Board Meeting to order at approximately 3:30 p.m. A quorum was not confirmed.

Chair V. Cullins Hopkins introduced newly appointed Advisory Board Member Tony Robbins and welcomed him to the meeting.

II. ACTION ITEMS

APPROVAL OF THE JUNE 24, 2021 KINGSOUTEL CROSSING CRA ADVISORY BOARD MEETING MINUTES

The meeting minutes from the June 24, 2021 KingSoutel Crossing CRA Advisory Board were not approved due to the lack of a quorum.

KINGSOUTEL CROSSING CRA ADVISORY BOARD TRAINING

To use as a reference during the meeting, the KSC/CRA Advisory Board Members were asked to bring their copies of the KSC/CRA Redevelopment Plan (2008) and the KSC/CRA Plan Update

(2017). Ms. Nasrallah advised that the Plan Update should be used as a workbook when considering ideas and projects for the KSC/CRA area.

Mr. Kirk Wendland, Ms. Karen Nasrallah and Ms. Susan Grandin provided the attached Training Presentation for Community Redevelopment Agencies (“CRAs”) noting that each Advisory Board Member also has a copy of the presentation before them.

The following points were highlighted:

- Community Redevelopment Act of 1969
- Chapter 163 Part III, Florida Statutes Chapter 500, Jacksonville Ordinance Code
- Statutory Procedure – Finding of Necessity, create CRA Agency Board, creation of a Redevelopment Plan and the establishment of a Redevelopment Trust Fund
- Tax Increment Financing (TIF)
- Use of TIF Funds (FL Statute 163.387(6))
- KSC/CRA Tax Increment Financing
- CIP Funding versus CRA funding
- Role of the KSC/CRA Advisory Board, Sec. 53.203, Ordinance Code
- Amendments to the KSC/CRA Plan
- Advisory Boards can be a good sounding board for ideas

Chair V. Cullins Hopkins referencing Exhibit A of the KSC/CRA Agency Board Resolution 2021-04 and the Cultural Council’s Art in Public Places Project commented that while the Advisory Board plans to utilize the Cultural Council’s process there is latitude in the wording in terms of stakeholder participation. She wants to ensure that the community involvement in the process as suggested by the Advisory Board is not derailed in the achievement of the KSC/CRA Public Art Program.

Ms. Nasrallah replied that this is what the Agency Board approved adding that the Cultural Council will be drafting a scope of work and attending the next KSC/CRA Advisory Board meeting for further discussion. The process outlined as an attachment to the Resolution is the process for working with the Cultural Council and the city in general noting that we will have to work within the guidelines of the procedure as presented and approved by the Agency Board.

Chair V. Cullins Hopkins commented that she is not seeking to change anything within the process. She is seeking the flexibility within the verbiage of the process to achieve some of the community input that they get complaints about as it relates to decisions that are being made for the KSC/CRA area.

Mr. Wendland commented that if the Advisory Board decided to scrap the Cultural Council's process, it would have to go back to the Agency Board. He added that he thinks there is a fair amount of flexibility in the process as long as you are working within the perimeters.

Ms. Grandin added that the "Coordination of an Art Selection Panel," under Section V, would include stakeholders in the neighborhood.

Chair V. Cullins Hopkins commented that KSC/CRA Trust can only be spent in the KSC/CRA. There is no shifting of unallocated funds to another TIF.

Mr. Wendland responded as we discuss every year if you do not program the dollars by September 30, 2021 those dollars roll to the general fund. That is why we pushed at the last meeting to make sure we have all of the KSC/CRA dollars programmed prior to the deadline.

Councilwoman Priestly Jackson commented that she was encouraged that the KSC/CRA Advisory Board expended those funds because that was the issue last year. That is how the Social Justice and Community Investment Committee received its funds to allocate for pilot projects was that the JIA/CRA had money that was going to default back to the general fund budget and then Councilmember Gaffney suggested that it be put below the line for the Social Justice and Community Investment Committee. That was specifically why we reappropriated the funds for the Soutel Road Traffic Diet to other projects in District 10 and you all had a portion allocated separate in the CRA from that. That is why I wanted to make certain that you all programmed those dollars for specific needs for the KSC/CRA so they did not in effect get swept into the general fund budget by September 30, 2021.

Councilwoman Priestly Jackson commented that she was encouraged and wanted to make sure that the KSC/CRA Advisory Board recommended programming dollars for specific needs within the KSC/CRA so that they were not swept into the general fund if not programmed by September 30th. She advised that the JIA/CRA had money last year that was going to default back to the general fund and Councilmember Gaffney suggested that the funds be put below the line and allocated the funding for the Social Justice and Community Investment Committee to allocate for pilot projects.

Chair V. Cullins Hopkins commented that it is difficult for her as a member of the Advisory Board to understand what actually is being paid for and what the plans are in terms of CIP project. Is there a way that we can go to the internet to find out what exactly is being done in our area over the course of the next year or two in CIP projects.

Councilwoman Priestly Jackson replied that we have presented that information at every community meeting we have held. We have the meetings at Webb Wesconnett Regional Library and the Lincoln Villa Senior Center. Public Works is always there with an update of those projects

that have already been completed and those projects that are projected to be completed within the next year. That is how we have that information that we share every time. We have shared it at every meeting that we have held and usually handouts are made available when the minutes and other information is posted on the website. That information rolls forward in terms of if a project is listed for District 10. That information is reported out if it is started, delayed, underway and if it is projected to be completed within the next year. That is how that information has been conveyed since the time she has been elected.

Chair V. Cullins Hopkins commented that she is confused as to which website she needs to go to.

Councilwoman Priestly Jackson replied that there is only one website. You go to coj.net, then you go to City Council District 10 and you look for the meeting minutes for District 10. That is where all of our information is put out there for us and that is all of District 10, her NW portion and her SW portion.

Advisory Board Member L. Williams commented that she knows we have the community meetings through Councilwoman Priestly Jackson, but it is not often enough to keep us current because I don't think we have had a meeting for about maybe three months.

Councilwoman Priestly Jackson replied that we actually had a meeting scheduled for this Monday, but we took it off because of the surge in COVID. I have had more community meetings than any other council person up until about three or four months ago. We have been operating pretty frequently. After we get the surge under control with COVID-19, we are going to reschedule those meetings again. I would anticipate having one or two more of those before this year is out. We have followed up with any constituents who have asked about specific projects relative to an area in District 10. We have followed up on those and responded directly to that constituent. As an option, if there is a question about any project in an area you are welcome to email the District 10 office and we follow up on that and provide the information back once get the request processed and we receive it back from Public Works.

Chair V. Cullins Hopkins commented that is fabulous thank you for sharing that because we do need to know the mechanism of how to suggest CIP projects for District 10 and especially for KSC/CRA.

Chair V. Cullins Hopkins thanked Councilwoman Priestly Jackson because they need to know how to suggest Capital Improvement Projects for District 10 and especially for the KingSoutel Crossing CRA. She added that the Advisory Board could potentially come up with their own recommendations and request a CIP Project and send that information to Councilwoman Priestly Jackson.

Councilwoman Priestly Jackson replied that is not actually how it works. Whether it is on the list for this year or for two to five years from now that is the variable that changes. Public Works evaluates all of these projects, and they create a rank style list of which projects are the ones they are doing this year, the ones that are most urgent, which projects are for the next year, etc. What will happen is if you ask about a particular project, is that we would immediately contact Public Works and to see if it is on their list and they will tell us if it is. We have been able to ask for them to go look at this project or that project to check status of ranking. In rare cases, they are able to move a project ranking, but in general your project is addressed. We have had a lot of road resurfacing in District 10. As the CIP is created for each year, it is in consultation with the Mayor's Office and Councilmembers.

Advisory Board Member R. Jackson stated for the record that the training today and information shared by Councilwoman Priestly Jackson has been outstanding. He commented that just because someone purchases property or a business in the KSC/CRA it does not mean that it comes before the KSC/CRA Advisory Board. He said that sometimes people think that because someone sold the property to someone else that it is supposed to come before the Advisory Board for our recommendation adding that we do have situations like that do not fall under the jurisdiction of the KSC/CRA Advisory Board.

Councilwoman Priestly Jackson replied that is why one of the things that I have undertaken since I have been the Councilwoman for District 10 is making certain that if we actually have a zoning issue that comes before us and a lot of the zoning issues that come up folks just don't want it. What I am encouraging you to do is look at the Plan Unit Development because that is the thing that will come to haunt us when I am long gone. I say you need to look at that because nine chances out of ten, this is what is going to govern you going forward.

Chair V. Cullins Hopkins commented that personally she thinks that that information needs to be conveyed wider throughout the community in terms of the normal process and how the calming money was reappropriated for KSC/CRA.

Councilwoman Priestly Jackson replied that it was not for the KSC/CRA. This was CIP money and there was a press release with a big statement on my website that told exactly what we were doing and where all the money with specific dollar amounts for all the projects. That part is out there that part has been out there since we passed it as a Council back four, five months ago whenever we did that.

Councilwoman Priestly Jackson commented that she is so encouraged that you all are participating today the KSC/CRA training. It is a good look at the parameters and scope of the authority of the Advisory Board and the distinctions between the Advisory Board and the governing Agency Board. That is important because I think there has just been an abundance of misinformation that has been promulgated in the community since 2008. I think that as you all

offer and recommend high quality projects like you did this last time that we met and approved those working with Mr. Wendland, Ms. Nasrallah and Ms. Grandin the community will have a better understanding of the scope and role of your authority. For some odd reason, they believe that the KSC/CRA was almost this adjacent body to the Councilmember in serving District 10 and that is incorrect. Right now, they are just misinformed, and I would probably say 75% to 80% of the public comments or emails about the KSC/CRA are just wrong. They are not based accurately on Florida Statutes, they are inaccurate, they just do not fully understand. I think bit by bit as people see the quality of what you all are doing and notice the improvements, they will better understand in the role of the KSC/CRA, and we will all be better served and will have a better community because of it.

Advisory Board Member R. Jackson commented that he thinks it is perception and people think we have a bucket of money and we are holding it back and not giving it out to the community where that is not really the case. But I think it is the perception out there because you have a lot of incorrect information out there.

Councilwoman Priestly Jackson responded you all are doing what you are statutorily required and expected to do. You organically grew from the community but there is a disconnect with those who do not want to follow the statute or lay people who seem to think that they can interrupt the statutes, which is why you have Susan Grandin as an attorney to guide you. Their understanding is just incorrect. It is incorrect and it is going to take more action on our part and your part in terms of putting quality projects out there for them to let it settle in their spirit that this is exactly what it is. This is what you are doing, this is what you are statutorily permitted to do primarily focusing on infrastructure to grow the tax base in District 10 with businesses that improves the overall quality of life.

Kirk can tell you at the last Agency Board meeting, I applauded Kirk and Ms. Nasrallah as well as Attorney Grandin because of this misinformation. You all are offering projects consistent with the Plan. This is the reality, and you all are the Advisory Board as the community; you are the community. I rely on what you all say, and I don't trespass into your space as an Advisory Board. You all are doing a wonderful job.

Chair V. Cullins Hopkins commented that they will talk about how to push communication out to other members and stakeholders in the community about the Advisory Board meetings.

III. GENERAL INFORMATION

No information was discussed.

IV. NEW BUSINESS

No New Business was discussed.

V. OLD BUSINESS

No Old Business was discussed.

VI. PUBLIC COMMENT

There were no public comments.

VII. ADJOURNMENT

There being no further business, Chair V. Cullins Hopkins adjourned the KingSoutel Crossing CRA Advisory Board meeting at approximately 4:59 p.m.

The next meeting is scheduled for Thursday, September 23, 2021 at 3:30 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.