

**Minutes of Regular Community Redevelopment Agency
Meeting held Monday, March 24, 2014, 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, Grady Kearsey.

Roll Call

Grady Kearsey, Chairman
Bill Hillegass, Vice Chair
Lynn Varnadoe
Frances Povloski
Cory Nichols

Also present were Steve Lindorff, Planning & Development Director and CRA Administrator, Police Chief Patrick Dooley, Police Commander Steve Corbitt, Police Lieutenant Genepaul Smith, Mayor Charlie Latham, Councilman Tom Taylor and Recording Secretary Chandra Tolman.

Approval of Minutes

It was moved by Mr. Nichols, seconded by Mrs. Varnadoe, and passed to approve the minutes of the February 17, 2014, meeting as submitted.

Old Business

None

New Business

4(a) **Resolution 2014-2** -- A Resolution Recommending That The Jacksonville Beach City Council Amend The Community Redevelopment Plan For The Jacksonville Beach Downtown Redevelopment Area, As Previously Amended, According To The Requirements Of The Community Redevelopment Act Of 1969, By Adding New Project Elements, As Identified In Exhibit A. *Detailed Scope Of Work*, To The Downtown Redevelopment Area Cost Programming And Phasing Section Of The Downtown Vision Plan; And For Other Purposes.

Motion: It was moved by Mrs. Varnadoe and seconded by Mrs. Povloski to approve CRA Resolution No. 2014-2 recommending the Jacksonville Beach City Council amend the Community Redevelopment Plan for the Jacksonville Beach Downtown Redevelopment Area, as previously amended, according to the requirements of the Community Redevelopment Act of 1969, by adding new project elements, as identified in Exhibit A. *Detailed Scope of Work*, to the Downtown Redevelopment Area Cost Programming and Phasing Section of the Downtown Vision Plan; and for other purposes.

**Minutes, Community Redevelopment Agency
Meeting held Monday, March 24, 2014**

Mr. Lindorff gave a brief explanation about the items in the proposed amendment to the Downtown Redevelopment Plan; the items listed are the remaining project elements yet to be completed from the 2010 Vision Plan. He explained the major difference between this amendment and the existing plan, at the request of the Public Works Department we have added work on all of the alleyways and street ends south of Beach Boulevard. He stated some of the remaining Phase II elements will address reconstructing Second Street North and First, Second, and Third Avenues North which were delayed because the medians were removed to provided easier access for emergency vehicles in an east-west direction via the avenues. The estimated cost of the remaining infrastructure work is \$41.23 million. A conservative estimate of the amount of tax increment funding anticipated over the next thirty years is \$154.91 million. The phasing will be resolved once the final design work is completed and the elements can be completed in affordable and manageable increments.

Vote: After a short discussion and project clarification, a voice vote resulted in all ayes by Agency members. Motion passed unanimously to recommend approval of the resolution to the Jacksonville Beach City Council.

4(b) **Resolution 2014-3** -- A Resolution Recommending That The Jacksonville Beach City Council Amend The Community Redevelopment Plan For The Jacksonville Beach Downtown Redevelopment Area, As Previously Amended, According To The Requirements Of The Community Redevelopment Act Of 1969, By Adding A Permanent Downtown Community Policing Innovation Component To Known As The Downtown Community Assisted Policing Effort (Downtown CAPE), As Identified In Exhibit A. *Downtown Community Assisted Policing Effort – A Plan For A Safer Future*, To The Downtown Vision Plan; And For Other Purposes.

Motion: It was moved by Mrs. Povloski and seconded by Mr. Hillegass to approve CRA Resolution No. 2014-3, recommending the Jacksonville Beach City Council amend the Community Redevelopment Area, as previously amended, according to the requirements of the Community Redevelopment Act of 1969, by adding a permanent Downtown Community Policing Innovation component to a program known as the Downtown Community Assisted Policing Effort (Downtown CAPE), as identified in Exhibit A. *Downtown Community Assisted Policing Effort-A Plan for a Safer Future*, to the Downtown Vision Plan; and for other purposes.

Mr. Lindorff asked Police Chief Dooley to give a brief explanation of the Downtown CAPE program. He stated that in 2008, the intent of the Downtown CAPE pilot program started with two police officers who were primarily focused on specific problems in the downtown area, working with the businesses and residents to find solutions. Many of the issues of the downtown area are: alcohol consumption, overconsumption of alcohol, physical aggression, DUI's, public disorder and a wide variety of quality of life crimes that bring down the area in the eyes of this community, other communities, and visitors. There has been a common perception by a lot of the general public that there are not enough police in the area to handle all of the issues arising. In 2009, two additional officers were added to the CAPE program. It was highly effective, but it did not give adequate coverage to do necessary tasks on a regular basis. In May of 2013, the City Council approved a supervisory officer to be added to the Downtown CAPE, which allowed for five officers to patrol the area. He stated there were over 48,000 calls for service city-wide, and of those over 25% of calls for

CRA140324min

**Minutes, Community Redevelopment Agency
Meeting held Monday, March 24, 2014**

service and 52% of the total arrests the Police Department made last year (1,161) were in the CRA area. Many of the issues the Police and City staff are addressing are: public safety, parking, paid-parking issues, special events, business recruitment and homeless problems that are encountered. The paid-parking program has proven to be successful in those downtown parking lots themselves; crime is not eliminated completely, but the paid-parking lots allow the Police to control those areas, add security in specific areas so that visitors feel safe. The Police Department would like to enhance the DT CAPE program by adding additional personnel, training all of the officers in Crime Prevention Through Environment Design (CPTED), code enforcement, and working proactively with the businesses. Adding three police officers and a sergeant would give a total of nine officers in the Downtown area. This amendment also includes a five-year vehicle replacement program that is estimated to total \$148,209.

Courtesy of the Floor to Visitors

- Retired Police Chief Bruce Thomason, Address Exempt
Mr. Thomason stated in 1991 when he began working, one of the issues the City Council directed him to address cruising in the Downtown area, First Street. Cruising essentially became a thing of the past a few months after implementing a program. He stated creating the Downtown CAPE program was a great help to the Downtown area. He stated that unless an officer was put every ten feet, crime would not be stopped; you are not going to stop people from overindulging at an alcohol establishment. We need a sufficient number of personnel to control the situation and ensure that our good citizens have a good time and they are safe when they are and then they are safe when they go home- that is the ultimate goal for everyone in law enforcement. Downtown CAPE is an innovative program; we used to do it with overtime, throwing more officers into the situation. Downtown patrolling, the car has always been a blessing and curse to law enforcement. A blessing in that it allowed officers to respond more quickly to citizen calls for service but a curse in that it began to isolate the officers from the citizens they serve. Downtown CAPE allowed the officers to get out of the cars allowing them to be up close and personal with the citizens they are serving. That is very innovative. Adding these additional officers is simply adding to the innovation of what is going on downtown. He would encourage the board to support the expenditure of these funds; it is absolutely the right thing to do.

- John Galarneau, 2002 Grove Street, Jacksonville Beach
Mr. Galarneau stated he has been a resident since 1979. He stated he has had the opportunity to ride along with many of the officers downtown as well as throughout the City. We have a significant problem downtown as far as some of the elements that visit our city. From his experience there is a significant shortfall in police presence downtown. These four officers are going to help alleviate that problem plus reduce the overtime. On the human side it is going to allow some of these officers to have a weekend off every once in a while to be with their families because after eight months of working every weekend on 12-14 hour days, you reach a burnout. Some of them reach a burnout way before the summer ends. He encourage the board to support this, to add these officers downtown, four officers when you spread it out over a seven day work period, eight months out of the year it is going to make an impact on the rest of the force downtown and increase your readiness to respond to emergencies downtown.

**Minutes, Community Redevelopment Agency
Meeting held Monday, March 24, 2014**

- Charlie Latham, 2016 Gail Avenue, Jacksonville Beach
Mr. Latham thanked the board. He stated from personal experience when he was running for office that he made one of his political campaign points doubling the police force for the CAPE program downtown and that was based on a third-party objective, look from the sidelines type of thing. After he was elected he started riding with the police pretty regularly. He rides every four to six weeks on Saturday and will pick up a ride at five until three in the morning on Sunday. Most of the time he is downtown watching what is going on and what he has learned that everything these gentleman are saying is 100 percent true. This past weekend was essentially another Memorial Day weekend and it was not because we rallied. He saluted the people on the internet crimes division to find what was taking place and to the Chief and his Commanders for working through the JSO to bring people down. We had a very good, positive. He was riding with Commander Corbitt. He stated he was down near the lifeguard station on Beach Boulevard and that he was intimidated by the amount of people that were there in the gang neighborhood that were there. There were about six police officers with him and five were brought in from the midnight shift and this was at 5:30pm. These police officers came in early and stayed until 8am. He stated that as the evening evolved and we found out that some these officers could leave, you should have seen the look on the faces of these guys that they got an okay to go home and get some sleep for a few hours. This is necessary. Back twenty some years ago, the CRA was a big integral part of the redevelopment of downtown and the re-building of the infrastructure and the sewage vaults and everything else. About 2007, the City Council back then worked real hard to find a good Vision Plan that they put together downtown. He stated that last fall, the CRA made a formal recommendation that we readdress the Vision Plan. He said they have done a lot more than that. We put together a great comprehensive plan with a lot of good people. We are writing over a hundred invitations to community leaders all the way down to people that attend council meetings and asking them to participate in this program from cradle to grave. Even if we stay the way we are we need the four additional people. If we do evolved and become more of a family-centric town center, having the people in the polo shirts walking around with the friendly environment is still going to be important because we will be recruiting more customers into the market than we have in a long time. They are not going to be just the young adults that are out drinking at night but we are also going to be recruiting a lot of the families to come in and enjoy the family-type amenities that we have downtown. As a business man when you create a program and it is an innovative program like the CAPE program, you start with minimum members and you work your way up. The request that is coming out today is based on a couple of good solid years, five good solid years of watching the need increase. These guys know what they need and I certainly support and ask for your support to help them get what they need so that we can take that next step.

Vote: After a short discussion, a voice vote resulted in the following:
Ayes-Hillegass, Kearsy, Povloski and Varnadoe
Nays- Nichols

The motion passed to recommend approval of the resolution to the Jacksonville Beach City Council with a vote of 4 to 1.

**Minutes, Community Redevelopment Agency
Meeting held Monday, March 24, 2014**

4(c) **Resolution 2014-4** -- A Resolution Of The City Of Jacksonville Beach Community Redevelopment Agency Amending Its Professional Services Expense Budget For The Fiscal Year Beginning October 1, 2013 And Ending September 30, 2014; And Providing For An Effective Date. [Appropriating \$19,000 for consultant services to assist with the preparation of the Plan for a Hospitable Downtown Jacksonville Beach].

Motion: It was moved by Mr. Hillegass and seconded by Mrs. Varnadoe to approve CRA Resolution No. 2014-4, Amending Its Professional Services Expense Budget For The Fiscal Year Beginning October 1, 2013 And Ending September 30, 2014; And Providing For An Effective Date.

Mr. Lindorff gave a brief explanation about the project and that we are enlisting Jim Peters, of the Responsible Hospitality Institute, to assist us in conducting a kick-off meeting to outline exactly what the issues are and the problems are as we see them in the Downtown area. Mr. Peters will be asked to present details about his experience in cities across the country developing plans for hospitable downtown areas. The Police Department will offer tours of the Downtown area to the people who have agreed to be involved in the process to orient the members of the leadership group on what issues they face, what is going on down there, code enforcement issues, business situations that might be uninviting or unwelcoming. Then Mr. Peters as well as City staff will facilitate a charrette to put together a package of some ideas that could be turned into a plan to guide our work.

Vote: After a short discussion, a voice vote resulted in all ayes by Agency members. Motion passed unanimously.

Courtesy of the Floor to Visitors

No one wished to speak under Courtesy of the Floor.

Adjournment

There being no further business coming before the Board, Mr. Kearsy adjourned the meeting at 6:32 P.M.

Submitted by: Chandra Tolman
Recording Secretary

Approval:



Grady R. Kearsy, Chairman

Date: 5/19/14