



**JACKSONVILLE INTERNATIONAL AIRPORT COMMUNITY
REDEVELOPMENT AREA (JIA/CRA) ADVISORY BOARD
HYBRID VIRTUAL AND IN-PERSON MEETING- CITY HALL-ST. JAMES
BUILDING, 117 W. DUVAL STREET, 3RD FLOOR, CONFERENCE
ROOM 3C, JACKSONVILLE, FL 32202**

THURSDAY, JUNE 10, 2021 – 4:00 P.M.

MEETING MINUTES

Location: Due to COVID-19, the JIA/CRA Advisory Board meeting was held as a hybrid meeting. JIA/CRA Advisory Board Members met in person at City Hall-St. James Building- 117 W. Duval Street, 3rd Floor, Conference Room 3C, 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, Tameka Joseph

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

Advisory Board Members Absent: Lad Daniels and Darryl Patterson

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

Representing the Office of General Counsel: Susan Grandin

Others Present: Robin Smith, Public Works,

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 3:59 p.m.

II. ACTION ITEMS

APPROVAL OF THE MARCH 16, 2021 JACKSONVILLE INTERNATIONAL AIRPORT COMMUNITY REDEVELOPMENT AREA (JIA/CRA) ADVISORY BOARD MEETING MINUTES

A MOTION WAS MADE AND SECONDED APPROVING THE MARCH 16, 2021 JACKSONVILLE INTERNATIONAL AIRPORT CRA ADVISORY BOARD MEETING MINUTES AS PRESENTED. THE MOTION PASSED UNANIMOUSLY 4-0.

PUBLIC WORKS PROJECTS FOR FUNDING CONSIDERATION

Mr. K. Wendland reviewed a proposed project worksheet provided by Councilmember Gaffney for consideration of JIA CRA funding. Mr. K. Wendland advised that only six of the eighteen proposed projects are eligible for consideration due to several of the proposed projects are located in residential neighborhoods and are not part of the Community Redevelopment Plan.

Ms. K. Nasrallah also reviewed the proposed project worksheet advising that after multiple discussions with the Public Works Department and Councilmember Gaffney's Office, the proposed resurfacing projects were not eligible as resurfacing roads are considered maintenance and road maintenance is not included in any of the Community Redevelopment Plans. The proposed resurfacing projects include:

- Turtle Creek Drive N & S
- Squirrel Lane N & S
- Yellow Trail Court
- Montego Bay Dr. S, E & W
- Cricket Court
- Lobster Lane
- Laguna Court
- Manatee Dr.
- Curacao Court
- Quail Hollow Dr.
- Blue Gill Road

Ms. K. Nasrallah also advised the exception to this is a road project such as Cole Road or Duval Road where the road is being torn up due adding sidewalks or upgrading the roadway, then road resurfacing necessary.

Ms. K. Nasrallah reviewed the remaining proposed projects as follows:

- The Turtle Creek Subdivision and the Harts Road Traffic Calming proposed projects are eligible for consideration.
- The Biscayne Blvd Traffic Calming proposed project was removed by the Traffic Engineering Department due to its proximity to the elementary school.
- The Harts Road Bridge and the Biscayne Blvd Bridge- clean-up are eligible as maintenance for repair and safety hazards.
- The Ranch Road Cross Drain Replacement, between Airport Road & Owens Road and 935 Turtle Creek Dr. N., drainage pipe lining, are eligible as this is part of the Community Redevelopment Plan.

Ms. K. Nasrallah referred project detail question to Robin Smith with Public Works.

Mr. K. Wendland advised the requested proposed estimated funding would change from \$1,295,282 to \$512,282 due to project eligibility. Mr. K. Wendland then asked the JIA CRA Advisory Board Members to consider a motion to accept and approve the recommendation for funding the eligible proposed projects totaling \$512,282 to the JIA CRA Agency Board Members.

JIA CRA Advisory Board Vice-Chair T. Ruffin asked, what is the possibility of the Public Works Department returning at a later date to request additional funding?

Mr. K. Wendland replied it is a possibility. The current funding requests are estimates only. For the smaller proposed projects, the funding is not likely to change. For the larger proposed projects, material and labor costs are likely to rise over the next few years therefore creating a need for additional funding.

JIA CRA Advisory Board Vice-Chair T. Ruffin asked will the requested funding be used for work listed in the "status" field of the provided worksheet.

Mr. R. Smith, Public Works, replied, if approved, the requested funding estimates will ensure the forward progress of the proposed projects and will be used for the work in the "status" field. Currently, the only variation Mr. R. Smith foresees is to the Harts Road Traffic Calming Proposed Project as it is still in the early evaluation portion of project and the design phase has not begun.

JIA CRA Advisory Board Vice-Chair T. Ruffin asked is it possible to get a total project cost prior to consideration for approval.

Mr. K. Wendland replied, if funding has not been appropriated for the proposed projects, then bidding for contracts cannot move forward to obtain a more definitive proposed project cost. Mr. K. Wendland stated that if proposed project is bid out and the contractor quotes a higher price than the approved amount, Public Works would then come back to the JIA CRA Advisory Board Members to request additional funding prior to the project being awarded to the contractor.

Mr. R. Smith confirmed what Mr. K. Wendland stated about not being able to move forward without some portion of the funding being appropriated to the proposed projects.

JIA CRA Advisory Board Vice-Chair T. Ruffin asked what happens if the proposed funding is approved and the actual funding needed is more than the JIA CRA Advisory Board would like to approve. Is the JIA CRA out of the previously approved funding?

Mr. R. Smith replied is a manor yes, however, you would have a definitive answer as to is this a one million dollar project or a five million dollar project.

JIA CRA Advisory Board Vice-Chair T. Ruffin replied this was not a correct answer as the proposed project cost would increase each year do to material and labor cost increases.

JIA CRA Advisory Board Chair G. Tison asked for a timeline for replacing the Harts Road Bridge as cleaning the bridge is one of the proposed projects.

Mr. R. Smith replied he did not have a definite date to start as it is in the design phase but he would estimate the start to be within a year, however, it could be longer as there are minor design issues that could delay the start of the project. .

Mr. K. Wendland reminded the JIA CRA Advisory Board Members that this proposed project list came from Councilmember Gaffney's Office for consideration and not from the Public Works Department.

JIA CRA Advisory Board Member S. Swann asked for the remaining budget balance for the Fiscal Year 21/22.

Mr. K. Wendland replied just under \$9.97 million prior to the \$5 million per year for three years that was approved by the JIA CRA Advisory Board Members for the N. Main Street Road Widening Project. If the project and funding are approved by the JIA CRA Agency Board Members on June 22, 2021, the remaining Fiscal Year 21/22 Budget will be \$4.97 million. All other currently funded CRA projects are fully funded.

A MOTION WAS MADE AND SECONDED TO APPROVE THE RECOMMENDATION OF FUNDING FOR THE REMAINING ELIGIBLE PROPOSED PROJECTS. THE MOTION WAS UNANIMOUSLY APPROVED 4-0.

III. GENERAL INFORMATION

Mr. K. Wendland stated there will be a JIA CRA Agency Board meeting on June 22, 2021 at 1:00 P.M. At this meeting the JIA CRA Advisory Board recommendation to approve \$15 million for the N. Main Street Project in three yearly payments of five million dollars each, will be presented for approval by the JIA CRA Agency Board Members.

Mr. K. Wendland also advised the first proposed budget for Fiscal Year 21/22 is \$15.5 million.

JIA CRA Advisory Board Member S. Swann asked how the N. Main Street Road Widening Project will be affected within the Public Works Department if approved by the JIA CRA Agency board Members.

Mr. R. Smith replied that if the funding is approved it would trigger the project to move forward at an increased pace.

JIA CRA Advisory Board Member S. Swann asked what kind of land purchase will be required as in the past CSX did not want to sell property.

Mr. K. Wendland replied that Jim Knight stated a different plan design would be used that would reduce the easement required for widening.

Mr. R. Smith stated that in place of two five foot bike lanes, there is a ten foot multiuse path which also negates the need for the six foot sidewalk.

Ms. K. Nasrallah stated that per Jim Knights' handout at the prior meeting, the JIA CRA's commitment of \$15 million would trigger an FDOT commitment of \$6.5 million and a TPO commitment of \$6 million. If the JIA CRA committed \$23 million it would trigger an FDOT commitment of \$9.5 million and a TPO commitment of \$12 million for a total of \$44.5 million.

JIA CRA Advisory Board Chair G. Tison asked with the Sunset of the JIA CRA Advisory Board coming up, are there requirements of the JIA CRA Advisory Board that need to be completed.

Mr. K. Wendland replied yes there is, however, more information and research is needed before advising what those requirements are. Any funds that are remaining after the CRA sunsets will rollover into the General Fund.

IV. NEW BUSINESS

No New Business

V. OLD BUSINESS

No Old Business

VI. PUBLIC COMMENTS

There Were No Public Comments

VII. ADJOURNMENT

There being no further business, Chair Tison adjourned the JIA/CRA Advisory Board meeting at approximately 4:35 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.