



**JACKSONVILLE INTERNATIONAL AIRPORT CRA  
(JIA/CRA) ADVISORY BOARD  
HYBRID VIRTUAL & IN-PERSON MEETING  
117 WEST DUVAL STREET, MEZZANINE FLOOR  
PERS-EXAM ROOM 1, JACKSONVILLE, FL 32202**

***FRIDAY, JANUARY 21, 2022 – 10:00 A.M.***

**MEETING MINUTES**

**Location:** The JIA/CRA Advisory Board meeting was held as a hybrid virtual and in-person meeting. The JIA/CRA Advisory Board Members met in person at City Hall, 117 West Duval Street, Mezzanine Level – Exam Room 1.

**JIA/CRA Advisory Board Members Present:** Advisory Board Chair Greg Tison, Steve Swann, Tameka Joseph Darryl Patterson, and Lad Daniels

**JIA/CRA Advisory Board Members Absent:** Vice-Chair Tommy Ruffin

**Staff Present:** Kirk Wendland, Executive Director; Karen Nasrallah, Redevelopment Manager; Michelle Stephens, Recording Secretary

**Others Present:** Robin Smith, Public Works

**Representing the Office of General Counsel:** Susan Grandin

**I. CALL TO ORDER**

Chair Tison called the Jacksonville International Airport CRA (JIA/CRA) Advisory Board meeting to order at approximately 10:04 a.m.

**II. ACTION ITEMS**

**CONSIDERATION OF THE JUNE 10, 2021 JACKSONVILLE INTERNATIONAL AIRPORT CRA (JIA/CRA) ADVISORY BOARD MEETING MINUTES**

***A MOTION WAS MADE AND SECONDED APPROVING THE JUNE 10, 2021 JACKSONVILLE INTERNATIONAL AIRPORT CRA ADVISORY BOARD MEETING MINUTES. THE MOTION PASSED UNANIMOUSLY 4-0-0.***

**CONSIDERATION OF THE OCTOBER 14, 2021 JACKSONVILLE INTERNATIONAL AIRPORT CRA (JIA/CRA) ADVISORY BOARD MEETING MINUTES**

***A MOTION WAS MADE AND SECONDED APPROVING THE OCTOBER 14, 2021 JACKSONVILLE INTERNATIONAL AIRPORT CRA ADVISORY BOARD MEETING MINUTES. THE MOTION PASSED UNANIMOUSLY 4-0-0.***

Advisory Board Member D. Patterson arrived at the meeting after the approval of the meeting minutes.

**ELECTION OF OFFICERS**

Chair Tison noted that there is only 18 months remaining before the JIA/CRA sunsets on September 30, 2023.

Chair Tison opened the floor for nominations of Chair for calendar year 2022.

Advisory Board Member L. Daniels nominated the JIA/CRA Advisory Board current Chair, Greg Tison to serve another year as Chair of the JIA/CRA Advisory Board. There were no further nominations for Chair.

Advisory Board Member S. Swann asked if there was anything in the Bylaws that prohibits the current officers to serve another year in their current position. Ms. Nasrallah responded there is not adding that the only condition in the Bylaws regarding the election of Officers is that an election be conducted in January of each year.

***A MOTION WAS MADE BY ADVISORY BOARD MEMBER L. DANIELS AND SECONDED BY ADVISORY BOARD MEMBER S. SWANN TO RE-ELECT GREG TISON AS CHAIR OF THE JACKSONVILLE INTERNATIONAL AIRPORT CRA ADVISORY BOARD FOR CALENDAR YEAR 2022. THE MOTION PASSED UNANIMOUSLY 5-0-0.***

Chair Tison opened the floor for nominations of Vice Chair for calendar year 2022.

Advisory Board Member S. Swann nominated the JIA/CRA Advisory Board current Vice Chair Tommy Ruffin to serve another year as Vice Chair of the JIA/CRA Advisory Board. There were no further nominations for Vice Chair.

***A MOTION WAS MADE BY ADVISORY BOARD MEMBER S. SWANN AND SECONDED BY ADVISORY BOARD MEMBER L. DANIELS TO RE-ELECT TOMMY RUFFIN AS VICE CHAIR OF THE JACKSONVILLE INTERNATIONAL AIRPORT CRA ADVISORY BOARD FOR CALENDAR YEAR 2022. THE MOTION PASSED UNANIMOUSLY 5-0-0.***

Chair Tison opened the floor for nominations of Secretary/Treasurer for calendar year 2022.

Advisory Board Member L. Daniels nominated the JIA/CRA Advisory Board current Secretary/Treasurer, Tameka Joseph to serve another year as Secretary/Treasurer of the JIA/CRA Advisory Board. There were no further nominations for Secretary/Treasurer.

***A MOTION WAS MADE BY ADVISORY BOARD MEMBER L. DANIELS AND SECONDED BY ADVISORY BOARD MEMBER S. SWANN TO RE-ELECT TAMEKA JOSEPH AS SECRETARY/TREASURER OF THE JACKSONVILLE INTERNATIONAL AIRPORT CRA ADVISORY BOARD FOR CALENDAR YEAR 2022. THE MOTION PASSED UNANIMOUSLY 5-0-0.***

Advisory Board Member D. Patterson asked about the possibility of the JIA/CRA extending past the sunset date of September 30, 2023. Mr. Wendland responded that the challenge would be to redefend the area as blighted. Advisory Board Member S. Swann added that the data on record does not support that the area is still blighted.

Mr. Wendland explained what will happen when the JIA/CRA expires. He commented that when staff presents the FY 2022/2023 Proposed Budget there will be funding set aside in Professional Services to hire a consultant to do a closure report for the JIA/CRA. He advised that the General Fund would absorb all of

the revenue and long-term commitments adding that the revenue is higher than the commitments making it a net gain to the General Fund. Any new Public Works projects would go through the CIP and budget process like other city projects that are not located within a designated CRA.

Chair Tison asked if there was anything that the JIA/CRA Advisory Board should be thinking in preparation for the sunseting of the JIA/CRA in September 2023.

Advisory Board Member L. Daniels commented that the JIA/CRA has been in operation for many years and has made significant improvements in the area such as the River City Marketplace, UF Hospital, Trade Port, to name a few that have all benefited from the JIA/CRA. He suggested as the JIA/CRA sunsets to take note of all of the projects that have been completed in the JIA/CRA over the last 30 years.

### **CONSIDERATION OF PUBLIC WORKS PROJECT – HARTS ROAD BRIDGE REPLACEMENT**

Mr. Wendland noted that the three projects that Robin is going to talk about have been discussed with the JIA/CRA Advisory Board in past meetings. He advised that when budgets for projects are put together, they are based on preliminary estimates provided at that time. He added that in recent years costs have increased and in particularly with infrastructure projects. Mr. Wendland referencing the JIA/CRA FY 2021/2022 Amended Budget provided advised that there is approximately \$5 million in the current year's budget in Unallocated Plan Authorized Expenditures. The three projects for the JIA/CRA Advisory Board consideration total approximately \$3.1 million leaving an approximate balance of \$1.864 in Unallocated Plan Authorized Expenditures. He advised that there is approximately \$700,000 in interest earnings that has not yet posted. If the three projects are approved today, there will be a balance of approximately \$2.5 million remaining for the current fiscal year.

Advisory Board Member S. Swann commented that ideally you would want the CRA to sunset with no debt obligation(s). Mr. Wendland responded that sunseting with no debt obligations is not a requirement adding that the only debt they have is associated with the River City Market Place. He noted that the obligation could have been taken care of a while ago. The project has been refinanced once or twice adding that they will provide the information to the Advisory Board.

Mr. Robin Smith with Public Works provided an update on the Harts Road Bridge Replacement Project. He noted that the design plans are close to being 90% complete. He noted that when they were reviewing the plan, they realized that while the bridge was out of the flood zone going north over the bridge to the next intersection, which is Turtle Creek Drive South that intersection would probably be under water after heavy rains. They went back to the consultants and asked what it would take to get that intersection out of the flood zone. In order to bring the intersection out of the flood zone new fill material and retaining walls will be needed increasing the project costs approximately \$2 million dollars. The initial budget for the project was \$3 million and has increased to \$5 million adding that the costs are related to redesign of the project. Mr. Smith noted that the design fee to date is \$748,000 adding that \$100,000 for redesign is included in the \$2 million additional funding being requested.

***A MOTION WAS MADE BY ADVISORY BOARD MEMBER L. DANIELS AND SECONDED BY ADVISORY BOARD MEMBER S. SWANN TO APPROVE THE ALLOCATION OF AN ADDITIONAL \$2 MILLION FOR THE HARTS ROAD BRIDGE REPLACEMENT PROJECT. THE MOTION PASSED UNANIMOUSLY 5-0-0.***

### **CONSIDERATION OF PUBLIC WORKS PROJECT – DUVAL ROAD-AIRPORT TO BISCANYNE-SIDEWALKS-MOBILITY (cc)**

Mr. Smith commented that the Duval Road-Airport to Biscayne-Sidewalks-Mobility(cc) project is a sidewalk project to build sidewalks down Duval Road. He noted that the costs have increased since the original estimate. The project is approximately \$1.1 million short of what is needed to complete the project. The request today is to add \$1.1 million to the project.

***A MOTION WAS MADE BY ADVISORY BOARD MEMBER L. DANIELS AND SECONDED BY ADVISORY BOARD MEMBER S. SWANN TO APPROVE THE ALLOCATION OF AN ADDITIONAL \$1.1 MILLION FOR THE DUVAL ROAD-AIRPORT TO BISCAYNE-SIDEWALKS-MOBILITY cc PROJECT. THE MOTION PASSED UNANIMOUSLY 5-0-0.***

**CONSIDERATION OF PUBLIC WORKS PROJECT – RANCH ROAD-DUVAL TO TRADEPORT-SIDEWALKS-MOBILITY (dd)**

Mr. Smith commented that the Ranch Road-Duval to Tradeport-Sidewalks-Mobility (dd) project is another sidewalk project. The current estimate is \$195,000 adding that prices have increased 25%-30% in the last two years. The request today is to add \$50,000 to the project.

***A MOTION WAS MADE BY ADVISORY BOARD MEMBER S. SWANN AND SECONDED BY ADVISORY BOARD MEMBER L. DANIELS TO APPROVE THE ALLOCATION OF AN ADDITIONAL \$50,000 FOR THE RANCH ROAD-DUVAL TO TRADEPORT-SIDEWALKS0MOBILITY dd PROJECT. THE MOTION PASSED UNANIMOUSLY 5-0-0.***

Mr. Wendland noted that the projects will be presented to the JIA/CRA Agency Board for consideration on February 8, 2022, at 4:00 p.m. in Council Chambers.

**III. GENERAL INFORMATION**

No general information was shared.

**IV. NEW BUSINESS**

No new business was discussed.

**V. OLD BUSINESS**

Chair Tison asked if there were any updates on the Main Street Widening Project. Mr. Smith replied that the project is still a few years out before construction starts. He has information from FDOT with dates and funding amounts they have committed to. He offered to share the information he has from FDOT with the Advisory Board.

Mr. Wendland noted that we just got the contract with FDOT, and it has been signed by the Mayor and forwarded to FDOT for their signature.

**VI. PUBLIC COMMENTS**

There were no comments from the public.

**VII. ADJOURNMENT**

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There being no further business, Chair Tison adjourned the JIA/CRA Advisory Board meeting at approximately 10:36 a.m.

The written minutes for this meeting are only an overview of what was discussed. For verbatim comments of this meeting, an audio file of the meeting is available in its entirety and is available upon request. Please contact Karen Nasrallah at (904) 255-5449, or by email at [karenn@coj.net](mailto:karenn@coj.net).