



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

***THURSDAY, APRIL 14, 2022 – 4:00 P.M.***

**MEETING MINUTES**

**JIA/CRA Advisory Board Members Present:** Advisory Board Chair Greg Tison, Vice-Chair Tommy Ruffin, Steve Swann, and Lad Daniels

**JIA/CRA Advisory Board Members Absent:** Tameka Joseph and Darryl Patterson

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

**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 4:08 p.m.

**II. ACTION ITEMS**

**CONSIDERATION OF THE JANUARY 21, 2022 JACKSONVILLE INTERNATIONAL AIRPORT CRA (JIA/CRA) ADVISORY BOARD MEETING MINUTES**

***A MOTION WAS MADE BY ADVISORY BOARD MEMBER S. SWANN AND SECONDED BY ADVISORY BOARD MEMBER L. DANIELS APPROVING THE JANUARY 21, 2022 JACKSONVILLE INTERNATIONAL AIRPORT CRA (JIA/CRA) ADVISORY BOARD MEETING MINUTES. THE MOTION PASSED UNANIMOUSLY 4-0-0.***

**CONSIDERATION OF FY 2022/2023 PROPOSED BUDGET**

Mr. Wendland reviewed the FY 2022/2023 Proposed Budget noting that they will be taking the budget to the Agency Board for consideration on Tuesday, May 10, 2022. Department budgets are due to the Budget office during May, which then goes to the Mayor's Office in June for Council consideration in July. He noted that the proposed budget is going to change before it is officially adopted by City Council. He noted that the property tax amount of \$15,757,504 is a preliminary estimate that reflects current levels, as advised by the Budget Office. Final revenues should be available after July 1, 2022. The Investment Pool Earnings of \$331,000 is also a preliminary estimate based on FY 2022 annualized actuals and is subject to change. He added that because

there are projects out there that have been approved but not completed those dollars are accounted for within the JIA/CRA Budget.

Advisory Board Member S. Swann asked Mr. Wendland if the dollars that come from the Investment Pool Earnings are considered encumbered. Mr. Wendland responded that they are adding that the dollars have already been appropriated and encumbered but have not been spent yet because there are construction projects still to be completed.

Vice-Chair Ruffin asked Mr. Wendland how solid the current pricing on projects may be. Mr. Wendland responded that Public Works has contracts on some projects, and they are still working on others so numbers could be preliminary. He added that staff will come back to the Advisory Board for additional funding for projects, as needed and he suspects that will do that again this year. He recalled the January JIA/CRA Advisory Board meeting when the Advisory Board approved additional dollars for a few projects due to cost overruns. Staff meets quarterly with Public Works and the last time they met Public Works, they felt comfortable with current pricing.

Vice-Chair Ruffin asked about funding for the Main Street Project adding that he thought the Advisory Board recommended \$15,000,000 taking Main Street from New Berlin to Airport Center Drive. He thought they made that decision to ensure there was enough leeway to cover unexpected projects and any additional project costs.

Mr. Wendland advised that the Agency Board amended the Advisory Board's recommendation and approved \$23 million total for the City's contribution, payable in three installments, over a 3-year period, beginning in FY 21: \$9 million; FY 22 \$7 million and \$7 million in 2023. He noted that at the Agency Board meeting there were Agency Board Members who wanted to know what the unanticipated projects were and since none were mentioned they approved \$23 million to complete the entire project. Mr. Wendland added that the good thing on Main Street is that we have a contract with FDOT. The JIA/CRA is funding the \$23 million of the project and any cost overruns are going to be the responsibility of FDOT.

Mr. Wendland noted an increase in Administrative Expenses under the OGC line item adding that the increase is primarily related to the sunseting of the JIA/CRA. He added that they thought they may need a study for the closure, but as they have looked into it, a study is not required. He also noted that there will still be a fair amount of legal work that has to happen in order to move forward with the final closure of the JIA/CRA.

Mr. Wendland advised that they are requesting the Advisory Board to approve the FY 2022/2023 Proposed Budget today noting that after the revenues and expenditures are balanced, any balance remaining will go into Unallocated Plan Authorized Expenditures and starting October 1, 2022, the Advisory Board will have the ability to make recommendations.

Mr. Wendland advised that the FY 2022/2023 will be the last budget for the JIA/CRA. He noted that Amazon and RAMCO will extend beyond 2023. He noted that the infrastructure projects that the Advisory Board has previously approved are funded unless there is a shortfall along the way and we come back to the Advisory Board next year to add additional funding.

Mr. Wendland noted that upon closure of the JIA/CRA all revenue will go to the General Fund and the multiyear funded projects will be paid from the General Fund.

Advisory Board Member L. Daniels asked if there was any push back on the closure of the JIA/CRA and could it be extended. Ms. Nasrallah responded that you would have to go back and do a new Finding of Necessity adding that the area is no longer considered slum or blighted so meeting the state's definition of blighted would be difficult.

***A MOTION WAS MADE BY VICE-CHAIR T. RUFFIN AND SECONDED BY ADVISORY BOARD MEMBER L. DANIELS RECOMMENDING ADOPTION BY THE JIA/CRA AGENCY BOARD OF THE FY 2022/2023 PROPOSED BUDGET. THE MOTION WAS APPROVED UNANIMOUSLY 4-0-0.***

Mr. Wendland noted that the \$4.9 in Unallocated Plan Authorized Expenditures for the FY 21/22 Approved Budget is incorrect and should reflect an amount closer to \$2.1 million. There were a few projects funding was allocated to that are not reflected on the budget provided at today's meeting.

Mr. Wendland advised that the JIA/CRA Advisory Board will need to meet again before August to make recommendations for the amount remaining in Unallocated Plan Authorized Expenditures for FY 2021/2022. He noted they have a few choices. They can allocate the funds towards projects that may be underfunded due to an increase in costs, they could propose a new project, they can pay down debt or let it roll to the General Fund.

Ms. Nasrallah noted that at the January 21, 2022, the Advisory Board approved \$1.1 million for the Duval Road-Airport to Biscayne-Sidewalks-Mobility (cc) project, \$2 million for the Harts Bridge Replacement Project and \$50,000 for the Ranch Road-Duval to Tradeport-Sidewalks-Mobility (dd) Project. That actually takes the FY 2021/2022 Unallocated Plan Authorized Expenditure amount to \$1.9 and with interest earnings to about \$2.1 million for the Advisory Board to allocate closer to the end of the current fiscal year.

### **III. GENERAL INFORMATION**

#### **CONSIDERATION OF JIA/CRA CLOSURE**

Ms. Grandin reviewed Chapter 163.3755 of the Florida Statute that talks about termination of community redevelopment agencies.

- A Community Redevelopment Agency that is in existence on October 1, 2019 (JIA/CRA was) shall terminate on the expiration date provided in the Agency's charter (Ordinance 93-159-57). The Ordinance does not specify the date, but it does say when the base year is and when it came into effect. It says the Redevelopment Trust Fund would start in FY 1993/1994, advance 30 years which is FY 2022/2023.

Mr. Wendland noted that they will prepare a summary report that would cumulate projects completed in the 30-year period, where the JIA/CRA started and where it ended from a taxable value standpoint. The Advisory Board agreed that they would like to see projects highlighted, etc. in the report.

Ms. Nasrallah noted that the TIF for the JIA/CRA has been very successful and is a role model for TIF's across the state.

Mr. Wendland advised they will prepare a report and bring it before the Advisory Board for consideration next calendar year.

#### **IV. NEW BUSINESS**

No new business was discussed.

#### **V. OLD BUSINESS**

Ms. Nasrallah noted that they will have to have another meeting in June.

#### **VI. PUBLIC COMMENTS**

There were no comments from the public.

#### **VII. ADJOURNMENT**

There being no further business, Chair Tison adjourned the JIA/CRA Advisory Board meeting at approximately 4:37 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 Karen Nasrallah at (904) 255-5449, or by email at [karenn@coj.net](mailto:karenn@coj.net).