



**NORTHWEST JACKSONVILLE ECONOMIC DEVELOPMENT FUND  
(NWJEDF) ADVISORY COMMITTEE  
CITY HALL AT ST. JAMES  
117 WEST DUVAL STREET, 3rd FLOOR, CONFERENCE ROOM C  
JACKSONVILLE, FL 32202  
THURSDAY, JANUARY 19, 2023 AT 3:30 P.M.**

**MEETING MINUTES**

**Location:** City Hall at St. James, located at 117 West Duval Street, 3rd Floor, Conference Room C, Jacksonville, FL 32202

**Advisory Board Members Present:** Chair Fred Atwill, Jr., Vice-Chair Cedrick Gibson, George Barnes, and Tillery Durbin

**Advisory Board Members Absent:** John Allmand and Valerie H. Jenkins

**Office of Economic Development Staff Present:** Kirk Wendland, Executive Director; Wendy Khan, Director of Operations; Ella Sherrod, Assistant Project Manager and Michelle Stephens, Recording Secretary

**Others Present:** Lawrence Dennis, Executive Director for the Jacksonville Alumni Chapter of Kappa Alpha Psi Fraternity Foundation

**Representing the Office of General Counsel:** None

**Representing City Council:** None

**Members of the Public:** None

**I. CALL TO ORDER**

Chair Fred Atwill, Jr. called the NWJEDF Advisory Committee meeting to order at @ 3:32 p.m. Around the table introductions were made. A quorum was established.

**II. ACTION ITEMS**

**APPROVAL – NOVEMBER 15, 2022 MEETING MINUTES**

**A MOTION WAS MADE BY COMMITTEE MEMBER GEORGE BARNES AND SECONDED BY COMMITTEE MEMBER CEDRICK GIBSON APPROVING THE NOVEMBER 15, 2022 NORTHWEST JACKSONVILLE ECONOMIC DEVELOPMENT FUND ADVISORY COMMITTEE MEETING MINUTES. THE MOTION PASSED UNANIMOUSLY 4-0-0.**

PROJECT: KAPPA ALPHA PSI JACKSONVILLE FOUNDATION, INC. - PRESENTED BY KIRK WENDLAND

Mr. Wendland introduced Mr. Lawrence Dennis, Executive Director for the Jacksonville Alumni Chapter of Kappa Alpha Psi Fraternity Foundation who provided an overview of the Kappa Alpha Psi Jacksonville Foundation.

**Background:**

The Jacksonville Alumni Chapter of Kappa Alpha Psi Fraternity (Chapter) was founded on February 27, 1925 and holds the distinction of being the first Greek lettered organization to be chartered in the State of Florida. The Chapter incorporated the Kappa Alpha Psi Foundation (Foundation) on December 29, 1997 which serves as the philanthropic arm of the Chapter.

The Dr. C.B. McIntosh Community Achievement Center (Center) is a collaborative initiative between the Kappa Alpha Psi Jacksonville Foundation, Inc. and Wolfson's Children's Hospital of Jacksonville (WCH). The Foundation, together with WCH, seek to establish a state-of-the-art healthcare facility to serve the Northwest Jacksonville community at the proposed location of 1317 Moncrief Road, Jacksonville, FL 32209, which is located in a Level 1 Economically Distressed Area (EDA). As part of the project, the existing building on the site needs to be demolished, water and sewer need to be connected, and the property needs to be properly graded.

Three clinics within the Northwest Jacksonville Economic Development Fund boundary area have recently closed, creating a large gap in medical care for the area. The site for this project is located in Health Zone 1, which is deemed to have the highest level of health disparities in Duval County. The Sulzbacher Health Center (Sulzbacher) is committed to the project and has agreed to manage the clinic. Sulzbacher has committed to maintain their sliding fee discount schedule, which is reviewed annually, to ensure that patients will not be refused medical/health services due to inability to pay, assuring that any fees or payments required by the Center for such services may be reduced or waived.

Projections for the new facility estimate 3,300 primary care visits and 1,100 unique patients will be served annually once the clinic is established, specifically pediatric patients that live in surrounding areas. The proposed location for the achievement center is accessible to the community as it is on a fixed bus route of the Jacksonville Transportation Authority (JTA). Additionally, the JTA offers Youth Passes to minors to ensure continued mobility access to the center.

**Project Rationale & Benefits:**

1. Supporting the Dr. C.B. McIntosh Community Achievement Center will add approximately \$8.3 million in private capital investment, redeveloping an economically distressed area.
2. The community impact of a healthcare facility in an area with large health disparities would benefit the citizens of Jacksonville specifically those that live within the area of the project site.

3. Health and wellness across all areas of Jacksonville are stated priorities of Mayor Curry. Research supports that the health and well-being of residents is a key indicator to the vitality and health of a community. With several clinics closing in close proximity to the proposed site, the community is in need of an accessible and affordable healthcare facility to serve its citizens. The clinic will specialize in pediatric medicine to promote the proper development of youth from the surrounding areas.

**Project Incentives:**

**The City of Jacksonville proposes to provide:**

- A Large-Scale Economic Development Fund Grant of \$500,000 based on the capital investment of \$8.3 million within a Level 1 Economically Distressed Area of Northwest Jacksonville.
- A waiver of the job creation requirements outlined in the City's Public Investment Policy (PIP) guidelines is needed in order for the project to qualify for a Large-Scale Economic Development Fund (LSEDF) Grant.

**The total amount of City incentives would be up to: \$500,000.**

Committee member Cedrick Gibson advised that he would be recusing himself from voting due to a conflict of interest. He is a member of the Kappa Alpha Psi Fraternity.

***A MOTION WAS MADE BY COMMITTEE MEMBER GEORGE BARNES AND SECONDED BY COMMITTEE MEMBER TILLERY DURBIN TO APPROVE A LARGE-SCALE ECONOMIC DEVELOPMENT FUND (LSEDF) GRANT IN THE AMOUNT OF \$500,000.00 FROM THE NORTHWEST JACKSONVILLE ECONOMIC DEVELOPMENT FUND, FOR PROJECT KAPPA ALPHA PSI JACKSONVILLE FOUNDATION, INC. THE MOTION PASSED UNANIMOUSLY 3-0-0.***

**III. INFORMATION/DISCUSSION ITEMS**

**NWJEDF FINANCIALS UPDATE – PRESENTED BY WENDY KHAN, OED DIRECTOR OF OPERATIONS**

NWJEDF Summary Statement: the current available/unappropriated balance as of January 13, 2023, was approximately \$4.3 million.

NWJEDF Outstanding Loans: All loans are current. The current principal balance due is \$1,763,764.

Files at Office of General Counsel: there were no changes with the files that are in the Office of General Counsel for processing: Mr. G's Hair Depot; Cowealth, LLC; K Mack, LLC Shoppes at Norfolk; and Cedar Grove Corp.

NWJEDF Project Tracking: Added Project Cashew. Will add the Kappa Alpha Psi Jacksonville Foundation Project.

#### **IV. OLD BUSINESS**

Mr. Wendland advised that staff will be taking AA Auto Parts to MBRC on Monday, 01/23/2023 for an amendment to their Economic Development Agreement to allow for a 9-month extension to their performance schedule. He noted that while they continue to make progress and move forward with the project, they have struggled getting the equipment to the United States with one of their suppliers from Italy where the equipment is coming from. Additionally, the supplier is traveling to the United States to set up, assemble and test the system.

Advisory Board Member T. Durbin advised that the supplier has actually arrived in the United States and have started working on site. The assembly, testing, etc. should be complete in 3-4 months.

Ms. Khan noted that Clara White Mission completed their project.

#### **V. NEW BUSINESS**

No new business was discussed.

#### **VI. PUBLIC COMMENTS**

There were no comments from the public.

#### **VII. ADJOURNMENT**

There being no further business, Chair Atwill, Jr. adjourned the meeting at approximately 3:52 p.m.

The next quarterly NWJEDF Advisory Committee meeting date is TBD.

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