

COMMUNITY REDEVELOPMENT AGENCIES ANNUAL REPORTS 2024

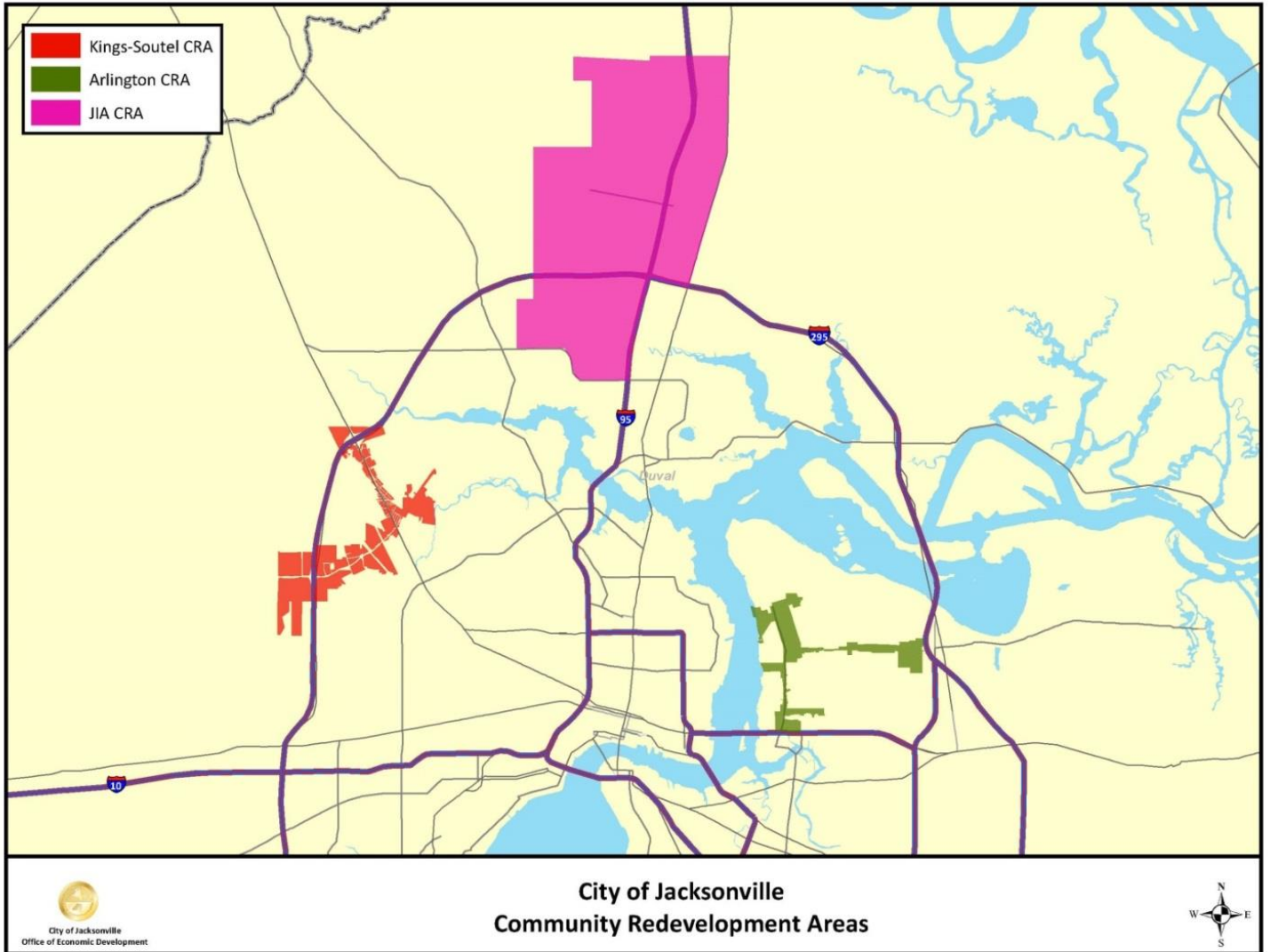


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**City of Jacksonville
Community Redevelopment Agency
Annual Reports
Fiscal Year 2023/2024**

Required Report and Records

Pursuant to Chapter 163 of the Florida Statutes, the Community Redevelopment Agency (CRA) of the City of Jacksonville must file with the governing body on or before March 31st of each year, a report of its activity for the preceding fiscal year and the report shall include a complete financial statement setting forth its assets, liabilities, income, and operating expenses as of the end of such fiscal year. Once completed, a notice will be published in a newspaper of general circulation which states that the FY 2023/2024 CRA Annual Report has been filed and is available for review in the Office of Economic Development. The notice of publication will be placed in the Daily Record newspaper as a legal notice. In addition, the report will be available for review on the City's website (www.coj.net) Government/Community Redevelopment Area Board.

CRA Process

The City of Jacksonville follows the process of creating Community Redevelopment Areas (CRA) pursuant to Florida Statute 163, Part III. The process for creating a CRA is well defined. It must detail the deficiencies in the area meeting the statutory definition of blight, provide a Community Redevelopment Plan for eliminating the blight and establish a Tax Increment Financing District (TIF) as an ongoing revenue source supporting the projects described in the Plan. Tax increment financing is a unique tool available to cities and counties for redevelopment activities. It is used to leverage public funds to promote private sector activity in the targeted area. A broad overview of the process is outlined below:

1. **Finding of Necessity** – Blight is measured by meeting at least two criteria of 14 as stated in the statute supported with government statistics.
2. **Community Redevelopment Plan** – A master plan must be developed as the blueprint for solving the boundary area deficiencies. The CRA Plan will provide the guidelines for land acquisition, investment, development, redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the CRA; zoning and planning changes, if any; land uses; maximum densities; building requirements, elementary schools in the area, housing, newly created office and retail, improved traffic, public transportation, public utilities, recreational and community facilities.

Examples of traditional projects include streetscapes and roadway improvements, building renovations, new building construction, flood control initiatives, water and sewer improvements, parking lots and garages, neighborhood parks, sidewalks and street tree plantings. The plan can also include redevelopment incentives such as grants and loans for

such things as façade improvements, sprinkler system upgrades, signs, and structural improvements. The redevelopment plan is a living document that can be updated to meet the changing needs within the Community Redevelopment Area; however, the boundaries of the area cannot be changed without starting the process from the beginning.

3. **Tax Increment Financing District (TIF)** -- A CRA is a dependent special district in which any future increases in property values are set aside to support economic development projects within that district. They are commonly used to focus economic development in a particular community in decline where funding sources for revitalization are challenged. This is accomplished by establishing a Tax Increment Financing (TIF) district. If it is listed in the Community Redevelopment Plan, TIF dollars can be used as a revenue source to a project if the project meets community criteria.

Background

Pursuant to the provisions of Chapter 163, Part III, Florida Statutes, on June 28, 2012, the City Council declared itself the Community Redevelopment Agency (CRA) when it approved Ordinance 2012-212-E. The Ordinance codified the determination that the City Council would be the redevelopment agency to implement the revitalization of the Community Redevelopment Area Plans for three active CRAs located in Duval County.

This action transfers the rights, powers, duties, privileges and immunities invested in the City Council acting as the CRA. Although the City Council members and the CRA members are the same, the CRA is a legal entity, separate, distinct and independent from the City Council. The CRA as an agency exists until dissolved by action of the City Council. The redevelopment efforts are guided by the CRA agency which is comprised of the 19 City Council members determined to revitalize the JIA, KingSoutel and Arlington neighborhoods. The CRA has direct oversight of redevelopment activities in all three redevelopment areas. The JIA CRA and the Renew Arlington CRAs also have seated Advisory Boards.

Further, on August 23, 2016, the City Council formed three separate CRA Agency Boards consisting of all City Council Members as its Board of Directors to provide oversight for the implementation of the Community Redevelopment Plans. The action taken is as follows:

- **Jacksonville International Airport Community Redevelopment Agency**
Resolution JIA/CRA-2016-01 approved the recommendation to the City Council as the governing body that the Council President serve as the Chair of the JIA/CRA and the district Council Member of the district encompassing the JIA/CRA Redevelopment Area serve as the Vice Chair. **On September 30, 2023, the JIA CRA was terminated due to the expiration of the 30-year term. The CRA Board and the City of Jacksonville concluded that objectives and goals set forth by the JIA CRA were accomplished and continuation of the JIA CRA was no longer warranted. The termination was approved with Resolution JIA CRA 2023-03 and by Ordinance 2023-0496-E.**

- **KingSoutel Crossing Community Redevelopment Agency**
Resolution KSC/CRA-2016-01 approved the recommendation to the City Council as the governing body that the Council President serve as the Chair of the KSC/CRA and the district Council Member of the district encompassing the KSC/CRA Redevelopment Area serve as the Vice Chair. **Resolution KSC/CRA-2016-02** approved the bylaws for the KSC/CRA Agency
- **Renew Arlington Community Redevelopment Agency**
Resolution RA/CRA-2016-01 approved the recommendation to the City Council as the governing body that the Council President serve as the Chair of the RA/CRA and the district Council Member of the district encompassing the RA/CRA Redevelopment Area serve as the Vice Chair. **Resolution RA/CRA-2016-02** approved the bylaws for the RA/CRA Agency.

Staffing and Administrative Procedures

The Community Redevelopment Agency and City of Jacksonville annually approve a budget for Administrative Services to provide the staffing and administrative relationship between the City and the CRA for general office operations and implementation of the redevelopment plans for the three redevelopment areas. The Community Redevelopment Agency Bylaws establish the CRA's board composition, purpose and powers, meetings and notice requirements and administrative procedures. The CRA Board meets as required by Florida Statutes 163, Part III and 189.

This bill amends Chapter 55, Part 1, Section 55.108 *Ordinance Code* in reference to the powers and duties of the Downtown Investment Authority (DIA). Section 55.108 is amended to reflect that the Northbank Downtown CRA Trust Fund will maintain two separate accounting records for the Downtown East CRA and the Northside West CRA.

Chapter 106, Part 2, Subpart A, Section 106.204 *Ordinance Code* is amended to distinguish a distinct process by which CRA Boards propose their budgets. With this amendment, CRA Boards will submit a proposed budget by July 1 of each fiscal year which will include line items for operating expense and debt services, a plan authorized expenditure line item. Each CRA will submit to Council a budget schedule, containing all programs and capital projects, debt service reserves, carried over planned authorized expenditure accounts, all fund transfers, encumbered funds and unencumbered funds.

The newly created Chapter 106, Part 3, Subpart D *Ordinance Code* addresses appropriations for Community Redevelopment Agency Plan Authorized Expenditures.

- CRA Board shall have the authority to expend funds from any budget line item in an Approved CRA Budget, including the Plan Authorized Expenditures Budget Line Item, without further Council approval.
- Council appropriations to a CRA Board shall be held in the applicable CRA Trust Fund, which trust fund shall be an all-years fund.

- Prior to expenditures, the CRA Board Administrator will complete and sign a CRA Budget Transfer Form, which shall include the amount and description of the expenditure request. If the expenditure is a Plan Capital Project, the CRA Board Administrator must also complete a CRA Capital Project Information Sheet.
- A CRA Board may transfer funds between Board approved Plan Authorized Expenditures via a written board resolution in the same manner as required in Section 106.344 of this Subpart D without further Council approval.
- Any CRA Board approved funds for a specific Plan Authorized Expenditure or Future Years Debt Reduction expenditures shall carryover from fiscal year to fiscal year.
- Any additional revenues in excess of \$100,000 and received by each CRA Trust Fund during a fiscal year shall require further Council approval.

Ordinance 2018-555-E

On August 24, 2018, City Council approved Ordinance 2018-555-E. It amended Chapter 111, Part 6, Section 111.645 in reference to the Renew Arlington CRA Trust Fund, for which funds deposited into the Trust Fund shall be placed and accounted for in a separate interest-bearing account and all accrued interest shall remain in the Trust Fund.

This bill created a new Chapter 111, Part 6, Section 111.641 *Ordinance Code* which referred to the Jacksonville International Airport CRA Trust Fund and a new Chapter 111, Part 6, Section 111.642 for the KingSoutel Crossing CRA Trust Fund. The City shall annually appropriate to these Trust Funds by January 1 of each year, commits and sets over for payment into the Fund a sum equal to the increment from the income, proceeds, revenues, and funds of the City derived from, or held in connection with the CRA, and the City's undertaking and carrying out of any community redevelopment project therein. Such increment shall be determined and appropriated annually and shall be an amount equal to 95 percent of the difference between the amount of ad valorem taxes levied each year by the City on taxable real property and the amount of ad valorem taxes which would have been produced by the rate upon which the tax is levied each year by or for the City upon the total of the assessed value of the taxable real property in the CRA as shown upon the most recent tax assessment roll.

Chapter 500, Section 500.108, Section 500.112, and Section 500.114, *Ordinance Code*, were amended to clarify definitions and articulate agency powers and the expenditure of trust funds. Community Redevelopment Agency powers are subject to availability of funds in each Trust Fund and, as applicable, the approval of the City Council. A new Chapter 500, Section 500.116, *Ordinance Code* was created to adopt the "CRA Budget Transfer Form" and the "CRA Capital Project Information Sheet".

Further, this legislation created new chapters and amends exiting chapters of the Ordinance Code to streamline the budget and appropriation processes for CRAs for better efficiency.

Typically, when needed, meetings are held immediately preceding the City Council's meeting on the second or fourth Tuesday of the month. The budgets are provided for each of the three CRAs in the appropriate section of this report.

Community Redevelopment Plan Implementation

Each redevelopment area has its own Community Redevelopment Plan unique to each area with its specific needs and deficiencies that has been adopted by the City Council through the legislative process. The purpose of the Plans is to identify policies, strategies and goals that will remedy the conditions of blight that have been determined to exist within the Community Redevelopment Area and clearly stated in the Finding of Necessity. The strategies in all plans include short-term and long-term capital improvements, economic development and planning projects aimed at stimulating growth, creating jobs, and expanding the tax base through the redevelopment of the Community Redevelopment Areas.

The three CRAs have Advisory Boards in place and meet on a regular basis. All Advisory Board Members are confirmed through City Council and are required to attend ethics training, which includes instruction and Florida Sunshine Laws. Advisory Board meetings are publicly noticed and open to the public.

Tax Increment Finance (TIF) districts were established at the time the Community Redevelopment Plans were adopted, pursuant to the Community Redevelopment Act (Florida Statutes 163.387). No TIF revenues may be expended unless those funds are expended in accordance with an adopted Community Redevelopment Plan for the specific redevelopment area and approved by the CRA Board. The following Community Redevelopment Plans with TIF accounts are currently in effect:

- 2008 KingSoutel Crossing Community Redevelopment Area
- 2015 Renew Arlington Community Redevelopment Area

KINGSOUTEL CROSSING CRA REPORT

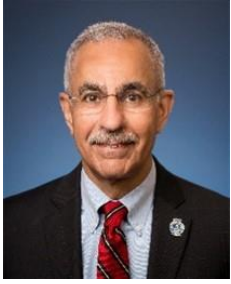
CRA Agency



KingSoutel Crossing CRA at a Glance

CRA Area (Acres)	2,300
CRA Base Year	2008
Base Year Taxable Assessment	\$71,064,917
Current Taxable Assessment	\$280,270,592
Incremental Increase	\$209,205,675
Fiscal 2023/2024 TIF Revenue	\$2,249,182

KingSoutel Crossing CRA Agency Board



Hon. Ron Salem Pharm. D, Chair



Hon. Jimmy Peluso



Hon. Rahaman Johnson



Hon. Terrance Freeman



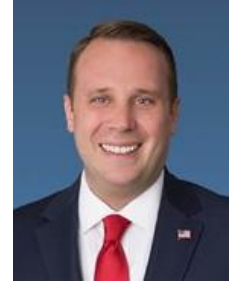
Hon. Ju'Coby Pittman, Vice Chair



Hon. Michael Boylan



Hon. Tyrona Clark-Murray



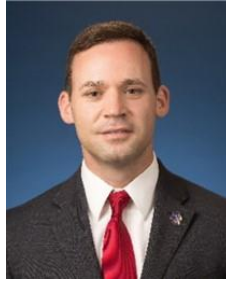
Hon. Kevin Carrico



Hon. Will Lahnen



Hon. Reggie Gaffney Jr.



Hon. Rory Diamond



Hon. Matt Carlucci



Hon. Raul Arias



Hon. Joe Carlucci



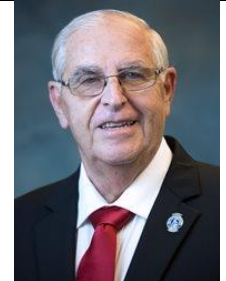
Hon. Chris Miller



Hon. Nick Howland



Hon. Mike Gay



Hon. Randy White



Hon. Ken Amaro

KingSoutel Crossing Community Redevelopment Area

The KingSoutel Crossing Community Redevelopment Area (CRA) was created to jumpstart housing, retail and commercial development in an underserved area in Northwest Jacksonville. There is significant market demand if the blighted conditions can be remedied and mitigated. The plan was themed to create new town centers at key locations with access to transit, establish minimum standards for services, strengthen existing neighborhoods and create attractive gateways that establish quality of character and identify communities. The plan was organized into four districts for redevelopment. Strategies for the four districts include:

- Creation of gateways, wayfinding signs and streetscape improvements
- Development of large catalyst projects to attract clients
- Creation of mixed-use and pedestrian oriented “placemaking projects”
- Develop Kings Road District as a major gateway into downtown Jacksonville from the North.

Need for a Community Redevelopment Plan Update

The KingSoutel Crossing Agency Board agreed that the existing redevelopment plan was only satisfactory in its approach to solving blighted issues within the boundary area because it was dated, and market conditions and policies had evolved. It was decided that a Redevelopment Plan update was necessary to better target blighted conditions resulting in future redevelopment in the area.

Therefore, the KingSoutel Crossing Community Redevelopment Agency authorized the Office of Economic Development to procure professional services not to exceed \$125,000 to fulfill the contract to Update/Revise the Redevelopment Plan pursuant to Resolution KSC/CRA-2016-03 adopting a revised FY 2015-2016 restated budget pursuant to Section 163.387. The subject area comprised approximately 2,300 acres. Based on current market analysis and an evaluation of the existing conditions within the boundary, the consultant was charged with recommending if a specific element should be updated, deleted or added to more effectively implement the Plan and further, the consultant would reference statutorily how all new strategies will eliminate blight and add to the tax base within the CRA.

On February 13, 2018, the Plan Update was approved by City Council with Ordinance 2018-12-E, reaffirming the need to create a living document that modified the existing plan to meet the current day challenges and obstacles.

Ongoing Programs and Public Works Projects

KingSoutel Crossing CRA Public Art Program

The Agency Board approved and authorized \$100,000 for the KSC/CRA Public Art Program within the KSC/CRA and finds that the development of the new program is in compliance with and furthers the purposes and objectives of the KSC/CRA Redevelopment Plan.

The contract was executed, and the Cultural Council has begun following their program process of community engagement. They have been working in the community via the Northwest Citizens Planning Advisory Committee (CPAC), attendance at the Vice Chair JuCoby Pittman Town Hall meetings, attending the monthly KingSoutel Crossing Advisory Board meetings and with the circulation of two surveys within the community. They have explored many options and landed on a project at the Legends Center focusing on local community leaders as recommended by the constituency.

Project Status:

Pursuant to Sec. 106.341, *Ordinance Code*, with Resolution 2023-01, the KSC/CRA Board allocated a total of \$20,000 from “Unallocated Plan Authorized Expenditures” to the existing KSC CRA Public Art Program, thereby amending the maximum indebtedness under the Agreement. The project was completed and introduced to the community on Thursday, November 7.

Tru by Hilton

The KingSoutel Crossing Agency Board approved Resolution KSC/CRA-2022-01 with a unanimous vote of 15-0 approving the Economic Development Agreement between the City of Jacksonville and Prichard Hospitality, LLC, which includes a five-year, REV Grant for a maximum of \$290,000. The Board approved the development of the Prichard Hospitality project, as described in the Project Summary below which is in compliance with and furthers the purposes and objectives of the KSC/CRA Redevelopment Plan.

Project Summary

Pritchard Hospitality purchased the 1.8-acre undeveloped site located at 4142 Perimeter Industrial Parkway, W on March 27, 2020, for the purpose of developing an 82-room mid-rise motel. The site is located within the KingSoutel Crossing Community Redevelopment Area.

When completed, the project will result in the creation of 10 full time equivalent jobs and add 82 new motel rooms at the intersection of I-295 and Pritchard Road within the CRA. The hotel rooms will be available to the public at market rate. The development cost of the project is estimated to be \$13,330,000. Presently there are no hotel/motel units within this development area to serve the businesses within this expanding commercial corridor.

The proposed motel will be the first new motel developed within the CRA since its inception. Typically, it takes three to five years for similar types of projects to reach breakeven and become profitable.

Project Rationale & Benefits:

The City of Jacksonville desires to promote growth and revitalization within the KingSoutel Crossing Community Redevelopment Area (CRA). The Pritchard Road Tru by Hilton motel will introduce a new lodging option within the Pritchard Road commercial corridor and increase the commercial tax base.

City of Jacksonville Funding	Pritchard Hospitality, LLC	Project Goals
REV Grant 50% for 5 years, maximum grant \$290,000.	The Developer proposes to invest \$13,330,000 including mortgage financing totaling \$10,663,000 and up to \$2,667,000 cash equity. Project will create ten (10) new full-time equivalent hospitality industry jobs at an average wage of \$38,000 per year (\$18.27 per hour).	Introduce a new lodging development within the KingSoutel Crossing CRA generating 82 new motel rooms to support the Pritchard Road commercial corridor. The project will result in generating new ad valorem taxes to support the ever-changing infrastructure needs of this Community Redevelopment Area.

The REV Grant will be calculated to be equal to fifty (50%) percent of the incremental increase in ad valorem taxes over base year taxes. The term will be for five (5) years. Payment of the REV Grant is subject to documentation of a minimum private capital investment of \$10 million and the target capital investment is \$12.5 million. In the event the overall private capital investment is less than \$12.5 million the REV Grant will be proportionally reduced by the percentage less than the targeted investment of \$12.5 million. If the overall investment falls below \$ 10 million, the grant will be terminated.

Project Status:

Construction of the project is complete; it is open for business and a true asset to the community. Resolution KSC/CRA-2022-01 was approved with a maximum 50% REV Grant of \$290,000 over five-year period, beginning in Fiscal Year 2025.

US 1 Watermain Project

This project will install approximately 3,200 feet of 18" HDPE WM under the I-295 interchange using Horizontal Directional Drilling (HDD) to the maximum extent (length) practical. The new 18" HDPE pipe shall connect to an existing 18" HDPE pipe located just north of the southbound entrance ramp to I-295 and extend beyond the north bound exit ramp of I-295 to approximately 800 feet north of Gilchrist Road where it will connect with the watermain constructed in 2016. The completion of this watermain along US 1 will encourage development by providing dependable potable water service to properties along the US 1 Corridor.

The KSC Agency Board approved and authorized \$1,300,000 for the development of a capital project to be known as the "U.S. 1 Watermain Project," and found that it is within the KSC/CRA Redevelopment Area, and in compliance with and furthers the purposes and objectives of the KSC/CRA Redevelopment Plan as follows:

Project Status:

The City Public Works Department revised the plans at the recommendation of our utility, JEA. Due to complications and obstacles around the 295 interchange, JEA has had to abandon the project and look at a different path.

The new project location is located outside of the CRA boundary therefore TIF funding cannot be used to fund it.

On June 27 the KSC Advisory Board voted unanimously to recommend to the KSC Agency Board that they consider defunding the project and allocating the project funding (\$1,299,898) to the New Kings Road Capital improvements project created with Resolution KSC/CRA 2022-03. The KSC Agency Board approved the recommendation with Resolution KSC/CRA 2024-04.

KingSoutel Crossing Building Renovation Grant

The Agency Board approved and authorized \$389,870 for the Building Renovation Grant Program within the KSC/CRA and finds that the development of the new program is in compliance with and furthers the purposes and objectives of the KSC/CRA Redevelopment Plan as follows:

- Page IV-13 – Commercial Façade Improvement Program – The purpose of the Commercial Façade Improvement Program is to encourage commercial property owners to upgrade their properties by improving the external appearance of their businesses. The grant is a matching, reimbursable grant providing commercial property owners/tenants with a more visually appealing property.
- Page IV-18: The Community Redevelopment Agency should encourage property owners to reinvest and remove potential impediments to redevelopment in the CRA. The Agency should work with businesses and property owners to improve the look and occupancy levels of commercial and light industrial properties. Attract new and retain existing business by decreasing renovation costs incurred for modernizing retail space in older, commercial properties.

The Building Renovation Grant Program is designed to provide commercial or retail building renovation funding assistance for existing businesses within the KingSoutel Crossing Community Redevelopment Area (CRA). In this defined area, the insufficient infrastructure coupled with degrading structures has become an obstacle to business location and expansion. The collateral/equity in the buildings in these areas do not translate into enough to get traditional financing/loans to make improvements and thus the buildings continue to degrade. The public investment in the structures in strategic areas not only will provide the gap in equity to get traditional financing for upgrades; it will stabilize real estate and has the potential to translate into enhanced sales and/or customers for many of the businesses in this area. Furthermore, these renovations can help in reducing blight and creating positive momentum toward community redevelopment.

Project Status:

Currently, two projects have been completed. Before and after photos can be found in **Exhibit A**.

The available balance is \$292,668.

Lighting in the KSC/CRA

The Agency Board approved and authorized \$100,000 for the lighting project within the KSC/CRA and finds that the development of the new program is in compliance with and furthers the purposes and objectives of the KSC/CRA Redevelopment Plan as follows:

- Page IV-14 -- Implement CPTED Standards -- Crime Prevention Through Environmental Design is defined as "the proper design and effective use of the built environment that can lead to a reduction in the fear and incidence of crime and an improvement in the quality of life." CPTED addresses crime problems through controlling the environment. The use of sidewalks, pavement, lighting and landscaping to clearly guide the public to and from entrances and exits.
- Page IV-20 -- Improve and Maintain Streetscapes and Park Spaces --- Implementing streetscape improvements adds to a quality sense of place. The aesthetic enhancements are not only pleasing and make people feel comfortable in the CRA, but it increases an areas walkability. Develop a streetscape plan including site furnishings, lighting, landscaping, decorative pavers and signage.

Project Status:

Project is ongoing. Completed segments have been invoiced. New locations have been identified and work has begun.

New Kings Road Capital Improvements Project

The Agency Board approved Resolution KSC/CRA-2023-03 with a unanimous vote of 18-0, allocating \$2,210,193.57 for the New Kings Road Improvements Project extending from Soutel Drive to Trout River Boulevard within the KSC/CRA and finds that it is in compliance with and furthers the purposes and objectives of the KSC/CRA Redevelopment Plan. An additional \$2,300,683 was allocated to the Project in FY 2022-2023 via Resolution KSC/CRA-2023-03.

This project was pulled straight from the 2017 CRA Redevelopment Plan Update Page 4-20, where it states that the CRA should actively work with the Florida Department of Transportation for New Kings Road/US 1 to incorporate Complete Streets and Context Sensitive Design practices and programs. Complete Streets programing takes vehicle dominated thoroughfares and redevelops them using decorative lighting, street furniture, landscaping of medians and ROW, multiuse paths, sidewalks, crosswalks and gateway features.

The project will run the duration of US 1 through the CRA boundary, from the intersection of Soutel Drive to Trout River Boulevard.

The project would be a phased project, beginning with analysis or an availability assessment including a ROW Survey, sidewalk assessment with a possible pedestrian connectivity plan,

intersection traffic studies, and a look at landscaping and hardscape design using neighborhood design standards.

Project Status:

A Request for Proposals for the procurement of a Design-Build team was advertised, a team was selected, and a contract was negotiated with the City Public Works Department. Work has begun with the construction team recommending nine projects for exploration.

There is a total program balance of \$ 3,826,123.57.

Consideration of Zoning Applications

Application for Rezoning to Conventional Zoning District Ordinance 2024-0276

On Thursday, April 25, 2024, the KingSoutel Crossing Advisory Board opined, and recommended approval of the application as submitted with a vote of 5-0 stating that it met the Goals and Objections of the KSC Redevelopment Plan.

Application for Rezoning to PUD Ordinance 2024-0535

On Thursday, June 27, 2024, the KingSoutel Crossing Advisory Board opened, and recommended denial of the application as submitted with a unanimous vote of 4-0 stating it did not comply with the KSC Redevelopment Plan or the Comp Plan.

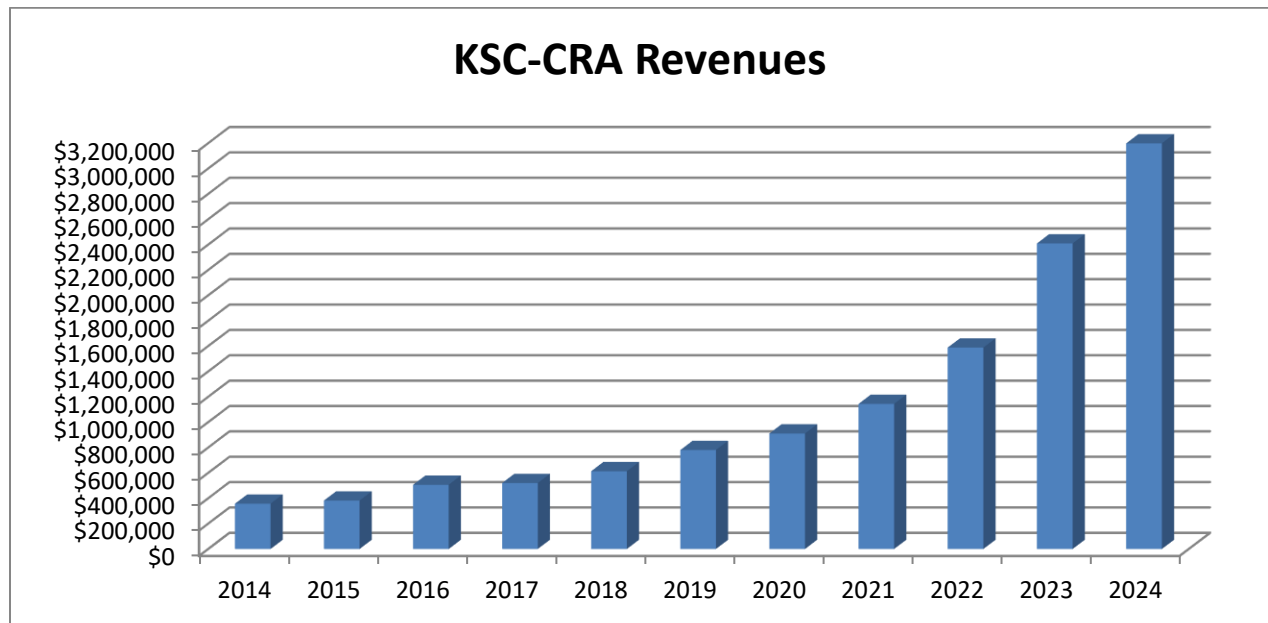
Application for Rezoning to Conventional Zoning District Z-5739-6039

On Thursday, August 22, 2024, the KingSoutel Crossing Advisory Board opined, and recommended approval of the application as submitted with a unanimous vote of 5-0 stating that it met the Goals and Objections of the KSC Redevelopment Plan.

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KingSoutel Crossing CRA Tax Increment Revenues

Fiscal Year	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Ad Valorem Taxes	\$356,929	\$382,010	\$506,351	\$516,632	\$612,758	\$706,457	\$832,400	\$1,143,912	\$1,575,217	\$2,249,182	\$2,843,051
Investment Pool Earnings	\$0	\$0	\$0	\$3,395	\$625	\$73,864	\$78,359	\$24,335	\$13,034	\$160,215	\$355,792
Total	\$356,929	\$382,010	\$506,351	\$520,027	\$613,383	\$780,321	\$910,759	\$1,143,912	\$1,588,251	\$2,409,397	\$3,198,843



KingSoutel Crossing CRA Budget

**KING SOUTEL CROSSING CRA TRUST FUND
FUND 10805
FY 23/24 AMENDED & RESTATED BUDGET**

	FY 23/24 AMENDED & RESTATED BUDGET
REVENUES	
Property Taxes	\$ 2,843,051
Investment Pool Earnings	355,792
Adjustment to FY23 Investment Pool Earnings	(29,236)
Transfer from Fund Balance (FY21 revenue reallocation)	821,184
Property Taxes (FY21 revenue reallocation)	478,713
Total Revenues	\$ 4,469,505
EXPENDITURES	
Administrative Expenses	
Professional and Contractual Services (not "Plan Professional Services")	\$ -
Travel	98
Local Mileage	9
OGC Internal Service	18,960
Advertising and Promotion	155
Office Supplies	0
Employee Training	1,458
Dues, subscriptions	175
Supervision Allocation	83,875
Annual Independent Audit	2,500
Total Administrative Expenses	\$ 107,230
Financial Obligations	
Zaxby's TID Grant	\$ 100,000
Total Financial Obligations	\$ 100,000
Plan Authorized Expenditures	
New King's Road Capital Improvements Project	4,262,275
Total Plan Authorized Expenditures	\$ 4,262,275
Total Expenditures	\$ 4,469,505

RENEW ARLINGTON CRA REPORT

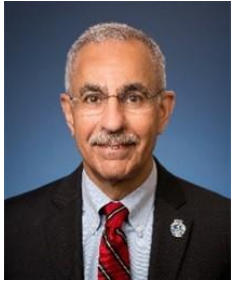
CRA Agency



Renew Arlington CRA at a Glance

CRA Area (Acres)	1,239
CRA Base Year	2015
Base Year Taxable Assessment	\$210,342,375
Current Taxable Assessment	\$427,646,096
Incremental Increase	\$217,303,721
Fiscal 2023/2024 TIF Revenue	\$2,336,244

Renew Arlington CRA Agency Board



Hon. Ron Salem Pharm. D, Chair



Hon. Jimmy Peluso



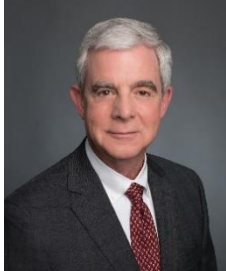
Hon. Rahaman Johnson



Hon. Terrance Freeman



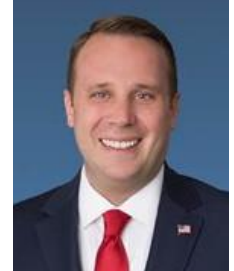
Hon. Ken Amaro, Vice Chair



Hon. Michael Boylan



Hon. Tyrona Clark-Murray



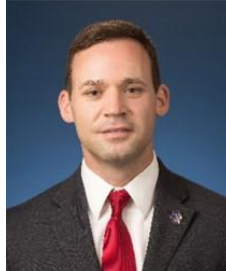
Hon. Kevin Carrico



Hon. Will Lahnen



Hon. Reggie Gaffney Jr.



Hon. Rory Diamond



Hon. Matt Carlucci



Hon. Raul Arias



Hon. Joe Carlucci



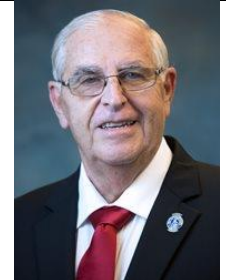
Hon. Chris Miller



Hon. Nick Howland



Hon. Mike Gay



Hon. Randy White



Hon. Ju'Coby Pittman

The Creation of the Renew Arlington Community Redevelopment Area

Background

The City of Jacksonville, through the Office of Economic Development, created a working group to develop a strategy to revitalize the Arlington area to create an environment that is welcoming, attractive, safe and walkable for students and residents in this traditional community. This working group grew into the Renew Arlington initiative that entails a comprehensive review of transportation, public utilities, housing, lighting, land use and zoning issues, public safety, neighborhood retail, and infrastructure including the development of a near-term to long-term plan for transforming the community. Renew Arlington represents the commitment of the City of Jacksonville, Jacksonville University, community organizations, citizens and other interested stakeholders to work collectively for the betterment of Arlington.

The community of Arlington is a historic area of Jacksonville that seeks to enhance its livability, business environment, and infrastructure but understands the need to create and follow a comprehensive plan to achieve its goal. The first element of this enhancement was to determine the current status of the area. A preliminary analysis of the University Blvd/Merrill/Arlington Road corridor indicated that in the subject corridors:

- The area needs a plan to avoid decay and declining property values.
- An attractive center or focal point is needed for the community.
- Tools need to be employed effectively to prevent economic and social degradation.
- Safety and ease of access needs to be improved for pedestrians in general, but especially for schoolchildren and seniors.
- Area blight must be addressed satisfactorily.

These conditions outlined above are reflective of the challenge of revitalizing Arlington. Although there have been multiple plans in the last decade that sought to create these enhancements, these plans did not significantly change conditions. To create a favorable long-term environment, the establishment of a Community Redevelopment Area will support Arlington revitalization, improve infrastructure, integrate Jacksonville University students with Arlington neighborhoods; reduce blight and crime; improve housing; support sustainable business, and create walkable, pedestrian friendly corridors.

Opportunities

Despite the challenges, long term success is promising due to the significant opportunities presented in the Arlington community:

- College/university community – Jacksonville University provides community entertainment and educational opportunities through Division I collegiate sports, fine art and theater, speakers and lectures.
- Proximity – the neighborhood is 10 minutes or less from the city center and 15-20 minutes from the beaches.
- Access to the river – Arlington has miles of St. Johns riverfront and includes boat ramps, sailing, marine commerce, community parks and national monuments.
- Architecturally distinct – the neighborhood boasts the largest post-modern bungalow architecture in the City.

- Natural beauty – the area in the City with rolling hills and headlands, the oak-canopied riverfront neighborhood is recognized for its natural beauty and topography.

Current Status

In accordance with the Community Redevelopment Act, Section 163.360, Florida Statutes (2012), the Renew Arlington Community Redevelopment Agency was created by the approval of Ordinance 2015-738-E on December 15, 2015. The vision for the Community Redevelopment Area (CRA) focuses on creating a sustainable mixed-use commercial corridor with walkable streets that offer visitors and residents a high-quality local destination with a safe transportation network, pedestrian connections and public space. The CRA is envisioned to include a mix of retail stores, restaurants, art galleries, professional offices and service businesses with residential or offices above the commercial uses.

PLAN OF ACTION

Highlights of Primary Objectives

Primary Objective 1: Improve transportation facilities within the CRA including sidewalks, crosswalks, and bike paths/multi-use trails, as well as enhancing regional connections. These strategies will correct the blighted conditions of defective or inadequate street layout and unsafe conditions of the Finding of Necessity.

Primary Objective 2: Identify and promote a workable means to fund, finance and deliver utility and infrastructure improvements needed to promote the redevelopment effort of the CRA. These strategies will correct the blighted conditions of unsanitary or unsafe conditions and deterioration of site or other improvements.

Primary Objective 3: Deliver an overall urban design and infrastructure initiative, which enhance basic utilities and creates a positive identity in design elements such as gateways, streetscapes, signage and furnishings. These strategies will correct the blighted conditions of unsanitary or unsafe conditions and deterioration of site or other improvements.

Primary Objective 4: Ensure land development regulations do not inhibit the redevelopment of attractive, safe, viable and sustainable commercial corridors along University Blvd./Merrill/Arlington Roads. These strategies will correct the blighted conditions of unsanitary or unsafe conditions and deterioration of site or other improvements.

Primary Objective 5: Create attractive, safe, viable and sustainable commercial corridors along University Blvd./Merrill/Arlington Roads. These strategies will correct the blighted conditions of defective or inadequate street layout and unsafe conditions of the Finding of Necessity.

Primary Objective 6: Ensure regulatory measures are in place to promote the redevelopment of vibrant urban mixed-use corridors consisting of retail stores, such as markets, antique shops, restaurants, art galleries, professional offices and service businesses with residential or office

above these commercial uses. These strategies will correct the blighted conditions of faulty lot layout and unsafe conditions and deterioration of site or other improvements.

Primary Objective 7: Create a vibrant quaint urban “Commercial Corridor” area with mixed-use developments. These strategies will correct the blighted conditions of faulty lot layout, unsafe conditions and deterioration of site or other improvements.

Primary Objective 8: Explore land acquisition and parcel assembly programs to facilitate development of the CRA and the primary commercial corridor along the University/Merrill/Arlington Corridors only for Public purposes. These strategies will correct the blighted conditions of faulty lot layout in relation to size, adequacy, accessibility or usefulness as well as stormwater management.

Primary Objective 9: Establish one or more public/private partnerships to encourage and use expertise of private enterprise to implement the redevelopment vision. These strategies will correct the blighted conditions of faulty lot layout, unsafe conditions and deterioration of site or other improvements.

Primary Objective 10: Incorporate housing revitalization through housing maintenance programs and rehabilitation services. These strategies will correct the blighted conditions of unsanitary or unsafe conditions and deterioration of site or other improvements.

Primary Objective 11: Establish a creative, equitable, efficient and practical funding and financing mechanism to properly implement this Plan. These strategies will correct the blighted conditions of defective or inadequate street layout, roadways and public transportation facilities, faulty lot layout, unsanitary or unsafe conditions and deterioration of site or other improvements.

Fiscal Year Allocations for Programs/Public Works Projects

Ongoing Projects/Programs

Renew Arlington Zoning Overlay

As a newly created CRA with limited financial resources, the Renew Arlington Advisory Board’s primary focus during its first year was to establish good planning practices and lay the framework for guiding future development. As one of their first initiatives to reverse and remove existing trends contributing to blight, they decided to implement strategies within the plan that would not require TIF but would greatly impact the conditions within the boundary.

Ordinance 2019-239-E was introduced in the first quarter of 2019. The purpose of the Zoning Overlay requirements is to protect and enhance the Arlington CRA’s unique aesthetic and physical appearance; improve property values; promote an environment that is visually appealing and safe for vehicular, bicycle and pedestrian traffic; and promote appropriate redevelopment of blighted areas. This will be done by amending the zoning ordinance to include urban design development standards for the land use relationships of the corridors.

Additionally, an amendment to the Ordinance mandated that relief be provided to the property owners, who were required to comply with the five-year amortization period for signs, fencing and landscaping in the form of a grant. It stated that lawfully existing fencing, signage and landscaping shall meet the requirements of the Ordinance the later of December 31, 2024 or five years plus 90 days after a grant program to help mitigate the cost of the compliance is approved the Renew Arlington Agency Board.

Creation of the Mandatory Compliance Grant Program (MGCP)

In response to the Zoning Overlay, staff created a Zoning Overlay Mandatory Compliance Grant Program (MGCP) that was approved with Resolution RA/CRA 2020-01 on January 28, 2020 by the Renew Arlington Agency Board. This program addresses the Council's requirement when the Zoning Overlay was established, that a grant program be created to assist affected property owners in meeting the mandatory compliance elements by setting forth the process by which property owners will interface with the Planning Department regarding compliance.

The objective of the Renew Arlington Overlay Mandatory Compliance Grant Program (MGCP) is to rejuvenate an area of commercial development by providing nonresidential, commercial or retail renovation funding assistance in the form of grants for existing, eligible nonresidential applicants located within the Renew Arlington Community Redevelopment Area. The grant is designed to aid those Applicants whose property was not in compliance with the newly established standards as of July 1, 2019, with the Zoning Overlay elements of fencing, signage, and landscaping/landscape buffers.

The grant will cover 100 percent of the awarded allowance or the actual cost, whichever is less, under each category. Project costs exceeding the awarded allowance will be funded by the Applicant.

Project Status:

Over the years the RA/CRA has allocated funding to the Mandatory Compliance Grant Program. Resolution RA/CRA-2024-05 was approved, allocating an additional \$2,184,46 to the program. The status of the program at the end of the fiscal year is provided in the following table.

Total Funding Allocated To-Date	\$9,067,905.43
Funds Disbursed Program Development	\$23,565.82
Funds Disbursed for Completed Contracts	\$685,047.01
Remaining Balance	\$8,359,292.60
Contracts Encumbered	\$1,986,128.87
Available Funding	\$6,373,163.73

At the year end, staff received a total of 291 applications. The applicants are in various stages of the MGCP process. Photos of completed projects can be found in **Exhibit B**.

College Park Tax Increment District (TID) Infrastructure Grant Project

College Park, formerly Town and Country Shopping Center, is located in the Renew Arlington Community Redevelopment Area (RA/CRA) at the intersection of the Arlington Expressway and University Blvd. at the foot of the Mathews Bridge. It is comprised of approximately 19 acres of redevelopment potential. The proposed redevelopment project consists of a mixed-use approach that could include a grocer, retail, open air food court and a residential component.

College Park is intended to be developed with a minimum of 50 new residential units (and a maximum of 90 new residential units) and redevelopment of the existing 187,361 square feet of retail/restaurant space. The developer is planning the Project in four (4) phases: (i) rerouting, repaving, and landscaping the parking lot, (ii) installation of a new façade on the retail portion of the Project, (iii) construction of the new residential units, and (iv) construction of the shipping container food court.

Town and Country Shopping Center was built in 1953. Now the center is dated, underutilized, and is in need of redevelopment. Further, its proximity to downtown, Jacksonville University, and the beaches gives it the potential to be a highly desirable area to live and work.

College Park is designated in the Renew Arlington Community Redevelopment Plan as a “Catalyst Area”, one of four in the RA/CRA. Redeveloping the site will have a major impact on the community offering a new identity and sense of place. It would also send a strong message that investment in Arlington is on track, making it an attractive consideration for other potential investors looking to explore opportunities in Arlington.

JWB Companies, submitted a proposal to redevelop the property as a mixed-use enterprise. 903 University Blvd., LLC has purchased the property with a redevelopment plan to invest approximately \$18,500,000-\$22,000,000 into the revitalization of the property. Plans call for a big box grocer, construction of residential units, development of a new open-air food court and general property improvements.

The Developer is eligible for incentives from the Tax Increment District Infrastructure Development grant (the “TID Grant”).

- An aggregate amount not to exceed two million dollars (\$2,000,000) to fund the infrastructure improvements for the Project. The maximum payment shall not exceed \$400,000 for the first year. If the maximum amount is not expended from year to year, eligible costs can roll over to the next year during the maximum five-year period. Developer becomes eligible for the grant based on performance as a reimbursement for completed and documented infrastructure improvements.
- The TID Grant and any other incentives will run with title to the Property.
- The total project costs are projected to be approximately \$21,000,000 after property acquisition. The “Minimum Project Cost Threshold” will be \$16,000,000. If the total Project costs fall below the Minimum Project Cost Threshold, then the total TID Grant of \$2,000,000 shall be reduced by the percentage the total project costs fall below the Minimum Project Cost Threshold. For example, if the total Project costs are \$15,000,000,

then the TID Grant would be \$1,875,000 (93.75% of the total \$2,000,000, because \$15,000,000 is 93.75% of the minimum total Project costs.

- Developer shall commence construction of the College Park redevelopment within six months after the latter of final approval by the City of Jacksonville of or execution of a Redevelopment Agreement for the Project. Developer shall complete construction within 30 months after commencement.

An estimated 50 full-time, 37 part-time jobs and 80 construction jobs will be created. Estimated capital investment of approximately \$21,000,000 in land, building and construction improvements. The project is projected to take approximately 30 months from beginning to completion.

Supporting this project will redevelop an underperforming and blighted property in the historic Arlington neighborhood bordering downtown. It will eliminate blighted conditions in the area and provide goods and services to the residents in the community. Additionally, residents of the Arlington area will have an opportunity to apply for the jobs created with the redevelopment of this project.

The Agency Board found that the redevelopment of the former Town and Country Shopping Center as the "College Park Project is with the RA/CRA Redevelopment Area and is in compliance with, and furthers the purposes and objectives of the RA/CRA Redevelopment Plan.

The RA/CRA approved and authorized a TID Grant for a not to exceed amount of \$2,000,000, payable in increments of up to \$400,000 per year over the course of five years, based on documented expenses, beginning in Fiscal Year 2021/2022.

Project Status:

Site work is advancing on the College Park project as illustrated in **Exhibit C** and other permits are currently under review. Installment payments have been issued.

Complete Streets Mobility Corridors Program

Renew Arlington Redevelopment Plan Primary Objective 1: Improve transportation facilities within the CRA including sidewalks, crosswalks, and bike paths/multi-use trails, as well as enhancing regional connections. These strategies will correct the blighted conditions of defective or inadequate street layout and unsafe conditions of the Finding of Necessity.

The Mobility Corridors program is intended to target safety, mobility and accessibility improvements along transit corridors through comprehensive planning and design. The University Blvd./Merrill Rd. intersection was recognized as an area of need due to crash data identifying the area as unsafe. The City's approach to addressing this corridor is to provide Complete Streets that addresses all travel modes with the corridor and with potential redevelopment that is planned or envisioned.

A complete corridor assessment was performed on University Blvd. and Merrill Road. Observed issues and opportunities included:

- High motor vehicle speeds
- Excessive and unnecessary curb cuts
- Inadequate accommodations for persons with disabilities
- Sidewalk obstructions
- Limited transit waiting facilities
- Lack of pedestrian buffer
- Lack of crossing opportunities
- Lack of bicycle facilities

The Phase I Turbo Roundabout project is ongoing with design at 100% complete. The project lead was JTA, who had been acting as the contractor for the Florida Department of Transportation (FDOT), who was the owner of the road until 2020. FDOT began working with the City of Jacksonville to transfer a portion of University Blvd. including the footprint of the Turbo Roundabout to the City of Jacksonville causing delays in the project start. The project transfer was complete in 2020 and the City of Jacksonville has acquired a portion of University Blvd.

Project Status:

Staff is working with JTA and their consultants assisting in the surveying of all driveways on University Blvd with an expected project design completed during Fiscal Year 2025/2026.

Arlington Road Restriping Project

A new Roadway & Mobility project was approved by the Agency Board. As written in the CRA Plan, it would change the current configuration of Arlington Road which is currently a four-lane road. The new design would include a dedicated left turn lane, bicycle lanes and parallel parking on both sides of the road. Also included in the design would be a “safe zone” for pedestrians crossing the street to have a secure space to stop in the center of the median. The estimated cost is \$5.5 million per mile.

This is a “Trial by Stripe” method consisting of removing the current striping/paint on the asphalt and possibly removing some asphalt and repainting it to replicate the repurposing road project as mentioned in the CRA Plan. The project would act as a trial area for motorists/pedestrians and provides us with data that can be used in the design when a full construction project is considered.

The project would improve pedestrian safety and traffic flow. The restriping program is painting the bike lanes a continuous green on Arlington Road to improve overall safety. The restriping program includes on street parking, raised medians, dedicated bike lanes and crosswalks. This would be completed without changing the width of roadway between the existing curbs.

- There is the potential in this proposal to add 90 on-street parking spaces. The cost of adding on-street parking in place of a parking lot is considerably lower.
- With Complete Streets, medians will be raised and landscaped.
- Every other block would have a left turn lane in place of a continuous turn lane.

- Coordination with JTA on bus stops.
- The project could also connect with the Core 2 Coast Loop as it takes shape in the future.

The RA/CRA approved and authorized \$150,000 in total funding from the FY20/21 Budget for the development of a capital project named the Arlington Road Restriping Project (Phase I) for a portion of Arlington Road from University Blvd. to Cesery Blvd.

Project Status:

The project is completed.

Consideration of Zoning Applications

Application for Zoning Exception E-23-78 and E-23-21

On Wednesday, January 11, 2023, the Renew Arlington Advisory Board opined, and recommended approval of the applications as submitted with a vote of 6-0.

Application for Rezoning to PUD 2023-0425

On Wednesday February 14, the Renew Arlington Advisory Board opined, and recommended approval of the application with conditions with a vote of 4-1.

Application for Zoning Exception E-23-83

On Wednesday April 10, 2024, the Renew Arlington Advisory Board opined, and recommended approval by a vote of 5-0.

Application for Administrative Deviation AD-24-33

On Wednesday May 8, 2024, the Renew Arlington Advisory Board opined, and recommended approval by a unanimous vote of 7-0.

Application for Rezoning to PUD 2024-414

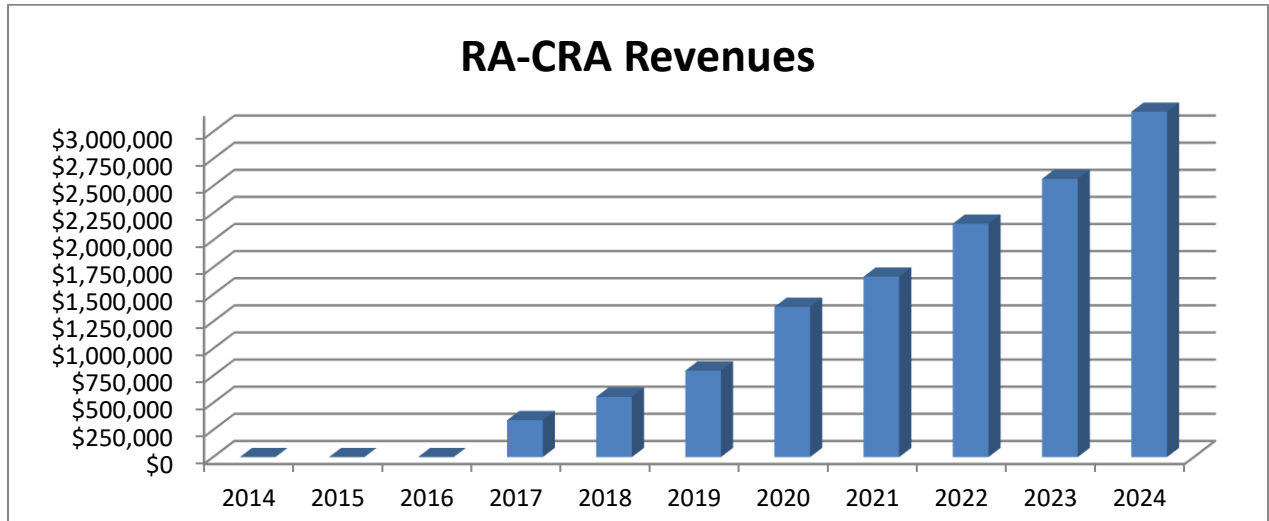
On Wednesday September 11, 2024, the Renew Arlington Advisory Board opined, and recommended approval by a unanimous vote of 6-0.

Application for Zoning Exception Z-5706

On Wednesday September 11, 2024, the Renew Arlington Advisory Board opined, and recommended approval by a unanimous vote of 6-0.

Renew Arlington CRA Tax Increment Revenues

Fiscal Year	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Ad Valorem Taxes	\$0	\$0	\$0	\$336,758	\$554,676	\$754,156	\$1,314,768	\$1,663,292	\$2,129,222	\$2,336,244	\$2,786,468
Investment Pool Earnings	\$0	\$0	\$0	\$3,395	\$625	\$43,316	\$69,921	\$38,086	\$22,999	\$229,676	\$397,418
Total	\$0	\$0	\$0	\$340,153	\$555,301	\$797,472	\$1,384,689	\$1,663,292	\$2,152,221	\$2,565,920	\$3,183,886



Renew Arlington CRA Budget

ARLINGTON CRA TRUST FUND 10806 FY 23/24 AMENDED & RESTATED BUDGET

		FY 23/24 AMENDED & RESTATED BUDGET
REVENUES		
Property Taxes	\$	2,786,468
Investment Pool Earnings	\$	397,418
Adjustment to FY23 Investment Pool Earnings		(51,059)
Total Revenues	\$	3,132,828
EXPENDITURES		
Administrative Expenses		
Professional and Contractual Services	\$	-
Salaries Part Time		94,234
Medicare Tax		1,366
General Liability Insurance		396
Travel		98
Local Mileage		15
OGC Internal Service		34,130
Advertising and Promotion		155
ISA-Copy Center		768
Office Supplies		-
Employee Training		1,013
Dues, subscriptions		175
Supervision Allocation		112,029
Annual Independent Audit		2,500
Total Administrative Expenses	\$	246,878
Financial Obligations		
903 University Blvd, LLC: College Park TID Grant	\$	400,000
Total Financial Obligations	\$	400,000
Plan Authorized Expenditures		
Arlington Road Restriping		130,000
Mandatory Compliance Grant Program		2,355,950
Total Plan Authorized Expenditures	\$	2,485,950
Total Expenditures	\$	3,132,828

City of Jacksonville
Annual Comprehensive Financial Reports (ACFR)

The City of Jacksonville is required to complete Annual Comprehensive Financial Reports by June 30 of each year. This report includes an audit of the Community Redevelopment Areas and can be located on the following link:

<http://www.coj.net/departments/finance/accounting/comprehensive-annual-financial-reports>

Reading these reports online requires Adobe Acrobat Reader. If you do not have Acrobat Reader, you may link to [Adobe](#) for a free download. Note: These are large files and may take several minutes to download.

Exhibit A – King Soutel Crossing Building Renovation Grant Projects

Young Legends of Learning Center, Before



Young Legends of Learning Center, After



21 NE 53rd Street, Before



21 NE 53rd Street, After



Exhibit B – Mandatory Compliance Grant Program Projects

Hair Formations – Fencing Grant, Before



Hair Formations – Fencing Grant, After



American Plumbing – Landscaping Grant, Before



American Plumbing – Landscaping Grant, After



Smart Tire – Signage Grant, Before



Smart Tire – Signage Grant, After



Exhibit C – TID Grant Project, College Park

College Park – TID Grant, Before and During Construction



College Park – TID Grant, After

