***JACKSONVILLE INTERNATIONAL AIRPORT COMMUNITY
REDEVELOPMENT AREA (JIA/CRA) ADVISORY BOARD
HYBRID VIRTUAL AND IN-PERSON MEETING- 117 WEST DUVAL
STREET, MEZZANINE FLOOR, PERS-EXAM ROOM 1,
JACKSONVILLE, FL 32202***
THURSDAY, FEBRUARY 11, 2021 – 4:00 p.m.

MEETING MINUTES

Location: Due to COVID-19, the RA/CRA Advisory Board meeting was held as a hybrid meeting. RA/CRA Advisory Board Members met in person at City Hall, 117 W Duval Street, , Mezzanine Floor, Pers-Exam-Room-1, Jacksonville, FL 32202. The public was welcomed via ZOOM.

JIA/CRA Advisory Board Members In-Person: Advisory Board Chair Greg Tison, Vice-Chair Tommy Ruffin, Steve Swann, Lad Daniels and Darryl Patterson

JIA/CRA Advisory Board Members Participating Via ZOOM: N/A

Advisory Board Members Absent: Tameka Joseph,

Staff Present: Kirk Wendland, Executive Director of OED, Karen Nasrallah, Redevelopment Manager; Angie Slayton, Recording Secretary

Representing the Office of General Counsel: Susan Grandin

Representing City Council:

Others Present: Sean Flannigan, Tom Keady, Susan Burk, William

I. CALL TO ORDER

An in-person quorum was confirmed, and Chair Tison called the Jacksonville International Airport Community Redevelopment Area (JIA/CRA) Advisory Board meeting to order at approximately 4:00 p.m.

II. ACTION ITEMS

APPROVAL OF THE JULY 16, 2020 JACKSONVILLE INTERNATIONAL AIRPORT COMMUNITY REDEVELOPMENT AREA (JIA/CRA) ADVISORY BOARD MEETING MINUTES

A MOTION WAS MADE AND SECONDED APPROVING THE JULY 16, 2020 JACKSONVILLE INTERNATIONAL AIRPORT CRA ADVISORY BOARD MEETING MINUTES WITH CORRECTIONS TO CHAIR AND VICE-CHAIR TITLES. THE MOTION PASSED UNANIMOUSLY 4-0.

APPROVAL OF THE JANUARY 21, 2021 JACKSONVILLE INTERNATIONAL AIRPORT COMMUNITY REDEVELOPMENT AREA (JIA/CRA) ADVISORY BOARD MEETING MINUTES

A MOTION WAS MADE AND SECONDED APPROVING THE JANUARY 21, 2021 JACKSONVILLE INTERNATIONAL AIRPORT CRA ADVISORY BOARD MEETING MINUTES. THE MOTION PASSED UNANIMOUSLY 4-0.

RANCH ROAD IMPROVEMENT PROJECT
Mr. K. Wendland, Executive Director of OED, provided an overview of the Ranch Road Improvement Project. This is an estimated more than $50 million Capital Improvement Project. It includes a 324 Unit, Class A Apartments. The developer is asking for $250,000 to assist with an Infrastructure Project.

Mr. Sean Flannigan of Aventon Companies provided a presentation to show the 18 acres just south of the Crown Plaza Hotel, that will house 324 Class A Apartments including:
- A Club House with:
  - A Game Room
  - State of the Art Fitness Center
  - Remote Workstations
  - Amenity Area Wi-Fi

A Gym
- A Resort Style Pool
- A Pond
- Outdoor Dining
- Fire Pits
- An Activity Lawn
- Cabanas
- Outdoor yoga/Fitness Space
- A Dog Park
- Community Boardwalk and Trail

Mr. Flannigan stated the entrance to the community will be located on Ranch Road. This roadway is in dire need of complete replacement as well as updating the drainage system. The reconstruction of the roadway would not be completed until after the community work has been completed as to not have the new road damaged from the construction equipment.

Advisory Board Member S. Swann asked if the apartment project is dependent on the road replacement.

Mr. Flannigan replied no, the project is not dependent on replacing the road, however, it would make entry into the community more appealing.

Advisory Board Member S. Swann asked if this development would bring new jobs to the area.

Mr. Flannigan replied yes, an estimated 15 jobs will result directly from the community.

Mr. K. Wendland added that with the addition of the project, more capital, as well as new job growth in the area could be expected.

A MOTION WAS MADE AND SECONDED APPROVING FUNDING FOR THE RANCH ROAD IMPROVEMENT PROJECT. THE MOTION PASSED 4-1 (DARRYL PATTERSON).

CONSIDERATION OF REVISED BYLAW CHANGES

Ms. S. Grandin, OGC, gave a brief overview of the changes previously discussed to the Jacksonville International Airport CRA Advisory Board Bylaws.

A MOTION WAS MADE AND SECONDED APPROVING THE AMENDED JACKSONVILLE INTERNATIONAL AIRPORT CRA ADVISORY BOARD BYLAWS. THE MOTION PASSED 5-1

ELECTION OF OFFICERS

A MOTION WAS MADE AND SECONDED TO RETAIN THE CURRENT SEATING OF ALL JACKSONVILLE INTERNATIONAL AIRPORT CRA ADVISORY BOARD MEMBERS. THE MOTION PASSED 5-1.

III.   GENERAL INFORMATION

No General Information

IV.   NEW BUSINESS

Ms. K. Nasrallah suggested to the JIA CRA Advisory Board Members moving the monthly meeting to a more advanced meeting room located at the Jacksonville Downtown Public Library. The JIA CRA Advisory Board Members were agreeable to this change for future meetings.

V.   OLD BUSINESS

Mr. K. Wendland stated staff members meet with Jim Knight and the District Councilmember. The widening of N. Main Street has been divided into two phases. The current estimated cost per each segment is more than $20 million, up from the previous estimates of $12 million.

Advisory Board Member L. Daniels asked if the JIA CRA contributes the funding for this project, would it speed up the process to begin and the completion.

Mr. K. Wendland replied it would move the start of the project forward, however there is still a lengthy timeframe for completion of work. Mr. Wendland did ask the Advisory Board Members to consider if funding is contributed to the first phase jump start the widening project, the second phase would be started sooner rather than later also.

VI.   PUBLIC COMMENTS

There were no comments from public.

VII.   ADJOURNMENT

The next scheduled meeting is Tuesday, March 16, 2021 at 4:00 p.m.

There being no further business, Chair Tison adjourned the JIA/CRA Advisory Board meeting at approximately 5:00 p.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 Michelle Stephens at (904) 255-5452, or by email at msteph@coj.net.