

COMMUNITY REDEVELOPMENT AGENCIES ANNUAL REPORTS 2022

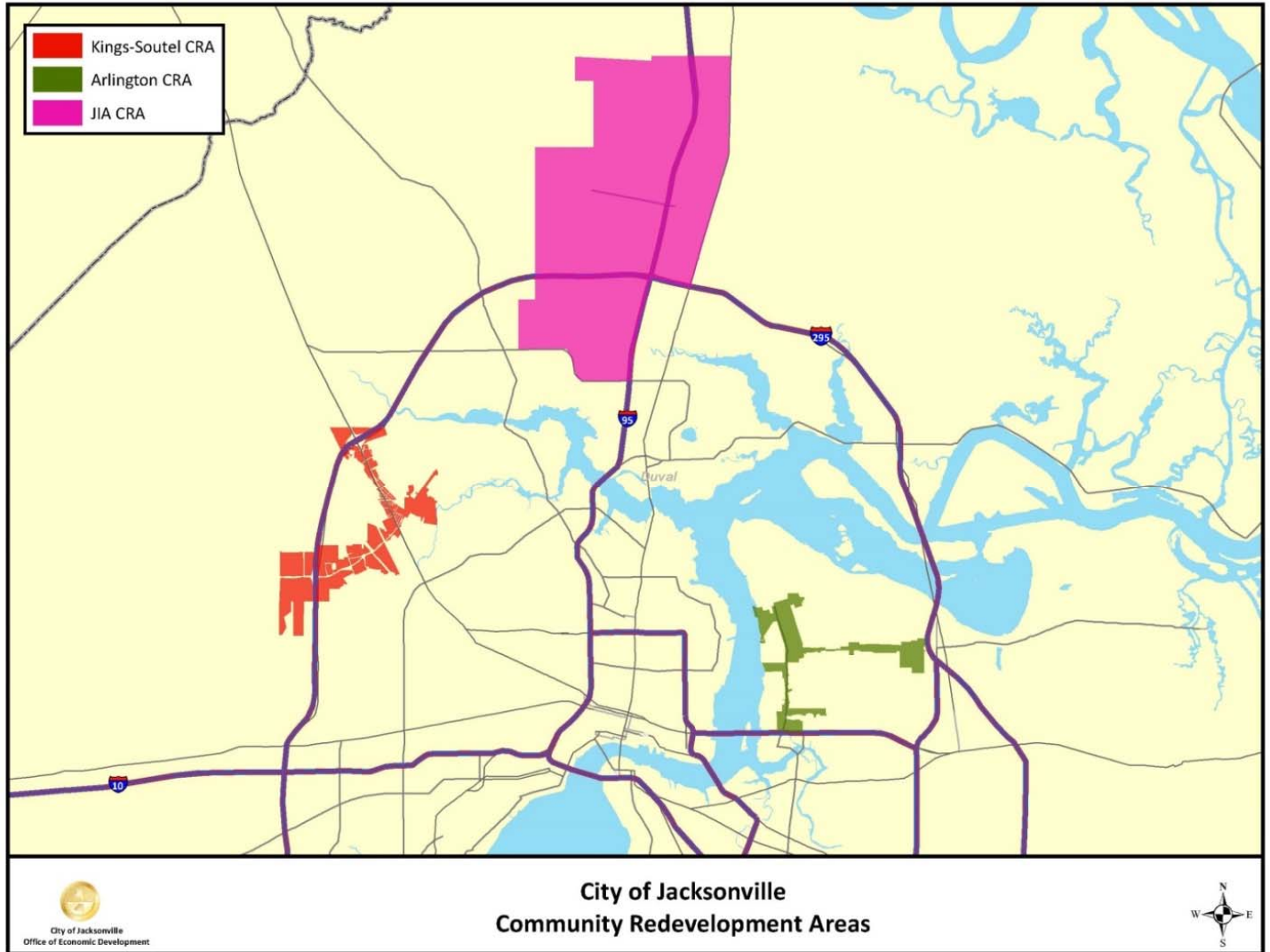


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**City of Jacksonville
Community Redevelopment Agency
Annual Reports
Fiscal Year 2021/2022**

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 2021/2022 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. **Resolution JIA/CRA-2016-02** approved the bylaws for the JIA CRA Agency. **Resolution JIA/CRA-2016-03** adopted the FY2015-2016 reinstated budget pursuant to Section 163.387 F.S. **Resolution JIA/CRA-2016-04** adopted a FY2016-2017 proposed budget.

- 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. **Resolution KSC/CRA-2016-03** adopted the FY2015-2016 budget pursuant to Section 163.387 F.S. **Resolution KSC/CRA-2016-04** adopted a FY2016-2017 proposed budget.
- 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. **Resolution RA/CRA-2016-03** adopted the FY2015-2016 budget pursuant to Section 163.387 F.S. **Resolution RA/CRA-2016-04** adopted a FY2016-2017 proposed budget.

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:

- 1993 Jacksonville International Airport Community Redevelopment Area
- 2008 KingSoutel Crossing Community Redevelopment Area
- 2015 Renew Arlington Community Redevelopment Area

JACKSONVILLE INTERNATIONAL AIRPORT CRA REPORT

CRA Agency



JIA CRA at a Glance

CRA Area (Acres)	14,245
CRA Base Year	1993
Base Year Taxable Assessment	\$189,200,262
Current Taxable Assessment	\$1,638,858,691
Incremental Increase	\$1,449,658,429
Fiscal 2021/2022 TIF Revenue	\$15,757,504

Jacksonville International Airport CRA Agency Board



Hon. Samuel Newby, Chair



Hon. LeAnna Cumber



Hon. Danny Becton



Hon. Ron Salem



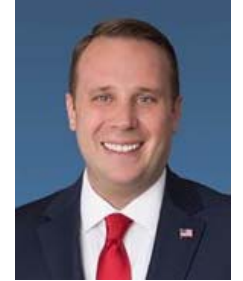
Hon. Reggie Gaffney, Vice Chair



Hon. Michael Boylan



Hon. Randy White



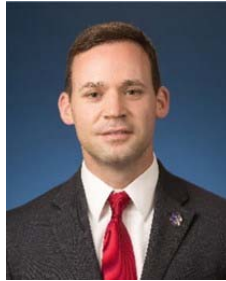
Hon. Kevin Carrico



Hon. Joyce Morgan



Hon. Ju'Coby Pittman



Hon. Rory Diamond



Hon. Matt Carlucci



Hon. Al Ferraro



Hon. Garrett Dennis



Hon. Randy DeFoor



Hon. Nick Howland



Hon. Aaron Bowman



Hon. Brenda Priestly Jackson



Hon. Terrance Freeman

JIA CRA Highlights for 2022

New Programs and Public Works Projects

Jax North Apartments Owner, LLC (Resolution JIA/CRA 2021-01)

On March 23, 2021, the JIA CRA Agency Board passed Resolution JIA/CRA-2021-01 with a unanimous vote of 14-0, and the City Council enacted Ordinance 2021-192-E on April 13, 2021, allocating \$250,000 to a TID Infrastructure Development Grant for Jax North Apartment Owners, LLC, a subsidiary of the Aventon Companies, to be used towards improvements to Ranch Road. The company proposes to develop a multifamily apartment project at 14670 Duval Road, comprised of 3-story buildings, detached parking, and resort-style amenities.

The improvements to Ranch Road will include removing the existing asphalt and base material, and installing a new road base material and asphalt, with a 1' wide concrete ribbon installed on either side of the roadway. Additionally, the slopes of drainage ditches will be dressed and sodded, and the bellies of the ditches will be re-graded to improve drainage flow. Finally, vegetation will be removed to open the view corridor along the road. Overall, the improvements will bring this section of Ranch Road to City standards, improve the appearance of the roadway and surrounding areas, and improve the safety and functionality of the roadway.

Project Rationale & Benefits:

The Aventon Companies will make a significant private capital investment of \$52 million and reduce the amount of vacant land within the CRA, adding to the City's commercial tax base for years to come. As stated in the Redevelopment Plan, low-medium density housing along with new units is needed to accommodate future growth in and around existing neighborhoods. The purpose of such development is to provide a mix of permanent residences in low- to moderate-densities within close proximity to commercial, service, and open space areas. This will allow employees of the JIA and surrounding commercial development the option to live closer to their employment base, further reducing the impact on the City's traffic circulation, and subsequently improving the overall quality of life in the JIA CRA.

Compliance with JIA Community Redevelopment Plan:

This project meets the goals and objectives of the CRA Plan

- Strengthen the tax base of Jacksonville through new development in the CRA area;
- Improve the surrounding environment and replace, through new construction, deteriorated or obsolete buildings within the project area;
- Increase Jacksonville's penetration of the economic activity generated by the growth of the JIA area of Jacksonville by developing additional commercial, residential, transportation and open space used in the redevelopment area;
- Provide a strong visual image for the project area through consistently high quality of building design, open space plaza and park areas and landscape treatment;
- Enhance the image of the JIA area, the northside and Jacksonville area in general through the redevelopment of the area.

Project Incentives:

The city will be providing a TID Infrastructure Development grant of \$250,000, to be disbursed once the project infrastructure is complete. This program is designed to attract economic development to CRA areas of the city by providing infrastructure improvements to create opportunities for businesses that will generate new jobs and increase the tax base within the CRA.

Main Street Widening Project (Resolution JIA/CRA 2021-03)

US-17 is currently a two-lane rural roadway with considerable development thru Oceanway and notable traffic growth in the area due to the success of the River City Marketplace area within the JIA CRA boundary. Traffic volumes along the corridor have increased from about 12,000 vehicles/day in 2010 to 18,000 vehicles/day in 2020.

There is a strong need for this corridor to be widened from two to four lanes due to the current conditions, safety issues, and anticipated future growth. The North Florida Transportation Planning Organization (TPO) has placed this corridor as a high priority to be widened from two to four lanes, from I-295 to SR-200. The logical plan is to begin widening from I-295 and work north as funding is available.

On June 22, 2021, the JIA CRA Agency Board, passed Resolution JIA/CRA-2021-03 with a unanimous vote of 13-0, allocating \$23,000,000, over a period of three fiscal years, to the widening of Main Street. The Agency Board authorized the development of a capital project to be known as the "Main Street Widening Project" and found that it is within the CRA Redevelopment Area and in compliance with, and furthers the purposes and objectives of the JIA/CRA Redevelopment Plan as follows:

1. **Page 5:** Regarding Ports, Aviation, and Related Facilities - Goal 5: An integrated system shall be developed which will stimulate the economic development of the community, maximize compatibility of transportation facilities with the surrounding community, maximize options for flexibility in the future expansion of the system, and minimize the environmental impact of these transportation systems.
2. **Page 6:** Regarding Traffic Circulation -Goal 2: Increase Existing Transportation Network Capacity- The traffic-carrying ability of the existing roadway network shall be optimized and the traffic-carrying capacity of any capacity-deficient roadway segment shall be increased to the highest practical level of efficiency before considering the addition of through-lane miles.
3. **Page 7:** Regarding Traffic Circulation -- Goal 3: Increase Total Roadway Network - New lane miles shall be added to the existing roadway network when necessary to ensure the safe, efficient movement of persons and goods. The addition of lane miles will be accomplished where possible, within the existing roadways right-of-way.
4. **Page 12:** Regarding: Transportation in the San Mateo, Pecan Park and Oceanway

Neighborhoods. To lessen traffic congestion on major thoroughfares adjoining neighborhoods and the safety hazards connected with congestion.

5. **Page 27:** Regarding Proposed Circulation -- c) Improvements to local circulation system by vacating or improving various streets within the area; and d) Emphasis of major thoroughfares and their intersections to improve vehicular movement within the area.

In partnership with the Florida Department of Transportation, the CRA would fund the project over a three-year period as follows: \$9 million in Fiscal Year 2021, \$7 million in Fiscal Year 2022 and \$7 million in Fiscal Year 2023. The project work plan comprises the following:

COJ-JIA/CRA Funding of \$23,000,000

Main Street from New Berlin Road to Max Leggett Parkway

- PD&E FY 21/22: \$500,000 (COJ)
- Design FY 22/23: \$5,000,000 (\$2.5 M COJ + \$2.5 M FDOT)
- Construction from New Berlin Road to Katherine Street FY 23/24: \$12,000,000 (COJ)
- Right-of-Way from Katherine Street to Max Leggett FY 23/24: \$4,000,000 (FDOT)
- Construction Katherine Street to Max Leggett Parkway FY 27/28: \$23,000,000 (\$8 M COJ + 12 M TPO + \$3 M FDOT)

Funding provided by City of Jacksonville: \$23,000,000

Funding provided by Florida Department of Transportation: \$9,500,000

Funding provided by North Florida Transportation Planning Organization: \$12,000,000

Total Project Costs: \$44,500,000

Resolution JIA/CRA 2021-04

On June 22, 2021, the JIA CRA Agency Board, passed Resolution JIA/CRA-2021-04 with a unanimous vote of 14-0, allocating funding to the following six (6) new Capital Projects:

PROJECT	COST	DESCRIPTION
Turtle Creek Subdivision Traffic Calming	\$35,000	Preliminary Engineering - Prepare Conceptual Plan, define scope of work and create detailed project cost estimate.
Harts Road Traffic Calming	\$200,000	Preliminary Engineering - Prepare Conceptual Plan, define scope of work and create detailed project cost estimate.

Harts Road Bridge Repair	\$35,150	Construction of joint replacement, guardrail posts replacement, new pavement markings, pressure washing, and painting.
Biscayne Blvd. Bridge Repair	\$133,080	Construction of joint replacement, guardrail posts replacement, new pavement markings, pressure washing, and painting.
Ranch Rd Cross Drain Replacement – DSR Improvement	\$78,000	Preliminary Engineering - Prepare Conceptual Plan, define scope of work and create detailed project cost estimate.
935 Turtle Creek Dr N Drainage Pipe Lining – DSR Improvement	\$31,052	Preliminary Engineering - Prepare Conceptual Plan, define scope of work and create detailed project cost estimate.
TOTAL	\$512,282	

As stated in the Resolution, the Agency Board approved and authorized the development of six capital projects within the JIA/CRA, and finds that the 6 new capital projects are within the JIA/CRA Redevelopment Area and that they are in compliance with, and further the purposes and objectives of the JIA/CRA Redevelopment Plan as follows:

1. **Page 5:** Regarding Ports, Aviation, and Related Facilities – Goal 5: An integrated system shall be developed which will stimulate the economic development of the community, maximize compatibility of transportation facilities within the surrounding community, maximize options for flexibility in the future expansion of the system, and minimize the environmental impact of these transportation systems.
2. **Page 7: Goal 7:** Regarding Transportation System Safety. The traffic circulation system shall be operated in a manner which values the safety of its citizens as being of equal importance to efficiency and expedience of design and materials.
3. **Page 12:** a) To lessen traffic congestion on major thoroughfares adjoining neighborhoods and the safety hazards connected with [sic] conjection.
4. **Page 10:** Regarding Utilities - Drainage Sub-Element. To encourage the provisions of a stormwater management system which will increase the efficiency of the existing systems, create regional facilities where appropriate and improve water quality by reducing non-point sources of pollution.

Duval Road Widening (Resolution JIA/CRA 2021-06)

On August 10, 2021, the JIA CRA Board approved Resolution JIA/CRA-2021-06 with a unanimous vote of 14-0 allocating additional funding for the Duval Road-Airport to Biscayne-Sidewalks

Mobility CC Project (\$877,836.67), the Biscayne Sewer Connection Project (\$50,000) and the Turtle Creek Subdivision Traffic Calming Project (\$11,800). The Agency Board agreed that the consideration of the projects is in compliance with and furthers the purposes and objectives of the JIA/CRA Redevelopment Plan as follows:

1. **Page 3:** Community Redevelopment Plan Objectives -- k) "Provide public improvements to complement and service new development, including needed utilities, including: electric, water, sewer and gas line extensions, street closings and changes, streetscape improvements, open space, landscaping, pedestrian linkages and parking."
2. **Page 9:** Sanitary Sewer Goal 1: "To assist in providing an economically and environmentally sound regional wastewater collection and treatment system to protect the health and investments in existing facilities, promote beneficial land use and growth patterns and discourage urban sprawl."

Ongoing Programs

Farm Share, Inc.

Farm Share is a non-profit statewide charitable food bank and packing house with a distribution hub in Jacksonville, Florida whose mission is that no person goes hungry, and no food goes to waste. Farm Share distributed more than 100 million pounds of food to Florida's 67 counties through warehouses in Jacksonville, Florida City, Homestead, Pompano Beach and Quincy, Florida, and, specifically, distributed nearly 12 million pounds of food to persons in need in Duval County during their last fiscal year ending June 30, 2020.

On August 10, 2021 the JIA CRA Board approved Resolution JIA/CRA-2021-05, providing a grant in the not to exceed amount of \$253,382.22 from the JIA CRA Trust Fund to Farm Share to fund an additional year of the lease of Jacksonville warehouse space located within the boundaries of the JIA/CRA.

The Board cited that a grant to Farm Share, Inc., as described in the Funding Agreement, is in compliance with, and furthers the purposes and objectives of the JIA/CRA Redevelopment Plan, regarding Purpose of the Plan, Community Redevelopment Plan Objectives (found on page 3 of the Plan) as follows:

- (c) Increase the opportunities for both temporary and full-time employment of Jacksonville residents; and
- (g) Increase Jacksonville's penetration of the economic activity generated by the growth of the JIA area of Jacksonville by developing additional commercial, residential, transportation and open space uses in the redevelopment area.

Safariland (Project Safety)

The Safariland Group, which currently has approximately 350 employees in Jacksonville, is a premier manufacturer of protective equipment for law enforcement, military and public safety end-users. Safariland, which has over 50 years of experience in the protective equipment marketplace, distributes its products both domestically and internationally.

Safariland is a high-impact target industry business (manufacturing) and has stated that the combination of the State of Florida and City of Jacksonville incentives is a material factor in its consideration to expand its operation in Jacksonville, Florida.

# of Jobs to Be Created	Capital Investment	Intangibles
152 new jobs (52 jobs at average wage of \$44,065 and 100 jobs at an average wage of \$33,000) no later than Dec. 31, 2018.	Estimated investment of \$2.5 million in building upfit, manufacturing equipment, IT infrastructure and equipment, furniture, etc.	Adds to Jacksonville's manufacturing job base. Preserves 350 existing jobs. Will increase import and export activity at Jaxport.

JIA CRA Objectives:

The project furthers the following Community Redevelopment Plan Objectives, included in the JIA CRA Plan:

- **3.c.** Increase the opportunities for both temporary and full-time employment of Jacksonville residents;
- **3.f.** Strengthen the tax base of Jacksonville through new development in the Community Redevelopment Area; and
- **3.g.** Increase Jacksonville's penetration of the economic activity generated by the growth of the JIA area of Jacksonville by developing additional commercial, residential, transportation and open space uses in the redevelopment area.

Project Rationale & Benefits:

Supporting Safariland's expansion will grow Jacksonville's higher wage job opportunities and tax base. It will also further secure the company and their existing 350 jobs, locally. The 152 new jobs to be created are primarily for the manufacturing of apparel and equipment for law enforcement, military and public safety personnel, which will be utilized by entities in those respective fields, throughout the world. Additional annual payroll to the Jacksonville area will be over \$5.5 million (excluding benefits).

Overall Incentives: \$876,400

Project Annual Survey 2021

- Capital Investment -- \$1.79 million
- New Jobs Created -- 554

Amazon (Project Rex)

Amazon was approved for a large state-of-the-art fulfillment center facility in North Jacksonville, just south of the Jacksonville International Airport. The Company plans to create at least 1,500 jobs by the end of 2019, and 500 of the proposed jobs will have an average annual salary of \$50,000. Amazon has more than 20 years of experience in the retail and ecommerce markets and currently employs more than 200,000 people worldwide.

The facility, now completed, is located within the boundaries of the Jacksonville International Airport (JIA) Community Redevelopment Area (CRA). The project will provide the opportunity to address the issue of high unemployment in and around the JIA CRA area. The unemployment rate in certain areas near the proposed project site exceeds 15 percent. All 1,500 of the proposed full-time company jobs will have access to medical benefits upon hire, and the opportunity to participate in numerous other company fringe benefits after being employed for one year, including tuition assistance and company stock awards.

# of Jobs To Be Created	Capital Investment	Intangibles
500 jobs @ \$50,000 average wage, and 1,000 additional jobs, no later than December 31, 2019.	Estimated capital investment of approximately \$200 million in equipment, furniture, land and real estate improvements.	Establishment of a state-of-the-art fulfillment center, which will provide an abundant amount of job opportunities for residents in an economically distressed area of Jacksonville.

Project Rationale & Benefits:

Amazon will expand job opportunities in Jacksonville at various wage levels. Additional annual payroll to the Jacksonville area is anticipated to be more than \$51 million annually (excluding benefits). Residents of Jacksonville's high unemployment areas have had an opportunity to apply for many of these jobs. Project Rex has made a significant capital investment, adding to the City's commercial tax base. Project Rex will also add to the growing list of large distribution companies establishing a facility in Jacksonville.



Project Annual Survey 2021

- Capital Investment -- \$276.9 million
- New Jobs Created – 5,260

Mercedes Benz (Project Grace)

Mercedes Benz USA committed to an expansion to its existing footprint within the Jacksonville International Airport Community Redevelopment Area (JIA CRA) versus moving its engineering services team to Atlanta. Mercedes agreed to retain 30 existing and add 54 engineering jobs, over two years at an average wage of \$66,098.

# of Jobs to Be Created	Capital Investment	Intangibles
54 new jobs @ \$66,098 average wage no later than Dec. 31, 2018.	Estimated minimum of \$2.1 million in IT equipment, furniture, real estate improvements, etc.	Adds to Jacksonville's engineering services job base.

Project Rationale & Benefits:

Mercedes Benz will expand Jacksonville's higher wage job opportunities and tax base. It will also further secure the company and their existing 30 jobs, locally. The 54 new jobs to be created are primarily engineering services jobs for the manufacturing industry. Additional annual payroll to the Jacksonville area will be over \$3.5 million annually (excluding benefits). Mercedes's expansion project supports the manufacturing businesses that have established operations in Jacksonville.

**Project Annual Survey 2021**

- Capital Investment -- \$3.3 million
- New Jobs Created -- 101

River City Crossing (Uptown Signature)

The project includes the following: a Retirement/Nursing Home, Office Medical, Office, Restaurant Class II, a Bank, Warehouse/Flex Space, Multi-Family/Senior Living and a Convenience Store/Gas Station utilizing 162.56 acres with 581,880 square feet of new development. It will be

constructed in two phases. The developer projects to create approximately 350 new jobs for the total project area with 160 jobs meeting the Targeted Industry requirement.

In addition to project private capital investment, there is an estimated \$4,828,434 of supporting infrastructure that will be realized during the build-out of this project. Of the total project, the following uses qualify for city assistance and represent a total private capital investment of \$33,868,980.

PROPERTY USE	EMPLOYMENT	DESIGN SQUARE FOOTAGE	PRIVATE CAPITAL INVESTMENT
Office Medical	100	100,380	\$27,457,950
Office	30	7,500	\$600,000
Bank	10	7,500	\$2,829,375
Warehouse, Flex Space	20	86,500	\$2,981,655
Total	160	201,880	\$33,868,980

Project Rationale & Benefits:

Supporting this project will expand job opportunities in Jacksonville at various wage levels within the boundary of the JIA CRA. The project location will make jobs accessible to residents in some of Jacksonville's high unemployment areas. The River City Crossing development project will make a significant capital investment and reduce the amount of vacant land within the CRA, adding to the City's commercial tax base for years to come.

Project Incentives:

- 50% REV Grant @ 10 years: \$1,843,265
- TID Infrastructure Grant: \$200,000
- City Total: \$2,043,265

Project Annual Survey 2021

- Capital Investment -- \$10.2 million
- New Jobs Created – N/A (under construction)

Ongoing Public Works Projects

Armsdale Road Sidewalk and Lighting Project

The JIA CRA Agency Board approved \$1,800,573 in the 2016/2017 JIA CRA budget that allowed for the construction of the Armsdale Road/Duval Road Improvements, specifically the Armsdale Road/Duval Road Intersection Improvements, the Armsdale Road Curve Improvements and the Duval Road Sidewalk Project Phases I and II, as shown in **Exhibit A**. The JIA CRA Agency Board also approved \$3,300,000 in program funds to be allocated in the JIA CRA budget for the 2017/2018 fiscal year so that the remaining subprojects within the Armsdale Road/Duval Road Improvements: Armsdale Road Sidewalk Phases I, II, and III, can be completed.

The Board approved the project improvements and noted that they are consistent with the JIA CRA, and construction of said improvements are in compliance with, and furthers the purposes and objectives of, the JIA CRA Community Redevelopment Plan as follows:

1. Paragraph 3 - Community Redevelopment Plan Objectives

- (h) Provide pedestrian linkages within the project area;
- (k) Provide public improvements to complement and service new development, including needed utilities, including: electric, water, sewer and gas line extensions, street closings and changes, streetscape improvements, open space landscaping, pedestrian linkages, and parking; and
- (m) Enhance the image of the JIA area, the Northside and the Jacksonville area in general through the redevelopment of the area.

2. Paragraph 4 – Conformance to Community Objectives, through the Comprehensive Plan:

- Traffic Circulation Element Goals 4-7;
- Capital Improvements Element Goal 1

Project Update: Materials were ordered at the end of spring 2022, but delivery is 200 days out before it can be expected due to supply chain issues.

Dunn/Armsdale Intersection Improvements

This project consists of full design and construction of Traffic Signal with full pedestrian crosswalk and pedestrian signals. It will completely realign the south leg of the intersection and convert the south leg to two-way traffic (currently one way). The JIA/CRA Agency Board allocated \$370,631 to this project in the 2017/2018 budget. An additional \$1,200,000 was allocated to the project during FY 2019/2020 to accommodate changes in the geometry of the intersection and the need for a mast-arm signal over Dunn Avenue.

The Board approved the project improvements and noted that they are consistent with the JIA CRA, and construction of said improvements are in compliance with, and furthers the purposes and objectives of, the JIA CRA Community Redevelopment Plan stated on page 27 as follows:

- c. Improvements to the local circulation system by vacating and/or improving various streets within the area; and
- d. Emphasis of major thoroughfares and intersections to improve vehicular movement within the area.

Project Update: Design is at 100 percent. Signal plans for this project are still being developed and the City continues to work with the Charter School for a temporary construction easement. The Florida Department of Transportation (FDOT) is requiring a right-in, right-out modification to the intersection project and working with FDOT on permitting. The start of construction will be based on approvals for all outstanding issues.

Harts Road Bridge

A RFQ was advertised to hire a Design Build contractor to build a replacement of the Harts Road Bridge. The project will include 110 linear feet of bridge over the Cedar Creek north of Dunn Avenue. The bridge is functionally obsolete and subject to scour. The intent is to fully fund the Bridge Development Report and Design that will prepare for future construction. Funding allocated to this project during FY 2018/2019 was \$3,000,000.

The Board approved the project improvements and noted that they are consistent with the JIA CRA, and construction of said improvements are in compliance with, and furthers the purposes and objectives of, the JIA CRA Community Redevelopment Plan stated on page 27 as follows:

- c. Improvements to the local circulation system by vacating and/or improving various streets within the area; and
- d. Emphasis of major thoroughfares and intersections to improve vehicular movement within the area.

Project Update: The JIA/CRA Agency Board approved Resolution JIA/CRA-2022-01, adding an additional \$2,000,000 in funding to the project for the redesign that was implemented to bring the roadway from the Harts Road Bridge to Turtle Creek out of the flood zone.

Cole Road Bridge Project

This project was incorporated into the Florida Department of Transportation's (FDOT) I-95 widening project, which includes a bridge over I-95 at Cole Road. The design includes a sign that says "Jacksonville", to be seen by travelers heading south on I-95. Additional features included in the project are as follows:

- Addition of a bike lane on Cole Road through the project.
- Addition of a sidewalk along the North side of Cole Road through the project.
- Barrier separation between the roadway the sidewalk through the project.

The project results in the widening of Cole Road over the I-95 bridge structure to accommodate the additional width for the bike lane and sidewalk. It also includes additional MSE wall and widening of the elevated roadway on MSE wall approaching the overpass bridge. Further, it increases the pavement area to accommodate the bike lane as well as construction of the sidewalk, in addition to minor drainage modifications and extension.

Design costs are included in the project. Preliminary costed estimates for these improvements is \$2,274,867. CEI is estimated at \$500,000 for total project cost of \$2,800,000.

The Board determined that the development of the Cole Road Project is in compliance with, and furthers the purposes and objectives of the JIA CRA Redevelopment Plan as follows:

1. Page 4:

- h) Provide pedestrian linkages within the project area;

- k) Provide public improvements to complement and service new development, including needed utilities also including: electric, water, sewer and gas line extensions, street closings and changes, streetscape improvements, open space landscaping, pedestrian linkages and parking.

2. Page 7:

Goal 4: Establish Non-Motorized Transportation Network – The establishment and use of an interconnected system of right-of-way, which provides for the safe movement of pedestrians and bicyclists throughout the City, shall be supported.

Goal 7: Transportation System Safety – The traffic circulation system shall be operated in a manner which values the safety of its citizens as being of equal importance to efficiency and expedience of design and materials.

Project Update: Project is on track with completion expected in 2023.

Cole Road Mobility Projects aa), bb), and cc)

Cole Road and Cole Road West (aa and bb)

The current cross section of Cole Road from Duval Road to Cole Road west is a rural two-lane roadway with swales for drainage and no sidewalks. Cole Road West to Main Street is a three lane rural cross section with swales and no sidewalks. This roadway has been in need of resurfacing for a while and the neighbors there have been very vocal about the desire and need for both pavement improvements and sidewalks. Pedestrian fatalities have occurred at the intersection of Cole Road and Spaulding Road in this area devoid of sidewalks. New residential development on Cole Road such as the Broxton Bay Apartments and Lennar Homes on the north side of the road will add additional residents, kids being picked up by school buses and the need for sidewalk connections. The new sidewalks and resurfacing will greatly improve the safety of the residents in this area.

The sidewalks proposed for funding by the JIA CRA on Cole Road will be in conjunction with new sidewalk being constructed by COJ on the Cole Road Bridge over I-95 that is designed to include a sidewalk/multi use path. The JIA CRA Agency Board allocated \$1,100,000 towards the sidewalk project (aa) and \$695,000 towards the sidewalk project (bb) in FY 2018/2019.

For the sidewalk project (aa), the construction was bid and awarded with construction anticipated to start in the first quarter of 2022, and the Cole Road West (bb) project has been delayed due to the need for railroad pedestrian crossing, gravity wall and hand railing was inadequate; and, therefore, the project could not move forward. The JIA CRA Board appropriated an additional \$1.2 million in FY 2019/2020 to fund this required work. The section from Woodland Drive has been bid and awarded. Construction is anticipated to begin in late Spring 2022.

The JIA CRA Agency Board also allocated funding towards roadway resurfacing projects (aa) and (bb) in FY 2018/2019 as follows: \$321,762.70 for (aa) and \$247,931.65 for (bb).

Project Update: For the resurfacing road project, the Florida Department of Transportation is finishing the Cole Road Bridge project as stated above. The City is awaiting completion of the bridge project in order to avoid multiple agencies with multiple contractors working in this area. Once FDOT completes the bridge expansion project, the City will begin the road projects.

Duval Road (cc)

Duval Road from Airport Road to Biscayne Blvd. is a two-lane rural cross section with swales for drainage and no sidewalks.

Existing development on the north end of Duval Road includes several hotels and restaurants and on the south end includes large warehouse employment centers which are attracting pedestrian traffic but there are no sidewalk facilities to accommodate customers or employees of any these developments.

The sidewalks proposed for funding by the JIA CRA on Duval Road will provide needed connectivity with the new sidewalk being constructed by FDOT on Airport Center Drive which continues under I-95 to sidewalk on Max Leggett Parkway and will provide continuous access to River City Marketplace to pedestrians coming from Duval Road.

The JIA/CRA Agency Board allocated \$575,250 to the project in FY 2018/2019 and added an additional \$1,524,750 in FY 2019/2020 due to the need to purchase right of way and temporary construction easements for pedestrian bridges.

Project Update: Resolution JIA/CRA 2021-06 allocated an additional \$898,162 in funding and Resolution JIA/CRA-2022-01 allocated an additional \$1,101,838 in additional funding for this project due to increasing costs.

Ranch Road (dd) – Duval to Tradeport - Mobility Project

Part of the four mobility projects which is solely for sidewalks. The JIA/CRA Agency Board allocated \$195,000 to the project in FY2019/2020. Design is nearing completion.

Resurfacing will be conducted as part of the project scope for (aa), (bb), and (cc). Only sidewalks will be constructed on (dd). Project design is approaching 100 percent.

The Board determined that the following Mobility Corridor Projects comply with, and further the purposes and objectives of the JIA CRA Redevelopment Plan.

- Duval Road-Airport to Biscayne-Roadway Resurfacing-Mobility “cc”,
- Duval Road-Airport to Biscayne-Sidewalks-Mobility “cc” (partially funded in the FY2018-2019 Amended Budget)

Page 4: JIA CRA Redevelopment Plan

- h) Provide pedestrian linkages within the project area;
- k) Provide public improvements to complement and service new development, including needed utilities also including: electric, water, sewer and gas line

extensions, street closings and changes, streetscape improvements, open space landscaping, pedestrian linkages and parking.

Page 7: JIA CRA Redevelopment Plan

Goal 4: Establish Non-Motorized Transportation Network – The establishment and use of an interconnected system of right-of-way, which provides for the safe movement of pedestrians and bicyclists throughout the City, shall be supported.

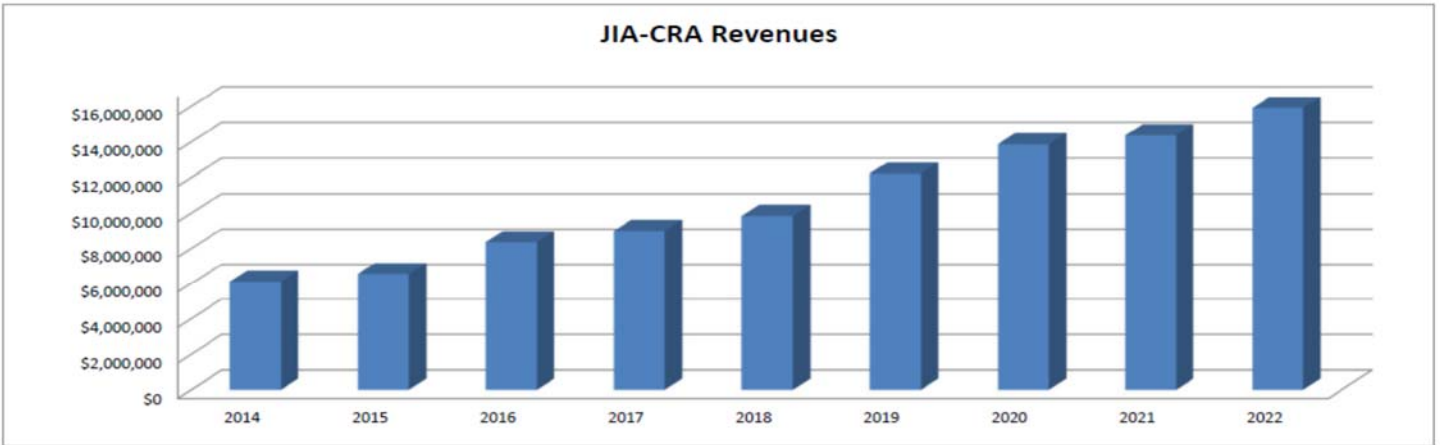
Goal 7: Transportation System Safety – The traffic circulation system shall be operated in a manner which values the safety of its citizens as being of equal importance to efficiency and expedience of design and materials.

Project Update: Resolution JIA/CRA-2022-01 allocated an additional \$50,000 in additional funding for this project due to a lack of bidding contractors.

JIA CRA Tax Increment Revenues

Jacksonville International Airport (JIA) CRA Tax Increment Revenues

Fiscal Year	2014	2015	2016	2017	2018	2019	2020	2021	2022
Ad Valorem Taxes	\$6,114,494	\$6,550,133	\$8,361,067	\$9,006,395	\$9,841,964	\$11,683,538	\$13,105,330	\$14,367,059	\$15,757,504
Investment Pool Earnings	\$0	\$0	\$0	\$0	\$0	\$546,584	\$757,442	\$314,418	\$150,645
Total	\$6,114,494	\$6,550,133	\$8,361,067	\$9,006,395	\$9,841,964	\$12,230,122	\$13,862,772	\$14,681,477	\$15,908,149



JIA CRA Budget

JIA CRA TRUST FUND ORACLE FUND 10804 FY 21/22 AMENDED & RESTATED BUDGET

		FY21/22 AMENDED & RESTATED BUDGET
REVENUES		
Property Taxes	\$	15,757,505
Investment Pool Earnings		150,645
Interfund Transfer (Completed Prj 006149 from FY17/18)		26,689
Intrafund Transfer (Completed Prj 006149 from FY18/19)		97,353
Transfer from Fund Balance (Completed Prj 010333 - approp. In FY21)		23,231
Transfer from Fund Balance (Completed Act 00001747 - approp. In FY21)		12,772
Transfer From Fund Balance (FYE21 Inv Earnings per 2022-136)		314,418
Transfer From Fund Balance (FYE21 Ad Val Adj)		20,857
Total Revenues	\$	16,403,468
EXPENDITURES		
Administrative Expenses		
Professional and Contractual Services (not "Plan Professional Services")	\$	-
Travel		431
Local Mileage		0
OGC Internal Service		5,829
Advertising and Promotion		118
Office Supplies		0
Employee Training		261
Dues, subscriptions		175
Supervision Allocation		89,026
Annual Independent Audit		2,500
Total Administrative Expenses	\$	98,339
Financial Obligations		
REV Grants		
Amazon	\$	1,400,947
RAMCO		741,696
River City Crossing (RCC)		-
QTI Grants		
Mercedes Benz		16,200
Amazon		75,000
Debt Service - 2014 Special Revenue, RAMCO (Interest)		295,481
Debt Service - 2014 Special Revenue, RAMCO (Principal)		1,135,000
Total Financial Obligations	\$	3,664,324
Plan Authorized Expenditures		
Main Street Widening		7,000,000
Harts Rd Bridge		2,000,000
Duval Road-Airport to Biscayne-Sidewalks-Mobility CC		1,101,838
Ranch Road-Duval to Tradeport-Sidewalks-Mobility DD		50,000
Duval Road Widening		2,488,968
Unallocated Plan Authorized Expenditures		-
Total Plan Authorized Expenditures	\$	12,640,806
Total Expenditures	\$	16,403,468

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	\$215,981,635
Incremental Increase	\$144,916,718
Fiscal 2021/2022 TIF Revenue	\$1,575,216

KingSoutel Crossing CRA Agency Board



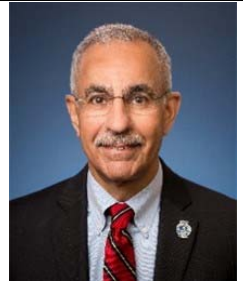
Hon. Samuel Newby, Chair



Hon. LeAnna Cumber



Hon. Danny Becton



Hon. Ron Salem



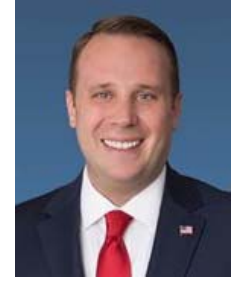
Hon. Brenda Priestly Jackson, Vice Chair



Hon. Michael Boylan



Hon. Randy White



Hon. Kevin Carrico



Hon. Joyce Morgan



Hon. Reggie Gaffney



Hon. Rory Diamond



Hon. Matt Carlucci



Hon. Al Ferraro



Hon. Ju'Coby Pittman



Hon. Randy DeFoor



Hon. Nick Howland



Hon. Aaron Bowman



Hon. Garrett Dennis



Hon. Terrance Freeman

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.

An excerpt from the Plan is as follows:

“The Plan Update presents a “Renewed Vision” for the CRA that was developed with consideration of the inventory and analysis of existing conditions within the community redevelopment area. In order to provide consistency and continuity, portions of this Plan Update include components previously identified as part of the Finding of Necessity Reports that led to the creation of the CRA. The Plan Update identifies assets and challenges within the CRA and seeks to provide quality environments and places for businesses, residents, and visitors alike. Many of the challenges identified will not be solved overnight or even in the short-term but will instead lead to the action plan for implementation purposes which is derived by the prioritization of the needs and objectives. This Plan Update was also developed through an extensive engagement

process, onsite-field inspections, market and economic analysis, and review of other plans and initiatives.”

There were three community meetings, which were held on July 13, 2017, November 2, 2017 and November 30, 2017. All meetings were thoroughly advertised and posted on the OED webpage. Additionally, flyers were circulated throughout the community via the Northwest Citizens Advisory Committee (CPAC) and other community organizations to advertise all meetings and gatherings. The KingSoutel Crossing Plan Update can be located in its entirety by visiting: www.jaxdevelopment.org, and selecting from the menu: “Community Redevelopment Agency (CRA),” then “KingSoutel Crossing CRA,” and then “Plan Update.”

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.

New 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 as follows:

- Pg. IV-23 – Culture, Arts and Education --- Cultural projects and spaces, the arts, and education enhance the experience of being and going into this community. This Agency may seek to provide support to cultural, artistic, educational, civic and park and open space programming projects that promote the community, and which draw attention and people to the CRA.

The art selection and installation project will follow the process as outlined in **Exhibit B**. 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 Brenda Priestly Jackson 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. Additional budget in the next fiscal year may be required to complete the project.

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 as stated below:

KingSoutel Crossing Redevelopment Plan page IV-6: Project Opportunity Sites I and J
“Based on detailed market analysis, market potentials appear sufficiently strong for an 80-room limited-service hotel at a location along Interstate 295 within the CRA. Potential site(s) should provide visibility and immediate access to/from I-295 with direct highway frontage and signage. Site I is ideal for a hotel and two restaurant sites. Approximately 6.15 acres east of I-295 zoned PUD (hotel permitted) no apparent wetlands, frontage along Pritchard, interstate visibility, Prichard District, 4-5 acres east of I-295, vacant commercial, allows hotel (Jones Creek PUD) off ramps.”

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.

New Kings Road Capital Improvements Project

The Agency Board approved Resolution KSC/CRA-2022-03 with a unanimous vote of 16-0, allocating \$1,615,930 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 as follows:

Page IV-20 – Improve and Maintain Streetscapes and Park Spaces

Excerpts as stated on Page IV-20 of the KSC/CRA Redevelopment Plan: Improve and Maintain Streetscapes and Park Spaces

- *Streetscape projects are intended to beautify public rights-of-way, provide safe opportunities for pedestrian/bicycle travel, and provide upgrades of roadways and intersections. Beautification projects may include landscaping of medians and rights-of-way, undergrounding or relocation of utilities, decorative lighting, street furniture, and gateway features at its entrances. Emphasize pedestrian/bicycle mobility and safety with construction of sidewalks/pedways, enhanced transit stops, and intersection improvements.*
- *1. Actively monitor the Florida Department of Transportation plans for New Kings Road to incorporate Complete Streets and Context Sensitive Design practices and programs into all retrofits.*
- *2. Identify areas programed for infrastructure improvements with FDOT and the City including water/wastewater, drainage, parking, traffic lights, sidewalks, landscaping and new signage.*
- *3. Develop a streetscape plan including site furnishings, lighting, landscaping, decorative pavers and signage. 4. Integrate traffic calming techniques throughout the internal roadway system to enhance safety.*
- *5. Underground utilities, where feasible, to protect property during natural disasters.*

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.

Consideration of Zoning Applications

Application L 5693-22C with companion Rezoning Application 2022-0351

On Thursday, May 26, 2022, the KingSoutel Crossing Advisory Board opined, and recommended approval of the application as submitted with a unanimous vote of 4-0.

Application L-5674-22C with companion Rezoning Application T-2022-4089

On Thursday, July 21, the KingSoutel Crossing Advisory Board opined, and recommended denial of the applications as submitted with a vote of 2-2.

Application for Rezoning to PUD (Old Kings Trail)

On Thursday, July 21, 2022, the KingSoutel Crossing Advisory Board opined, and recommended approval of the application as submitted with a vote of 3-1.

Application L-5733-22C with companion Application for Rezoning to PUD

On Thursday, September 8, 2022 the KingSoutel Crossing Advisory Board opined, and recommended approval of the applications as submitted with a unanimous vote of 4-0.

Ongoing Programs and Projects

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:

Plan Update Page IV-25 -- Utilities

The ability to connect to public infrastructure and utilities is a key factor in site selection for private investors and businesses to either expand and /or relocate to an area. The availability of

utilities including water and wastewater is generally reviewed when determining a community's economic strengths and weaknesses for attracting and retaining job-generating, revenue producing businesses and industries. Utility services can promote and facilitate the development and reuse of existing properties within a community and the Agency can assist in their funding, upgrade, and construction. Infrastructure improvements such as stormwater, wastewater, and potable water make properties more amenable to development. The Agency may undertake infrastructure improvements in partnership with private entities, if determined improving the infrastructure of certain properties is beneficial to the CRA for housing revitalization and blight mitigation.

Project Update: The City Public Works Department is considering revising plans at the recommendation of JEA. The project is delayed while JEA works with Public Works to explore options for a redesign.

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 the 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 Update: Currently, one project has been completed, two are in various stages of completion and one awaiting Agreement execution. The available balance is \$292,667.

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 Update: Repairs totaling \$6,639 have been made during this fiscal year. Other outstanding projects have been identified and are being planned for the future year. There is a balance of \$93,361 available for qualifying projects.

KingSoutel Crossing CRA Tax Increment Revenues

KingSoutel Crossing (KSC) CRA Tax Increment Revenues

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



KingSoutel Crossing CRA Budget

**KING SOUTEL CROSSING CRA TRUST FUND
FUND 10805
FY 21/22 AMENDED & RESTATED BUDGET**

		FY 21/22 AMENDED & RESTATED BUDGET
REVENUES		
Property Taxes	\$	1,575,217
Investment Pool Earnings		13,034
Transfer From Fund Balance (FYE21 Ad Val Adj & Inv Earnings Adj)		31,757
Transfer From Fund Balance (Completed Gateway Soutel Norfolk Prj)		117,137
Total Revenues	\$	1,737,145
EXPENDITURES		
Administrative Expenses		
Professional and Contractual Services (not "Plan Professional Services")	\$	-
Travel		576
Local Mileage		0
OGC Internal Service		10,199
Advertising and Promotion		117
Office Supplies		0
Employee Training		656
Dues, subscriptions		175
Supervision Allocation		75,235
Annual Independent Audit		2,500
Total Administrative Expenses	\$	89,458
Plan Authorized Expenditures		
Building Renovation Grant Program		31,757
New Kings Road Capital Improvements		1,615,930
Unallocated Plan Authorized Expenditures	\$	-
Total Plan Authorized Expenditures	\$	1,647,687
Total Expenditures	\$	1,737,145

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	\$406,226,452
Incremental Increase	\$195,884,077
Fiscal 2021/2022 TIF Revenue	\$2,129,222

Renew Arlington CRA Agency Board



Hon. Samuel Newby, Chair



Hon. Michael Boylan



Hon. Danny Becton



Hon. Ron Salem



Hon. Joyce Morgan, Vice Chair



Hon. Reggie Gaffney



Hon. Randy White



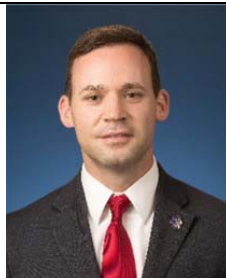
Hon. Kevin Carrico



Hon. Al Ferraro



Hon. Ju'Coby Pittman



Hon. Rory Diamond



Hon. Matt Carlucci



Hon. Aaron Bowman



Hon. Garrett Dennis



Hon. Randy DeFoor



Hon. Nick Howland



Hon. LeAnna Cumber



Hon. Brenda Priestly Jackson



Hon. Terrance Freeman

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.

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.

Following the Plan, Primary Objective 6 states: 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. This strategy will correct the blighted

conditions of faulty lot layout (Pg. 29 of the Finding of Necessity); and deterioration of site or other improvements (Pg. 30 of the Finding of Necessity).

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 Update: Over the years the RA/CRA has allocated funding to the Mandatory Compliance Grant Program. Resolution RA/CRA-2022-04 was approved, allocating an additional \$1,571,608 to the program. The status of the program at the end of the fiscal year is provided in the following table.

Status of the Program

Total Funding Allocated To-Date	\$5,007,948.64
Funds Disbursed Program Development	\$23,565.82
Funds Disbursed for Completed Contracts	\$23,551.50
Remaining Balance	\$4,960,831.32
Contracts Encumbered	\$1,742,512.55
Available Funding	\$3,218,318.77

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 as stated below:

- Primary Objective 7: Create a vibrant quaint urban “Commercial Corridor” area with mixed-use developments.
- The University Blvd Corridor shall consist of a mix of retail stores, such as markets, antique shops, restaurants, art galleries, professional offices and service businesses with medium to high density residential and offices above these commercial uses.
- University Corridor shall be developed to provide a destination place and identity for shopping and shall be designed using mixed-use and pedestrian friendly principals of traditional urban design.

- Primary Objective 8: Identify catalyst sites to serve as important strategic assets to cause an early and precedent-setting change in the CRA and to spur growth.
- Primary Objective 9: Establish one or more public/private partnerships to encourage the uses and expertise of private enterprise to implement the redevelopment vision.
- Partnerships with the private sector and other governmental entities are critical to ensure the Community Redevelopment Area is redeveloped as a safe, viable and thriving commercial/mixed-use community.

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 Update: Site work is advancing on the College Park project as illustrated in **Exhibit C** and other permits are currently under review.

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 Update: The turbo roundabout project was completed in the fourth quarter of 2021 with a ribbon cutting on February 10, 2022. The project is illustrated in **Exhibit D**.

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.

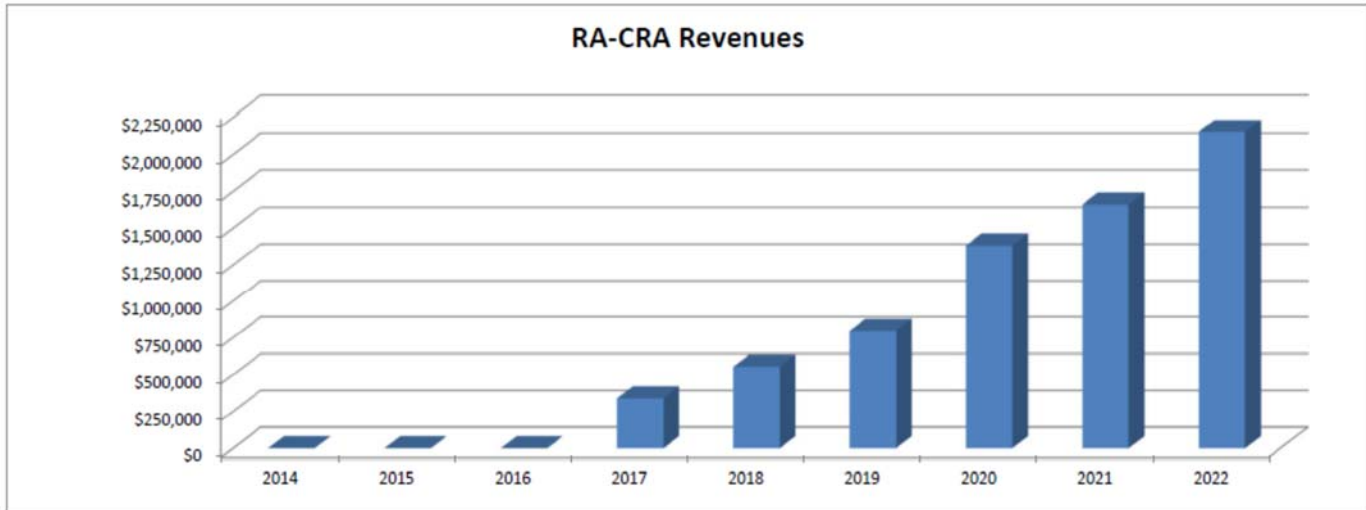
The RA/CRA approved and authorized \$150,000 in total funding from the FY20/21 Budget for the development of a capital project named the Arlington Road Restriping Project (Phase I) for a portion of Arlington Road from University Blvd. to Cesery Blvd.

Project Update: Lane elimination study complete. Striping plans are finalized. Contractor selection is underway.

Renew Arlington CRA Tax Increment Revenues

Renew Arlington (RA) CRA Tax Increment Revenues

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



Renew Arlington CRA Budget

**ARLINGTON CRA TRUST
FUND 10806
FY 21/22 AMENDED & RESTATED BUDGET**

**FY 21/22 AMENDED
& RESTATED
BUDGET**

REVENUES

Property Taxes	\$ 2,129,222
Investment Pool Earnings	22,999
Investment Pool Earnings (FY21 Adjustment made after FYE)	38,086
Transfer from Fund Balance	9,922
Transfer in from General Fund	2,283
Total Revenues	\$ 2,202,512

EXPENDITURES

Administrative Expenses	
Professional and Contractual Services	\$ -
Salaries Part Time	80,264
Medicare Tax	1,175
General Liability Insurance	379
Travel	1,306
Local Mileage	-
OGC Internal Service	5,697
Advertising and Promotion	117
Office Supplies	0
Employee Training	664
Dues, subscriptions	175
Supervision Allocation	90,618
Annual Independent Audit	2,500
Total Administrative Expenses	\$ 182,895
Financial Obligations	
903 University Blvd, LLC: College Park TID Grant	\$ 400,000
Total Financial Obligations	\$ 400,000
Plan Authorized Expenditures	
Mandatory Compliance Grant Program (MCPG)	1,619,617
Unallocated Plan Authorized Expenditures	-
Total Plan Authorized Expenditures	\$ 1,619,617
Total Expenditures	\$ 2,202,512

City of Jacksonville

Comprehensive Annual Financial Reports (CAFR)

The City of Jacksonville is required to complete annual Comprehensive Annual 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 - Armsdale Road Sidewalk/ Lighting Project

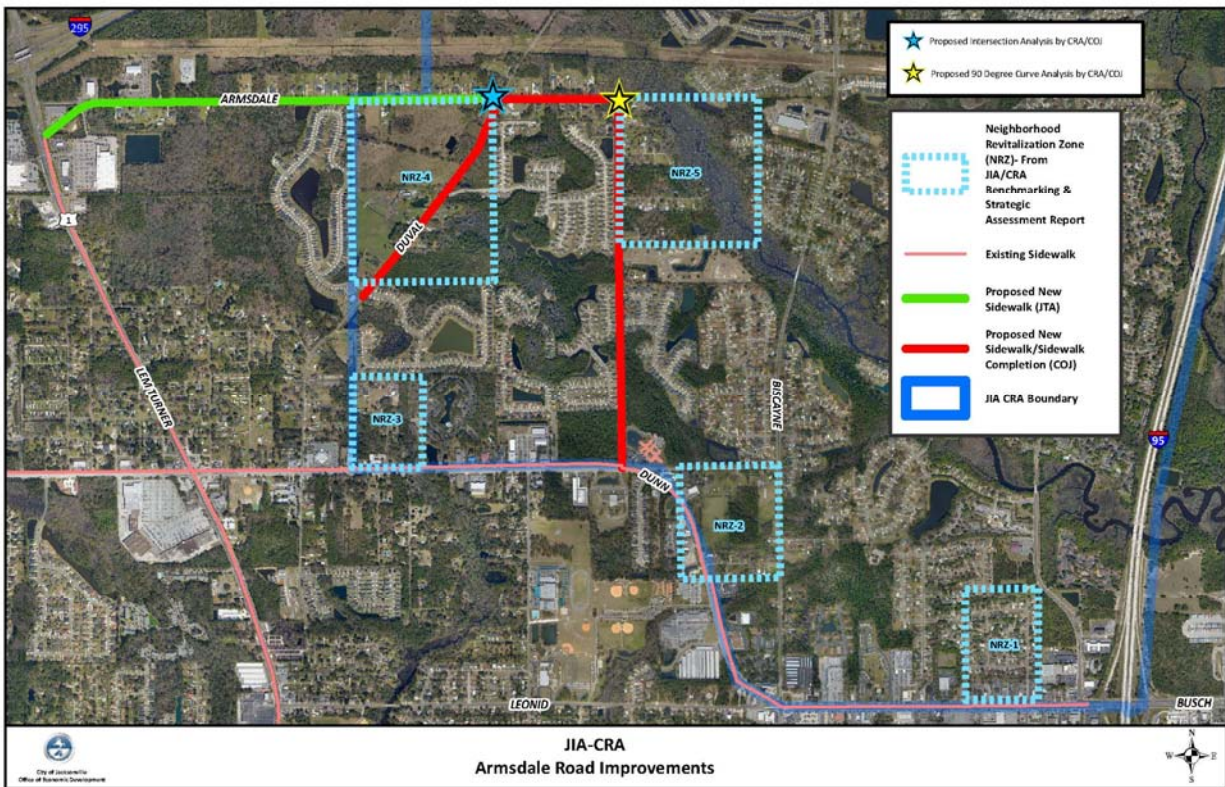


Exhibit B – Cultural Council Art in Public Places Program



Art in Public Places Project Process

The purpose of this document is to summarize the phases of a Public Art Trust-funded project (.75% allocated dollars/Capital Improvement Project (CIP)). The organization of the sections below follow the chronological steps taken by the project manager of a project.

- I. FUNDING ALLOCATION through APP ORDINANCE (COJ Procurement)¹**
 1. Funding will need to be allocated to the Art in Public Places Trust Fund through legislation and City Council approval.
 2. The total project budget is separated into three types of sub-accounts
 - a. 80% of total budget: Public Art
 - b. 10% of total budget: Administrative Fee
 - c. 10% of total budget: Ongoing Maintenance for the artwork
- II. PROJECT PLANNING**
 1. Preliminary Meetings
 2. Stakeholder Coordination
- IV. CALL TO ARTISTS**
 1. The project manager, in coordination with the Public Art Program Director, and any project sponsor, will draft a Call to Artist (CTA). The CTA will be approved by the Art in Public Places Committee prior to distribution to the public.
- V. PANELS/ COMMITTEES**
 1. Coordination of an Art Selection Panel
 2. ASP candidates must be approved by the Art in Public Places Committee (APPC).
 3. APPC must also certify that the ASP completed the selection process appropriately before CCGJ staff can move forward to contract negotiations.

*** Technical Group meetings may occur in between ASP meetings for Schematic Design OR Final Design approvals.
- VI. ARTIST SELECTION PROCESS**
 - Art Selection Panels are coordinated and scheduled according to the project's Master Performance Schedule. They must be held in a publicly accessible space, publicly noticed, and recorded through audio and minutes.
 - The frequency and quantity of ASP meetings averages 4-6.
 1. Introductory/ Evaluation Training meeting
 2. Round 1 Scoring (ex. narrow pool of applicants down to 15-20)
 3. Round 2 Scoring (ex. narrow pool of applicants down to 5-10)

¹

https://library.municode.com/fl/jacksonville/codes/code_of_ordinances?nodeId=TITVADPE_CH126PRCO_PT9ARPUPL_S126.904FU



4. Finalist Scoring (ex. determine a finalist AND alternate artist)
5. Schematic Design Approval
6. Final Design Approval

VII. **ARTIST CONTRACTING & PAYMENT PROCESSING (also refer to the Procurement Summary)**

1. **Vendor Registration:** the commissioned artist must be a registered vendor of the City in order to receive payment.
 2. **Administrative Award Request:** The Public Art Program Coordinator will submit required materials to the City's Procurement Department for approval and Administrative Award Bid # assignment.
 3. **Payment Requests:** The Admin Award approval packet is submitted to Public Works accounting along with qualifications contract, and the first Milestone payment invoice (once contract is executed through CCGJ).
- CCGJ staff will contact the selected artists and provide an official letter of acceptance to commission them for the project scope. Contract negotiations may begin once the artist has accepted the offer.
 - Within the contract, CCGJ details required milestones prior to each artist payment. Each milestone lists the tasks and actions that must be completed before any invoices from the artist can be processed for payment. They can differ from project to project, however they typically look like:

EXHIBIT B
SAMPLE PAYMENT SCHEDULE AND MILESTONES
FOR FABRICATION AND INSTALLATION PHASE

Milestone	Payment Amount
Upon execution of the Agreement, Submission of W-9, The Community Engagement Plan, (assigned letter describing the community engagement activities during the Design Phase. (As set out in body of Agreement)	\$3,500
Upon delivery of the Design Proposal (As set out in body of Agreement)	\$5,000
Issuance of Design Approval Notice and after Compliance with requirements of Section 2.4.1.1, including, without limitation, certificates of insurance.	\$20,000
Upon CCGJ's determination that Artist has complied with the requirements of Section 2.4.5.2. (Substantial Completion and delivered any required engineering drawings as in Section 2.4.2.2)	\$6,000
Installation and execution by Artist and CCGJ and the City of the Final Completion Report.	\$6,300
TOTAL BUDGET	\$40,800

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VIII. DESIGN PHASE

- There are three phases within the Design Phase:
 1. **Preliminary Design Concepts**
 2. **Schematic Design and Engineering**
 - a. The artist will work with a structural engineer (If necessary) to determine the exact needs to execute the design and ensure the safety of the artwork.
 - b. The schematic design will be reviewed and approved by the Technical Group/Team.
 - c. Revisions are to be made if necessary prior to Final Design.
 3. **Final Design**
 - a. The Final Design will be reviewed and approved by the Art Selection Panel.
 - b. Any final revisions/additions that are recommended by the Art Selection Panel must be made to the Final Design for approval.

IX. FABRICATION PHASE

- The Project Manager is responsible for checking in with the artist periodically to ensure that the artwork's fabrication is on schedule according to the Project Performance Schedule.
- The artist should provide photos, video, and samples if possible to the Project Manager throughout the fabrication phase.

X. INSTALLATION PHASE

- The Project Manager will coordinate with the artist a date(s) to install the artwork.
 - a. The install should be documented via photos or video for archiving and PR purposes.
- The Project Manager will ensure that the site is ready for installation.
- The artist will coordinate with the Project Manager the shipment and delivery of the artwork to the site.
- Final Inspection from the Project Manager and COJ shall be scheduled prior to the Dedication Ceremony.

XI. DEDICATION CEREMONY

- The Project Manager will coordinate a date to hold the Dedication Ceremony. Consideration of the following stakeholders should be key: the Artist, Mayor's Office, Council Member of that district, ASP, APPC, CCGJ Board, CPAC or neighborhood groups involved, and any other project stakeholders.

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- It is not always necessary, however, a physical invitation may be appropriate for announcing the Dedication Ceremony.
- The Dedication Ceremony should be well documented via photo, video, live broadcast on social media platforms, etc.

XII. CLOSEOUT

- The Program Coordinator will coordinate with the Project Manager the Project Closeout.
- The following are the required materials needed to complete the closeout, the Project Manager will assist with acquiring specific items for closeout.

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Exhibit C – College Park



Exhibit D – Renew Arlington Turbo Roundabout

