

**Minutes of Regular Community Redevelopment Agency
Meeting Held Monday, September 12, 2005, at 5:00 P.M.
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



Call to Order

The meeting was called to order by Chairperson Ray Fisher.

Roll Call

James Bomhard
Ray Fisher (*Chairperson*)
Bill Hillegass
Terry Simmons
Lynn Varnadoe (*absent*)

Also present was Steve Lindorff, Planning & Development Director.

Approval of Minutes

It was moved by Mr. Simmons, seconded by Mr. Hillegass, to approve the minutes of the July 18, 2005, meeting.

Old Business

There was no old business.

New Business

- (a) Mr. Fisher presented a request for review and approval of the Second Amendment to Schedule of Performance for the Paradise Key Acquisition and Development Agreement.

It was moved by Mr. Simmons, seconded by Dr. Bomhard, and passed, to approve the request.

Paul Nichols, President of Bestcon and project developer, advised that the utilities are in except for the two points where the water crosses the waterway, the ditch has been moved and is almost cleaned out and the perimeter wall is approximately 1/3 complete. He stated that the reason they are requesting the extension is because of the two wooden vehicular bridges that they are installing in the development. They discovered that the abutments to hold the bridge structures needed to be redesigned. Between the redesigning, review by the appropriate agencies and the bidding of the work to install them, it became apparent that they would be unable to meet the September 22, 2005, deadline.

Mr. Lindorff advised the Agency that Mr. Nichols has agreed to continue the fence past Isabella Boulevard at his own expense. He recommended that the time be extended until January 6, 2006. This should give Bestcon plenty of time to complete their work and would alleviate the need for any

additional extensions of time. He also advised that he has included a section in the amendment which clearly requires that the final plat be recorded before the end of the calendar year (December 16, 2005). This would ensure that the subdivision lots would be placed on the tax rolls at their improved value for the 2006 tax roll.

Mr. Hillegass asked if the December 16, 2005, deadline is not met, should the Agency invoke a penalty and would the Property Appraiser have less reason to increase the value for 2006? Mr. Lindorff responded that the Agency could certainly address the possibility of invoking a penalty, but he would like to go ahead and give Mr. Nichols the extension at this time.

Mr. Hillegass made an amended motion, which was seconded by Mr. Simmons, to approve the original request for extension and to request that Mr. Lindorff research the present value of the lots versus the projected value as of December 31, 2005, for tax purposes and bring the figures back to the Agency for the October meeting. At that time, if Mr. Nichols has not recorded the final plat, the Agency could address the possibility of a penalty. The motion carried unanimously.

- (b) Mr. Fisher presented a request for review and approval of earmarking Tax Increment Trust Funds for Redevelopment District Capital Improvement Projects.

Mr. Lindorff advised the Agency that, according to Chapter 163.387, F.S., the Community Redevelopment Agency is required to commit any unreserved monies in its tax increment trusts fund(s) to eligible community redevelopment projects at the end of the fiscal year they are received. In order to alleviate any issues with the spending provisions in Chapter 163.387, it is recommended that the CRA earmark a best estimate of the cost of these prospective capital projects in advance of the project development. This will ensure that those monies will be available at the time they are needed to fund the project.

There are a number of these projects that have already been approved at some level (either design or construction) by the CRA. These are shown on the attached memorandum with the date that the CRA approved them in the right hand column. (*Copy of memo attached*) The projects that have not yet been approved for funding by the CRA include the following:

Downtown

- City Hall Landscape Improvements
- 2nd Street North Drainage Collection and Treatment System

South Beach

- Recreation Administration Building
- South Beach Park Improvements, Phases III and IV
- Marsh Landing Parkway and South Beach Parkway Traffic Safety Improvements
- South Beach Parkway and South Beach Park Irrigation

Mr. Lindorff advised that there are sufficient monies available in the current trust fund balances or anticipated to be received from the taxing authorities in the next fiscal year to pay for these projects.

He went on to state that even though we are recommending that these projects be earmarked for funding at this time, it is still my intent that the CRA review the funding set-asides and authorize staff to proceed with the design work and/or construction of a specific project in much the same way that the Agency now operates.

It was moved by Mr. Simmons, seconded by Mr. Hillegass, and passed, to approve the request.

Courtesy of the Floor

The Chairperson offered courtesy of the floor to anyone wishing to speak; no one approached.

Adjournment

There being no further business coming before the Board, Mr. Fisher adjourned the meeting at 5:31 P.M.

Chairman

/lmw