



Special Meeting Minutes

Community Redevelopment Agency

Wednesday, December 16, 2020

5:00 PM

Council Chambers

CALL TO ORDER

Chairperson Art Graham called the special meeting to order at 5:03 P.M.

ROLL CALL

- Chairperson: Art Graham
- Vice-Chairperson: Frances Povloski
- Agency Members: Jeffrey Jones, Samuel Hall, Gary Paetau

Also present were CRA Administrator William Mann, City Manager Mike Staffopoulos, Deputy City Manager Karen Nelson, City Attorney Chris Ambrosio, Chief Financial Officer Ashlie Gossett, Agency Consultant Jim Gilmore, Agency Consultant Taylor Mejia, and Recording Secretary Chandra Medford

APPROVAL OF MINUTES

- a. Regular Community Redevelopment Agency Virtual Meeting held July 27, 2020

It was moved by Mrs. Povloski and seconded by Mr. Paetau and passed unanimously by voice vote, to approve the July 27, 2020 virtual meeting minutes as presented.

- b. Regular Community Redevelopment Agency Virtual Meeting held August 24, 2020

It was moved by Mrs. Povloski and seconded by Mr. Paetau and passed unanimously by voice vote, to approve the August 24, 2020 virtual meeting minutes as amended.

The tax increment revenue information on page 3 of New Business Item A (Resolution No. 2020-03) shall be amended to clarify the actual amount of revenue received.

- c. Regular Community Redevelopment Agency Virtual Meeting held September 28, 2020

It was moved by Mrs. Povloski and seconded by Mr. Paetau and passed unanimously by voice vote, to approve the September 28, 2020 virtual meeting minutes as amended.

The final paragraph of Discussion Item B shall be amended by separating it into two paragraphs.

- d. Community Redevelopment Agency Virtual Workshop Meeting held October 7, 2020

It was moved by Mrs. Povloski and seconded by Mr. Paetau and passed unanimously by voice vote, to approve the October 7, 2020 meeting minutes as presented.

- e. Regular Community Redevelopment Agency Virtual Meeting held October 26, 2020

It was moved by Mrs. Povloski and seconded by Mr. Paetau and passed unanimously by voice vote, to approve the October 26, 2020 meeting minutes as presented.

- f. Community Redevelopment Agency Virtual Workshop Meeting held November 18, 2020

It was moved by Mrs. Povloski and seconded by Mr. Paetau and passed unanimously by voice vote, to approve the November 18, 2020 meeting minutes as presented.

DOWNTOWN CAPE

A status report was not available.

NEW BUSINESS

- a. **Authorize Appraisal for CRA-owned Southend lot**

It was moved by Mrs. Povloski and seconded by Mr. Hall, to authorize the Agency Administrator to procure an appraisal [for a vacant parcel located south of Sunshine Park at the end of Horn Court]. After a brief discussion, the motion carried unanimously by roll call vote.

A brief discussion ensued related to the procurement process and disposition procedures. Mr. Mann advised the Agency that he obtained the exact same quote from two separate appraisers and the fee would be \$400.00.

ITEMS FOR DISCUSSION

- a. **CRA Program Manager Job Position** – Karen Nelson, Deputy City Manager

Mrs. Nelson advised the Agency that of the 25 applications submitted only one candidate met all of the criteria. She explained that she met with the City Manager and the Human Resources Director to assess the job description to identify potential modifications that could increase the number of qualified candidates. Mrs. Nelson distributed a draft copy of recommended changes to the job description. Discussion ensued regarding but not limited to: changing the position title, qualifications [preferred and minimum], and amending essential functions.

- b. **City Council - CRA communication** – Chris Ambrosio, City Attorney

Mr. Ambrosio and Administrator Mann addressed the Agency regarding both internal [Agency members] and external [Council, board or committee members] communications [written, verbal, or face-to-face] and compliance with Florida Sunshine Laws.

c. Southend Redevelopment Area Projected Cash Flows - Ashlie Gossett, Chief Financial Officer

Chief Financial Officer Ashlie Gossett addressed the Agency regarding the reduction in Tax Increment Trust Fund revenues and provided an explanation of the data contained within the "South Beach Redevelopment District Summary Cash Flow Projections at 50% TIF Funding" spreadsheet that was distributed as part of the agenda packet. A moderately extensive discussion ensued; the City Manager Mike Staffopoulos, Mrs. Gossett, Administrator Mann, Consultant Gilmore and Mr. Ambrosio responded to and answered various questions from Agency members regarding but not limited to: TIF funding, budget preparations, and project funding. A voice poll conducted by Chairperson Graham resulted in a vote of 4-0 to request the City Manager table this item from the January 19, 2021 City Council agenda to the March 1, 2021 agenda.

d. Consolidated Downtown Redevelopment Plan - Review/discussion

Mr. Gilmore distributed a four-page handout titled, "Downtown Jacksonville Beach Vision Plan- 'A Menu of Ideas'" to Agency members for review to discuss at a future meeting.

COURTESY OF THE FLOOR TO VISITORS

No visitors wished to speak under Courtesy of the Floor.

Mr. Jones recognized Mr. Mann at his final CRA meeting as Agency Administrator and others in attendance congratulated him for his service to the City and community.

Mr. Paetau addressed the Agency regarding potential negative effects to the recently repaved 12th Avenue South street-end and distributed a recently published newspaper article relating to incentive opportunities in the Downtown district to foster additional development.

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: _____

1/25/21