

**Minutes of Regular Community Redevelopment Agency
Meeting held Monday, August 18, 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
Rick Knight
Cory Nichols
Frances Povloski
Lynn Varnadoe (*absent*)

Also present were Steve Lindorff, Planning & Development Director and CRA Administrator, Trish Roberts, Assistant Finance/Budget Officer, Police Lieutenant Genepaul Smith, Media, and Chandra Tolman, Recording Secretary.

Approval of Minutes

It was moved by Mrs. Povloski and seconded by Mr. Kearsey, and passed to approve the minutes of the June 16, 2014, meeting as submitted.

Old Business

None

New Business

- 4(a)** Status Report on the South Beach Parkway Traffic Safety and Congestion Reduction Project

Mr. Lindorff explained the information provided to the Board is from the City Council Workshop meeting held on Monday, August 11, 2014. At the workshop meeting, the Traffic Engineer, Michelle Mecca, recommended leaving the existing signal system as is. For access to the South Beach Regional Shopping Center and Ocean Terrace Subdivision it was recommended that a median be constructed to allow only right turns only. Ms. Mecca strongly recommended the CRA proceed with purchasing the property located at the southwest corner of Jacksonville Drive to allow continuous traffic flow north of Jacksonville Drive and a new dedicated turn lane that would flow freely onto Sanctuary Parkway and onto Butler Boulevard, to alleviate congestion and safety hazards.

- 4(b)** **Resolution No. 2014-7** – Amending Its South Beach Community Redevelopment Capital Improvement Budget For The Fiscal Year Beginning October 1, 2013 And Ending September 30, 2014; [Provide \$420,000 for the purchase of property at 910 Jacksonville Drive and up to \$25,000 for inspection and closing expenses].

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Motion: It was moved by Mr. Knight and seconded by Mrs. Povloski to approve CRA Resolution No. 2014-7, Amending Its South Beach Community Redevelopment Capital Improvement Budget For The Fiscal Year Beginning October 1, 2013 And Ending September 30, 2014.

Mr. Lindorff gave brief explanation about the resolution and stated the capital improvement budget was revised in 2011 to include numerous infrastructure improvement projects that was intended to be implemented when there was a definite development proposal for the +/- 10-acre parcel of land at the southwest corner of South Beach Parkway and Jacksonville Drive ("Perry Property"). He gave a brief history of the Kelly Property negotiation process that occurred after KB Homes went under contractor to purchase the Perry Property. After KB Homes approached the City in the fall of 2012, the engineer redesigned the concept plan for the road to start the turn lane south of the Kelly Property. In November of 2012, the CRA authorized the Agency Administrator to enter into negotiations to acquire the Kelly Property. The initial letter of intent to purchase the property for \$290,000 was declined by the Kelly's. The property was re-appraised at \$326,000 after the Kelly's obtained representation by a Realtor. A revised letter of intent to purchase the property was tendered and a counter offer of \$420,000 was received. Although the counter offer is over the appraisal amount, Mr. Lindorff stated the long-term public benefits outweigh the financial cost. He stated at some point in the future, the CRA could sell the balance of the Kelly property to recoup the \$94,000 paid above the appraisal value.

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

4(b) **Resolution No. 2014-8** -- A Resolution of the City of Jacksonville Beach Community Redevelopment Agency Adopting Its Operating Budget for the Fiscal Year Beginning October 1, 2014 And Ending September 30, 2015; And Providing For An Effective Date.

Motion: It was moved by Mr. Knight and seconded by Mrs. Povloski to approve CRA Resolution No. 2014-8, adopting its operating budget for the Fiscal Year beginning October 1, 2014 and ending September 30, 2015; and providing for an effective date.

Mr. Lindorff gave a brief background on the line items in the proposed budget with notable changes in areas such as personnel, salary and benefits, Downtown CAPE, and Capital Improvements. He stated that two new positions are being proposed to be created as part of the budget: a part-time Community Redevelopment Specialist and a full-time Redevelopment Project Engineer. The proposed part-time position will assist the City, CRA, and Deputy City Manager in planning, organizing, directing, coordinating, and supervising city redevelopment programs. Payment of the Downtown District bonds made a fairly large reduction in the line item and the South Beach District bonds should be paid in a few years. The other operating line items are minimal.

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

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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 5:53 P.M.

Submitted by: Chandra Tolman
Recording Secretary

Approval:

Grady R. Kearsy /s/

Chairman

Date: September 15, 2014