



## **RENEW ARLINGTON CRA ADVISORY BOARD**

Hybrid Virtual & In-Person Meeting  
City Hall, 117 West Duval Street  
OED Suite 250, Large Conference Room  
Jacksonville, FL 32202  
Wednesday, April 9, 2025 – 3:30 p.m.

### **MEETING MINUTES**

**Location:** The RA/CRA Advisory Board meeting was held as a hybrid virtual and in-person meeting. The RA/CRA Advisory Board Members met in person at City Hall, 117 West Duval Street, OED Suite 250, Large Conference Room

**RA/CRA Advisory Board Members Present:** Advisory Board Chair Matt Tuohy, Advisory Board Vice-Chair Stephen Matchett, Advisory Board Members Bandele Onasanya, Monty Selim, Wade Alliance and Dedee Harper

**RA/CRA Advisory Board Members Not Present:** Advisory Board Members Ramsey Salem and Danyuell Newkirk

**Staff Present:** Nasrallah, Redevelopment Manager; and Krista Fogarty, CRA Coordinator

**Representing the Office of General Counsel:** Carla Lopera

**Representing the Office of City Council:** Councilman Ken Amaro, District 1 and Councilman Ken Amaro's ECA Joe Johnson, District 1

**Others Present:** Thanh Lam

#### **I. CALL TO ORDER**

Chair M. Tuohy called the meeting to order at 3:42 p.m. A quorum was present.

#### **II. ACTION ITEMS**

#### **CONSIDERATION OF MEETING MINUTES FOR JANUARY 8, 2025**

**A MOTION WAS MADE BY VICE CHAIR MATCHETT TO APPROVE THE JANUARY 8, 2025 MEETING MINUTES. BOARD MEMBER ALLIANCE SECONDED THE MOTION. THE MOTION WAS UNANIMOUSLY APPROVED (6-0).**

**CONSIDERATION OF MEETING MINUTES FOR MARCH 12, 2025**

**A MOTION WAS MADE BY VICE CHAIR MATCHETT TO APPROVE THE MARCH 12, 2025 MEETING MINUTES. BOARD MEMBER ONASANYA SECONDED THE MOTION. THE MOTION WAS UNANIMOUSLY APPROVED (6-0).**

**CONSIDERATION OF FY2025/2026 PRELIMINARY BUDGET**

Ms. Nasrallah explained to the board that the preliminary budget is due by June 25th and it using last year's numbers, as we do not have the numbers from this year yet.

Chair Tuohy asked about the local mileage being raised and he wants to know if that's enough given the additional applications.

Vice Chair Matchett wanted to know why OGC costs are going up, is that because of the additional applications? And what installment College Park is on.

Ms. Nasrallah confirmed that the OGC cost is due to an increase in applications, and that the mileage number should be enough for the upcoming year. College Park is on their second installment.

Councilmember Amaro asked about the additional cost in supervision. Ms. Nasrallah stated that was because they brought on an additional staff member. Councilmember Amaro asked about the thresholds that College Park needs to meet prior to disbursement. Ms. Nasrallah stated that there are just a few other pieces missing for the landscaping reimbursement for the Mandatory Compliance Grant Program.

**A MOTION WAS MADE BY BOARD MEMBER ALLIANCE TO APPROVE THE PREMINARY BUDGET. BOARD MEMBER SELIM SECONDED THE MOTION. THE MOTION WAS UNANIMOUSLY APPROVED (6-0).**

**CONSIDERATION OF AMENDMENTS TO THE MANDATORY COMPLIANCE GRANT PROGRAM GUIDELINES**

Ms. Nasrallah explained that the language using multi-family will be amended to more accurately match the code, and the dates will also be changed to April 28<sup>th</sup> for consistency with the code. There will also be a change to limit the number of site plans the department will offer as part of their grant program. There was one property that we had created 6 site plans for. This paragraph is intended to spell out that after so many attempts, you can go out and hire your own engineer, at your cost, to develop a new site plan if you're still unhappy with the ones that have been offered.

Chair Tuohy asked if we define how many site plan options we will offer, as a maximum? Ms. Nasrallah stated that we do not have a defined number.

Councilmember Amaro suggested that we limit it to 3 attempts in the language.

Chair Tuohy suggested that it get phrased as up to 3 attempts.

Vice Chair Matchett asked if we were allowing applicants to use their own designers as well? Ms. Nasrallah stated that, while that is an option, all of the designs currently go through Brian.

Vice Chair Matchett asked if we have multi-family applications in the queue. Karen affirmed that there are. Vice Chair Matchett asked about the Justina properties. Karen confirmed that we have received their applications.

Councilmember Amaro mentioned a property in that area that had some code enforcement issues. Ms. Nasrallah stated that code enforcement did a sweep for non-overlay citations recently.

**A MOTION WAS MADE BY BOARD MEMBER SELIM THE GRANT GUIDELINES AS AMENDED INCLUDING THE ADDITIONAL AMENDMENT OF UP TO 3 SITE PLANS. BOARD MEMBER HARPER SECONDED THE MOTION. THE MOTION WAS UNANIMOUSLY APPROVED (6-0).**

### **III. GENERAL INFORMATION**

There was no general information.

### **IV. NEW BUSINESS**

Councilmember Amaro asked about the signage on Johnny Car Wash – does this signage need to be brought into compliance? And what the status is on the McDonald's Sign? And the status of the signage at the property on the corner of University and Arlington. Additionally, he asked about the status of the Kelly's Piano property.

Ms. Nasrallah stated that we are working with Kelly's Piano, they are moving forward on their parcels and they have recently come before the board for an Administrative Deviation.

Councilmember Amaro also congratulated board member Matchett on the move of Old Arlington Inc, into Jacksonville University.

Ms. Nasrallah stated that the McDonald's sign is being worked through with the Office of General Counsel, so we are not getting involved in that right now. The property on the corner of University and Arlington will need to bring the sign into compliance. Johnny Carwash came to the Advisory Board and when they came in, the overlay was discussed. They were told they had to be code compliant. About one month after they put the sign up, it was hit by a drunk driver and they put the same non-conforming sign up. According to the Overlay, anything constructed after July 1 2019 is not eligible for the grant program.

### **V. OLD BUSINESS**

There was no old business.

**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 approximately 4:18 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](mailto:karenn@coj.net).