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RESEARCH DIVISION**

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**CHARTER REVISION COMMISSION URBAN SERVICES DISTRICT SUBCOMMITTEE  
NOTICED MEETING MINUTES  
Don Davis Room, 1<sup>st</sup> floor, City Hall**

**November 15, 2019  
9:00 a.m.**

**In attendance:** Commissioners Charles Griggs, Chair Ann-Marie knight (via telephone)

**Excused:** Commissioners Frank Denton and Celestine Mills

**Also:** Paige Johnston – Office of General Counsel; Anthony Baltiero – Council Research Division; Jessica Matthews and Jessica Smith – Legislative Services Division

**Guest Speakers:** Devin Thompson – LISC; Paul Tutwiler – Northwest Jacksonville CDC; Chris Hand

**Meeting Convened:** 9:10 a.m.

Call to Order – Commissioner Griggs called the meeting to order and stated that because the subcommittee meeting did not have enough members present for a quorum that the meeting would be conducted as a “Noticed Meeting” and not an official meeting of the subcommittee. As such, the approval of minutes and other subcommittee business will have to wait until the next official subcommittee meeting. Paige Johnston of OGC made similar remarks to put the meeting into the proper posture.

Presentation by Devin Thompson of LISC – Mr. Thompson gave a presentation, including PowerPoint slide printouts, demonstrating the work that LISC conducts. The presentation gave a brief overview of the functions and operations of LISC, particularly relating to their work in the Jacksonville area. Mr. Thompson talked about infrastructure, community involvement, and presented a brief statistical analysis of the Urban Core. Mr. Thompson talked about the creation of a possible CRA for the Urban core and spent some time talking about the impact of creating a Community Benefits Agreement (CBA). Mr. Thompson explained what CBAs are and provided an example from Nashville, Tennessee of a successfully implemented CBA. Mr. Thompson talked about the importance of diverse affordable housing and rent supplement programs. Upon completion of the presentation, Commissioner Griggs opened the floor to questions:

- Ann-Marie Knight: Ms. Knight asked about the use of CBAs in Jacksonville and if Mr. Thompson could share local LISC community success stories.

- Mr. Thompson: Mr. Thompson provided multiple local examples of LISC successes and talked about the reasons why CBAs have not been truly utilized in Jacksonville stating that the community has to call for it and the government has to be receptive to the idea. He mentioned that a first CBA needs to happen and others will follow more easily.
- Ann-Marie Knight: Ms. Knight asked if Indianapolis was consolidated and if they have successfully implemented CBAs.
- Mr. Thompson: Mr. Thompson confirmed that Indianapolis is consolidated and that they have implemented CBAs. He noted that they have a good community-oriented planning process that operates at the neighborhood level.
- Charles Griggs: Mr. Griggs asked about some of the issues that have caused such drastic disparities within the Urban Core. Mr. Griggs asked about what justifies the need for changes within these impacted areas.
- Mr. Thompson: Mr. Thompson mentioned that the social justice reasons for the needed changes are obvious, but he wanted to give an economic reason. Mr. Thompson stated that tax dollars spent in high density areas, such as the Urban Core, have a more significant impact in the overall economy of that geographical location. He noted that the centralization of community services has taken those services out of many of the areas where they are needed and suggested that creating service hubs in these communities can help to gather data about the area and provide essential services.
- Charles Griggs: Mr. Griggs asked if prioritization of resources is necessary for the Urban Core?
- Mr. Thompson: Mr. Thompson said that investments are usually based on plans and that the Urban Core would need to build a master plan to be able to solicit funds more effectively.
- Charles Griggs: Mr. Griggs asked if the Urban Core Investment Authority, if created, would manage the CBA, if created.
- Mr. Thompson: Mr. Thompson said that there are multiple options when creating a CBA and said that you could require a CBA as financing for an Urban Core Investment Authority. He mentioned that the Neighborhoods Department could play a significant role in the process.
- Charles Griggs: Mr. Griggs talked about having dollars only spent by agencies that operate in the Urban Core.
- Mr. Thompson: Mr. Thompson mentioned the establishment of a Tax Increment Financing District (TIF) or CBA to control the financing issues of an Urban Core Investment Authority.

Presentation by Paul Tutwiler – Northwest Jacksonville CDC – Mr. Tutwiler gave a quick presentation about the Northwest Jacksonville CDC and provided information about what they do and who they serve. He provided a brief personal history and a brief history about the situations in Jacksonville that have led to disparities within the Urban Core. Upon completion of the presentation, Commissioner Griggs opened the floor to questions:

- Charles Griggs: Mr. Griggs asked about what needs to be done outside of funding that will help with disparities within the Urban Core.
- Mr. Tutwiler: Mr. Tutwiler mentioned a few possibilities including rezoning and the need to understand policies and programs to help developers be more effective.
- Charles Griggs: Mr. Griggs asked if his group has the advocacy and support that is needed to break barriers within the Urban Core.

- Mr. Tutwiler: Mr. Tutwiler talked about his history and that it has taken him 20 years to get the knowledge and support that is needed. He continued by saying that you need to have a plan in place before seeking local and governmental support.
- Charles Griggs: Mr. Griggs asked if there is an absence of strategic planning of the work being done in Mr. Tutwiler’s CDC area.
- Mr. Tutwiler: Mr. Tutwiler said that LISC has been doing a wonderful job of converging resources for the area.

Presentation by Chris Hand – Mr. Hand gave a presentation about the updated 50<sup>th</sup> anniversary edition of the book, “A Quiet Revolution”. He suggested inviting Alton Yates to come and provide his insights on consolidation. Mr. Hand focused on the suggestions that were made in the updated edition of the book as they relate to unfulfilled promises of consolidation. The suggestions include: developing a mission of fulfilling promises; creating a detailed master plan; having a holistic business case made, including economic development, public safety, and job creation; finding a dedicated funding source, possibly including a portion of the CIP set aside or using the current franchise fee as a funding source; looking at the problem from a “telescope” instead of a “microscope” and look at other areas outside of the Urban Core that have unfulfilled promises from consolidation. Upon completion of the presentation, Commissioner Griggs opened the floor to questions:

- Ann-Marie Knight: Ms. Knight asked Mr. Hand to give his number 1 strategy for funding.
- Mr. Hand: Mr. Hand said that he doesn’t necessarily have a single funding source that he prefers and suggests that a menu of funding options should be created and shopped around to find funding.
- Charles Griggs: Mr. Griggs agreed with creating a menu of funding options but says that it will be up to the subcommittee whether or not to include the menu of funding options in their final recommendation to the committee as a whole. He also talked about trying to contact Alton Yates to come and speak to the subcommittee.
- Mr. Hand: Mr. Hand offered to reach out and try to contact Alton Yates. He also noted that there are multiple spots in the Charter that talk about dedicated funding sources and provided examples.

Public Comment (as time permits) – Commissioner Griggs opened the floor to public comments.

- John Nooney: Mr. Nooney talked about having CRAs providing mandatory access to Jacksonville waterways. Additionally, Mr. Nooney shared his displeasure with the subcommittee not including the Pledge of Allegiance in the meeting and the lack of a court reporter at subcommittee meetings.
- Stanley Scott: Mr. Scott talked about his displeasure with the leadership in Jacksonville.

Commissioner Griggs adjourned the meeting.

**Meeting adjourned: 10:57 AM**

Minutes: Anthony James Baltiero, Council Research Division  
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