



**RENEW ARLINGTON
COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING
COUNCIL CHAMBERS
117 WEST DUVAL STREET, JACKSONVILLE, FL 32202
TUESDAY, AUGUST 8, 2023**

**MEETING MINUTES
TUESDAY, AUGUST 8, 2023 – 4:00 P.M.**

Location: Council Chambers, 1st Floor, City Hall at St. James, 117 West Duval Street, Jacksonville, FL 32202

Agency Board Members Present: Agency Board Chair Ron Salem, Agency Board Vice Chair Ken Amaro, Advisory Board Members Ju'Coby Pittman, Raul Arias, Michael Boylan, Joe Carlucci, Matt Carlucci, Kevin Carrico, Tyrona Clark-Murray, Terrance Freeman, Michael Gay, Nick Howland, Rahman Johnson, Will Lahnen, Chris Miller, Jimmy Peluso, Reggie Gaffney, Jr. and Randy White

Agency Board Members Excused: Agency Board Member Rory Diamond

I. CALL TO ORDER

Chair Salem called the Renew Arlington Community Redevelopment Agency Board meeting to order at approximately 4:13 p.m. A quorum was confirmed.

II. ACTION ITEMS

APPROVAL OF THE MAY 9, 2023 RENEW ARLINGTON COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING MINUTES

A MOTION WAS MADE AND SECONDED APPROVING THE MAY 9, 2023 RENEW ARLINGTON COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING MINUTES. THE MOTION PASSED UNANIMOUSLY 18-0-0.

CONSIDERATION OF \$1,792,149.27 IN FUNDING FOR THE RENEW ARLINGTON MANDATORY COMPLIANCE GRANT PROGRAM (RESOLUTION RA/CRA-2023-03)

Ms. Nasrallah provided an overview of Renew Arlington Community Redevelopment Agency Board Resolution RA/CRA-2023-03.

Ms. Nasrallah noted that there was an overview of the RA/CRA Mandatory Compliance Grant Program (MCGP) on page 9 of the RA/CRA package. She advised that on January 28, 2020 the Agency Board approved the RA/CRA MCGP for fencing, landscape, landscape buffers and signage. The program reimburses property owners one-hundred percent of the project cost for bringing their property into compliance with the RA/CRA Zoning Overlay. The Agency Board assigned oversight and program administration to the Office of Economic Development. The grant program provides that agreements over \$250,000 be approved by the Agency Board.

Ms. Nasrallah advised that on June 14, 2023, the RA/CRA Advisory Board voted unanimously to recommend to the Agency Board that the balance of “Unallocated Plan Authorized Expenditures” (\$1,792,149.27) remaining in the FY 2022/2023 RA/CRA Amended Budget be allocated to the RA/CRA Mandatory Compliance Grant Program bringing the MCGP balance to date of \$4,177.54.

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

A MOTION WAS MADE AND SECONDED TO APPROVE THE RENEW ARLINGTON COMMUNITY REDEVELOPMENT AGENCY BOARD RESOLUTION RA/CRA-2023-03 APPROVING THE ALLOCATION AND TRANSFER OF \$1,792,149.27 WITHIN THE FY 2022/2023 AMENDED BUDGET AS ADDITIONAL FUNDING FOR THE RENEW ARLINGTON MANDATORY COMPLIANCE GRANT PROGRAM; DIRECTING THAT ADDITIONAL INVESTMENT POOL EARNINGS AND EXCESS FUNDS BE ALLOCATED TO THE RENEW ARLINGTON MANDATORY COMPLIANCE GRANT PROGRAM; PROVIDING AN EFFECTIVE DATE. THE MOTION PASSED UNANIMOUSLY 18-0-0.

CONSIDERATION OF JOHN’S AUTOMOTIVE MANDATORY COMPLIANCE GRANT PROGRAM PROJECT (RESOLUTION RA/CRA-2023-04)

Ms. Nasrallah provided an overview of Renew Arlington CRA Resolution-2023-04. She noted that the MCGP Guidelines currently require that all agreements exceeding \$250,000 must be reviewed and approved by the Agency Board. She advised that on May 10, 2022 via Resolution RA/CRA-2022-02, the Agency Board approved an allocation of \$190,000 in funding for the John’s Automotive project. On July 19, 2023 the RA/CRA Advisory Board voted unanimously to recommend to the Agency Board an additional \$185,000 to the project for a not to exceed amount of \$375,000. If approved today, Resolution RA/CRA-2023-04 will allocate an additional \$185,000 to John’s Automotive MCGP Project for a not to exceed amount of \$375,000.

Ms. Nasrallah advised that during a meeting she had with Agency Board Member Raul Arias, he requested some before and after pictures of fencing, landscape and signage projects, which Brian Wheeler, OED staff will provide during his presentation of the John’s Automotive MCGP Project.

Mr. Brian Wheeler, OED staff provided an overview and photos of a few completed fencing, landscape and signage projects. He also provided an overview of the John’s Automotive MCGP Project.

Agency Board Member Clark-Murray asked how the business owners find out about the Renew Arlington Mandatory Compliance Grant Program. Ms. Nasrallah replied that there have been a series of mailers sent out to business owners, and staff has attended town hall and CPAC meetings. She added that staff will be sending another mailer in the near future to remind business owners of the May 1, 2025 deadline when all properties must be in compliance.

Agency Board Member Amaro asked for clarification if staff thought the additional funding would be the final request for the subject project. Mr. Wheeler responded that they have a firm bid for just under the amount of the request so there is some contingency.

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

A MOTION WAS MADE AND SECONDED APPROVING RENEW ARLINGTON COMMUNITY REDEVELOPMENT AGENCY BOARD RESOLUTION RA/CRA-2023-04 TO INCREASE THE NOT TO EXCEED AMOUNT FOR THE MANDATORY COMPLIANCE GRANT PROGRAM PROJECT FOR LANDSCAPING/LANDSCAPE BUFFERS FOR JOHN'S AUTOMOTIVE FROM \$190,000 TO \$275,000; ALLOCATING \$375,000 TO THE MCGP PROJECT; PROVIDING A CARRY OVER OF FUNDS INTO SUBSEQUENT FISCAL YEARS; AUTHORIZING EXECUTION OF ALL DOCUMENTS BY THE MAYOR AND CORPORATION SECRETARY; PROVIDING FOR OVERSIGHT BY THE OFFICE OF ECONOMIC DEVELOPMENT; AUTHORIZING APPROVAL OF TECHNICAL AMENDMENTS BY THE EXECUTIVE DIRECTOR OF OED; PROVIDING AN EFFECTIVE DATE. THE MOTION PASSED UNANIMOUSLY 18-0-0.

NEW BUSINESS

Ms. Nasrallah advised that the Zoning Applications mentioned in the KSC/CRA Agency Board meeting under new business also applies to zoning applications before the Renew Arlington Advisory Board. She noted that applicants in the RA/CRA have to be in compliance with the Renew Arlington Redevelopment Plan and the Renew Arlington Zoning Overlay.

Ms. Nasrallah also discussed the timing of meetings regarding the \$250,000 threshold and advised that with the \$250,000 threshold and contractors holding bids for 30 days, staff may need to call special meetings on occasion.

Agency Board Chair Salem for clarification asked if the CRA Agency Board set the limit of \$250,000. Ms. Nasrallah agreed adding that it went from \$100,000 to \$250,000. Salem – Should we have a discussion if that \$250,000 should be increased in order to expedite some of the projects. Chair Salem advised that he is in favor of increasing the \$250,000 threshold to avoid the need to hold special meetings for one project and to avoid losing bids because they were not able to meet timely.

Ms. Nasrallah advised that there are 116 applications under review. Some of the big ones are starting to roll out. Let's see where they fall. If we find that we are having to come before the Agency Board constantly, that may be a conversation we could have. If they want to have that conversation, we will have to do that with a resolution.

Agency Board Chair Salem commented that this program is revolutionizing the Arlington area, particularly the University Blvd. corridor adding that there are dollars available in the CIP that for a complete streets project on University Blvd. corridor from Arlington Road to JU. He added that what

Arlington looks like today is going to be completely different from what it looks like several years from now.

Agency Board Member Clark-Murray suggested waiting until they get more data before increasing the \$250,000.

IV. OLD BUSINESS

No old business was discussed.

V. PUBLIC COMMENTS

There were no comments from the public.

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Matthew Tuohy, Chair of the Renew Arlington Community Redevelopment Advisory Board was present. He advised that the RA/CRA Advisory Board is made up of nine people including himself that are truly passionate about making a difference in Arlington. Some have been around a long time and remember what it looked like in the old days. There are also new and energetic members of the RA Advisory Board who share the vision of what Arlington can be.

Mr. Tuohy commented the Advisory Board does not approve or deny applications adding that the Advisory Board is very astute to the fact that they make recommendations to the Agency Board both as the Agency Board and in some cases, zoning, etc. as the City Council. He noted that Ms. Nasrallah keeps Advisory Board well informed and there is thoughtful discussion at the meetings. He thanked the Agency Board for their thoughtful consideration of the Advisory Board's recommendations.

VI. ADJOURNMENT

There being no further business, Chair Salem adjourned the Renew Arlington CRA Board meeting at approximately 4:32 p.m.

The written minutes for this meeting are only an overview of what was discussed. For verbatim comments of this meeting, an audio file of the meeting is available in its entirety upon request. Please contact Michelle Stephens at (904) 255-5452, or by email at msteph@coj.net.