



A NEW DAY.

**RENEW ARLINGTON  
COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING  
COUNCIL CHAMBERS  
117 WEST DUVAL STREET, JACKSONVILLE, FL 32202  
TUESDAY, MAY 13, 2025 – 4:00 PM**

**MEETING MINUTES  
MAY 13, 2025**

**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 Randy White, an, Agency Board Members Ken Amaro, Raul Arias, Michael Boylan, Joe Carlucci, Kevin Carrico, Nick Howland, Mike Gay, Tyrona Clark-Murray, Jimmy Peluso, Chris Miller, Terrance Freeman, Ron Salem, Rory Diamond, and Rahman Johnson

**Agency Board Members Excused:** Agency Board Members Ju'Coby Pittman, Matt Carlucci, Reggie Gaffney, Jr.

**CALL TO ORDER**

Chair White called the Renew Arlington Community Redevelopment Agency Board meeting to order at approximately 4:05 p.m. A quorum was confirmed.

**II. ACTION ITEMS**

**APPROVAL OF THE FEBRUARY 11, 2025 RENEW ARLINGTON COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING MINUTES**

***A MOTION WAS MADE AND SECONDED APPROVING THE FEBRUARY 11, 2025, RENEW ARLINGTON COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING MINUTES. THE MOTION PASSED UNANIMOUSLY 14-0-0.***

**CONSIDERATION OF FY 2025/2026 PROPOSED BUDGET (RESOLUTION RA/CRA-2025-02)**

Ms. Nasrallah reviewed Resolution KSC/CRA-2025-01. She advised that to be in compliance with the budget code, all CRAs are required to submit their budgets to the Budget Office in June of each year. She noted that the budget is preliminary and will change because we do not receive next year's TIF projections from the Property Appraiser's Office until July. When next year's TIF projections are received, the Budget Office will make the adjustments, and submit the budget to be included in the Mayor's FY 2025/2026 Proposed Budget to the City Council.

Chair White opened the floor for public comments, of which there were none.

***A MOTION WAS MADE AND SECONDED ADOPTING A FY 2025/2026 PROPOSED BUDGET; PROVIDING AN EFFECTIVE DATE. THE MOTION PASSED 14-0-0.***

Agency Board Member Diamond arrived at the meeting at approximately 4:18 p.m.

**CONSIDERATION OF AMENDMENTS TO THE RENEW ARLINGTON MANDATORY COMPLIANCE GRANT PROGRAM GUIDELINES (RESOLUTION RA/CRA-2025-03)**

Ms. Nasrallah commented that they worked closely with OGC and the Council Auditors on some of the proposed revisions to the Mandatory Compliance Grant Program (MCGP) Guidelines. She reviewed the recommended changes.

- To be consistent with the City Code, the terminology Multi Family dwellings is included throughout the guidelines.
- The date of April 28, 2025 was updated to reflect the program end date.
- Due to an influx of applications and the fact that there was no way to review them in time for the April 28, 2025 end date, the terminology was changed to if an application was received prior to the April 28, 2025 end date, we will review the applications.
- Most importantly, we wanted to clarify how we would handle extensions after the execution of the agreement. OED has the authority to extend an agreement no later than April 28, 2030, due to unforeseen circumstances.
- Regarding Conceptual Site Plan(s) for grant applications, Brian Wheeler, RA Design Review will create several site plans for some applicants. Due to the high volume of applications, the RA/CRA Advisory Board has limited him to three per application. Applicants may seek modifications to the city produced Conceptual Site Plan(s); however, applicants requesting modifications to the RADR approved Conceptual Site Plan shall be responsible for the additional costs associated with the Design Professional services for revisions. Applicants requesting modifications to existing Permitted Construction Plans or Plan Sets within the City Site-Civil portal shall be responsible for the additional costs associated with Design Professional services for revisions and resubmissions together with City permit review fees.

Agency Board Member Ron Salem asked how many people have submitted an application and how many properties have not, etc. Ms. Nasrallah responded that a Program Summary for the MCGP as of May 14, 2025 was included with the packages.

- Applications processed to date all categories: 440
- Number of properties: 195
- Estimated number of unprocessed applications: 19
- Number of properties: 8

Agency Board Member Salem asked how many properties that are mandated to participate have not submitted an application. Ms. Nasrallah responded about half of the properties have not submitted an application.

Vice Chair Amaro commented that this is an opportunity for these individuals to get reimbursed and it sounds like they missed that opportunity.

Vice Chair Amaro asked regarding the applications that came in on April 28<sup>th</sup> would be processed. Ms. Nasrallah commented that to process the applications, we look at all taxes paid, tangible, property tax, and nuisance liens. They have to be in good standing to qualify and that takes time to get through. She added that the one thing they did not track was all the taxes that have been received as the process started. She commented that it is shocking how many property owners do not pay their taxes and do not think tangible taxes are real.

Vice Chair Amaro asked about the extension. Ms. Nasrallah responded that an extension is for an unforeseen circumstance on a case by case basis.

Agency Board Member Arias asked regarding Conceptual Site Plans if staff meet was meeting with the applicants prior to the Conceptual Site Plans being completed. Ms. Nasrallah responded that the MCGP Process is included with the Agency Board's packages. She briefly reviewed the process.

Agency Board Member Howland asked about the reason for the change regarding extensions due to unforeseen circumstances. Ms. Nasrallah responded that because we are behind and we are able to stay up with the costs, and they are taking longer than expected, money is being added to the program quicker than we can spend it.

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

***A MOTION WAS MADE AND SECONDED AMENDING THE RENEW ARLINGTON MANDATORY COMPLIANCE GRANT PROGRAM ("MCGP") GOALS, POLICIES AND GUIDELINES TO ADD CLARIFYING LANGUAGE REGARDING THE EFFECTIVE MCGP DEADLINE, MULTIFAMILY PROPERTY COMPLIANCE, PROJECT SOFT COSTS ELIGIBILITY AND LIMIT ON THE NUMBER OF CONCEPTUAL PLANS. THE MOTION PASSED 15-0-0.***

#### **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 White adjourned the Renew Arlington CRA Board meeting at approximately 4:37 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 upon request. Please contact Michelle Stephens at (904) 255-5452, or by email at [msteph@coj.net](mailto:msteph@coj.net).