



A NEW DAY.

MEETING 1

KINGSOUTEL CROSSING

COMMUNITY REDEVELOPMENT AREA AGENCY BOARD MEETING

Council Chambers, 1st Floor City Hall, 117 West Duval St.

Jacksonville, FL 32202

Tuesday, July 23, 2024 - 4:00 PM

AGENDA

MEMBERS: Randy White, Chair	
Ju'Coby Pittman, Vice Chair	Terrance Freeman, Board Member
Ken Amaro, Board Member	Reggie Gaffney, Jr., Board Member
Raul Arias, Jr., Board Member	Michael Gay, Board Member
Michael Boylan, Board Member	Nick Howland, Board Member
Joe Carlucci, Board Member	Rahman Johnson, Board Member
Matt Carlucci, Board Member	Will Lahnen, Board Member
Kevin Carrico, Board Member	Chris Miller, Board Member
Tyrone Clark-Murray, Board Member	Jimmy Peluso, Board Member
Rory Diamond, Board Member	Ron Salem, Board Member
I.	CALL TO ORDER – Chair
	Announcement of Quorum – Legislative Services
II.	ACTIONS ITEMS – Chair
	Approval of the May 14, 2024, Meeting Minutes
	Consideration of Reallocation of \$1,299,897.69 in Funding to New Kings Road Capital Improvements Project (Resolution KSC/CRA 2024-04) Public Comment (Prior to Vote)
	Consideration of Allocation of \$2,842,820 Funding to New Kings Road Capital Improvements Project (Resolution KSC/CRA 2024-05) Public Comment (Prior to Vote)
III.	NEW BUSINESS
	Application for Rezoning to PUD Ordinance 2024-0535
IV.	OLD BUSINESS
V.	PUBLIC COMMENTS
VI.	ADJOURNMENT



A NEW DAY.

***KINGSOUTEL CROSSING
COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING
COUNCIL CHAMBERS
117 WEST DUVAL STREET, JACKSONVILLE, FL 32202
TUESDAY, MAY 14, 2024***

**MEETING MINUTES
TUESDAY, MAY 14, 2024 – 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 Ju'Coby Pittman, Agency Board Members Ken Amaro, Michael Boylan, Joe Carlucci, Matt Carlucci, Kevin Carrico, Michael Gay, Nick Howland, Will Lahnen, Chris Miller, Jimmy Peluso, Rory Diamond, Terrance Freeman, Rahman Johnson, and Randy White

Agency Board Members Excused: Agency Board Member Raul Arias, Jr.; Tyrone Clark-Murray, and Reggie Gaffney, Jr.

I. CALL TO ORDER

Chair Salem called the KingSoutel Crossing Community Redevelopment Agency (KSC/CRA) Board meeting to order at approximately 4:02 p.m. A quorum was confirmed.

II. ACTION ITEMS

APPROVAL OF THE NOVEMBER 14, 2023 KINGSOUTEL CROSSING COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING MINUTES

A MOTION WAS MADE AND SECONDED APPROVING THE NOVEMBER 14, 2023, KINGSOUTEL CROSSING COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING MINUTES. THE MOTION PASSED UNANIMOUSLY 14-0-0.

Agency Board Member Howland arrived at approximately 4:03 p.m. after the approval of the meeting minutes.

CONSIDERATION OF TIF FUNDING FOR NEW CRA COORDINATOR (RESOLUTION KSC/CRA-2024-01)

Ms. Nasrallah reviewed Resolution KSC/CRA-2024-01. She advised that there was a job description for the proposed new position on page 5 of the packages provided. She commented that staff is working with HR on the creation of a new position for support with implementing the goals and objectives of the CRA Plans. The person will work solely on CRA items with 50% of the workload on KSC/CRA and 50% of the workload on the RA/CRA. Staff is looking for a person that has a

strong planning background to assist on zoning applications, strong project management skills, an understanding of both state and local codes and most importantly future succession planning.

The Community Redevelopment Area Coordinator will be working on all things CRA related making the position eligible for TIF funding. Karen advised that the request today is to allow 50% of the funding for the new position to be taken out of the KSC/CRA through the Supervision Allocation Line Item, which is where her position is funded as well.

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

A MOTION WAS MADE AND SECONDED AUTHORIZING THE ALLOCATION AND TRANSFER OF FUNDS TO THE SUPERVISOR ALLOCATION LINE ITEM WITHIN THE FISCAL YEAR 2023/2024 BUDGET TO COVER A PORTION OF THE PERSONNEL COSTS RELATED TO A NEW COMMUNITY REDEVELOPMENT AREA (“CRA”) COORDINATOR POSITION; PROVIDING AN EFFECTIVE DATE. THE MOTION PASSED 14-1-0 (DIAMOND).

CONSIDERATION OF FY 2024/2025 PROPOSED BUDGET (RESOLUTION KSC/CRA-2024-02)

Ms. Nasrallah reviewed Resolution KSC/CRA-2024-02. She advised that to be in compliance with the budget code, all CRAs are required to submit their budgets to the Budget Office in June of each year. She noted that the budget is preliminary and will change because we do not receive next year's TIF projections from the Property Appraiser's Office until June. She added that in the interim, we hold the numbers to what they were last year. When next year's TIF projections are received, the Budget Office will make the adjustments, and submit the budget to be included in the Mayor's FY 2024/2025 Proposed Budget to the City Council.

Chair Salem opened the floor for public comment of which there was one. Mr. Stanley Scott with the African-American Economic Recovery Think Tank voiced his displeasure with the lack of activity and economic development in the KSC/CRA.

A MOTION WAS MADE AND SECONDED ADOPTING A FY 2024/2025 PROPOSED BUDGET; PROVIDING AN EFFECTIVE DATE. THE MOTION PASSED 14-1-0 (DIAMOND).

CONSIDERATION OF FUNDING FOR CASH JASZ, INC. (ZAXBY'S) (RESOLUTION KSC/CRA-2024-03)

Ms. Nasrallah reviewed Resolution KSC/CRA-2024-03. She advised that the project is a textbook CRA project that provides infrastructure assistance to businesses investing in blighted areas to offset infrastructure costs. She reviewed the project summary noting that the owners are building a new

Zaxby's Restaurant on New Kings Road at the I-295 interchange on a vacant lot delivering a new restaurant in an underserved area.

Ms. Nasrallah introduced Mr. Aaron Mitchell and his wife noting they are local to Jacksonville and will be investing approximately \$4 million in Private Capital Investment in an area where they grew up. The new restaurant will feature dual drive-thrus and a walk up window with outdoor patio seating so guests can congregate and enjoy their meals. The project will create 50 new jobs for area residents with an emphasis on youth.

Ms. Nasrallah advised that there will be a groundbreaking celebration on Thursday, July 16, 2024 at 9031 New Kings Road from 3:00 p.m. – 7:00 p.m.

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

A MOTION WAS MADE AND SECONDED FINDING THAT THE ZAXBY'S PROJECT LOCATED AT 9031 NEW KINGS ROAD COMPLIES WITH AND FURTHERS THE KSC/CRA COMMUNITY REDEVELOPMENT PLAN; AFFIRMING THE PROJECT'S COMPLIANCE WITH THE PUBLIC INVESTMENT POLICY ADOPTED BY ORDINANCE 2022-726-E, AS AMENDED; APPROVING AND AUTHORIZING THE ALLOCATION AND TRANSFER OF \$100,000 WITHIN THE FY 2023/2024 BUDGET FROM UNALLOCATED PLAN AUTHORIZED EXPENDITURES TO A NEW FINANCIAL OBLIGATION FOR A TAX INCREMENT DISTRICT INFRASTRUCTURE DEVELOPMENT GRANT ("TID GRANT"); APPROVING AN ECONOMIC DEVELOPMENT AGREEMENT ("EDA") BETWEEN THE CITY OF JACKSONVILLE ("CITY") AND CASH JASZ, INC. ("COMPANY") THAT AUTHORIZES A TID GRANT NOT-TO-EXCEED \$100,000 FOR THE ZAXBY'S PROJECT; PROVIDING A DEADLINE FOR THE COMPANY TO EXECUTE THE EDA; AUTHORIZING EXECUTION OF ALL DOCUMENTS BY THE MAYOR AND CORPORATION SECRETARY; AUTHORIZING PROJECT OVERSIGHT BY THE OFFICE OF ECONOMIC DEVELOPMENT ("OED") AND APPROVAL OF TECHNICAL AMENDMENTS BY THE EXECUTIVE DIRECTOR OF OED; PROVIDING AN EFFECTIVE DATE. THE MOTION PASSED 14-1-0 (DIAMOND).

III. NEW BUSINESS

No new business was discussed.

IV. OLD BUSINESS

No old business was discussed.

V. PUBLIC COMMENTS

There were no comments from the public.

VI. ADJOURNMENT

There being no further business, Chair Salem adjourned the KingSoutel Crossing CRA Agency Board meeting at approximately 4:20 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.

RESOLUTION KSC/CRA-2024-04

A RESOLUTION OF THE KINGSOUTEL CROSSING COMMUNITY REDEVELOPMENT AGENCY APPROVING THE TERMINATION OF THE U.S. 1 WATERMAIN PROJECT FUNDING (\$1,299,897.69) AND THE TRANSFER AND ALLOCATION OF SAID FUNDING TO THE NEW KINGS ROAD CAPITAL IMPROVEMENTS PROJECT; PROVIDING FOR OVERSIGHT BY PUBLIC WORKS IN CONJUNCTION WITH THE OFFICE OF ECONOMIC DEVELOPMENT; AUTHORIZING EXECUTION OF ALL DOCUMENTS BY THE MAYOR AND CORPORATION SECRETARY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, on June 22, 2021, the KingSoutel Crossing Community Redevelopment Agency (“KSC/CRA”) Board approved Resolution KSC/CRA-2021-03, which authorized the U.S. 1 Watermain Project and allocated a total of \$1,300,000 to the Project; and

WHEREAS, on June 27, 2024, the KSC Advisory Board recommended with a unanimous vote of 4-0 that the KSC/CRA Board terminate funding for the U.S. 1 Watermain Project and reallocate the remaining balance of **\$1,299,897.69** to the New Kings Road Capital Improvements Project; and

WHEREAS, the KSC/CRA Board is empowered to authorize projects within the KSC/CRA Redevelopment Area that are consistent with and further the KSC/CRA Redevelopment Plan; and

WHEREAS, in accordance with Sec.106.342, *Ordinance Code*, the KSC/CRA Board has been given the authority to make transfers between CRA Budget Categories without further Council approval; now, therefore,

BE IT RESOLVED, by the Board:

Section 1. Authorization and Findings. The KSC/CRA Board approves and authorizes the termination of the capital project known as the U.S. 1 Watermain Project.

Section 2. Reallocation of U.S. 1 Watermain Project Funding. Pursuant to Sec.106.341, *Ordinance Code*, the KSC/CRA reallocates and transfers the balance of

\$1,299,897.69 from the U.S. 1 Watermain Project to the New Kings Road Capital Improvements Project.

Section 3. Revenue Transfer. Pursuant to Sec. 106.344, *Ordinance Code*, a CRA Budget Transfer Form and CRA Capital Project Sheet, attached hereto as **Exhibit A**, transfers the aforementioned \$1,299,897.69 to the New Kings Road Capital Improvements Project for a total budget of \$5,187,275.87.

Section 4. Oversight. The KSC/CRA Board requests that the Mayor direct the Public Works Department to provide oversight on the aforementioned New Kings Road Capital Improvements Project utilizing the City's Procurement process, and that this oversight be provided in conjunction with the Office of Economic Development.

Section 5. Contract Execution Authorized. Pursuant to Sec. 500.116, *Ordinance Code*, the Mayor, or her designee, and the Corporation Secretary, are authorized to execute and deliver all contracts and documents related to the New Kings Road Capital Improvements Project.

Section 6. Effective Date. This Resolution shall become effective upon a majority vote of the KSC/CRA Board and upon execution by the Chair.

WITNESS:

**KINGSOUTEL CROSSING COMMUNITY
REDEVELOPMENT AGENCY**

Signature

Randy White, Chairman

Print

Date signed: _____

VOTE: In Favor: _____ Opposed: _____ Abstained: _____

FORM APPROVAL:

Office of General Counsel

City of Jacksonville, Florida
COMMUNITY REDEVELOPMENT AGENCY

KingSoutel Crossing
Name of Community Redevelopment Agency

Yes
Plan Capital Project (Yes or No)
(if applicable fill out CRA Capital Project Form)

10
Council District (s)

Description of Expenditure Request:

The purpose is to reallocate the balance of funds from terminated US 1 Watermain Project (Project 010327) to the New Kings Road Capital Improvements Project (Project 010548).

\$1,299,897.69
Total Amount of Expenditure Request

TBD

Anticipated Expenditure Commencement Date

TBD

Anticipated Expenditure Completion Date

565050
Applicable Approved CRA Budget Line Item For Expenditure

\$1,299,897.69

Available Funds in Approved CRA Budget Line Item

Date Rec'd.	Date Fwd.	CRA Board Administrator Approval
7/11/24		

BUDGET OFFICE

ACCOUNTING DIVISION

Date Rec'd.	Date Fwd.	Budget Officer Approval

Date Rec'd.	Date Fwd.	Comptroller Approval
7/12/24	7/15/24	

Budget Office and Accounting approval required to verify available funds and for any necessary finance activity / line item changes.

CRA BOARD APPROVAL

Date Rec'd.	Date Fwd.	CRA Board Chair Approval

\$1,299,897.69

Expenditure Amount Approved by CRA Board

KSC/CRA-2024-04

CRA Board Resolution Number

7/23/2024

Resolution Date

CRA Budget Transfer Line Item Detail

* This element of the account string is titled project but it houses both projects and grants

TRANSFER FROM: (Revenue line items in this area are being appropriated and expense line items are being de-appropriated.)
Total: \$2,599,795.38

TRANSFERS FROM: (revenue and items in this line are being appropriated to other funds)				Total: \$2,599,795.38	Accounting Codes						
Rev Exp	Fund Title	Activity / Grant / Project Title	Line Item / Account Title	Amount	Fund	Center	Account	Project *	Activity	Interfund	Future
EXP	KingSoutel Crossing CRA Trust Fund	EDCP King-Soutel CRA Capital Projects - Industry Development / US 1 Watermain	Other Construction Costs	\$1,299,897.69	10805	105312	565050	010327	00000000	00000	000000
REV	KingSoutel Crossing CRA Trust Fund	EDCP King-Soutel CRA Capital Projects - Industry Development / New Kings Road Capital Improvements	Transfer from Fund Balance	\$821,184.37	10805	191021	369010	010548	00000000	00000	000000
REV	KingSoutel Crossing CRA Trust Fund	EDCP King-Soutel CRA Capital Projects - Industry Development / New Kings Road Capital Improvements	Property Taxes	\$478,713.32	10805	191021	311010	010548	00000000	00000	000000

TRANSFER TO: (Revenue line items in this area are being de-appropriated and expense line items are being appropriated.)

				Accounting Codes							
Rev Exp	Fund Title	Activity / Grant / Project Title	Line Item / Account Title	Amount	Fund	Center	Account	Project *	Activity	Interfund	Future
EXP	KingSoutel Crossing CRA Trust Fund	EDCP King-Soutel CRA Capital Projects - Industry Development / New Kings Road Capital Improvements	Other Construction Costs	\$1,299,897.69	10805	105312	565050	010548	00000000	00000	0000000
REV	KingSoutel Crossing CRA Trust Fund	EDCP King-Soutel CRA Capital Projects - Industry Development / US 1 Watermain	Transfer from Fund Balance 6421 12	\$821,184.37	10805	191021	389010	010327	00000000	00000	0000000
REV	KingSoutel Crossing CRA Trust Fund	EDCP King-Soutel CRA Capital Projects - Industry Development / US 1 Watermain	Property Taxes 6421 12	\$478,713.32	10805	191021	311010	010327	00000000	00000	0000000
				Total: \$2,599,795.38							

Note: Accounting will need to move revenue actuals from Project 010327 to Project 010548.

Project Title: New Kings Rd Capital Improvements **Council District(s):** District 10
Project Location: New Kings Road from the Intersection of Soutel Drive to Trout River Blvd.
CRA Name: KingSoutel Crossing **Project Number (to be Provided by Budget Division):** 010548
 KSC/CRA-2022-03
 KSC/CRA-2023-03
 KSC/CRA-2024-04
CRA Board Res No.: KSC/CRA-2024-05 **CRA Trust Fund:** 10805 **Useful Life:** TBD **Project Completion Date:** TBD

Project Description:

Funding includes an initial Availability Assessment of New Kings Road followed by a Right-of-Way Assessment, Design and Project Construction

Justification/ Explanation of Authorization in CRA Plan:

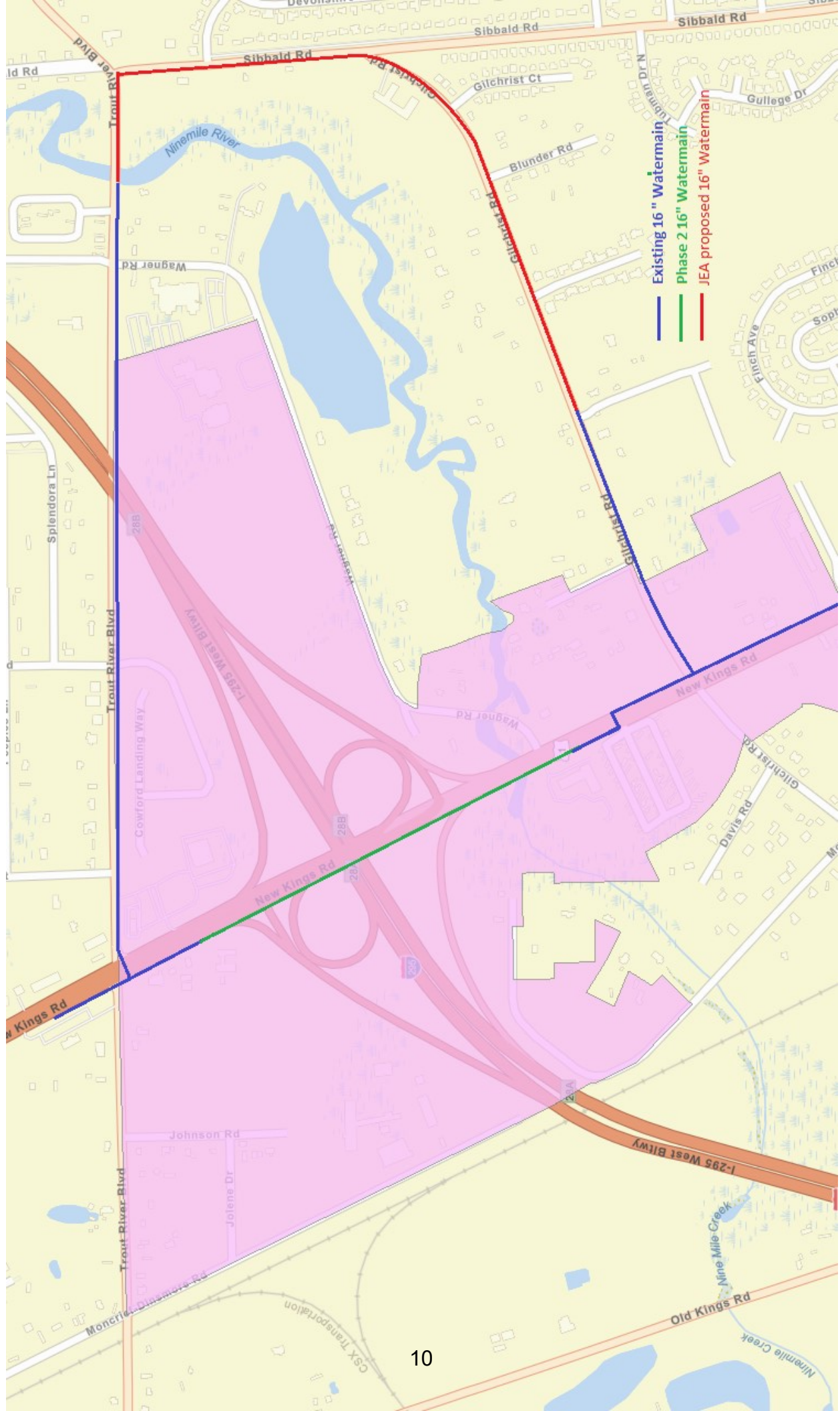
Excerpts as stated on Page IV-20 of the KSC/CRA Redevelopment Plan: Improve and Maintain Streetscapes and Park Spaces -- Streetscape projects are intended to beautify public rights-of-way, provide safe opportunities for pedestrian/bicycle travel, and provide upgrades of roadways and intersections. Beautification 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 programmed 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.

Pay-Go (CRA Trust Fund)		Prior Years					Beyond 5th	
Funding Sources	Total	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28		
Transfer Between Projects	\$ 1,299,898	1,299,898						
Debt Proceeds / Borrowed Funds	\$ -							
Pay-Go (CRA Trust Fund)	\$ 6,730,198	2,842,820						
Interest Earnings	\$ -							
Contribution from Private Source	\$ -							
Grant / Trust Fund / Other	\$ -							
Totals	\$ 8,030,096	\$ 4,142,718	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Expenditures/Project Phase		Prior Years					Beyond 5th	
	Total	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28		
Design & Engineering	\$ -							
Land Acquisition & Site Preparation	\$ -							
Construction	\$ 8,030,096	4,142,718						
Capital Equipment	\$ -							
Misc. Equipment & Furnishings	\$ -							
Totals	\$ 8,030,096	\$ 4,142,718	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

(if applicable)

Operating Budget Impact		Total					Beyond 5th	
		FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28		
Full Time Equivalents	\$ -							
Personnel Expenses	\$ -							
Contractual Services	\$ -							
Utilities	\$ -							
Materials/Supplies	\$ -							
Equipment	\$ -							
Annual Debt Service	\$ -							
Totals	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -



RESOLUTION KSC/CRA-2024-05

A RESOLUTION OF THE KINGSOUTEL CROSSING COMMUNITY REDEVELOPMENT AGENCY APPROVING THE ALLOCATION AND TRANSFER OF \$2,842,820 WITHIN THE FY 2023/2024 AMENDED BUDGET AS ADDITIONAL FUNDING FOR THE KSC CRA NEW KINGS ROAD CAPITAL IMPROVEMENTS PROJECT; DIRECTING THAT ADDITIONAL INVESTMENT POOL EARNINGS AND EXCESS FUNDS BE ALLOCATED TO THE NEW KINGS ROAD CAPITAL IMPROVEMENTS PROJECT; AUTHORIZING THE MAYOR AND CORPORATION SECRETARY TO EXECUTE AND DELIVER ALL CONTRACTS; PROVIDING FOR OVERSIGHT BY THE PUBLIC WORKS DEPARTMENT IN CONJUNCTION WITH THE OFFICE OF ECONOMIC DEVELOPMENT; PROVIDING AN EFFECTIVE DATE.

WHEREAS, on August 10, 2022, the KingSoutel Crossing Community Redevelopment Agency (“KSC/CRA”) Board approved Resolution KSC/CRA-2022-03 adopting the KSC CRA New Kings Road Capital Improvements Project (“Project”) and allocating \$1,615,930.43 to the Project; and

WHEREAS, on August 8, 2023, the KSC/CRA Board approved Resolution KSC/CRA-2023-03 allocating an additional \$2,180,957.98 to the Project; and **WHEREAS**, on June 27, 2024, the KSC/CRA Advisory Board voted unanimously to recommend to the KSC/CRA Board that the remaining balance of “Unallocated Plan Authorized Expenditures” be allocated to the Project in the FY 2023/2024 Amended Budget; and

WHEREAS, there is currently **\$2,842,820** remaining in the FY 2023/2024 KSC/CRA Budget line item “Unallocated Plan Authorized Expenditures” and the Board desires to allocate this balance of funding in order to complete the aforementioned project; and

WHEREAS, in accordance with Sec. 106.341, *Ordinance Code*, the KSC/CRA Board has been given the authority to allocate and transfer funds from “Unallocated Plan Authorized Expenditures” to existing or new Plan Authorized Expenditures without further Council approval; now therefore,

BE IT RESOLVED by the KSC/CRA Board:

Section 1. Allocation of Funds. Pursuant to Sec. 106.341, *Ordinance Code*, the KSC/CRA Board allocates a total of **\$2,842,820** from “Unallocated Plan Authorized Expenditures” to the

existing New Kings Road Capital Improvements Project, thereby amending the maximum indebtedness, without further Council approval.

Section 2. Revenue Transfer. Pursuant to Sec. 106.344, *Ordinance Code*, a CRA Budget Transfer Form and CRA Capital Project Sheet are attached hereto as **Exhibit A**.

Section 3. Direction of Excess Funds. Funds remaining after all obligations have been paid in the KSC/CRA Trust Fund for FY 2023/2024 shall be obligated to the New Kings Road Capital Improvements Project.

Section 4. Authorizing Execution. Pursuant to Sec. 500.116, *Ordinance Code*, the Mayor, or her designee, and the Corporation Secretary, are authorized to execute and deliver all contracts and documents approved and authorized by the Board related to New Kings Road Capital Improvements Project.

Section 5. Oversight. The KSC/CRA Board requests that the Mayor direct the Public Works Department to provide oversight in conjunction with the Office of Economic Development on the aforementioned project.

Section 6. Effective Date. This Resolution shall become effective upon a majority vote of the KSC/CRA Board and upon execution by the Chair.

WITNESS:

**KINGSOUTEL CROSSING
COMMUNITY REDEVELOPMENT
AGENCY**

Signature

Randy White, Chairman

Print

Date signed: _____

VOTE: In Favor:

Opposed:

Abstained:

FORM APPROVAL:

Office of General Counsel

VIA BUDGET TRANSFER FORM
City of Jacksonville, Florida
COMMUNITY REDEVELOPMENT AGENCY

KingSoutel Crossing
Name of Community Redevelopment Agency

Yes
Plan Capital Project (Yes or No)
(If applicable fill out CRA Capital Project Form)
10 Council District (s)

Description of Expenditure Request:

The purpose is the transfer the remaining balance of Unallocated Plan Authorized Expenditures to the New Kings Road Capital Improvements project. Any additional investment pool earnings through FYE and other funds remaining at FYE after all obligations are met will also be transferred to the project.

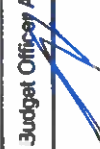

\$2,842,820.00
Total Amount of Expenditure Request
TBD
Anticipated Expenditure Commencement Date
TBD
Anticipated Expenditure Completion Date

549006
Applicable Approved CRA Budget Line Item For Expenditure
Available Funds in Approved CRA Budget Line Item
\$2,842,820.00

Date Rec'd.	Date Fwd.	CRA Board Administrator Approval
7/15/24	7/15/24	

BUDGET OFFICE		ACCOUNTING DIVISION	
Date Rec'd.	Date Fwd.	Date Rec'd.	Date Fwd.
7-15-24	7-15-24	7/12/24	7/15/24

Budget Office and Accounting approval required to verify available funds and for any necessary finance activity / line item changes.

CRA BOARD APPROVAL

Date Rec'd.	Date Fwd.	CRA Board Chair Approval

\$2,842,820.00
Expenditure Amount Approved by CRA Board

KSC/CRA-2024-05
CRA Board Resolution Number
7/23/2024
Resolution Date

CRA Budget Transfer Line Item Detail

* This element of the account string is titled project but it houses both projects and grants.

TRANSFER FROM: (Revenue line items in this area are being appropriated and expense line items are being de-appropriated.)

				Total:	Accounting Codes						
Rev Exp	Fund Title	Activity / Grant / Project Title	Line Item / Account Title	Amount	Fund	Center	Account	Project *	Activity	Interfund	Future
EXP	KingSoutel Crossing CRA Trust Fund	JXSF Citywide Industry Development CRA Plan Authorized Expenditures	Unallocated Plan Authorized Expenditures	\$2,842,820.00	10805	191021	549006	000000	00001309	00000	0000000
REV	KingSoutel Crossing CRA Trust Fund	EDCP King-Soutel CRA Capital Projects - Industry Development / New Kings Road Capital Improvements	Property Taxes	\$2,842,820.00	10805	191021	311010	010548	00000000	00000	0000000

TRANSFER TO: (Revenue line items in this area are being de-appropriated and expense line items are being appropriated.)

				Total:	\$5,685,640.00	Accounting Codes					
Rev Exp	Fund Title	Activity / Grant / Project Title	Line Item / Account Title	Amount	Fund	Center	Account	Project *	Activity	Interfund	Future
EXP	KingSoutel Crossing CRA Trust Fund	EDCP King-Soutel CRA Capital Projects - Industry Development / New Kings Road Capital Improvements	Other Construction Costs	\$2,842,820.00	10805	105312	565050	010548	00000000	00000	0000000
REV	KingSoutel Crossing CRA Trust Fund	JXSF Citywide Industry Development / CRA Plan Authorized Expenditures	Property Taxes	\$2,842,820.00	10805	191021	311010	000000	00001308	00000	0000000

Note: Accounting will need to move revenue actuals from Activity 00001308 to Project 010548.

Exhibit A

Resolution KSC/CRA-2024-05

Page 2 of 3

Project Title: New Kings Rd Capital Improvements **Council District(s):** District 10
Project Location: New Kings Road from the Intersection of Soutel Drive to Trout River Blvd.
CRA Name: KingSoutel Crossing **Project Number (to be Provided by Budget Division):** 010548
CRA Board Res No.: KSC/CRA-2022-03 **CRA Trust Fund:** 10805 **Useful Life:** TBD **Project Completion Date:** TBD
 KSC/CRA-2023-03
 KSC/CRA-2024-04

Project Description:

Funding includes an initial Availability Assessment of New Kings Road followed by a Right-of-Way Assessment, Design and Project Construction

Justification/ Explanation of Authorization in CRA Plan:

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 programmed 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.

Pay-Go (CRA Trust Fund)

Funding Sources	Total	Prior Years	FY 23-24	FY 24-25	FY25-26	FY26-27	FY27-28	Beyond 5th
Transfer Between Projects	\$ 1,299,898		1,299,898					
Debt Proceeds / Borrowed Funds	\$ -							
Pay-Go (CRA Trust Fund)	\$ 6,730,198	3,887,378	2,842,820					
Interest Earnings	\$ -							
Contribution from Private Source	\$ -							
Grant / Trust Fund / Other	\$ -							
Totals	\$ 8,030,096	\$ 3,887,378	\$ 4,142,718	\$ -	\$ -	\$ -	\$ -	\$ -

Expenditures/Project Phase

	Total	Prior Years	FY 23-24	FY 24-25	FY25-26	FY26-27	FY27-28	Beyond 5th
Design & Engineering	\$ -							
Land Acquisition & Site Preparation	\$ -							
Construction	\$ 8,030,096	3,887,378	4,142,718					
Capital Equipment	\$ -							
Misc. Equipment & Furnishings	\$ -							
Totals	\$ 8,030,096	\$ 3,887,378	\$ 4,142,718	\$ -	\$ -	\$ -	\$ -	\$ -

(if applicable)

Operating Budget Impact	Total	FY 23-24	FY 24-25	FY25-26	FY26-27	FY27-28	Beyond 5th
Full Time Equivalents	-						
Personnel Expenses	\$ -						
Contractual Services	\$ -						
Utilities	\$ -						
Materials/Supplies	\$ -						
Equipment	\$ -						
Annual Debt Service	\$ -						
Totals	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

**KING SOUTEL CROSSING CRA TRUST FUND
FUND 10805
FY 23/24 AMENDED BUDGET**

	FY 23/24 ORIGINAL BUDGET	FY 23/24 AMENDED BUDGET	
REVENUES			
Property Taxes	\$ 2,841,769	\$ 2,843,051	(A)
Investment Pool Earnings	102,469	102,469	(B)
Transfer from Fund Balance (FY21 Revenue Reallocation)	\$ -	\$ 821,184	(C)
Property Taxes (FY21 Revenue Reallocation)	-	478,713	
Total Revenues	\$ 2,944,238	\$ 4,245,418	
EXPENDITURES			
Administrative Expenses			
Professional and Contractual Services (not "Plan Professional Services")	\$ 1,000	\$ 1,000	
Travel	1,000	1,000	
Local Mileage	150	150	
OGC Internal Service	10,900	10,900	
Advertising and Promotion	1,000	1,000	
Office Supplies	500	500	
Employee Training	1,600	1,600	
Dues, subscriptions	175	175	
Supervision Allocation	83,875	83,875	
Annual Independent Audit	2,500	2,500	
Total Administrative Expenses	\$ 102,700	\$ 102,700	
Plan Authorized Expenditures			
New Kings Road Capital Improvements Project	\$ -	\$ 4,142,718	(D)
Unallocated Plan Authorized Expenditures	2,841,538	-	
Total Plan Authorized Expenditures	\$ 2,841,538	\$ 4,142,718	
Total Expenditures	\$ 2,944,238	\$ 4,245,418	

(A) FY23/24 Amended Budget reflects final ad valorem.

(B) FY22/23 & FY23/24 estimates provided by Budget Office and are subject to change based on actuals.

(C) Previously appropriated revenue for US 1 Watermain Project. This project is being terminated and the funds are being transferred to the New Kings Road Capital Improvements Project. As such, the corresponding revenue is listed for reference.

(D) Resolution KSC/CRA-2022-03 authorized the project and allocated \$1,615,930.43. Resolution KSC/CRA-2023-03 allocated an additional \$2,271,447.75 to the Project. Available balance with pending reallocation of funds from US 1 Watermain Project and allocation of Unallocated Plan Authorized Expenditures = \$8,030,095.87.



A NEW DAY.

MEETING 2

RENEW ARLINGTON

COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING

Council Chambers, 1st Floor City Hall, 117 West Duval St.

Jacksonville, FL 32202

Tuesday, July 23, 2024 - 4:00 PM

AGENDA

MEMBERS: Randy White, Chair	
Ken Amaro, Vice Chair	Reggie Gaffney, Jr., Board Member
Raul Arias, Jr., Board Member	Michael Gay, Board Member
Michael Boylan, Board Member	Nick Howland, Board Member
Joe Carlucci, Board Member	Rahman Johnson, Board Member
Matt Carlucci, Board Member	Will Lahnen, Board Member
Kevin Carrico, Board Member	Chris Miller, Board Member
Tyrone Clark-Murray, Board Member	Jimmy Peluso, Board Member
Rory Diamond, Board Member	Ju'Coby Pittman, Board Member
Terrance Freeman, Board Member	Ron Salem, Board Member
	Announcement of Quorum – Legislative Services
II.	ACTIONS ITEMS – Chair
	Approval of the May 14, 2024, Meeting Minutes
	Consideration of Allocation of \$2,184,446 Funding to Mandatory Compliance Grant Program (Resolution RA/CRA 2024-05) Public Comment (Prior to Vote)
	Consideration of Revision to the Mandatory Compliance Grant Program Guidelines to Increase the Maximum Allowance for Fencing/Signage (Resolution RA/CRA 2024-06) Public Comment (Prior to Vote)
	Consideration of Amending the College Park Project MCGP Signage Agreement (Resolution RA/CRA 2024-07) Public Comment (Prior to Vote)
	Consideration of Amending the College Park TID Grant Agreement (Resolution RA/CRA-2024-08) Public Comment (Prior to Vote)
III.	NEW BUSINESS
IV.	OLD BUSINESS
V.	PUBLIC COMMENTS
VI.	ADJOURNMENT



A NEW DAY.

**RENEW ARLINGTON
COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING
COUNCIL CHAMBERS
117 WEST DUVAL STREET, JACKSONVILLE, FL 32202
TUESDAY, MAY 14, 2024**

**MEETING MINUTES
TUESDAY, MAY 14, 2024 – 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 Ju'Coby Pittman, Agency Board Members Ken Amaro, Michael Boylan, Joe Carlucci, Matt Carlucci, Kevin Carrico, Michael Gay, Nick Howland, Will Lahnen, Chris Miller, Jimmy Peluso, Rory Diamond, Terrance Freeman, Rahman Johnson, and Randy White

Agency Board Members Excused: Agency Board Member Raul Arias, Jr.; Tyrone Clark-Murray, and Reggie Gaffney, Jr.

I. CALL TO ORDER

Chair Salem called the Renew Arlington Community Redevelopment Agency Board meeting to order at approximately 4:20 p.m. A quorum was confirmed.

II. ACTION ITEMS

APPROVAL OF THE NOVEMBER 14, 2023 RENEW ARLINGTON COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING MINUTES

A MOTION WAS MADE AND SECONDED APPROVING THE NOVEMBER 14, 2023 RENEW ARLINGTON COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING MINUTES. THE MOTION PASSED UNANIMOUSLY 15-0-0.

CONSIDERATION OF TIF FUNDING FOR NEW CRA COORDINATOR (RESOLUTION RA/CRA-2024-01)

Ms. Nasrallah reviewed Resolution RA/CRA-2024-01. She advised that there was a job description for the proposed new position on page 5. She commented that staff is working with HR on the creation of a new position for support with implementing the goals and objectives of the CRA Plans. The person will work solely on CRA items with 50% of the workload on RA/CRA and 50% of the workload on the KSC/CRA. Staff is looking for a person that has a strong planning background to assist on zoning applications, strong project management skills, an understanding of both state and local codes and most importantly future succession planning.

The Community Redevelopment Area Coordinator will be working on all things CRA related making the position eligible for TIF funding. Karen advised that the request today is to allow 50% of the funding for the new position to be taken out of the RA/CRA through the Supervision Allocation Line Item, which is where her position is funded as well.

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

A MOTION WAS MADE AND SECONDED AUTHORIZING THE ALLOCATION AND TRANSFER OF FUNDS TO THE SUPERVISOR ALLOCATION LINE ITEM WITHIN THE FISCAL YEAR 2023/2024 BUDGET TO COVER A PORTION OF THE PERSONNEL COSTS RELATED TO A NEW COMMUNITY REDEVELOPMENT AREA (“CRA”) COORDINATOR POSITION; PROVIDING AN EFFECTIVE DATE. THE MOTION PASSED 14-1-0 (DIAMOND).

Agency Board Member Matt Carlucci arrived for the meeting at approximately 4:25 p.m.

CONSIDERATION OF FY 2024/2025 PROPOSED BUDGET (RESOLUTION RA/CRA-2024-02)

Ms. Nasrallah reviewed Resolution RA/CRA-2024-02. She advised that to be in compliance with the budget code, all CRAs are required to submit their budgets to the Budget Office in June of each year. She noted that the budget is preliminary and will change because we do not receive next year’s TIF projections from the Property Appraiser’s Office until June. She added that in the interim, we hold the numbers to what they were last year. When next year’s TIF projections are received, the Budget Office makes the adjustments, and submits it to be included in the Mayor’s FY 2024/2025 Proposed Budget to the City Council.

Chair Salem opened the floor for public comment of which there were two. John Nooney commented his primary concern as it relates to the CRAs and budget is access to the waterways. Carnell Oliver voiced his concern with affordable housing in Jacksonville.

A MOTION WAS MADE AND SECONDED ADOPTING A FY 2024/2025 PROPOSED BUDGET; PROVIDING AN EFFECTIVE DATE. THE MOTION PASSED 15-1-0 (DIAMOND).

CONSIDERATION OF REVISION TO THE MANDATORY COMPLIANCE GRANT PROGRAM (MCGP) GUIDELINES (RESOLUTION RA/CRA-2024-03)

Ms. Nasrallah reviewed Resolution RA/CRA-2024-03. Ms. Nasrallah advised that they had one applicant for the Renew Arlington MCGP that wanted to submit one agreement for all three categories of fencing, landscaping and signage; however, the guidelines currently require completion of separate grant agreements for each category of fencing, signs and landscaping/landscape buffers. The proposed change would provide applicants with an either/or option and be beneficial to all parties in processing of the MCGP Agreements. She noted that there are two caveats if you choose to go that

route. The first one is if a combined total of an agreement exceeds the \$500,000 threshold, we have to bring it back to the Agency Board for approval. Secondly, we only do one payment at the end of each agreement, so they would have to wait if one is finished before the other, they will have to wait until the end of the agreement, which could include all categories as part of one.

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

A MOTION WAS MADE AND SECONDED AMENDING THE RENEW ARLINGTON MANDATORY COMPLIANCE GRANT PROGRAM GOALS, POLICIES AND GUIDELINES ("MCGP GUIDELINES") TO ALLOW FOR THE OPTION TO ENTER INTO ONE GRANT AGREEMENT THAT INCLUDES MORE THAN ONE CATEGORY OF WORK, INCLUDING FENCING, SIGNAGE, AND LANDSCAPING/LANDSCAPE BUFFERS, AND SUBSEQUENTLY AMENDING THE MCGP GUIDELINES TO CLARIFY THAT AGENCY BOARD APPROVAL IS REQUIRED FOR ANY SINGLE CATEGORY OF WORK THAT EXCEEDS \$500,000; PROVIDING AN EFFECTIVE DATE. THE MOTION PASSED 15-1-0 (DIAMOND).

CONSIDERATION OF FILING LEGISLATION TO AMEND THE RENEW ARLINGTON ZONING OVERLAY (RESOLUTION RA/CRA-2024-04)

Ms. Nasrallah provided an overview of Renew Arlington Community Redevelopment Agency (RA/CRA) Board Resolution RA/CRA-2024-04. She referenced a memo prepared by Carla Lopera, Legislative Affairs & Land Use Attorney with the Office of General Counsel dated April 5, 2024 and included in the packages. Ms. Nasrallah advised that some of the language in the Renew Arlington Zoning Overlay is ambiguous and vague and we are trying to have it better defined. We are requesting to amend the ordinance to make clarifications that will help as we go through zoning applications and with applicants as they do their projects to come into compliance with the overlay.

Ms. Nasrallah commented that the request today is for the CRA Agency Board to make a recommendation to themselves, as the City Council to authorize the introduction of legislation that would amend the RA Zoning Overlay to make the proposed recommendations for better defining terminology. She noted that the legislation would travel through the normal legislative process, which would include a stop at the Planning Commission for compliance with the Comprehensive Plan and LUZ Committee for review of detail and City Council for review and approval. If approved today, staff expects legislation to be filed in the next few weeks.

Chair Salem opened the floor for public comment of which there was one. Carnell Oliver commented that he would like to know if any of the changes to the Overlay include any form of affordable housing and requested the information be sent to him by email.

Agency Board Member Diamond commented that he thought the Agency Board should recommend approval adding that with this overlay and especially with the relatively new overlays, we are learning what works and does not work.

Agency Board Member Johnson referencing the memo on page 21 of the packages, noted that #4 is vague recommending specifics for clarity and consistency. Ms. Nasrallah replied that the legislation will include a lot of detail.

A MOTION WAS MADE AND SECONDED APPROVING AND AUTHORIZING LEGISLATION TO BE INTRODUCED REQUESTING THE COUNCIL OF THE CITY OF JACKSONVILLE TO AMEND SUBPART S (RENEW ARLINGTON ZONING OVERLAY) PART 3 (SCHEDULE OF DISTRICT REGULATIONS), CHAPTER 656 (ZONING CODE), ORDINANCE CODE, TO PROVIDE CLARIFYING DEFINITIONS AND CONSISTENCIES; DIRECTING THE OFFICE OF GENERAL COUNSEL TO FILE THE LEGISLATION; PROVIDING AN EFFECTIVE DATE. THE MOTION PASSED UNANIMOUSLY 16-0-0.

NEW BUSINESS

No new business was discussed.

IV. OLD BUSINESS

Agency Board Member Howland commented that in November 2023, the Agency Board approved increasing the Renew Arlington Mandatory Compliance Grant Program threshold from \$250,000 to \$500,000 and added an amendment to the motion requesting that disbursements over \$250,000 be reported to the Agency Board quarterly.

Ms. Nasrallah concurred and referenced the Renew Arlington CRA Program Summary Mandatory Compliance Grant Program as of May 13, 2024 included with the packages noting that the Agency Board is going to see an influx of activity. Referencing the 193 applications in the queue she advised that the issue to date for the applicants has been financing adding that a lot of the big projects are on hold. She advised that recently, they solidified a partnership with Pinnacle Bank who is willing to work with every one of the applicants. And therefore we will see more activity as we move forward.

V. PUBLIC COMMENTS

Carnell Oliver comments were related to the DIA and urban core.

VI. ADJOURNMENT

There being no further business, Chair Salem adjourned the Renew Arlington CRA Board meeting at approximately 4:45 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.

RESOLUTION RA/CRA-2024-05

**A RESOLUTION OF THE RENEW ARLINGTON
COMMUNITY REDEVELOPMENT AGENCY (“RA/CRA”)
APPROVING THE ALLOCATION AND TRANSFER OF
\$2,184,446 WITHIN THE FY 2023/2024 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
MANDATORY COMPLIANCE GRANT PROGRAM;
PROVIDING AN EFFECTIVE DATE.**

WHEREAS, through Resolutions RA/CRA-2017-04, RA/CRA-2019-04, RA/CRA-2019-06, RA/CRA-2020-03, RA/CRA-2020-04, RA/CRA-2021-02, RA/CRA-2022-04, and RA/CRA-2023-03 the Renew Arlington Community Redevelopment Agency (“RA/CRA”) authorized the Mandatory Compliance Grant Program (“MCGP”) and allocated a total of \$ \$6,883,459.43 to the MCGP; and

WHEREAS, there is \$2,184,446 remaining in the FY 2023/2024 RA/CRA budget line item “Unallocated Plan Authorized Expenditures” and the RA/CRA Board desires to allocate this remaining funding to the Mandatory Compliance Grant Program; and

WHEREAS, in accordance with Sec. 106.341, *Ordinance Code*, the RA/CRA Board has been given the authority to allocate and transfer funds from “Unallocated Plan Authorized Expenditures” to existing or new Plan Authorized Expenditures without further Council approval; now therefore

BE IT RESOLVED by the RA/CRA Board:

Section 1. Allocation of Funds. Pursuant to Sec. 106.341, *Ordinance Code*, the RA/CRA Board allocates a total of \$2,184,446 from “Unallocated Plan Authorized Expenditures” to the existing Mandatory Compliance Grant Program, without further Council approval.

Section 2. Revenue Transfer. Pursuant to Sec. 106.344, *Ordinance Code*, a CRA Budget Transfer Form is attached hereto as **Exhibit A**.

Section 3. Direction of Excess Funds. Funds remaining after all obligations have been paid in the RA/CRA Trust Fund for FY 2023/2024, shall be obligated to the Mandatory Compliance Grant Program.

Section 4. Effective Date. This Resolution shall become effective upon a majority vote of the RA/CRA Board and upon execution by the Chair.

WITNESS:

**RENEW ARLINGTON
COMMUNITY REDEVELOPMENT AGENCY**

Signature

Randy White, Chairman

Print

Date signed: _____

VOTE: In Favor: _____ Opposed: _____ Abstained: _____

FORM APPROVAL:

Office of General Counsel

UNADVERTISED TRANSFER FORM
City of Jacksonville, Florida
COMMUNITY REDEVELOPMENT AGENCY

Renew Arlington
Name of Community Redevelopment Agency

No
Plan Capital Project (Yes or No)
(if applicable fill out CRA Capital Project Form)
1
Council District (s)

Description of Expenditure Request:

The purpose is the transfer the remaining balance of Unallocated Plan Authorized Expenditures to the Mandatory Compliance Grant Program. Any additional investment pool earnings through FYE and other funds remaining at FYE after all obligations are met will also be transferred to the Mandatory Compliance Grant Program.

\$2,184,446.00
Total Amount of Expenditure Request
TBD
Anticipated Expenditure Commencement Date
TBD
Anticipated Expenditure Completion Date

549006
Applicable Approved CRA Budget Line Item For Expenditure
Available Funds in Approved CRA Budget Line Item
\$2,184,446.00

Date Rec'd.	Date Fwd.	CRA Board Administrator Approval
7/11/24		

BUDGET OFFICE ACCOUNTING DIVISION

Date Rec'd.	Date Fwd.	Budget Officer Approval
7-15-24	7-15-24	

Date Rec'd.	Date Fwd.	Comptroller Approval
7/12/24	7/15/24	

Budget Office and Accounting approval required to verify available funds and for any necessary finance activity / line item changes.

CRA BOARD APPROVAL

Date Rec'd.	Date Fwd.	CRA Board Chair Approval

\$2,184,446.00
Expenditure Amount Approved by CRA Board

RA/CRA-2024-04
CRA Board Resolution Number
7/23/2024
Resolution Date

- This element of the account string is titled **project** but it houses both **projects** and **grants**.

Total: \$2,184,446.00

Accounting Codes

Total: \$2,184,446.00

Accounting Codes

RA CRA BCEA BALANCES
CR24-TBD
7/10/2024

UNALLOCATED PLAN AUTHORIZED EXPENDITURES

Fund	Center	Account	Project	Activity	Interfund	Future	Year to Date Period	Total Budget	Commitments	Obligations	Other Consumption	Expenditures	Total Consumption
10806	191021	549006	000000	00001650	000000	00000000	Jul-24	2,184,446.00	0.00	0.00	0.00	0.00	2,184,446.00

**ARLINGTON CRA TRUST
FUND 10806
FY 23/24 AMENDED BUDGET**

	FY 23/24 ORIGINAL BUDGET	FY 23/24 AMENDED BUDGET	
REVENUES			
Property Taxes	\$ 2,751,244	\$ 2,786,468	(A)
Investment Pool Earnings	150,647	150,647	(B)
Total Revenues	\$ 2,901,891	\$ 2,937,115	
EXPENDITURES			
Administrative Expenses			
Professional and Contractual Services	\$ 1,000	\$ 1,000	
Salaries Part Time	81,161	81,161	
Medicare Tax	1,177	1,177	
General Liability Insurance	377	377	
Travel	1,000	1,000	
Local Mileage	150	150	
OGC Internal Service	20,000	20,000	
Advertising and Promotion	1,000	1,000	
Office Supplies	500	500	
Employee Training	1,600	1,600	
Dues, subscriptions	175	175	
Supervision Allocation	112,029	112,029	
Annual Independent Audit	2,500	2,500	
Total Administrative Expenses	\$ 222,669	\$ 222,669	
Financial Obligations			
903 University Blvd, LLC: College Park TID Grant	\$ 400,000	\$ 400,000	
Total Financial Obligations	\$ 400,000	\$ 400,000	
Plan Authorized Expenditures			
Arlington Road Restriping	-	130,000	(C)
Mandatory Compliance Grant Program		2,184,446	(D)
Unallocated Plan Authorized Expenditures	\$ 2,279,222	\$ -	
Total Plan Authorized Expenditures	\$ 2,279,222	\$ 2,314,446	
Total Expenditures	\$ 2,901,891	\$ 2,937,115	

(A) Amended budget reflects final ad valorem for FY24.

(B) Estimates provided by Budget Office and are subject to change based on actuals.

(C) Resolution RA/CRA-2021-01 allocated \$150,000 towards the project. Resolution RA/CRA-2023-05 allocates an additional \$130,000 requested by PW to complete the project, for a total of \$280,000.

(D) Resolution RA/CRA-2017-04 authorized Program and Ordinance 2017-504 appropriated \$50,000. RA/CRA-2019-04 amended the FY18/19 Budget and transferred an additional \$684,275 to the Program. RA/CRA-2019-06 allocated an additional \$41,343.27. RA/CRA-2020-03 changed the name of the Project from Facade Grant Program to Mandatory Compliance Grant Program and allocated an additional \$1M to the Program. RA/CRA-2020-04 allocated an additional \$279,874.01 to the Program. RA/CRA-2021-02 allocated \$1,332,839.36 + the adjustment of \$48,008.80 noted on the FY22 Amended Budget. RA/CRA-2022-04 allocated \$1,571,608.20. RA/CRA-2023-03 allocated an additional \$1,875,510.79. Available balance with pending allocation = \$6,395,650.27

RESOLUTION RA/CRA-2024-06

A RESOLUTION OF THE RENEW ARLINGTON COMMUNITY REDEVELOPMENT AGENCY BOARD (“RA/CRA”) AMENDING THE RENEW ARLINGTON MANDATORY COMPLIANCE GRANT PROGRAM GOALS, POLICIES AND GUIDELINES (“MCGP GUIDELINES”) TO INCREASE THE FUNDING AMOUNTS PERTAINING TO THE MAXIMUM ALLOWANCE FOR FENCING AND SIGNAGE; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Renew Arlington Community Redevelopment Agency (“RA/CRA”) approved RA/CRA-2020-01 creating the Renew Arlington Mandatory Compliance Grant Program with Program Goals, Policies and Guidelines (“MCGP Guidelines”); and

WHEREAS, the RA/CRA Board approved RA/CRA-2022-03, RA/CRA-2023-06 and RA/CRA 2024-03 which amended the MCGP Guidelines, as noted on **Exhibit A** attached herein; now therefore

BE IT RESOLVED, by the RA/CRA Board:

Section 1. The RA/CRA Board hereby amends the Renew Arlington Mandatory Compliance Grant Program Goals, Policies and Guidelines (“MCGP Guidelines”) to increase the maximum awarded allowance for fencing to \$28.00 per linear foot and for signage as follows:

Parcel Size	Max Area per Side	Max Height	Max Allowance per sq. ft.
Less than 1 acre	36	12	\$225.00
1 acre to 3 acres	50	12	\$200.00
Greater than 3 acres to 5 acres	75	18	\$175.00
Greater than 5 acres	200*	35	\$125.00

***100 sq. ft for properties located in the Arlington Road Character Area**

Section 2. This Resolution shall become effective upon a majority vote of the RA/CRA Board and upon execution by the Board Chair.

WITNESS:

**RENEW ARLINGTON
COMMUNITY REDEVELOPMENT AGENCY**

Signature

Randy White, Chairman

Print

Date Signed: _____

VOTE: In Favor: _____ Opposed: _____ Abstained: _____

FORM APPROVAL:

Office of General Counsel



ONE CITY. ONE JACKSONVILLE.

RENEW ARLINGTON COMMUNITY REDEVELOPMENT AREA ZONING OVERLAY MANDATORY COMPLIANCE GRANT PROGRAM FOR FENCING, SIGNS AND LANDSCAPING/LANDSCAPE BUFFERS GOALS, POLICIES AND GUIDELINES

Objective

The objective of the Renew Arlington Overlay Mandatory Compliance Grant Program ("MCGP") 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 ("RA CRA"). "Applicants" may be the property owner or another entity that is designated by the property owner to request the Grant and receive the reimbursement.

The Grant will be provided, on a reimbursement basis only, to those Applicants within the RA CRA boundary, whose property will be deemed out of compliance with the requirements of the Renew Arlington Zoning Overlay, as approved per Ordinance 2019-239-E. The grant is designed to aid those Applicants whose property was not in compliance as of July 1, 2019 with the Zoning Overlay elements of fencing, signage, and landscaping/landscape buffers.

The intent of this program is to enhance the Community Redevelopment Area's unique aesthetics and appearance; improve property values; promote an environment that is visually appealing and safe for vehicular, bicycle and pedestrian traffic; and promote appropriate redevelopment of existing properties.

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.

Goals

The goals for the program are to:

- Support renovations to help in reducing blight and attract reinvestment;
- Create positive momentum toward community redevelopment;
- Offset potential costs related to compliance with the Renew Arlington Zoning Overlay creating access to funding for existing Applicants within the Renew Arlington CRA boundary.

Policies for Utilization of Grant Funds

All site improvements must comply with all applicable city codes and ordinances, as well as state and federal regulations (if applicable). Work must follow permitted plans and specifications and shall be completed within one year (365 days) from the execution date of the Grant Agreement ("Agreement"). The Applicant is required to ensure that all applicable licenses and permits are obtained, including all permits required by the City of Jacksonville's Planning and Development Department.

Applicants will be required to execute an Agreement and other documents as necessary prior to commencement. The Grant will be funded upon completion of the project, review of supporting documentation, and verification of compliance with the terms of the Agreement. However, Agreements for projects that appear to be inactive will expire on May 1, 2025.

In addition to the above policies, applicant's project will be subject to the following:

- Applicants to be assisted must be located within the Renew Arlington CRA boundary. A boundary map is attached as Exhibit 1.
- Applicants receiving grant funds must be in compliance with all existing applicable city and state codes, regulations and permitting requirements as a prerequisite to entering into an Agreement.
- Funds are intended to be utilized to reimburse the Applicants for eligible expenses associated with the project as outlined in the Agreement to be signed by and between the City and grant recipient.
- All property taxes on the project site must be paid and current.
- There should be no contractor liens, no outstanding liens (other than mortgages), and no outstanding code violations at the project address at the time of application and at the time that the request for reimbursement is submitted.
- When an entity owns multiple properties that are attached structures, it is preferred that the grant(s) funding be shared between these properties for a unified improvement plan. The attached Applicant will be encouraged to create a unified plan for the property and apply for one grant per category of fencing, signs and landscaping/landscape buffers.
- A signed Agreement for funding assistance must be executed by the Office of Economic Development and the Applicant prior to the commencement of any work to be covered under this program. No grants will be awarded retroactively.
- In certain unique circumstances, a site configuration may dictate that compliance cannot be met using the constraints of the maximum awarded allowance. OED staff is authorized to approve amounts that exceed the maximum awarded allowance by up to 20%. In circumstances where the Grant amount exceeds 20% of the maximum awarded allowance, review and approval will be required by the Renew Arlington Agency Board.
- Mandatory Compliance Grant Agreements that exceed \$500,000 will require approval by the Renew Arlington Agency Board.
- Applicants may elect to enter into separate Agreements for each category of work (i.e., fencing, signs and landscape/landscape buffers) or enter into an Agreement that includes more than one category of work. If the Applicant elects to enter into an Agreement that includes more than one category of work, then all categories of work in the Agreement will be treated as a single project for purposes of funding and reimbursement for any of the categories of work shall be conditioned upon the completion of all categories of work under the Agreement.
- Mandatory Compliance Grant Agreements that have any single category of work (i.e., fencing, signs or landscape/landscape buffers) that exceeds \$500,000 will require approval by the Renew Arlington Agency Board.
- Applicants may be subject to a background check.
- The Renew Arlington Design Review (RADR) process for reviewing MCGP projects is provided in Chapter 656 (Zoning Code), Ordinance Code; Part 3, Subpart S (Renew Arlington Zoning Overlay) and as illustrated in the program flow chart attached as Exhibit 2.

NOTE: The City will not be responsible in any manner for the selection of a contractor. The Applicant should pursue all activities necessary to determine contractor qualifications, quality of workmanship, and reputation. The Applicant will bear full responsibility for reviewing the competence and abilities of prospective contractors and secure proof of their licensing and insurance coverage.

Application Preparation

The Renew Arlington Overlay MCGP will work in conjunction with Chapter 656 (Zoning Code), Ordinance Code; Part 3, Subpart S (Renew Arlington Zoning Overlay), which will provide the Applicant with a consolidated review process for obtaining project approvals and permits. Therefore, grant program Applicants should be prepared to submit their grant application in a phased manner. The phased approach for submittal to the Office of Economic Development (OED) is as follows:

Initial Application

1. A completed and signed application (both property owner and Applicant if applicable)
2. Valid Applicant identification
3. A copy of the property tax bill/documentation to confirm property taxes are current and documentation to confirm ownership of the property
4. Unless the property owner is the applicant, the notarized Owner's Affidavit of Consent from the property owner authorizing the construction and improvements
5. A boundary survey
6. Aerial photograph (Google Maps) including the subject parcel and surrounding parcels

OED Staff/Applicant Collaboration

When the requirements of the Initial Application have been fulfilled, the Applicant will work with OED staff to create the schematic site design of the proposed improvements.

Final Documentation

1. A final site plan as submitted by the Applicant.
2. A detailed written description of the removal and the improvements and two (2) cost estimates from a licensed and registered design professional or contractor. Each bid should separately break out the costs for removal from the rest of the costs.
3. If impervious areas are to be added, relocated or rebuilt, the Applicant must provide a topographical survey
4. A project schedule and estimated date of completion
5. Other reasonable information as requested by OED.

Program Parameters

Funds provided through this program must be used for fencing, signs and landscaping/landscape buffers of nonresidential properties that are within the boundary of the Renew Arlington CRA. The project must be in compliance with the Renew Arlington Zoning Overlay and must be approved by the Office of Economic Development.

At the time of application, a Grant will not be awarded solely for repairs or improvements if there are already cited code violations at the property requiring corrective actions. In no event will a grant be awarded to only meet the required improvements associated with the proffers of a Conditional Rezoning, the conditions of a Conditional Use Permit, or the requirements of a Special Exception.

Grant Projects that fall within the five-year amortization as stated in the Zoning Overlay will qualify for a Mandatory Compliance Grant. **After May 1, 2025, properties will be deemed out of compliance and the property owner will no longer be eligible to apply for grant funding.**

If a MCGP application(s) has been received and approved prior to the May 1, 2025 deadline and funding has not been appropriated, the application(s) will be honored and a time extension will be granted until such funding becomes available.

Legal Entity

The Applicant, which will be the entity receiving the grant funds, may be either an individual or another legal entity such as a sole proprietorship, a partnership, or a corporation. In some cases, the owner of the property may be different than the Applicant for the grant in which case the entity or person that will be reimbursed for the expense of the project must be identified, and if not an individual, then in good standing with the Florida Secretary of State, Division of Corporations.

Permits

Upon completion of the work specified in the Grant Agreement, proof of City final inspection will be required before Grant funding is disbursed.

Legislative Guidelines

All funding to Applicant(s) receiving Renew Arlington Mandatory Compliance Grant Program will be administered by the Office of Economic Development in accordance with the terms of the Agreement by and between the Applicant and the City of Jacksonville.

Extension

An extension may be considered as part of the Agreement or on a case by case basis. OED has the authority to extend a contract no later than May 1, 2025, unless the Agreement was delayed due to availability of funds.

FENCING COMPLIANCE GRANT GUIDELINES

Funds provided through this program can be used to assist the Applicant in meeting the terms of the Renew Arlington Zoning Overlay. The project must be in compliance with the Renew Arlington Zoning Overlay, must be a nonresidential property, and must be approved by the Office of Economic Development prior to commencement of the project. The Grant will cover 100 percent of the costs for the amount stated in the Agreement. Project costs exceeding the awarded allowance will be funded by the Applicant.

Grant funds may be used by the Applicant for the following renovations:

Fencing

1. Fencing must adhere to the Renew Arlington Zoning Overlay and must be designed according to the criteria.
2. Fencing along the right of way shall be composed of wood, stone, masonry, pre-cast concrete, cast stone, vinyl or metal (in wrought iron style).
3. Chain link fence may be used, if not adjacent to a residential use, on the side (if not on a corner lot) and rear property lines, and shall be vinyl coated in black or green color.

The maximum grant amount will be determined after the final phase of the grant application process, which will include installation and material costs of the fencing. Project costs exceeding the awarded allowance for varying fence types and installation will be funded by the Applicant.

Grant funds may only be utilized for fencing as stated in Chapter 656 (Zoning Code), Ordinance Code; Part 3, Subpart S(Renew Arlington Zoning Overlay), the Renew Arlington Zoning Overlay. Reimbursement will be provided for the total cost or the awarded allowance, whichever is less.

The awarded allowance for fencing shall not exceed \$22.00 per linear foot. The linear foot requirement will be established by the City approved site plan.

If an existing fence must be removed in order for the Applicant to come into compliance with the Renew Arlington Zoning Overlay, the MCGP will reimburse the removal cost in addition to the awarded allowance. The Applicant must submit at least two bids to OED. OED may authorize the amount of the lowest bid or require the Applicant to get a third bid. Each bid should separately break out the costs of removal from the rest of the costs.

SIGNAGE COMPLIANCE GRANT GUIDELINES

Funds provided through this program can be used to assist the Applicant in meeting the terms of the Renew Arlington Zoning Overlay. The project must be in compliance with the Renew Arlington Zoning Overlay, must be a nonresidential property, and must be approved by the Office of Economic Development prior to commencement of the project. The Grant will cover 100 percent of the amount stated in the Agreement. Project costs exceeding the awarded allowance will be funded by the Applicant.

Grant funds may be used by the Applicant for the following renovations:

Signage (Only Free-Standing)

- This grant can only be utilized for removal and replacement of existing signage deemed out of compliance with the Renew Arlington Zoning Overlay.
- Exterior free-standing signs must be in compliance with the City of Jacksonville's sign ordinance, the Renew Arlington Zoning Overlay and must be designed according to the criteria. (Interior and wall signs are not included in this Mandatory Compliance Grant.)
- One (1) identity freestanding sign per lot per street frontage, provided they are located no closer than 200 feet apart (as measured in the Zoning Code); size determined as follows:

Parcel Size	Max Area per Side (sq. ft.)	Max Height (ft.)	Max Allowance \$175.00 per sq. ft.
Less than 1 acre	36	12	\$6,300.00
1 acre to 3 acres	50	12	\$8,750.00
Greater than 3 acres to 5 acres	75	18	\$13,125.00
Greater than 5 acres	200*	35	\$35,000.00

***100 sq. ft. for properties located in the Arlington Road Area**

- One (1) additional identity sign shall be permitted if the parcel's road frontage equals or exceeds 500 linear feet, provided signs are located no closer than 200 feet apart (as measured in the Zoning Code).

The maximum grant amount will be determined based on the parcel size. Project costs exceeding the maximum allowance will be funded by the Applicant.

Grant funds may only be utilized for signage as stated in Chapter 656 (Zoning Code), Ordinance Code; Part 3, Subpart S(Renew Arlington Zoning Overlay), the Renew Arlington Zoning Overlay. Reimbursement will be provided for the total cost or the maximum grant amount, whichever is less.

The existing sign must be removed in order for the Applicant to come into compliance with the Renew Arlington Zoning Overlay. The MCGP will reimburse the removal cost of the existing sign in addition to the awarded allowance for the replacement sign. The Applicant must submit at least two bids to OED. OED may authorize the amount of the lowest bid or require the Applicant to get a third bid. Each bid should separately break out the costs of removal from the rest of the costs.

LANDSCAPE/LANDSCAPE BUFFER COMPLIANCE GRANT GUIDELINES

Funds provided through this program can be used to assist the Applicant in meeting the terms of the Renew Arlington Zoning Overlay. The project must be in compliance with the Renew Arlington Zoning Overlay, must be a nonresidential property, and must be approved by the Office of Economic Development prior to commencement of the project. The Grant will cover 100 percent of the costs for the landscaping design as shown in the Agreement. Project costs exceeding the Agreement will be funded by the Applicant.

Grant funds may be used by the Applicant for the following renovations:

Landscaping/Landscaped Buffers

Landscaping and tree protection shall be provided in accordance with Part 12 of the Zoning Code with the following additional and superseding provisions:

University Village and Catalyst Character Areas

1. A **minimum five-foot landscape** buffer shall be provided along the boundary of all non-residential Vehicle Use Areas (VUAs) abutting public right-of-way. No more than 25 % of the landscaped area may be grass or mulch; the balance shall be landscaped with trees, shrubs or ground covers.

University Commercial, Arlington Road and Merrill Commercial Character Areas

1. A **minimum four-foot landscape** buffer shall be provided along the boundary of all non-residential VUAs abutting public right-of-way. No more than 25 % of the landscaped area may be grass or mulch the balance shall be landscaped with trees, shrubs or ground covers.

Grant funds may only be utilized for landscaping as stated in Chapter 656 (Zoning Code), Ordinance Code; Part 3, Subpart S(Renew Arlington Zoning Overlay), the Renew Arlington Zoning Overlay. The approval process will be in accordance with the Renew Arlington Design Review (RADR) and as illustrated in the program flow chart attached as **Exhibit 2**. The Applicant must submit at least two bids to OED. OED may authorize the amount of the lowest bid or require the Applicant to get a third bid. The Mandatory Compliance Grant amount will be determined based on approval of bids and stated within the executed Agreement. Reimbursement will be provided for the actual documented cost of the project or the stated amount in the Agreement, whichever is less.

RESOLUTION RA/CRA-2024-07

A RESOLUTION OF THE RENEW ARLINGTON COMMUNITY REDEVELOPMENT AGENCY (“RA/CRA”) AMENDING EXHIBIT G, EXHIBIT H, AND EXHIBIT I TO THE COLLEGE PARK MANDATORY COMPLIANCE GRANT PROGRAM AGREEMENT FOR SIGNAGE; PROVIDING OVERSIGHT BY THE OFFICE OF ECONOMIC DEVELOPMENT (“OED”); PROVIDING AN EFFECTIVE DATE.

WHEREAS, the RA/CRA Board approved Resolution RA/CRA-2020-03 adopting the Mandatory Compliance Grant Program (“MCGP”); and

WHEREAS, the RA/CRA Board approved Resolution RA/CRA-2021-05 authorizing the College Park Project and MCGP Agreements; and

WHEREAS, due to a pending legal issue and code compliance violations associated with the McDonalds pole sign/easement the RA/CRA Board desires to amend the MCGP Agreement to allow for reimbursement of the eligible grant expenditures incurred and paid to-date; and

WHEREAS, the RA/CRA Board is empowered to authorize projects within the RA/CRA Redevelopment Area that are in compliance with, and further the purposes and objectives of the RA/CRA Redevelopment Plan; now therefore

BE IT RESOLVED, by the RA/CRA Agency Board:

Section 1. Authorization and Findings. The RA/CRA Board approves and authorizes an amendment to the College Park Project MCGP Signage Agreement to replace Exhibits G, H, and I of the Agreement with Exhibits G-1, H-1 and I-1, attached hereto as **Exhibit A**, allowing for reimbursement of the eligible grant expenditures incurred to-date for the installation of new signage and demolition and removal of the monument sign without completion of the demolition and removal of the McDonalds pole sign (“pole sign”). The removal of the pole sign remains a requirement under this Agreement; however, the funds for that eligible activity shall remain encumbered until such time as the legal issue is resolved and the sign may be removed.

Section 2. Effective Date. This Resolution shall become effective upon a majority vote of the Agency Board and upon execution by the Chair.

WITNESS:

**RENEW ARLINGTON
COMMUNITY REDEVELOPMENT AGENCY**

Signature

Randy White, Chairman

Date signed:_____

Print

VOTE: In Favor: Opposed: Abstained:

FORM APPROVAL:

Office of General Counsel

EXHIBIT G-1
Signage

Eligible Activities	Eligible Grant Expenditures
Installation of Replacement Signs	\$205,800
Signage Construction Costs A) Monument Sign Demo/Removal (\$19,000 max) B) McDonalds Pole Sign Demo/Removal (\$12,040 max)*	\$31,040
	Maximum Grant: \$236,840

*Due to a pending legal issue and code compliance violations associated with the McDonalds pole sign/easement, Grantee may request payment for Work completed exclusive of the removal of the McDonalds pole sign. The removal of the pole sign remains a requirement under this Agreement; however, the funds for that Eligible Activity shall remain encumbered until such time as the legal issue is resolved and the sign may be removed.

EXHIBIT H-1

Approved Disbursement Schedule

Funds shall be disbursed to Grantee within Thirty (30) days after notification and documentation, satisfactory to the City, of (1) the completion of all Work listed in **Exhibit C** relating to the Eligible Activities shown in **Exhibit G-1** is provided to the City and a paid invoice from the General Contractor has been provided to the City; (2) a disbursement request form, **Exhibit I-1** is completed and submitted to, and approved by, the City, and (3) the satisfaction of all other conditions to the Disbursement. Disbursements will be made for each Eligible Activity completed on the Completion Date. Grantee may request payment for Work completed exclusive of the removal of the McDonalds pole sign, as noted in **Exhibit G-1**. The removal of the pole sign remains a requirement under the Agreement; however, the funds for that Eligible Activity shall remain encumbered until such time as the legal issue is resolved and the sign may be removed.

EXHIBIT I-1

Disbursement Request Form

Name: _____
Address: _____
Phone: _____
Tax ID #: _____

Date Submitted: _____

Disbursements will be provided based on Substantial Completion of the Eligible Activities listed on Exhibit G-1 and payment of the Budgeted Amounts shown on Exhibit G-1. An inspection by the City must be performed prior to payment.

GRANTEE PAYMENT REQUEST

Property _____

Eligible Activities shown on Exhibit G are
100% Complete and if not, which Eligible
Activities are 100 % Complete

Address: _____

Total Project Budget Cost for each
Eligible Activity Completed:
\$ _____

Amount Requested: \$ _____

Grantee: _____

Grantee: I hereby request an inspection to receive Disbursement for the amount of \$ _____. I certify that I have Substantially Completed the necessary work to justify this request in accordance with the Agreement and that all bills incurred for labor used and materials furnished in making said repairs and improvements have been paid in full to this date.

Attached is a description of the work completed, the amount of payment requested by work item and such invoices, receipts, cancelled checks (or evidence that payment has cleared Grantee's banking account), and other documents required by the City evidencing that the costs and expenses were actually incurred and paid for by the Grantee and were expended on and pertain to the Work.

Grantee Signature: _____ Date: _____

EXHIBIT G

ELIGIBLE GRANT EXPENDITURES

Signage Eligible Grant Expenditures	
Construction	\$205,800
Demolition & Permitting	\$31,040
Total Signage Grant Expenditures	\$236,840

SIGNAGE

College Park
Opinion of Probable Construction Costs
4/7/2021

Description	Quantity	Units	Unit Cost	Contract Amount	Landscaping Signage Pricing Related	% of Cost Related to L&P	Total Cost Related to L&P	Pedestrian Connectivity Related (but not L&P)	% of Cost Related to PC	Total Cost Related to PC	Total BUDGET (L&P + PC)	ACUP Review Comments (2/25/2017 & 4/1/17)	Previous Plan	Current BUDGET	Change	Notes
College Park Signage	1.13		\$ 70,000	\$ 70,000	Y	100%	\$ 70,000	N	0%	\$ -	\$ 70,000		\$ 70,000	\$ 70,000	\$ -	
McDonald's Pole Sign Demolition	3.13		\$ 12,000	\$ 12,000	Y	100%	\$ 12,000	N	0%	\$ -	\$ 12,000		\$ 12,000	\$ 12,000	\$ -	
Signage Subtotal			\$ -	\$ 82,000			\$ 82,000			\$ -	\$ 298,415		\$ 27,400	\$ 27,400	\$ -	Change Acknowledged.
TOTAL OPINION OF COST											\$ 298,415		\$ 57,400	\$ 57,400	\$ 82,000	CMA Recommendation request is for = \$82,000

OPINION OF PROBABLE COST DISCLAIMER:
Because the consultant does not control the cost of labor, materials, equipment or services furnished by others, methods of determining prices, or competitive bidding or market conditions, any opinions rendered as to costs, including but not limited to opinions as to the costs of construction and materials, shall be made on the basis of the consultant's best estimate (in judgment) as an experienced and qualified professional, familiar with the industry. The consultant cannot and does not guarantee that proposals, bids or actual costs will not vary from its opinions of cost.



RESOLUTION RA/CRA-2024-08

A RESOLUTION OF THE RENEW ARLINGTON COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING AND APPROVING AMENDMENT THREE TO THE ECONOMIC DEVELOPMENT AGREEMENT BETWEEN THE CITY OF JACKSONVILLE AND 903 UNIVERSITY BLVD LLC FOR THE COLLEGE PARK TAX INCREMENT DISTRICT INFRASTRUCTURE GRANT; PROVIDING OVERSIGHT BY THE OFFICE OF ECONOMIC DEVELOPMENT (“OED”); AUTHORIZING APPROVAL OF TECHNICAL AMENDMENTS BY THE EXECUTIVE DIRECTOR OF OED; AUTHORIZING EXECUTION OF ALL DOCUMENTS BY THE MAYOR AND CORPORATION SECRETARY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Renew Arlington Community Redevelopment Agency (“RA/CRA”) Board approved Resolution RA/CRA-2021--06 adopting the College Park Project located at the former Town and Country Shopping Center, approving an Economic Development Agreement between the City Of Jacksonville (“City”) and 903 University Blvd LLC (“Company”), and authorizing a Tax Increment District Infrastructure Grant (“TID Grant”) not to exceed \$2,000,000, payable over a five-year period beginning Fiscal Year 2021/2022 based on phased project performance; and

WHEREAS, the City and Company have previously entered into that certain Economic Development Agreement dated August 9, 2021, as amended by that certain Amendment One dated October 19, 2023, as further amended by that certain Amendment Two dated June 7, 2024, City Contract number 71137-21, (collectively, the “EDA”), as authorized by Resolution RA/CRA-2021-06-A, to support the redevelopment of the former Town and Country Shopping Center; and

WHEREAS, Amendments One and Two to the EDA were technical amendments to extend the Performance Schedule as a result of unanticipated supply chain shortages and delays with regard to FDOT approvals for the Arlington Expressway and University Boulevard frontage; and

WHEREAS, the EDA contains conflicting provisions that contemplate a beginning and end to the Infrastructure Improvements prior to commencement of the Development, as well as various phases for the Development; and

WHEREAS, the Company has requested, and the City has agreed to: (i) amend the project to allow for the construction of a hotel in lieu of residential units; and (ii) amend the language of the EDA to provide clarification with regard to the phases of development and the performance schedule related thereto, with all other terms and conditions of the EDA remaining in full force and effect; and

WHEREAS, pursuant to Section 500.116, the RA/CRA Board is empowered to execute and deliver contracts within the RA/CRA Redevelopment Area that are in compliance with, and further the purposes and objectives of the RA/CRA Redevelopment Plan; now therefore

BE IT RESOLVED, by the RA/CRA Board:

Section 1. Authorization and Findings. The RA/CRA Board approves and authorizes an amendment to the College Park Project EDA to implement the provisions as provided in Amendment Three, attached hereto as **Exhibit A**, which shall include updates to Section 1.1 (The Project) and Section 3.1 (Performance Schedule) in order to allow for construction of a hotel in lieu of residential units and to define the phases of Development and deadlines related thereto.

Section 2. Oversight. The OED shall oversee the project described herein, and the Executive Director of OED is authorized to make technical amendments to the agreements.

Section 3. Contract Execution Authorized. Pursuant to Sec. 500.116, *Ordinance Code*, the Mayor, or her designee, and the Corporation Secretary, are authorized to execute and deliver all contracts and documents approved and authorized by the Agency Board related to the aforementioned Financial Obligation.

Section 4. Effective Date. This Resolution shall become effective upon a majority vote of the Agency Board and upon execution by the Chair.

WITNESS:

**RENEW ARLINGTON
COMMUNITY REDEVELOPMENT AGENCY**

Signature

Randy White, Chairman

Date signed:_____

Print

VOTE: In Favor:

Opposed:

Abstained:

FORM APPROVAL:

Office of General Counsel

AMENDMENT THREE TO ECONOMIC DEVELOPMENT AGREEMENT

This **AMENDMENT THREE TO ECONOMIC DEVELOPMENT AGREEMENT** (this “Amendment”) is made this ____ day of _____, 2024 (the “Effective Date”), between the **CITY OF JACKSONVILLE**, a municipal corporation and a political subdivision of the State of Florida (the “City”) and **903 UNIVERSITY BLVD LLC**, a Florida limited liability company (the “Company”). All capitalized terms not otherwise defined herein shall have the meaning as set forth in the EDA, as defined below.

RECITALS:

WHEREAS, the City and Company have previously entered into that certain Economic Development Agreement dated August 9, 2021, as amended by that certain Amendment One dated October 19, 2023, as further amended by that certain Amendment Two dated June 7, 2024, City Contract number 71137-21, (collectively, the “EDA”), as authorized by Resolution RA/CRA-2021-06-A, to support the redevelopment of the former Town and Country Shopping Center located generally at 903 University Boulevard North, Jacksonville, Florida 32211, and providing certain incentives in connection with the Project, as further detailed in the EDA; and

WHEREAS, the EDA contains conflicting provisions that contemplate a beginning and end to the Infrastructure Improvements prior to commencement of the Development, as well as various phases for the Development; and

WHEREAS, the Company has requested and the City has agreed to: (i) amend the project to allow for the construction of a hotel in lieu of residential units; and (ii) amend the language of the EDA to provide clarification with regard to the phases of development and the performance schedule related thereto, with all other terms and conditions of the EDA remaining in full force and effect;

NOW THEREFORE, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledge, City and Company hereby covenant and agree as follows:

1. Recitals. The above recitals are true and correct and are hereby incorporated herein by this reference.

2. Revisions to Paragraph 1.1: Paragraph 1.1 of the Agreement regarding the Project is hereby deleted in its entirety and replaced with the following language:

“1.1 The Project.

The Company proposes the redevelopment of the former Town and Country Shopping Center located generally at 903 University Boulevard North, Jacksonville, Florida 32211 as more particularly described on **Exhibit A** attached hereto (the “Project Parcel”), which shall include (i) the construction of a minimum of fifty (50) (and a maximum of ninety (90)) new residential units or construction of a national flag hotel with a minimum of eighty (80) rooms, (ii) rerouting, repaving, and landscaping the parking lot, (iii) the installation of a new façade on the retail space, and (iv) the construction of a shipping container food court (collectively, the “Development”).

The Development, Infrastructure Improvements (as hereinafter defined), the creation of jobs pursuant to Article 5 hereof and the obligations of the Company under this Agreement are collectively referred to herein as the “Project.” The Project is expected to represent an estimated total Capital Investment of \$21,000,000 by the Company.”

3. Revisions to Paragraph 3.1: Paragraph 3.1 of the Agreement regarding the Performance Schedule is hereby deleted in its entirety and replaced with the following language:

“3.1 Performance Schedule.

The Company and the City have jointly established the following dates for the performance of each party’s respective obligations under this Agreement (herein called the “Performance Schedule”):

Company represents that as of the Effective Date it has applied for the permits sufficient to Commence construction of the Infrastructure Improvements.

Construction of the Infrastructure Improvements shall Commence no later than the date which is six (6) months after the receipt of permits sufficient to Commence construction the Infrastructure Improvements.

Substantial Completion of the Infrastructure Improvements shall occur on or before than August 23, 2024.

Construction of Phase 1 of the Development, defined as rerouting, repaving, and landscaping the parking lot, Commenced September 1, 2021 and shall be Substantially Completed no later than September 1, 2024.

Construction of Phase 2 of the Development, defined as the installation of a new façade on the retail space, Commenced January 1, 2022 and shall be Substantially Completed no later than January 1, 2025.

Construction of Phase 3 of the Development, defined as the construction of a shipping container food court, shall Commence no later than August 23, 2026 and shall be Substantially Completed no later than eighteen (18) months following commencement thereof.

Construction of Phase 4 of the Development, defined as the construction of a minimum of fifty (50) (and a maximum of ninety (90)) new residential units or the construction of a national flag hotel, shall Commence no later than August 23, 2026 and shall be Substantially Completed no later than eighteen (18) months following commencement thereof.

By the execution hereof, and subject to the terms of this Agreement, the Company hereby agrees to undertake and complete the job creation in accordance with this Agreement and the Performance Schedule, and to comply with all of the Company’s obligations set forth herein.”

4. Counterparts: This Amendment may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same agreement.

Counterparts to this Amendment may be sent by pdf or other electronic form and shall be acceptable and binding for all purposes.

SAVE AND EXCEPT as expressly amended by this instrument, the provisions, terms and conditions in said EDA shall remain unchanged and shall continue in full force and effect.

[Signatures on following page(s)]

IN WITNESS WHEREOF, this Amendment is executed the day and year above written.

CITY OF JACKSONVILLE

By: _____
Donna Deegan, Mayor

WITNESS:

903 UNIVERSITY BLVD LLC, a Florida
limited liability company

Print Name: _____

By: _____
Alex Sifakis,
Manager for Hoose Homes and Investments,
LLC, Manager for 903 University Blvd LLC

FORM APPROVED:

Office of the General Counsel

GC-#1636992-v3-Amendment_3_to_903_University_Bldv_EDA_-_College_Park_#71137-21.DOCX