



**RENEW ARLINGTON COMMUNITY REDEVELOPMENT
AGENCY (RA/CRA) BOARD**
City Council Chambers
117 West Duval Street, Jacksonville, FL 32202
Wednesday, May 15, 2019 – 1:30 p.m.

MEETING MINUTES
WEDNESDAY, MAY 15, 2019 – 1:30 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 Aaron Bowman, Agency Board Member John Crescimbeni, Reginald Gaffney, Jim Love, Joyce Morgan, Sam Newby, Ju’Coby Pittman, Al Ferraro, Terrance Freeman, Danny Becton, Bill Gulliford, Tommy Hazouri, Matt Schellenberg, Greg Anderson and Randy White

Agency Board Members Excused: Agency Board Member Garrett Dennis, Lori Boyer, Anna Lopez-Brosche and Scott Wilson

I. CALL TO ORDER

Chair A. Bowman called the Renew Arlington Community Redevelopment Agency (RA/CRA) Board meeting to order at 2:15 p.m.

II. ACTION ITEMS

APPROVAL OF THE FEBRUARY 12, 2019 RENEW ARLINGTON COMMUNITY REDEVELOPMENT AGENCY (RA/CRA) BOARD MEETING MINUTES

Chair A. Bowman opened the floor for public comment. There were no comments from the public.

A MOTION WAS MADE AND SECONDED APPROVING THE FEBRUARY 12, 2019 RENEW ARLINGTON COMMUNITY REDEVELOPMENT AGENCY (RA/CRA) BOARD MEETING MINUTES. THE MOTION PASSED UNANIMOUSLY 15-0-0.

FY 2018/2019 PROPOSED AMENDED BUDGET (RESOLUTION RA/CRA-2019-04)

Mr. Wendland reviewed the RA/CRA FY 2018/2019 Proposed Amended Budget.

- Revenues are slightly lower by \$1,059.
- Current balance in Unallocated Plan Authorized Expenditures of \$685,334.
- Recommendation from the Advisory Board is to move \$684,275 into the Façade Grant Program.
- We are still working through the RA Zoning Overlay.

- There is a consensus that there needs to be a robust Façade Grant Program in place along with the Zoning Overlay and the \$684,275 will help start the program when we are ready.

Chair A. Bowman opened the floor for public comment. There were no comments from the public.

A MOTION WAS MADE AND SECONDED TO APPROVE RENEW ARLINGTON COMMUNITY REDEVELOPMENT AGENCY BOARD RESOLUTION RA/CRA-2019-04 ADOPTING THE FY 2018-2019 AMENDED BUDGET; PROVIDING AN EFFECTIVE DATE. THE MOTION PASSED UNANIMOUSLY, 15-0-0.

FY 2019/2020 PROPOSED BUDGET (RESOLUTION RA/CRA-2019-05)

Mr. Wendland reviewed the RA/CRA FY 2019/2020 Proposed Budget.

- The FY 2019/2020 Property Taxes reflects FY 2018/2019 actuals and is subject to change. Final revenues for FY 2019/2020 will be available after July 1, 2019.
- Noted the preliminary Supervision Allocation amount of \$60,440. The final amount will be provided by the Budget office.
- The balance of \$678,926 goes into the Unallocated Plan Authorized Expenditure category for appropriation in the next FY.

Chair A. Bowman opened the floor for public comment. There were no comments from the public.

A MOTION WAS MADE AND SECONDED TO APPROVE RENEW ARLINGTON COMMUNITY REDEVELOPMENT AGENCY BOARD RESOLUTION RA/CRA-2019-05 ADOPTING THE FY 2019-2020 PROPOSED BUDGET; PROVIDING AN EFFECTIVE DATE. THE MOTION PASSED UNANIMOUSLY, 15-0-0.

STATUS OF ORD 2019-239, PROPOSED RA/CRA ZONING OVERLAY

Chair Bowman explained that on Thurs., 05/16/2019, the Planning Commission made a recommendation to defer ORD 2019-239, Proposed Renew Arlington Zoning Overlay for three cycles. He noted that our Ordinance Code does not give the Planning Commission the ability to defer an item three cycles. The Planning Commission has 63 days to act on legislation when it is introduced to them and if they do not act within the 63 days, the item will be discharged with an automatic recommendation of denial.

Chair Bowman commented that he has talked to the Chair of the Planning Commission and explained the Ordinance Code rules to her and he is expecting that they will most likely take action on the proposed legislation in two meetings, which would meet the 63 day deadline.

Mr. Wendland added that the Office of Economic Development is prepared to send out a Community Public Meeting Notice for Monday, June 3, 2019 by the end of the week.

DISCUSSION OF ORDINANCE 2019-283

Agency Board Member Crescimbeni explained that Ordinance 2019-283 was an ordinance that he introduced to City Council on Tues., 04/23/2019. The Ordinance was to modify the Renew Arlington Community Redevelopment Plan to extend the term of the RA/CRA from 20 years to 30 years (12/31/2045). He introduced the legislation because he was concerned about the length of time for the CRA. When he voted on the CRA in 2014, he was not under the impression that it was a 20 year CRA and learned that recently at a meeting. He noted that he has had conversations with the Administration and the sentiment in Tallahassee is not receptive to extending the CRA. While he thinks it is important he advised that he will be withdrawing the legislation at tonight's City Council meeting.

Agency Board Member Crescimbeni added that the Renew Arlington CRA is different from other CRAs because it is not a large area that we normally draw for CRAs like KingSoutel Crossing or the JIA/CRA. He thinks there will be a problem going forward and trying to do everything that is needed and that the community wants to see completed. He noted that there are some requirements in the proposed RA Zoning Overlay being made of commercial property owners and he is concerned how the property owners will make the improvements without providing them with some assistance. He noted that the CRA does have the ability to loan money and the ability to collect it back on a special assessment and return it to the CRA, but there are competing projects. The Advisory Board has been revved up on the Complete Streets project that is extremely expensive noting that the majority are mom and pop type businesses. He is going to lean on the advice of the Administration and ask the City Council to withdraw the legislation at tonight's City Council meeting.

III. NEW BUSINESS

No new business was discussed.

IV. PUBLIC COMMENTS

There were three Public Speaker Cards in reference to ORD 2019-239, Proposed RA/CRA Zoning Overlay.

Mr. William Cesery – He has two shopping centers that will be adversely impacted by the proposed RA Zoning Overlay in addition to the cost. There needs to be more input from the stakeholders.

Mr. Gary Flagler – Carter Transmission is his business that is located at 1604 University Blvd. North and he has a unique problem with a gas line running in front of his property. A ten foot span would be in his office if he tried to adhere with the proposed landscaping. His parking lot currently holds approximately 25 vehicles and if the proposed Overlay goes through, he will only have seven parking spots noting that he has five employees. There needs to be more workshops and notice of meetings in addition to input from stakeholders.

Agency Board Chair Bowman commented that he will provide Mr. Wendland with a contact at TECO Gas to start the conversation regarding Mr. Flagler's issue.

Agency Board Member Gulliford provided Mr. Flagler contact information for a person he knows at TECO Gas to assist him with the issue of the gas line fronting his property.

Agency Board Member Crescimbeni asked Ms. Nasrallah for the record if somebody is telling the property owner that they have to relocate the gas line. He asked what the requirements were for this particular property with regard to signage, landscaping and fencing. He asked if there was an impact on the piece of land in front of the building between the front of the building and wherever the property line may be.

Ms. Nasrallah replied that she was on the property with Mr. Crawford and the property owner when the Planning Department came by and they were not sure where the gas line was and whose property it was on. She does not recall the Planning Department telling the property owner that it was on their property. There is no way for them to know that.

Ms. Nasrallah commented that Mr. Flager's building is close to the curb on University Blvd. She stated that he places cones along the front of his property to provide a sight line for the side street. If he had landscaping there instead of parked vehicles that would eliminate the need for the cones and solve for the safety issue.

Agency Board Member Hazouri asked regarding if a property were sold within the five year amortization period would the property owner or someone be obligated to tell the new owner that they are required and responsible to comply with the Overlay within a certain timeframe to include the cost.

Ms. Grandin replied that it would be like any other Zoning law. If a realtor wants to talk about the disclosure they can. She reiterated that it would be like any other kind of zoning that buyer needs to be aware and do their due diligence in terms of what they are purchasing. It was noted that if someone purchases a property and there is only six months remaining until the amortization date and no improvements have been made to the property that the new property owner is responsible for the improvements in six months. Ms. Grandin replied that the purpose of the Façade Grant Program is to incent companies to invest early in the process.

Mr. Gulliford commented that there needs to be some level of flexibility in the requirements because one size does not always fit all referencing Mr. Flager's property as an example.

Mr. Michael Anania – Proposed Zoning Overlay is a complex piece of legislation to include the proposed Façade Grant Program. Property owners are confused and there needs to be more communication.

V. ADJOURNMENT

There being no further business, Chair A. Bowman adjourned the Renew Arlington Community Redevelopment Agency (RA/CRA) Board meeting at approximately 2:56 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) 630-1979, or by email at msteph@coj.net.