



Agenda

Community Redevelopment Agency

Tuesday, December 17, 2019

5:00 PM

Council Chambers

MEMORANDUM TO:

Members of the Community Redevelopment Agency
City of Jacksonville Beach, Florida

Board Members:

The following Agenda of Business has been prepared for consideration and action at a Special Meeting of the Community Redevelopment Agency:

CALL TO ORDER

ROLL CALL

Art Graham (Chairperson), Frances Povloski (Vice-Chairperson), Scott Gay, Jeffrey Jones, Samuel Hall

APPROVAL OF MINUTES

- a. Regular Community Redevelopment Agency Meeting held October 28, 2019
- b. Regular Community Redevelopment Agency Meeting held November 25, 2019

ITEMS FOR DISCUSSION

- a. Community Redevelopment Agency rights, powers, privileges and duties - (per Attorney D. May, 10-31-19 Memo)
- b. Downtown Redevelopment Plan Consolidation – (Continued)

OLD BUSINESS

NEW BUSINESS

COURTESY OF THE FLOOR TO VISITORS

ADJOURNMENT

NOTICE

In accordance with Section 286.0105, Florida Statutes, any person desirous of appealing any decision reached at this meeting may need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The public is encouraged to speak on issues on this Agenda that concern them. Anyone who wishes to speak should submit the request to the recording

secretary prior to the beginning of the meeting. These forms are available at the entrance of the City Council Chambers for your convenience. In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (904) 247-6299, extension 10, no later than one business day before the meeting.

cc: Mike Staffopoulos, City Manager; Denise May, City Attorney; Press

Draft Meeting Minutes

Community Redevelopment Agency

Monday, October 28, 2019

5:00 PM

Council Chambers

CALL TO ORDER

Chairperson Art Graham called the meeting to order at 5:00 P.M.

ROLL CALL

Chairman: Art Graham
Vice-Chairwoman: Frances Povloski
Board Members: Scott Gay Samuel Hall Jeffrey Jones

Also present were CRA Administrator William Mann, Chief Financial Officer Ashlie Gossett, Chief of Police, Gene Paul Smith, Police Commander C. Mark Evans, Downtown Cape Sergeant Jason Shaw and Recording Secretary Chandra Medford

APPROVAL OF MINUTES

- a. Regular Community Redevelopment Agency Meeting held August 26, 2019

It was moved by Mrs. Povloski and seconded by Mr. Hall and passed unanimously by voice vote, to approve the August 26, 2019 meeting minutes as amended.

Mrs. Povloski requested a correction to the roll call vote of Resolution No. 2019-03.

ITEMS FOR DISCUSSION

- a. Downtown CAPE Enforcement Efforts

Chief Smith provided statistics and information related to Downtown Community Assisted Policing Efforts, including but not limited to the number of arrests made, proactive contact with individual businesses, workforce and personnel retention issues, and traffic-related issues.

Mr. Mann updated the Board on pending construction projects in the Downtown District, including the Margaritaville Hotel, the Springhill Suites Hotel, and the pier reconstruction project.

OLD BUSINESS

There was no old business.

NEW BUSINESS

- a. **Resolution No. 2019-04** - A resolution of the City of Jacksonville Beach Community Redevelopment Agency to amend the FY 2018-2019 Downtown Community Redevelopment Capital Improvement Budget and to appropriate Downtown Tax Increment Trust Funds for capital improvement projects as shown in the attached Exhibit A - *CRA Resolution No. 2019-04, Year-End Downtown Capital Improvement Budget Amendment*.

Mr. Mann read the following: "This resolution amends the FY 2018/2019 Capital Improvements Budget for the Downtown Community Redevelopment District to appropriate \$10,310,730 of unencumbered funds to the design and construction of Phase 3C, Projects 2 through 5 of the *Downtown Vision Plan – Infrastructure Plan*, the construction of 25 replacement dune walkover structures and 15 replacement, extended beach stormwater outfall structures, and to the construction/implementation the *Dix.Hite + Partners' Bicycle Parking, Lighting, Wayfinding Signage, Site Furnishings and Art Master Plans*, as shown on Exhibit A to the ordinance."

Mr. Mann and Chief Financial Officer Ashlie Gossett provided additional information and clarification of the attached exhibit and answered questions related to the projects.

It was moved by Mrs. Povloski and seconded by Mr. Jones, to approve CRA Resolution No. 2019-04. After a short discussion, the motion carried unanimously by roll call vote.

- b. **Resolution No. 2019-05** - A resolution of the City of Jacksonville Beach Community Redevelopment Agency to amend the FY 2018-2019 South Beach Community Redevelopment Capital Improvement Budget and to appropriate South Beach Tax Increment Trust Funds for capital improvement projects as shown in the attached Exhibit A - *CRA Resolution No. 2019-05, Year-End South Beach Capital Improvement Budget Amendment*.

It was moved by Mrs. Povloski and seconded by Mr. Jones, to approve CRA Resolution No. 2019-05. After a short discussion, the motion carried unanimously by roll call vote.

Mr. Mann read the following: "This resolution amends the FY 2018/2019 Capital Improvements Budget for the Southend Community Redevelopment District to appropriate \$8,113,388 of unencumbered funds to continued work on Phase 2C of the JTB/Marsh Landing Parkway stormwater project, to improvements to an existing stormwater pond in the South Beach Parkway Shopping Center, to future Phase 4 project work recommended in the recently completed Ocean Terrace Area-wide Drainage study, and to improvements and maintenance for the City's South Stormwater Basin Outfall Channel.

Mr. Mann and Chief Financial Officer Ashlie Gossett provided additional information and clarification of the attached exhibit and answered questions related to the projects.

COURTESY OF THE FLOOR TO VISITORS

The following visitor addressed the board regarding the City's reputation, vagrancy issues, and downtown signage and parking issues.

- Gary Paetau, 275 Bonaire Circle, Jacksonville Beach

ADJOURNMENT

There being no further business, Chairperson Graham adjourned the meeting at 6:57 P.M.
Submitted by: Chandra Medford, Recording Secretary

Approval:

Art Graham, Chairperson

Date: _____

DRAFT



Draft Meeting Minutes

Community Redevelopment Agency

Monday, November 25, 2019

5:00 PM

Council Chambers

CALL TO ORDER

Chairperson Art Graham called the meeting to order at 5:00 P.M.

ROLL CALL

Chairman: Art Graham
 Vice-Chairwoman: Frances Povloski
 Agency Members: Scott Gay Samuel Hall Jeffrey Jones

Also present were CRA Administrator William Mann, Chief of Police, Gene Paul Smith, Police Downtown CAPE Sergeant Jason Shaw, City Attorney Chris Ambrosio, and Recording Secretary Chandra Medford

APPROVAL OF MINUTES None

ITEMS FOR DISCUSSION

David McDonald, Public Works Street Supervisor provided updated information about concrete repairs in the downtown area.

Police Chief Smith addressed the Agency about police presence at City meetings and events and optimizing surveillance cameras and license plate readers.

Downtown CAPE Sergeant Shaw provided the Agency with updates about City sidewalks and local vendor deliveries blocking pedestrians and roadways.

City Attorney, Chris Ambrosio distributed a Memorandum regarding Community Redevelopment Agency rights, powers, privileges, and duties, City Council Ordinance No. 6950 and City Council Resolution 1816-2009.

Vice Chairperson Povloski inquired about undeveloped lots located in the South Beach District and Mr. Mann provided information relative to the inquiry.

- a. Community Redevelopment Agency position – job description

Mr. Mann distributed a draft Community Redevelopment agency position job description to the Agency Members. Discussion ensued regarding the proposed qualifications, experience and responsibilities of the new position.

b. Downtown Action Plan and its amendments to date

Mr. Mann distributed consolidated plan documents and a spreadsheet from Council Resolution No. 1949-2015 (as amended) to the Agency Members. Vice Chairperson Povloski distributed a handout. Discussion ensued regarding future improvements in the Downtown District.

OLD BUSINESS None

NEW BUSINESS None

COURTESY OF THE FLOOR TO VISITORS

- Ken Marsh, 2011 Gail Avenue, Jacksonville Beach, addressed the Agency regarding discussion items A and B.
- Gary Paetau, 725 Bonaire Circle, Jacksonville Beach, addressed the Agency regarding discussion item A and the status of South Beach District projects

ADJOURNMENT

There being no further business, Chairperson Graham adjourned the meeting at 6:42 P.M.
Submitted by: Chandra Medford, Recording Secretary

Approval:

Art Graham, Chairperson

Date: _____

City of
Jacksonville Beach
City Hall
11 North Third Street
Jacksonville Beach
FL 32250
Phone: 904.247.6268

www.jacksonvillebeach.org



Memorandum

To: Chris Ambrosio, City Attorney
Mike Staffopoulos, City Manager
Karen Nelson, Deputy City Manager

From: Denise C. May

Date: October 31, 2019

Re: Community Redevelopment Agency rights, powers, privileges,
and duties

At the briefing of October 21, 2019 the City Council discussed the Community Redevelopment Agency. Discussion centered on the proper direction for moving forward the City's redevelopment plans and whether that is best served with the current Agency or whether the City Council should assume that role. The Council requested an outline of the powers of the Agency versus the powers which must be exercised by the City Council.

As a starting point I would like to clarify a misstatement regarding the termination of CRA's as impacted by recent legislative changes in HB 9, Chapter 2019-163. Without the benefit of the legislation at the time of the briefing I guessed that the expiration to be in 2035. For clarification, the legislation created a new section, 163.3755 Florida Statutes, which provides that a CRA existing on October 1, 2019 shall terminate on the expiration date provided in the agency charter or on September 30, 2039, **whichever is earlier**.

In actuality, the Downtown Redevelopment Area Plan was amended in 2009 by Resolution 1816-2009 to provide for an expiration date of January 1, 2047. This date was allowed by the statutes existing at the time providing for extensions for up to 60 years from the date of adoption of the original Redevelopment Plan. The current statute provides that the **earliest date** must be used. This will require that the Downtown Redevelopment Area Plan must terminate on **September 30, 2039 unless** the City Council approves its continued existence by a majority vote. In no event may a CRA continue beyond 60 years from the date of adoption of the original plan although TIF funding may continue until all indebtedness is fully paid.

The City Council discussed the powers of the CRA and inquired as to what powers must be exercised solely by the City Council and requested a bullet point reference of those powers. The powers granted are found in s. 163.370 and as delegated in s. 163.358, Florida Statutes. The City of Jacksonville Beach, through the passage of Ordinance 6950, ***delegated "all rights, powers, privileges, duties and immunities"*** as may be provided under Florida Statutes Chapter 163 to the CRA. These rights, powers, privileges, duties and immunities are limited for a CRA which is not the governing body. These limitations are found in s. 163.358.

All rights, powers, privileges, and duties include those necessary to effectuate the purpose and the provisions of the Redevelopment Plan after adoption by the City Council which include:

- Make and execute contracts and other instruments.
- Disseminate redevelopment information.
- Undertake and carry out all redevelopment related activities to include:
 - Installation, construction, or reconstruction of streets, utilities, parks, playgrounds, and other improvements.
 - Develop and carry out program of voluntary or compulsory repair and rehabilitation.
- Provide, arrange, or contract for services for works, streets, roads, public utilities, or other facilities including parks, playgrounds, and other improvements.
- Plan or replan streets, roads, sidewalks.
- Enter into buildings and properties to make inspections, surveys, appraisals, or obtain an order of the court to accomplish such activities.
- Solicit requests for proposals for redevelopment of real property contemplated by the plan.
- Make or have made surveys and plans necessary to effectuate the purposes of the adopted Redevelopment Plan.
- Organize, coordinate, and direct the administration of the Redevelopment Plan including the establishment of new office(s) as may be needed to carry out such purposes.

- Employ an executive director, technical experts, and other agents/employees required including legal counsel.

The following rights, powers, privileges, and duties are always vested in the City Council as the governing body and **may not** be delegated to separate public entity such as the CRA as established:

- Make findings of slum or blight (Findings of Necessity).
- Grant **final** approval of Community Redevelopment Plans.
- Authorize the issuance of revenue bonds.
- Approve the acquisition, demolition, removal, or disposal of real property or to assume responsibility to bear a loss for such.
- Approve community policing innovations.
- Exercise the power of eminent domain.
- Hold or mortgage property.
- Invest Community Redevelopment Funds.
- Vacate streets (pursuant to the City's Ordinance on vacating of streets)

The above is a fairly exhausting list but not all inclusive of what Chapter 163 may reference throughout the chapter as the rights, powers, privileges, and duties.