



**JACKSONVILLE INTERNATIONAL AIRPORT COMMUNITY
REDEVELOPMENT AREA (JIA/CRA) ADVISORY BOARD
HYBRID VIRTUAL AND IN-PERSON MEETING- THE JACKSONVILLE
PUBLIC LIBRARY- MAIN LIBRARY/DOWNTOWN – 303 NORTH
LAURA STREET, JACKSONVILLE, FL 32202 – IN THE
MULTIPURPOSE ROOM (LOCATED IN THE CONFERENCE CENTER)**

THURSDAY, MARCH 16, 2021 – 3:30 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 The Jacksonville Public Library- Main Library/Downtown located at, 303 North Laura Street, Jacksonville, FL 32202 in the Multipurpose Room (Located in the Conference Center). 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. Wendy Khan. OED Finance and Compliance Manager

Representing the Office of General Counsel: Susan Grandin

Others Present: Jim Knight, FDOT, Robin Smith, Public Works, Councilman R. Gaffney, Joe Zimmerman, Executive Assistant to City Council, E. Linsky

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 3:33 p.m.

II. ACTION ITEMS

**APPROVAL OF THE FEBRUARY 11, 2021 JACKSONVILLE INTERNATIONAL AIRPORT COMMUNITY
REDEVELOPMENT AREA (JIA/CRA) ADVISORY BOARD MEETING MINUTES**

A MOTION WAS MADE AND SECONDED APPROVING THE FEBRUARY 11, 2021 JACKSONVILLE INTERNATIONAL AIRPORT CRA ADVISORY BOARD MEETING MINUTES WITH CORRECTIONS ON PAGES FIVE AND SIX TO THE VOTES SHOWING 5-1. THESE SHOULD READ 5-0. THE MOTION PASSED UNANIMOUSLY 5-0 WITH AMENDMENTS.

CONSIDERATION OF THE WIDENING OF MAIN STREET

Mr. Jim Knight reviewed the estimated cost of widening N. Main Street from New Berlin Road to Max Leggett Parkway into five lanes. Mr. J. Knight stated the first phase would widen the road from New Berlin Road to Katherine Street as up to this point there is no right-of-way needed. FDOT can use the existing storm water treatment easement. The second phase, dependent on funding, would run from Katherine Street to either Airport Center Drive or Max Leggett Parkway.

Below are the options provided by FDOT:

COJ Funding of \$15,000,000

Main Street from New Berlin to Airport Center Drive

PD&E FY 21/22 \$500,000 (COJ)

Design FY 22/23 \$5,000,000 (\$2,500,000 COJ + \$2,500,000 FDOT)

Construction from New Berlin Road to Katherine Street FY 23/24 \$12,000,000 (COJ)

Right-of-Way from Katherine Street to Airport Center Drive FY 23/24 \$4,000,000 (FDOT)

Construction Katherine Street to Airport Center Drive FY 26/27 \$6,000,000 (TPO)

COJ \$15,000,000

FDOT \$6,500,000

TPO \$6,000,000

Total \$27,500,000

COJ Funding of \$23,000,000

Main Street from New Berlin to Max Leggett Parkway

PD&E FY 21/22 \$500,000 (COJ)

Design FY 22/23 \$5,000,000 (\$2.5 M COJ + \$2.5 M FDOT)

Construction from New Berlin Road to Katherine Street FY 23/24 \$12,000,000 (COJ)

Right-of-Way from Katherine Street to Max Leggett FY 23/24 \$4,000,000 (FDOT)

Construction Katherine Street to Max Leggett Parkway FY 27/28 \$23,000,000 (\$8 M COJ + 12 M TPO + \$3 M FDOT)

COJ \$23,000,000

FDOT \$9,500,000

TPO \$12,000,000

Total \$44,500,000

Mr. K. Wendland reminded JIA CRA Advisory Board Members they have in the FY 20/21 budget \$10,224,703 in the Unallocated Pal Authorized Expenditures. It is estimated the next two fiscal

years will see similar revenues for this area. There should be an estimated \$33 million in unobligated revenue.

JIA CRA Advisory Board Member L. Daniels asked if it is possible to move forward with the right-of-way acquisition for the retention pond without having Capitol Project funding.

Mr. J. Knight replied yes, but with risks. Depending on the length of time it took to complete the construction, the FDOT requirements would change and the right-of-way may no longer be usable.

Councilman R. Gaffney asked why there was a cost increase from \$20 million to \$44.5 million since they last spoke two months ago.

Mr. J. Knight replied the \$20 million is per mile and it is roughly two miles from New Berlin Road to Max Leggett Parkway.

JIA CRA Advisory Board Member T. Ruffin asked if FDOT and TPO currently has the funds for this project.

Mr. J. Knight replied yes, both agencies currently have access to the funding.

Mr. K. Wendland added the City would enter into an agreement with FDOT and TPO to appropriate the funds. Should the cost increase before the completion of the project, the additional funding would be covered by FDOT and TPO funds.

JIA CRA Advisory Board Member L. Daniels asked what the priority ranking for widening N Main Street was for TPO.

Mr. J. Knight replied he did not have a definite space number, but this project is in the top five projects.

Councilman R. Gaffney stated funding for the widening of N. Main Street should not come from JIA CRA funds but from General Funds from the City. CM R. Gaffney advised there are other projects potentially coming into the JIA CRA area that would be a better fit for CRA funds. CM R. Gaffney stated that Congressman Al Lawson told him that Jacksonville would be receiving \$185 million for Infrastructure Development. CM R. Gaffney feels these funds are better suited to funding the N Main Street Widening Project. CM R. Gaffney stated he does not have a proposed project list as he was given incorrect information to present. CM R. Gaffney feels that investing in widening N Main Street would inhibit other projects from being approved due to all CRA funds being committed. CM R. Gaffney advised that if this project comes before the CRA Agency Committee he would vote against it and ensured he would have ten other "No" votes as well.

JIA CRA Advisory Board Chair Tison stated it has never been the intention of the JIA CRA Advisory Board to deplete the funds of the JIA CRA. JIA CRA Advisory Board Chair Tison suggested that the JIA CRA initially agree to fund the road widening project from New Berlin Road to Airport Center Drive.

Mr. K. Wendland stated that the funding would not come out of the JIA CRA account all at once. A set amount could be drawn each year and deposited into the project fund.

JIA CRA Advisory Board Member T. Ruffin stated he did not feel the entire fund should be tied up in this one project, however if the funding could be broken down into three payments over three years, that would be acceptable.

CM R. Gaffney stated he feels the Harts Bridge replacement project is just as important as widening N. Main Street. CM R. Gaffney again stated that there are other projects within the JIA CRA current and future that he and his colleagues will approve prior to approving the N. Main Street Road Widening Project.

JIA CRA Advisory Board Member S. Swann asked if the JIA CRA had already appropriated funding for the Harts Road Bridge Project.

Mr. K. Wendland replied \$3 million has been appropriated to the Harts Road Replacement Bridge Project by the JIA CRA Advisory Board.

JIA CRA Advisory Board Member S. Swann asked if funds could be added to a project once it is on the CIP approved list.

Mr. Robin Smith, Public Works, replied the Harts Road Replacement Project is not a CIP Project. It is funded through the JIA CRA.

CM R. Gaffney stated his concern is if the JIA CRA funds are allocated completely to the N. Main Street Road Widening Project, the Harts Road Bridge Replacement and possibly other projects will not be completed.

JIA CRA Advisory Board Member D. Patterson stated he does not support funding the N. Main Street Road Widening Project in full. He would like to ensure there are funds in the JIA CRA accounts for possible future projects.

JIA CRA Advisory Board Chair Tison instated Vice-Chair T. Ruffin as the Temporary Chair to enable him to make a suggestion and motion.

JIA CRA Advisory Board Member G. Tison stated it was never the intent of the JIA CRA Advisory Board to allocate all CRA funds. JIA CRA Advisory Board Member G. Tison made a motion to

consider funding the portion of N Main Street from New Berlin Road to Airport Center Drive not committing to the funding all the way to Max Leggett Parkway.

A MOTION WAS MADE AND SECONDED TO ALLOCATE \$5 MILLION FOR THE PORTION OF THE N. MAIN STREET ROAD WIDENING PROJECT FROM NEW BERLIN ROAD TO AIRPORT CENTER DRIVE ONLY IN AN EFFORT NOT TO ALLOCATE THE ENTIRE JIA CRA FUND AT THIS TIME.

JIA CRA Advisory Board Member L. Daniels stated he does not want to allocate the entire JIA CRA funding to this one project. JIA CRA Advisory Board Member L. Daniels suggested splitting these funds over the next three years.

Mr. K. Wendland asked if the JIA CRA Advisory Board allocates \$5 million each year for the next three years would that fund the project.

Mr. J. Knight replied if only \$5 million is approved by JIA CRA, FDOT and TPO will put their funding into another project, and they are not guaranteed a commitment for the full funding. However, if JIA CRA commits to the full \$15 million, \$5 million per year over the next three years, FDOT and TPO would be inclined to move forward with this project.

AN AMENDED MOTION WAS MADE AND SECONDED TO ALLOCATE \$15 MILLION IN \$5 MILLION INCRIMENTS OVER THE NEXT THREE YEARS FOR THE PORTION OF THE N. MAIN STREET ROAD WIDENING PROJECT FROM NEW BERLIN ROAD TO AIRPORT CENTER DRIVE. THE MOTION PASSED UNANIMOUSLY 5-0.

CONSIDERATION OF FY 2021/2022 PROPOSED BUDGET

Mr. K. Wendland stated the FY 21/22 Proposed Budget needs to be approved prior to the FY 20/21 Budget. The new amended FY 21/22 budget will include the \$5 million allocation made today for the N Main Street Road Widening Project.

A MOTION WAS MADE AND SECONDED TO APPROVE MOVING THE BALANCE OF THE PROPOSED FY 21/22 BUDGET MINUS THE NEWLY ALLOCATED \$5 MILLION FOR THE N MAIN STREET ROAD WIDENING PROJECT INTO THE UNALLOCATED PLAN AUTHORIZED EXPENDITURES. THE MOTION WAS UNANIMOUSLY APPROVED 5-0.

III. GENERAL INFORMATION

Mr. K. Wendland advised the Ranch Road Project will be going before the JIA CRA Agency Board On March 23, 2021 at 3:00 p.m.

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 4:36 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.