

**Minutes of Community Redevelopment Agency Meeting
held Monday, October 25, 2021 at 3:00 PM
in the Council Chambers**



CALL TO ORDER

Chairman Art Graham called the meeting to order at 3:00 P.M.

ROLL CALL

City Staff in Attendance:

Ashlie Gossett, CFO

Jason Phitides, Parks and Recreation Director

Heather Ireland, Planning Director

Mark Evans, Commander

Taylor Mobbs, CRA

Molly Alleger, Parks and Recreation

Art Graham (Chairman), Frances Povlovski, Jeffrey Jones, Gary Paetau, David McGraw

All board members were present.

APPROVAL OF MINUTES

A. September 15, 2021

It was moved by Mr. Paetau and seconded by Mr. McGraw and passed unanimously to approve the following minutes:

- September 15, 2021

B. September 27, 2021

It was moved by Ms. Povlovski and seconded by Mr. Paetau and passed unanimously to approve the following minutes:

- September 27, 2021

DOWNTOWN CAPE

Commander Evans with the downtown CAPE stated not much has changed since the last meeting. He said the downtown CAPE would have a big weekend coming up with the GA/FL football game, 904 popup event, and Halloween weekend.

Commander Evans also wanted to touch on a point raised by board members at the last meeting regarding additional policing in the Southend district (similar to the downtown CAPE). Commander Evans pulled grid data from 911 calls in the Southend District and found that only roughly 10% of emergency calls came from that district. Commander Evans stated that he and Chief Smith both did not feel that additional policing efforts in the Southend District were necessary at this time.

Ms. Povlovski asked about installing additional cameras/security systems in the Southend District rather than hiring additional officers. Commander Evans stated parks and IT were looking into installing new camera systems in the Southend District, specifically in and around the park.

Mr. Paetau asked what specific types of calls they mainly receive in the Southend District? Commander Evans stated that the bulk of calls were due to "disturbances" (loud noise, music, etc.), very few of these were violent crimes.

STAFF REPORT

A. October Staff Report

Staff gave a brief report on the status of CRA and City activities.

Staff had the following takeaways:

- Follow up on roundabout at Beach Boulevard and 1st Street
- Seasonal Banners and images of banners
- Downtown projects, place on the next agenda
- Cost of repairing Latham Plaza sculpture
- 6th Avenue North striping, redo and status

OLD BUSINESS

Mr. Jeffrey Jones stated it is great that the CRA has the vision plan, incentive package in the works, etc., but we currently have vacant spaces in the downtown. He stated as an example, the Picasso salon is currently looking for a new tenant, and asked are we missing opportunities by not approaching and offering some type of help?

Staff stated that unfortunately, without the CRA approving an official incentive package, there is not much help that can be given at this point. Staff also stated that since this is a private property, should the owner choose not to want any assistance, there was nothing else that

could be done.

Ms. Frances Povlovski stated she had a few items she wanted to address:

1. She stated that since she missed the previous meeting, where do things with Ocean Front Park stand, and what steps need to be taken next? Staff replied that PW Director, Dennis Barron visited the CRA and stated the different options for Ocean Front Park, and gave their recommendation. Ultimately, no vote was taken, and PW Director will come back to the CRA with final choices once they are ready to make that next step at Ocean Front Park.

2. Ms. Povlovski also stated that in regards to the medians in the Southend District, they are not receiving good public feedback. Staff stated that unfortunately, that item was already voted on and unanimously approved, so the City will be moving forward with installing the new concrete barrier.

Mr. Gary Paetau stated that an update to the CRA portion of the website was critical, almost all of the information located on this page was dated. Staff noted that they were still in process of completing the changes to the new website, and would make sure the updates were made. Mr. Paetau also stated that the roundabout at Beach Blvd. and 1st street was still in a state of "needing repair" and wanted to staff to verify that the work was not complete, as it is not up to par. Staff will follow up on the status and report back to the board.

Finally, the board was in consensus that at the next meeting a discussion on downtown and projects was necessary.

NEW BUSINESS

- A. Adopt/Deny Resolution No. 2021-15 appropriating an additional \$547,708 of Southend Tax Increment Trust Funds to cover the Sunshine Playground at South Beach Park final design construction costs of \$1,675,700, plus a 15% contingency, for a total amount of \$1,927,000**

Parks and Recreation Director, Jason Phitides, stated that after the initial budget was passed, citizen and board input was taken into consideration and several of the pieces being designed are custom pieces for this playground. These custom pieces reflect the wishes of both the public and the CRA to keep the history of Jacksonville Beach and the park in mind with the new design.

Mr. Paetau stated he was shocked at the final amount of this playground nearing \$2Million, and stated he was having a difficult time understanding where all of this money was going. Mr. Phitides stated that the footprint was expanded by 3,000 square feet, an additional 50% shade was added to the structure, and materials for the playground alone have increased by roughly \$100,000. He also stated that the custom structures were quite expensive, as they

are more difficult to build.

Mr. Jones asked what would a "bare bones" park on a lot similar in size to the footprint of our park would cost? Mr. Phitides stated that is very hard to answer, as he has seen parks range from \$100,000 all the way into the millions.

It was moved by Ms. Povlovski and seconded by Mr. McGraw to approve Resolution 2021-15. The board approval was unanimous.

B. Adopt/Deny Resolution No. 2021-16 appropriating a total of \$186,000 of Downtown Tax Increment Trust Funds to cover the maintenance and renovation to the Seawalk Pavilion

Parks and Recreation Director, Jason Phitides, stated the the pavilion is in need of repairs and maintenance, and noted that the CRA originally funded the structure. After reviewing the proposal with the CRA members, several had questions.

Ms. Povlovski stated she did not want to just "cover" the issue, she wants to be sure we get to the root of the problems and fully repair them.

Mr. Phitides responded stating all the areas that were determined needing repair via thermograms were being completely cut out and replaced, not just putting a "bandaid" over things.

Ms. Povlovski also took a moment to state that since we are repairing and getting the pavilion back in good shape, the CRA/City needs to look into hosting more local talent in the pavilion without charge. Ms. Povlovski stated she would like to see the board and City make this a priority.

Mr. Phitides also let the board know that the new materials used will double the thickness of the current roof.

Mr. Paetau stated that after review, the initial pages stated the warranty was for 20 which years is great; however, the fine print stated only 10 years of inspections, and asked Mr. Phitides to please double check to be sure we are receiving the full 20-year warranty.

Mr. Paetau also asked if the current roof is single ply, to which Mr. Phitides stated yes, it is, and the roof had not been re-roofed since the initial construction. Mr. Paetau then stated in the general services proposal, terms and conditions are referenced but not provided in the packet, and questioned if staff read over these carefully. Mr. Phitides stated yes, the staff had looked through all of these terms and felt comfortable moving forward.

Mr. Paetau also asked for a better description of facade work, and what that entails. Mr. Phitides stated he would get with facilities maintenance and get a better description of the work to be done. Mr. Paetau also asked which City department was responsible for the long-term maintenance of the facility, to which Mr. Phitides stated facilities maintenance would be

responsible.

Mr. Paetau also stated the structure is roughly 20 years old, surely there are other components that need improvement. Mr. Paetau asked for a better look at what else needed to be done.

Finally, the board came to consensus on moving forward with the current resolution, with a request to Mr. Phitides to get a deeper scope of work to be done to bring the entire pavilion up to 'standards.'

It was moved by Ms. Povlovski and seconded by Mr. Jones to approve Resolution 2021-16. The board approval was unanimous.

C. Adopt/Deny Resolution No. 2021-17 of the City of Jacksonville Beach Community Redevelopment Agency to amend the FY 2020-2021 Downtown Community Redevelopment Capital Improvement Budget and to appropriate Downtown Tax Increment Trust Funds for capital improvement projects as shown in the attached Exhibit A.

CFO Ashlie Gossett brought the annual year end appropriation for the Downtown District for the board for review and approval. She explained the exercise finance did to assign projects, dollar amounts assigned to those projects, what funds remain, and what funds are needed for approved and projected projects in FY22. With all of this, there is an estimated \$22Million in fund balance.

Mr. Paetau asked if this allocates funds for the downtown projects, to which Ms. Gossett replied yes, this is everything on hand as of September 30, 2021.

It was moved by Ms. Povlovski and seconded by Mr. Jones to approve Resolution 2021-17. The board unanimously approved.

D. Adopt/Deny Resolution No. 2021-18 of the City of Jacksonville Beach Community Redevelopment Agency to amend the FY 2020-2021 South Beach Community Redevelopment Capital Improvement Budget and to appropriate South Beach Tax Increment Trust Funds for capital improvement projects as shown in the attached Exhibit A

CFO Ashlie Gossett stated the same methodology was used in calculating the year end fund balance for the Southend District. Based on projects needing completion, and projects projected for FY22, there is approximately \$12.8Million in fund balance.

Ms. Povlovski asked if this accounted for returning 50% of the increment, to which Ms. Gossett replied yes it does.

Mr. Paetau asked if based on the new amount approved for the playground, did finance need to revise this? Ms. Gossett stated no, those expenditures would show up on next years year end fund balance sheet.

Mr. Paetau then noted that on item #5, additional money for stormwater management was in the budget sheet but not completely funded. Ms. Gossett stated this was intentional, as it is not intended for full competition until 2024.

It was moved by Ms. Povlovski and seconded by Mr. McGraw to approve Resolution 2021-18. The board unanimously approved.

ITEMS FOR DISCUSSION

A. Seasonal Banners

Taylor Mobbs stated that she was contacted by Shark Signs, who manufactures the signs used on the lightpoles, and changes them out. They asked if the CRA was interested in having holiday banners again this year. Ms. Mobbs stated that based on prior year expenditures, it would be roughly between \$600-800 to put up holiday banners on the light poles in the Downtown District.

Ms. Povlovski stated that for less than \$1,000.00 it made sense to move forward with the banners. The board was all in consensus.

Ms. Povlovski also asked if staff could please send out images of the banners on the light poles to refresh their memory on what the banners look like.

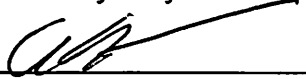
COURTESY OF THE FLOOR TO VISITORS

Chairman Art Graham extended Courtesy of the Floor to visitors, no visitors chose to speak.

ADJOURNMENT

There being no further business, the meeting adjourned at 5:06 P.M.

Submitted by: Taylor Mobbs



Art Graham, Chairman

Date 2/28/2022