

Minutes of the Community Redevelopment Agency
held Wednesday, June 11, 2025 at 3:00 PM
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida



CALL TO ORDER:

This meeting was called to order at 3:00 PM.

ROLL CALL:

Chairman:	Gerhard Paetau	Ron Whittington - Absent
Board Members:	Meghan Edwards	Thad Moseley
	Kevin Myers	
Alternates:	Sydney Talcott	Marcus Kampfe - Absent
Also present:	CRA Coordinator Taylor Mobbs and Chief Financial Officer Ashlie Gossett.	

ITEMS FOR DISCUSSION:

A. FY2026 Preliminary Budget Review

Ms. Mobbs introduced the preliminary budget materials, which included the CAPE program, Downtown District, South End District, and the FY 2026-2030 Capital Improvement Plan. She stated she had previously addressed board member questions individually, noting most inquiries involved minor clarifications or corrections.

Ms. Gossett provided an overview of the preliminary budget and reviewed key assumptions. She stated millage rates for Jacksonville Beach and the county would remain unchanged and the South End TIF 50% debt return would continue. She explained expenses reflected updated personnel costs, higher pension contributions, and projected increases in health insurance. She noted operating expenses included CPI adjustments and capital outlay reflected the five-year capital improvement plan. Ms. Gossett explained some technology costs, such as license plate readers, would appear under repairs and maintenance due to subscription models. She stated additional adjustments may occur before final adoption as insurance and payroll costs are finalized.

Chair Paetau asked how unspent funds were handled. Ms. Gossett explained remaining funds at year end were assigned to specific CRA plan projects. Funds for delayed or ongoing projects were reserved for future years, and any surplus from completed projects was made available for new assignments.

Chair Paetau asked if the personnel services budget included both salaries and benefits. He referenced the audit showing \$1.25 million spent on salaries and benefits last year and questioned why current budget figures appeared lower. Ms. Gossett explained the budgeted amounts included salaries and benefits and were based on full staffing for the entire year. She stated differences between budget and actuals were due to vacancies. Ms. Mobbs clarified the figures Chair Paetau referenced did not include the CAPE program, which accounted for an additional \$900,000 in fiscal year 2024. Ms. Gossett added the audit combined Downtown and CAPE personnel services, and higher vacancies in CAPE last year resulted in lower actual spending.

Ms. Edwards asked about the CAPE program's budgeted personnel increases. Ms. Gossett

explained the fifteen percent increase reflected police personnel under CAPE. She stated rising pension contributions and health insurance costs contributed to the increase beyond standard wage adjustments.

Mr. Myers asked for an update on adding the lifeguard station to the CRA plan. Ms. Mobbs explained it had not been added because the plan update was not approved by council or the taxing authority. She stated funding sources were still being finalized. Mr. Jim Gilmore, consultant, reported the Jacksonville City Council approved \$1M for the renovation, with a contract to be negotiated between Jacksonville and Jacksonville Beach. Ms. Mobbs said updates would be provided as details are finalized.

Ms. Mobbs stated the budget would be brought back for formal adoption and approval at the July 28 meeting. She explained this timing allowed the agency to finalize its approval before the City Council's budget workshops in August.

B. Pier Parking Lot Mural - Artist Recommendation

Ms. Mobbs reported that the Public Art Advisory Committee reviewed 21 submissions, with 12 meeting the local requirement. The committee unanimously selected Michael Kulik of Atlantic Beach for his mural "Brought Together by Salt and Sky." She described the design's beach-themed elements and its placement on all four sides of the pier restroom building. She noted the committee would evaluate whether the doors could be painted or matched to the mural background based on durability and maintenance.

Mr. Moseley questioned the lack of a Jacksonville Beach identifier on the mural's north elevation. Ms. Mobbs explained it was intentional to discourage gathering near the restroom. She noted the committee discussed the issue and consulted with the police department due to ongoing loitering concerns.

Ms. Edwards supported the mural and preferred including the doors if feasible. Ms. Mobbs stated protective coatings were being considered and the artist would handle major repairs within the first year. She noted minor touch-ups would be done by staff. The mural was expected to reach substantial completion by Fourth of July weekend. Interior work would be limited to cleaning and repainting.

Ms. Talcott expressed strong support for the mural and thanked Ms. Mobbs and the Art Committee for their work in bringing the project forward.

Chair Paetau praised the mural's maintenance plan, noting the touch-up system would help preserve its longevity. He emphasized completing restroom repairs, including rust removal and repainting, before mural installation. He requested the Art Committee explore additional art concepts from the 2017 plan beyond murals. Ms. Mobbs explained many original ideas involved private property or locations restricted by fire codes but agreed to explore more creative options. She stated staff would bring forward new ideas, including temporary installations, in fiscal year 2026.

Mr. Moseley requested the Art Committee prioritize a sculpture or feature near the pier entrance, noting the property was now ready for such a project. He emphasized the need for a high-quality installation rather than temporary banners. Ms. Mobbs stated the committee planned to revisit the concept and would seek council approval before moving forward. She noted the project could be a significant investment.

Motion: It was moved by Ms. Talcott and seconded by Mr. Myers to approve the mural.

In a roll call vote, the motion passed unanimously.

COURTESY OF THE FLOOR TO VISITORS: None

ADJOURNMENT:

Ms. Mobbs stated no additional CRA meeting was scheduled for June. The next meeting was set for July 28, followed by an August workshop on statutes and best practices. She noted the next council meeting would be June 16 and shared tentative budget showcase dates beginning August 1.

Chair Paetau suggested using upcoming open meetings to workshop topics council requested, including First Street and boardwalk activation. Ms. Mobbs explained First Street was included in future budgets starting FY27 and staff was awaiting results from a TPO study, which would begin after July 1. She noted the board previously agreed to wait for study results before further discussions. Chair Paetau emphasized staying focused on council priorities. Ms. Mobbs agreed and stated she would update the board regularly and explore using time during the August workshop if feasible.

Mr. Moseley emphasized the importance of including Chief Smith's input on First Street traffic patterns once the TPO study was complete. He supported one-way options but stressed the need for expert analysis before making recommendations. Ms. Mobbs confirmed staff would gather feedback from the police chief and environmental staff to inform future board discussions.

Chair Paetau reminded board members that financial disclosure forms were due by July 1 and advised members to check for the required documentation.

There being no further business, this meeting was adjourned at 3:45 PM.

Submitted by: Taylor Mobbs, CRA Coordinator

Approval:

A handwritten signature in black ink, appearing to read "Susan Paetau", is written over a horizontal line.

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Chairman

Date: 7.28.25