



**KINGSOUTEL CROSSING  
COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING  
COUNCIL CHAMBERS  
117 WEST DUVAL STREET, JACKSONVILLE, FL 32202  
TUESDAY, AUGUST 9, 2022**

**MEETING MINUTES  
TUESDAY, AUGUST 9, 2022 – 4:00 P.M.**

**Location:** Council Chambers, 1<sup>st</sup> Floor, City Hall at St. James, 117 West Duval Street, Jacksonville, FL 32202

**Agency Board Members Present:** Agency Board Chair Terrance Freeman, Agency Board Vice-Chair Brenda Priestly Jackson, Agency Board Members Matt Carlucci, Al Ferraro, Joyce Morgan, Ju’Coby Pittman, LeAnna Cumber, Michael Boylan, Randy DeFoor, Randy White, Ron Salem, Aaron Bowman, Danny Becton, Kevin Carrico and Nick Howland

**Agency Board Members Excused:** Agency Board Members Reggie Gaffney, Rory Diamond and Sam Newby

**I. CALL TO ORDER**

Chair Freeman called the KingSoutel Crossing Community Redevelopment Agency (KSC/CRA) Board meeting to order at approximately 4:00 p.m. A quorum was confirmed.

**II. ACTION ITEMS**

**APPROVAL OF THE MAY 10, 2022 KINGSOUTEL CROSSING COMMUNITY REDEVELOPMENT AGENCY (KSC/CRA) BOARD MEETING MINUTES**

It was noted that Agency Board Member Nick Howland was present at the May 10, 2022, KSC/CRA Agency Board Meeting.

***A MOTION WAS MADE AND SECONDED APPROVING THE MAY 10, 2022 KINGSOUTEL CROSSING COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING MINUTES, AS AMENDED. THE MOTION PASSED UNANIMOUSLY 14-0-0.***

KSC/CRA Vice-Chair Brenda Priestly Jackson arrived at the meeting after the approval of the KSC/CRA May 10, 2022 Meeting Minutes.

**CONSIDERATION OF \$1,613,397 IN FUNDING FOR THE NEW KINGS ROAD CAPITAL IMPROVEMENTS PROJECT (RESOLUTION KSC/CRA-2022-03)**

Ms. Nasrallah provided an overview of KingSoutel Crossing CRA Resolution KSC/CRA-2022-03. She advised that the KingSoutel Crossing Advisory Board recommended \$1.6 million be set aside to create a new capital project known as the “New Kings Road Capital Improvements Project”. She advised that the project is in compliance with the 2017 KSC/CRA Redevelopment Plan Update, Page

IV-20, where it states that the KSC/CRA should actively work with the Florida Department of Transportation (FDOT) for New Kings Road/US 1 to incorporate Complete Streets and Context Sensitive Design practices and programs.

Ms. Nasrallah noted that the Complete Streets program takes vehicle dominated thoroughfares and redevelops them using things like decorative lighting, street furniture, landscaping, multiuse paths, sidewalks, crosswalks and gateway features. She added that it turns raceways into community-oriented streets and neighborhoods that safely accommodate all modes of traffic especially for pedestrians and bicyclists. She noted that it can also include upgraded transit stops and newly created intersections with several safety features.

She advised that New Kings Road is not only a major throughfare in the KSC/CRA, but also a gateway into downtown from the north. Additionally, as listed in the Plan on Map 36, six of the 10 prime opportunity sites for the entire KSC/CRA are located along the US 1 corridor. The Advisory Board felt strongly that Complete Street improvements would transform the area into a premier commercial corridor making it more attractive to developers looking at new places and future redevelopment sites.

Ms. Nasrallah noted that the project will run the duration of US 1 through the KSC/CRA boundary from the intersection of Soutel Drive to Trout River Blvd., which is approximately 2.2 miles. She added that the project would be a phased project beginning with an availability assessment including right of way surveys, a sidewalk assessment with a possible pedestrian connectivity plan, intersection traffic studies and a look at landscape and hardscape using neighborhood design standards.

Ms. Nasrallah advised that New Kings Road is a Florida Department of Transportation (FDOT) owned road and that Public Works will be coordinating all efforts through FDOT and all projects will have to comply with FDOT standards. She advised that the cost for the first phase to complete a thorough analysis is estimated at \$600,000 to \$800,000 adding that once that is completed, they will move into the design phase. If the Agency Board decides to approve the Project today totaling \$1,613,397, it will close out the 2021/2022 Fiscal Year Budget.

Agency Board Member Pittman asked if there were any expected funds from FDOT to be leveraged with the \$1.6 million. Ms. Nasrallah replied that they have not committed any funding to the project. She noted that they may come back to the Agency Board in the future for additional funding for the project.

Chair Freeman opened the floor for public comment of which there was none.

***A MOTION WAS MADE AND SECONDED TO APPROVE THE KINGSOUTEL CROSSING COMMUNITY REDEVELOPMENT AGENCY BOARD RESOLUTION KSC/CRA-2022-03 AUTHORIZING A NEW CAPITAL PROJECT TO BE CALLED THE “NEW KINGS ROAD CAPITAL IMPROVEMENTS PROJECT”; APPROVING THE ALLOCATION AND TRANSFER OF \$1,613,396.84 FROM THE FY 2021/2022 AMENDED AND RESTATED BUDGET; DIRECTING THAT INVESTMENT POOL EARNINGS AND EXCESS FUNDS BE ALLOCATED TO THE NEW KINGS ROAD CAPITAL PROJECT; PROVIDING FOR***

***OVERSIGHT BY PUBLIC WORKS AND AUTHORIZATION TO PROCURE SERVICES IN CONJUNCTION WITH THE OFFICE OF ECONOMIC DEVELOPMENT; AUTHORIZING EXECUTION OF ALL DOCUMENTS BY THE MAYOR AND CORPORATION SECRETARY; PROVIDING AN EFFECTIVE DATE. THE MOTION PASSED UNANIMOUSLY 15-0-0.***

**III. NEW BUSINESS**

No new business was discussed.

**IV. OLD BUSINESS**

No old business was discussed.

**V. PUBLIC COMMENTS**

There were no comments from the public.

**VI. ADJOURNMENT**

There being no further business, Chair Freeman adjourned the KingSoutel Crossing CRA Agency Board meeting at approximately 4:08 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 upon request. Please contact Michelle Stephens at (904) 255-5452, or by email at [msteph@coj.net](mailto:msteph@coj.net).