



A NEW DAY.

***RENEW ARLINGTON  
COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING  
COUNCIL CHAMBERS  
117 WEST DUVAL STREET, JACKSONVILLE, FL 32202  
TUESDAY, NOVEMBER 26, 2024 – 4:00 PM***

**MEETING MINUTES  
NOVEMBER 26, 2024**

**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, Agency Board Vice Chair Ken Amaro, Agency Board Members JuCoby Pittman, Raul Arias, Michael Boylan, Joe Carlucci, Matt Carlucci, Kevin Carrico, Nick Howland, Will Lahnen, Jimmy Peluso, Terrance Freeman, Ron Salem; Rory Diamond, Reggie Gaffney, Jr., and Rahman Johnson

**Agency Board Members Excused:** Agency Board Member Tyrona Clark-Murray, Mike Gay and Chris Miller

**CALL TO ORDER**

Chair White called the Renew Arlington Community Redevelopment Agency Board meeting to order at approximately 4:08 p.m. A quorum was confirmed.

**II. ACTION ITEMS**

**APPROVAL OF THE JULY 23, 2024 RENEW ARLINGTON COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING MINUTES**

***A MOTION WAS MADE AND SECONDED APPROVING THE JULY 23, 2024 RENEW ARLINGTON COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING MINUTES. THE MOTION PASSED UNANIMOUSLY 16-0-0.***

**CONSIDERATION OF NOT TO EXCEED AMOUNT OF \$950,000.00 IN MANDATORY COMPLIANCE GRANT PROGRAM FUNDING TO ACE HARDWARE PROJECT LOCATED AT 5827 ARLINGTON ROAD (RESOLUTION RA/CRA-2024-09)**

Ms. Nasrallah provided an overview of the Renew Arlington Mandatory Compliance Grant Program (MCGP) adding that with an ask of this magnitude she felt it was appropriate to provide a general overview of what is done with the applications as they come through.

Ms. Nasrallah referenced the Quarterly Report Agency Board Members should have received that detailed where we are to date. The report mentioned that there are 291 applications, and as of this morning there are 294 applications. She advised that the last mailing was very successful. In August,

when the quarterly report was sent there were 212 applications, so a lot of the applications have been received as a result of the last mailing. With that she reviewed the RA MCGP process.

Agency Board Member R. Salem referencing the 294 applications asked how many properties are in the CRA. Ms. Nasrallah replied that she will check and get back to him with the information. She added that the expiration date for someone to apply to receive grant funding is April 28, 2025. He asked if they do not apply, they are subject to fines and such for not being in compliance. Ms. Nasrallah responded that it is up to the Agency Board if they want to hold the deadline firm or extend the date. She added that staff recommends holding firm because they have two to three years of work with just the applications received to date and there are those that have said they are not going to come into compliance. She commented that it is up to the Agency Board what they want to do with the expiration date. He asked how many more years are left on the CRA. Ms. Nasrallah replied the CRA sunsets in 2035.

Ms. Nasrallah introduced the Turner Ace project and advised that it is an expensive project, but also a very large project consisting of a full city block.

Brian Wheeler, Renew Arlington Design Review provided illustrations, and went through some of the details of the what the conceptual plan looks like and the challenges getting it to this point.

Agency Board Member Arias recommended that if we are investing \$950,000 into this that not only are you beautification that area and you are improving that area but there needs to be some sort of signage on the incubation pods, or suite number to identify the different businesses.

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

***A MOTION WAS MADE AND SECONDED ALLOCATING FUNDING NOT TO EXCEED NINE HUNDRED AND FIFTY THOUSAND DOLLARS (\$950,000) FROM THE RENEW ARLINGTON MANDATORY COMPLIANCE GRANT PROGRAM ("MCGP") BUDGET TO FUND A MCGP PROJECT FOR LANDSCAPEING/LANDSCAPE BUFFERS TO THE SHELBY AND MARY TURNER FAMILY TRUST DATED DECEMBER 28, 1992; AUTHORIZING EXECUTION OF ALL DOCUMENTS BY THE MAYOR AND CORPORATION SECRETARY; PROVIDING FOR OVERSIGHT BY THE OFFICE OF ECONOMIC DEVELOPMENT ("OED"); AUTHORIZING APPROVAL OF TECHNICAL AMENDMENTS BY THE EXECUTIVE DIRECTOR OF OED; PROVIDED AN EFFECTIVE DATE. THE MOTION PASSED 16-0-0.***

#### **NEW BUSINESS**

No new business was discussed.

#### **IV. OLD BUSINESS**

Ms. Nasrallah advised that at the last meeting Agency Board Member R. Salem asked about the possibility of extending the sunset date of the Renew Arlington CRA. Ms. Nasrallah consulted with

the state for both the Renew Arlington (expires 2035) and KSC (expires 2038) CRA. The state replied that they do not know what the rules may be at that time or if there will be a mechanism in place at that time. She thinks when that time does draw near that they would ask us to demonstrate what has not been accomplished in the plan and how much longer we may need to finish those things. She has no way of knowing 10 years out and they said they would not entertain or make a recommendation at this time.

**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 4:26 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).