



**KINGSOUTEL CROSSING
COMMUNITY REDEVELOPMENT AREA AGENCY BOARD MEETING
COUNCIL CHAMBERS
117 WEST DUVAL STREET, JACKSONVILLE, FL 32202
TUESDAY, AUGUST 10, 2021**

**MEETING MINUTES
TUESDAY, AUGUST 10, 2021 – 1:00 P.M.**

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

Agency Board Members Present: Acting Agency Board Chair Sam Newby, Agency Board Vice-Chair Brenda Priestly Jackson, Agency Board Members Reggie Gaffney, Al Ferraro, Joyce Morgan, Ju’Coby Pittman, LeAnna Cumber, Michael Boylan, Randy DeFoor, Randy White, Ron Salem, Terrance Freeman, Aaron Bowman and Danny Becton

Agency Board Members Excused: Agency Board Chair Tommy Hazouri, Agency Board Members Garrett Dennis, Rory Diamond, Kevin Carrico and Matt Carlucci

I. CALL TO ORDER

Acting Chair Newby called the KingSoutel Crossing Community Redevelopment Area Agency (KSC/CRA) Board meeting to order at approximately 2:12 p.m.

Agency Board Member Bowman announced that he had to leave the meeting early.

II. ACTION ITEMS

APPROVAL OF THE MARCH 23, 2021 KINGSOUTEL CROSSING COMMUNITY REDEVELOPMENT AREA AGENCY (KSC/CRA) BOARD MEETING MINUTES

A MOTION WAS MADE AND SECONDED APPROVING THE MARCH 23, 2021 KINGSOUTEL CROSSING COMMUNITY REDEVELOPMENT AREA AGENCY (KSC/CRA) BOARD MEETING MINUTES. THE MOTION PASSED UNANIMOUSLY 14-0-0.

Agency Board Member Bowman departed the meeting at approximately 2:13 p.m. for a meeting with the 11th Circuit Court.

CONSIDERATION OF THE FY 2021/2022 PROPOSED BUDGET (RESOLUTION KSC/CRA-2021-02)

Mr. Wendland provided highlights of the FY 2021/2022 Proposed Budget.

- The projected revenues are \$1,583,787, which is a 38.4% increase over the prior year.

- Administrative expenses (\$101,762) and recommendation that the balance \$1,482,025 go into the Unallocated Plan Authorized Expenditures, which will come back to the Agency Board in the future as recommendations from the Advisory Board on how the funds could be used.

Acting Chair Newby opened the floor for public comment. There was one public speaker.

Mr. Stanley Scott with the African American Economic Think Tank:

- Disappointed with the CRA. The city will spend money for crime but is not investing money in the community where it is needed.
- Need to spend \$300,000 for someone in the Soutel area to educate the community.
- Everyone keeps talking about jobs for the African American community adding that when you create businesses you automatically create jobs.

A MOTION WAS MADE AND SECONDED TO APPROVE THE KINGSOUTEL CROSSING COMMUNITY REDEVELOPMENT AGENCY BOARD RESOLUTION KSC/CRA-2021-02 ADOPTING A FY 2021/2022 PROPOSED BUDGET. THE MOTION PASSED UNANIMOUSLY 13-0-0.

CONSIDERATION OF \$1,300,000 FUNDING RECOMMENDATION FOR THE DESIGN AND CONSTRUCTION OF THE U.S. 1 WATERMAN PROJECT (RESOLUTION KSC/CRA-2021-03)

Ms. Nasrallah provided an overview of Resolution KSC/CRA-2021-03, which is the consideration of a new capital project called the U.S. 1 Watermain Project specifically for Segments A-2 and A-3 at a cost of \$1.3 million. Ms. Nasrallah referred the Agency Board to Exhibit A of the resolution on pages 11-12 of their packages that includes a project description, budget and a map.

Ms. Nasrallah advised that when you look at the creation of the Community Redevelopment Act of 1969, this is exactly the type of project that the program was targeting because it adds infrastructure where none currently exists making vacant land along the U.S. 1 corridor at I-295 very attractive and marketable for future redevelopment. She commented that the U.S. 1 Waterman project is compliant with the KSC Redevelopment Plan adding that the KSC/CRA Advisory Board voted unanimously to recommend that the KSC Agency Board consider the \$1.3 million in funding for the project.

Ms. Nasrallah reviewed the funding for the project noting that the KSC Agency Board approved Resolution KSC/CRA-2020-01 on August 11, 2020 that created the Soutel Drive Safety and Beautification Enhancements project allocating \$747,319 in funding. The funding was designated to supplement the Soutel Road Diet project providing enhancements that were not budgeted in the Soutel Road Diet project. She advised that Ordinance 2021-186 terminated and de-appropriated the funds from the Soutel Road Diet to various capital improvement projects throughout District 10. It is the recommendation of the KSC Advisory Board to terminate the Soutel Drive Safety and Beautification Enhancements project and apply those funds towards the U.S. 1 Watermain project.

Ms. Nasrallah noted that the current available balance at year end clean-up is \$821,287. The Advisory Board recommended transferring \$821,287 from the Soutel Drive Safety and Beautification Project to the U.S. 1 Watermain Project in addition to recommending an additional \$478,713 from the current year Unallocated Plan Authorized Expenditures for a total of \$1.3 million for the U.S. 1 Watermain Project. If approved today, a balance of \$557,838 would be remaining in the current year's budget in Unallocated Plan Authorized projects to be designated by year end.

Agency Board Member Ferraro asked if street lighting could be included along with the water main project because he has heard concerns from constituents about poor lighting in the area. Mr. David Hahn with the Public Works Engineering Division replied that this project was originally funded for strictly a watermain project and funding was not allocated for lighting adding that this is a FDOT right of way and typically FDOT would make a request through JEA for lighting considering funding is available.

Ms. Nasrallah advised that they are working with Public Works Engineering and JEA on lighting issues throughout the KSC/CRA. They are doing some due diligence and studying the area and we will come back to the Agency Board with a lighting recommendation in the near future.

Agency Board Member Boylan asked for clarification on the numbers. Ms. Nasrallah replied that the Agency Board previously approved the FY 2021/2022 Proposed Budget adding that the Agency Board has to approve that budget before it can be included in the upcoming budget approval process for FY 2021/2022. She advised that the Agency Board will see the balance of \$1,482,025 in Unallocated Plan Authorized Expenditures as we go through the budget process. This project will be coming out for the current year's budget.

Vice-Chair Priestly Jackson thanked Mr. Wendland and Ms. Nasrallah, as well as the Office of General Counsel for the guidance they provide to the KSC/CRA Advisory Board members on their role and recommendations consistent with the Plan and the Project. She is encouraged to see funding for U.S. 1 Watermain Project included in the upcoming fiscal year consistent with the role of the CRA to address the infrastructure needs in the area and to encourage economic development, as the statute allows.

Acting Chair Newby opened the floor for public comment. There were no comments from the public.

A MOTION WAS MADE AND SECONDED TO APPROVE THE KINGSOUTEL CROSSING COMMUNITY REDEVELOPMENT AGENCY BOARD RESOLUTION KSC/CRA-2021-03 AUTHORIZING A NEW CAPITAL PROJECT TO BE CALLED THE U.S. 1 WATERMAN PROJECT; APPROVING THE ALLOCATION AND TRANSFER WITHIN THE FY 2020/2021 BUDGET OF \$478,713.32 FROM UNALLOCATED PLAN AUTHORIZED EXPENDITURES TO PLAN AUTHORIZED EXPENDITURES FOR THE U.S. 1 WATERMAIN PROJECT; APPROVING THE TERMINATION OF THE SOUTEL DRIVE SAFETY AND

BEAUTIFICATION ENHANCEMENTS PROJECT FUNDING (\$821,286.68); AND THE TRANSFER AND ALLOCATION OF SAID FUNDING TO THE U.S. 1 WATERMAIN PROJECT; ADOPTING A FY 2020/2021 AMENDED AND RESTATED BUDGET; PROVIDING FOR OVERSIGHT BY PUBLIC WORKS IN CONJUNCTION WITH THE OFFICE OF ECONONOMIC DEVELOPMENT; AUTHORIZING EXECUTION OF ALL DOCUMENTS BY THE MAYOR AND CORPORATION SECRETARY; PROVIDING AN EFFECTIVE DATE. THE MOTION PASSED UNANIMOUSLY 13-0-0.

III. NEW BUSINESS

No new business was discussed.

IV. PUBLIC COMMENTS

There were not comments from the public.

V. ADJOURNMENT

There being no further business, Acting Chair Newby adjourned the KingSoutel Crossing CRA Board meeting at approximately 2:26 p.m.

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