

**Minutes of Regular Community Redevelopment Agency  
Meeting Held Monday, October 22, 2007, at 5:00 P.M.  
in the Council Chambers, 11 North 3<sup>rd</sup> Street,  
Jacksonville Beach, Florida**



**Call to Order**

The meeting was called to order by Chairperson Ray Fisher.

**Roll Call**

Ray Fisher  
Grady Kearsey  
Bill Hillegass  
Terry Simmons (*absent*)  
Lynn Varnadoe (*late*)

Also present were Steve Lindorff, Planning & Development Director and Recording Secretary Linda Wilkins.

**Approval of Minutes**

It was moved by Mr. Kearsey, seconded by Mr. Hillegass, and passed, to approve the minutes of the September 24, 2007, meeting as presented.

**Old Business**

**3(a)** This item was deferred until later in the meeting after Ms. Varnadoe arrived.

**New Business**

**4(a)** **Approval of the Expenditure of \$2,380,000 From Previously Appropriated Downtown Tax Increment Trust Funds to Acquire Lot 8, Block 43, Pablo Beach North, and Lot 11, Block 43, Cook's Replat of Part of Pablo Beach North, (RE #174072-0000 and 174083-0000) from Atkins Builders, Inc. For Future Redevelopment Purposes, and Authorize the Chairman and Agency Administrator to Execute Documents as Needed Relating to the Purchase.**

**4(b)** **Approval of the Expenditure of \$2,487,500 From Previously Appropriated Downtown Tax Increment Trust Funds to Acquire Lots 1, 2 and 3, Cook's Replat of Part of Pablo Beach North (RE #174074-0000, 174075-0000 and 174076-0000) From South Pier LLC For Future Redevelopment Purposes, and Authorize the Chairman and Agency Administrator to Execute Documents as Needed Relating to the Purchase.**

**Minutes, Community Redevelopment Agency  
Meeting held – October 22, 2007**

Mr. Lindorff advised that in February, 2007, the Agency gave him authorization to secure appraisals for the purpose of acquiring parcels of land that were potentially available and suitable for future redevelopment projects. The cost of the appraisals was not to exceed \$3,000 per appraisal. Several parcels were presented and four were chosen. He stated that after seeking quotations from six appraisal firms, Cantrell Real Estate, Inc. was selected to prepare four appraisals for a fee of \$7,200. In September, the Agency appropriated up to \$8,500,000 for land acquisition.

At this time, he is proposing that the Agency approve the expenditure of \$2,380,000 to purchase the property owned by Atkins Builders, located at the northwest corner of 2<sup>nd</sup> Street and 3<sup>rd</sup> Avenue North and \$2,487,500 for the property owned by South Pier LLC, located at the southwest corner of 4<sup>th</sup> Avenue North and 2<sup>nd</sup> Street. This acquisition will assemble approximately one-half block of land and will likely be developed for a parking facility in support of the Downtown Vision Plan.

The recommendation is that the CRA approve both of these land purchases and authorize the Chairman and Mr. Lindorff to proceed with closing on the purchase.

**Motion:** It was moved by Mr. Kearsey, seconded by Mr. Hillegass, to approve the expenditures requested in Items 4(a) and 4(b) and authorize Chairman Ray Fisher and Planning and Development Director Steve Lindorff to proceed with closing on the purchase.

**Vote:** The motion on the two items passed by a voice vote of 2 to 1, with Mr. Hillegass casting the dissenting vote.

**4(c) Authorize the Expenditure and Appropriate an Amount Not to Exceed \$30,000 From Downtown Tax Increment Trust Funds for Surveys and Environmental Analyses as Needed Relating to the Purchase of the Atkins and South Pier LLC Sites and an Amount Not to Exceed \$35,000 From Downtown Tax Increment Trust Funds to Demolish the Existing Structures on the South Pier LLC Site.**

Mr. Lindorff advised that typically the seller would have the surveys and environmental studies done, but in the absence of a recent copy of these documents he would not recommend the purchase of the properties without current surveys.

**Motion:** It was moved by Mr. Kearsey, seconded by Mr. Hillegass to approve the request as submitted.

**Vote:** Voice vote resulted in ayes by board members; motion passed unanimously.

**3(a) Review and Recommendation to the City Council Regarding the Proposed Amendment to the Downtown Community Redevelopment Plan, As Amended, Prepared by Glatting, Jackson, Kercher and Anglin and GAI Consultants, Inc. and Summarized in the Report Entitled *Downtown Vision/Downtown Capital Projects: An Amendment to the Jacksonville Beach Downtown Community Redevelopment Plan (September 2007)*.**

Minutes, Community Redevelopment Agency  
Meeting held – October 22, 2007

Mr. Lindorff introduced Jane Lin-Yap and Sara Salmieri, of Glatting, Jackson, who distributed handouts and presented a power point program outlining the Downtown Vision Plan.

**Motion:** It was moved by Ms. Varnadoe, seconded by Mr. Kearsey, to approve the request as submitted.

**Vote:** The motion passed by a voice vote of 3 to 1, with Mr. Hillegass casting the dissenting vote.

**4(d) Appropriation of \$224,641.34 (\$204,219.40 for labor and direct expenses plus a 10 percent contingency) and up to \$64,315 in Allowances for GAI Consultants, Inc. and Glatting, Jackson, Kercher and Anglin to Carry Out a General Schematic Landscape and Sidewalk Hardscape Plan and Final Engineering and Landscaping Plans for the 3<sup>rd</sup> Street Portion of the Downtown Vision Plan Area (TOTAL = \$289,745.59).**

Mr. Lindorff introduced Ron Hoogland, with GAI Consultants, Inc., who discussed the Downtown Vision Plan and the capital improvement program.

**Motion:** It was moved by Mr. Kearsey, seconded by Ms. Varnadoe, to approve the request as submitted.

**Vote:** The motion passed by a voice vote of 3 to 1, with Mr. Hillegass casting the dissenting vote.

**Courtesy of the Floor**

Mark Werner, 525 North 3<sup>rd</sup> Street, spoke in favor of the Downtown Vision Plan.

**Adjournment**

There being no further business coming before the Board, Mr. Fisher adjourned the meeting at 6:51 P.M.

Submitted by: Linda M. Wilkins, Recording Secretary

Approval:

/s/Ray Fisher

Ray Fisher, Chairman

Date: February 25, 2008