



**JACKSONVILLE INTERNATIONAL AIRPORT COMMUNITY
REDEVELOPMENT AGENCY (JIA/CRA) BOARD**
City Council Chambers
117 West Duval Street, Jacksonville, FL 32202
Wednesday, May 15, 2019 – 1:30 p.m.

MEETING MINUTES
WEDNESDAY, MAY 15, 2019 – 1:30 P.M.

Location: Council Chambers, 1st Floor, City Hall at St. James, 117 West Duval Street, Jacksonville, FL 32202

Agency Board Members Present: Agency Board Chair Aaron Bowman, Agency Board Member John Crescimbeni, Reginald Gaffney, Jim Love, Joyce Morgan, Sam Newby, Ju’Coby Pittman, Al Ferraro, Terrance Freeman, Danny Becton, Bill Gulliford, Tommy Hazouri, Matt Schellenberg, Greg Anderson and Randy White

Agency Board Members Excused: Agency Board Member Garrett Dennis, Lori Boyer, Anna Lopez-Brosche and Scott Wilson

I. CALL TO ORDER

Chair A. Bowman called the Jacksonville International Airport Community Redevelopment Agency (JIA/CRA) Board meeting to order at 1:56 p.m.

II. ACTION ITEMS

APPROVAL OF THE FEBRUARY 12, 2019 JACKSONVILLE INTERNATIONAL AIRPORT COMMUNITY REDEVELOPMENT AGENCY (JIA/CRA) BOARD MEETING MINUTES

Chair A. Bowman opened the floor for public comment. There were no comments from the public.

A MOTION WAS MADE AND SECONDED APPROVING THE FEBRUARY 12, 2019 JACKSONVILLE INTERNATIONAL AIRPORT COMMUNITY REDEVELOPMENT AGENCY (JIA/CRA) BOARD MEETING MINUTES. THE MOTION PASSED UNANIMOUSLY, 13-0-0.

FY 2018/2019 PROPOSED AMENDED BUDGET (RESOLUTION JIA/CRA-2019-02)

Mr. Wendland reviewed the JIA/CRA FY 2018/2019 Proposed Amended Budget, narrative of the JIA/CRA Mobility Corridor Projects and related Potential Projects Map.

- Slight Revenue shortfall from budget to actual of \$1,470.
- Referencing the Total Financial Obligations line item, there is an additional \$394,642 in funding.
- Addition of \$300,000 for the Marsh Hen Drive Road Improvement Project. In FY 2017/2018, the Agency Board approved 300,000 for a small stretch of Marsh Hen Drive

Road that floods during heavy rain fall. Public Works has reassessed the area and feels that the budget needs to be doubled in order to complete the project.

- Noted that all of the projects on the Potential Projects Map provided are mobility projects.
 - 1) Mobility Project aa: Sidewalks on Cole Road from Duval Rd. to Cole Rd. West in the amount of \$1,100,000 in addition to \$321,763 for resurfacing the same section of the roadway.
 - 2) Mobility Project bb: Sidewalks from Cole Rd. West to Main Street in the amount of \$695,000 in addition to \$247,932 for resurfacing the same section of the roadway.
 - 3) Mobility Project cc: Sidewalks on Duval Rd. from Biscayne to Airport Rd. in the amount of approximately \$2,100,000. We are requesting to fund a portion of Mobility Project cc with the balance of the funding in the FY 2018/2019 Unallocated Plan Authorized Expenditures, which is \$575,250. For FY 2019/2020 Proposed Budget, we are requesting the balance of \$1,524,750 for the project.
- All funding for FY 2018/2019 will be allocated.

Agency Board Member Joyce Morgan arrived at the meeting at 2:02 pm.

Chair A. Bowman opened the floor for public comment.

Ms. Kathy Mcfadder (Speaker card on file). Ms. Mcfadder voiced that the sidewalk improvements and road resurfacing projects along Cole Rd. are desperately needed in the community and hopes that the Agency Board approves the funding for the projects.

A MOTION WAS MADE AND SECONDED TO APPROVE JACKSONVILLE INTERNATIONAL AIRPORT COMMUNITY REDEVELOPMENT AGENCY (“JIA/CRA”) BOARD RESOLUTION JIA/CRA-2019-02 ADOPTING A FY 2018-2019 AMENDED BUDGET; ALLOCATING ADDITIONAL FUNDING TO THE MARSH HEN DRIVE ROAD IMPROVEMENTS PROJECT; ALLOCATING FUNDING TO THE MOBILITY PROJECTS AA), BB), CC), FOR THE SIDEWALK AND RESURFACING IMPROVEMENT PROJECTS; ALLOWING FOR THE SOLICITATION OF COMPETITIVE PROPOSALS AND AWARD OF CONTRACTS THROUGH CHAPTER 126, ORDINANCE CODE, APPROVED AS PART OF THIS BUDGET AMENDMENT; AUTHORIZING THE MAYOR AND CORPORATION SECRETARY TO EXECUTE AND DELIVER ALL CONTRACTS; PROVIDING FOR OVERSIGHT BY PUBLIC WORKS; PROVIDING AN EFFECTIVE DATE. THE MOTION PASSED UNANIMOUSLY, 14-0-0.

FY 2019/2020 PROPOSED BUDGET (RESOLUTION JIA/CRA-2019-03)

Mr. Wendland reviewed the JIA/CRA FY 2019/2020 Proposed Budget.

- The FY 2019/2020 Revenue is preliminary and reflects the FY 2018/2019 Property Tax actuals because the preliminary tax rolls are not available from the Property Appraiser's Office until June. When the budget comes back to the Agency Board sitting as the City Council, the revenues should show an increase.
- Noted that the Supervision Allocation is more in the JIA/CRA than the other CRAs due to the number of projects within the JIA/CRA that require more monitoring and staff time.
- The Financial Obligations section is for contractual obligations (REV Grants and QTI deals) related to previously approved projects within the JIA/CRA.
- The Debt Service for RAMCO (\$745,000) is paying back some bonds that were issued years ago to help with infrastructure at the River City Market Place Project.
- Balance remaining \$7,704,299.
- Plan Authorized Expenditures: \$658,284 is for the resurfacing of Duval Rd. from Biscayne to Airport (Mobility Project cc). \$1,524,750 is the balance remaining to finish the sidewalks for Mobility Project cc. \$195,000 is for sidewalks on Ranch Rd. from Duval to Tradeport (Mobility Project dd). Noted that resurfacing is not needed for Mobility Project dd because the road was recently resurfaced as part of another project.
- The balance of \$5,326,266 goes into the Unallocated Plan Authorized Expenditure category for future appropriation.

Chair Bowman asked if there were any rules or policy that dictates how much can be carried over as unallocated noting that \$5,326,266 seems like a lot of money to be unallocated. He asked if someone was working on a proposed plan for the unallocated funding.

Mr. Wendland responded that he is not aware of any monetary value amount that is restricted to be in the unallocated category. He added that if the funding is not spent or allocated to a project or future year debt service than it rolls to the General Fund.

Mr. Wendland commented that they have been working with Public Works to look for projects that meet the criteria of the Plan and that would be viable uses of the funding. He added that they have been working with JIA/CRA Agency Board Vice-Chair Gaffney for ideas and the Planning Department from a mobility standpoint.

JIA/CRA Agency Board Vice-Chair Gaffney commented that they have projects they are working on with Public Works to include septic tanks. He added there are still more sidewalks needed on Biscayne and projects that the community has shared with him.

Agency Board Member Becton asked if the JIA/CRA had a sunset date. Mr. Wendland commented that there is debate as to exactly when the CRA was established. The finding of Slum and Blight

and the Agency were established in 1990. The Plan was not completed and the Trust Fund did not start getting funded until 1993.

Agency Board Member Tommy Hazouri arrived at the meeting at 2:12 pm.

Chair A. Bowman opened the floor for public comment. There were no comments from the public.

A MOTION WAS MADE AND SECONDED TO APPROVE JACKSONVILLE INTERNATIONAL AIRPORT COMMUNITY REDEVELOPMENT AGENCY (“JIA/CRA”) BOARD RESOLUTION JIA/CRA-2019-03 ADOPTING A FY 2019-2020 PROPOSED BUDGET; ALLOWING FOR THE SOLICITATION OF COMPETITIVE PROPOSALS AND AWARD OF CONTRACTS THROUGH CHAPTER 126, ORDINANCE CODE, APPROVED AS PART OF THIS BUDGET; AUTHORIZING THE MAYOR AND CORPORATION SECRETARY TO EXECUTE AND DELIVER ALL CONTRACTS; PROVIDING FOR OVERSIGHT BY PUBLIC WORKS; PROVIDING AN EFFECTIVE DATE. THE MOTION PASSED UNANIMOUSLY, 15-0-0.

III. NEW BUSINESS

No new business was discussed.

IV. PUBLIC COMMENTS

There were no comments from the public.

V. ADJOURNMENT

There being no further business, Chair A. Bowman adjourned the Jacksonville International Airport Community Redevelopment Agency (JIA/CRA) Board meeting at 2:15 pm.

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) 630-1979, or by email at msteph@coj.net.