**Taxation, Revenue, and Utilization**



**of Expenditures (TRUE) Commission**

**Niki Brunson, Chair**

**LEGISLATIVE TRACKING COMMITTEE MEETING MINUTES**

**May 10, 2018**

**11:00 a.m.**

**City Council Conference Room B**

**Suite 425, City Hall**

**Attendance:** TRUE Commissioners Niki Brunson, John Roberts, Jon McGowan, Greg Rachal (arr. 11:16)

**Also**: Jeff Clements – Council Research Division

See attached sign-in sheet for additional attendees.

The meeting was called to order at 11:04 a.m. and the attendees introduced themselves for the record.

**2018-229 (disposition of surplus property on Wilson Boulevard):** Jeff Clements explained the purpose of the bill and its deferral after considerable discussion in the Finance Committee last week. Council Member Reggie Brown, the sponsor of the bill, scheduled a noticed meeting for May 8th to discuss the bill with any interested council members; the minutes of that meeting have not yet been posted to the City Council web site. Commissioner Roberts felt that a property of this size and value should be sold via the usual auction method. Commissioner Rachal said that he had attended the May 8th noticed meeting and most of the discussion related to the zoning of the property. The contract will be restructured. Mr. Rachal recommended that the TRUE Commission continue to monitor the changes in the contract and the legislation. The committee is curious to see what the renegotiated contract will look like. Commissioner McGowan said that the Finance Committee had posed many of the same questions the Legislative Tracking Committee posed at its previous meeting about this bill, indicating similar lines of thought.

**2018-313 (The District development proposal):** Commissioner Roberts questioned the use of a Recaptured Enhanced Value grant for this project since it does not meet the Public Investment Policy (PIP) criteria for REV grants of being for a targeted industry; The District is a largely residential project, which is not a permitted use according to the PIP. He believes the project is structured to allow “double dipping” in the form of both tax exemptions for being in a Community Redevelopment Area (CRA) and a REV grant. Commissioner McGowan gave an overview of the purpose and operation of CRAs and tax increment district finances. New developments within a CRA do not get tax exemptions. The incremental tax revenue collected on property value increases above a base year is deposited into a district-specific fund to make improvements within the district. This bill contains a waiver of conflicting provisions of the Public Investment Policy to permit the use of the REV grant. Commissioner Rachal said that the deal is very complicated and technical so the average citizen will likely be at a loss to understand all the nuances.

**2018-311 (Mayport village property return from JPA to City):** Mr. McGowan said that the bill settles an ongoing issue between the City and Jaxport about the ownership and use of the property formerly planned as the site of a Jaxport cruise ship terminal. The property will be conveyed back to the City from Jaxport for $1 and the two parties will split the proceeds of any future sale on a 50/50 basis.

**2018-292 (City Council member right to automatic defer items pending before the Planning Commission):** Commissioner McGowan cautioned against unintended consequences and disruption to the work of the Planning Commission on the basis of individual council member issues. He believes this is an example of something the TRUE Commission should watch just to see how Council approaches the issue and where the discussion leads.

Commissioner Roberts distributed a document with a suggestion for a means by which the Legislative Tracking Committee could comment on pending legislation prior to making a report and gaining action by the full TRUE Commission at its next meeting. The proposal would authorize the Legislative Tracking Committee to draft an opinion/recommendation to the City Council on a particular legislative item and circulate it electronically to all of the TRUE Commissioners. If no commissioner raised an objection to the opinion/recommendation in the next 2 business days, the Legislative Tracking Committee could transmit the document to the City Council. If a TRUE Commission had an objection to the proposal, they could call for a special meeting of the full commission, to be held within the next three days, for the commission to consider the proposal and take action as a body. The proposal will be discussed at a future meeting, potentially at the Internal Operations Committee.

The meeting was adjourned at 12:12 p.m.

Jeff Clements, City Council Research Division

Posted 5.11.18 4:30 p.m.