



ONE CITY. ONE JACKSONVILLE.

## JACKSONVILLE INTERNATIONAL AIRPORT COMMUNITY REDEVELOPMENT AREA (JIA CRA) ADVISORY BOARD

City Hall at St. James  
117 West Duval Street, 2<sup>nd</sup> Floor, Conference Room 2C  
Jacksonville, FL 32202

Thursday, January 17, 2019 – 4:00 p.m.

### MEETING MINUTES

**Advisory Board Members Present:** Stephen Swann, Chairman; Greg Tison, Vice-Chairman; Randy DeFoor, Secretary/Treasurer; Darryl Patterson; Tameka Joseph and Tommy Ruffin

**Advisory Board Member Absent:** Lad Daniels

**OED Staff Present:** Kirk Wendland, Executive Director; Karen Nasrallah, Redevelopment Manager; Wendy Khan, Finance and Compliance Manager; Michelle Stephens, Executive Assistant

**Others Present:** Susan Grandin, Office of General Counsel; Duane Kent, Public Works Project Manager

#### I. CALL TO ORDER

Chairman Steve Swann called the Jacksonville International Airport Community Redevelopment Area (JIA CRA) Advisory Board meeting to order at 4:00 p.m.

#### II. ACTION ITEMS

##### **APPROVAL OF THE OCTOBER 18, 2018 JACKSONVILLE INTERNATIONAL AIRPORT COMMUNITY REDEVELOPMENT AREA (JIA CRA) ADVISORY BOARD MEETING MINUTES**

***A MOTION WAS MADE AND SECONDED APPROVING THE OCTOBER 18, 2018 JACKSONVILLE INTERNATIONAL AIRPORT COMMUNITY REDEVELOPMENT AREA (JIA CRA) ADVISORY BOARD MEETING MINUTES. THE MOTION PASSED UNANIMOUSLY, 5-0-0.***

Advisory Board Member R. DeFoor arrived at the meeting following the approval of the meeting minutes.

##### **CONSIDERATION OF MOBILITY PROJECTS WITHIN THE JIA CRA**

Mr. Wendland reviewed the FY 2018/2019 JIA CRA Amended Budget dated January 17, 2019. Referencing the Plan Authorized Expenditures, he noted that the amended budget reflects projects that have been previously approved (\$3,000,000 for the Harts Road Bridge Replacement Project). He added that on October 14, 2018, the Advisory Board approved and recommended to the Agency Board the allocation and transfer of 2,800,000 for the Cole Road Bridge Project, which would leave a balance of

\$2,846,772 in Unallocated Plan Authorized Expenditures for the remainder of FY 2018/2019. However, on November 13, 2018, the JIA CRA Agency Board deferred action on the Cole Road Bridge Project pending additional information about how the project would be procured. He added that we are trying to piggy back on a contract that Public Works already has with Archer Western, of which final details are being worked out. We anticipate moving forward with the project at the Agency Board’s next meeting scheduled for Tuesday, February 12, 2019.

Mr. Duane Kent with Public Works commented that the contract issue has been resolved.

Mr. Wendland advised that they have been working with the Public Works Department and the Planning Department on a few good projects in the area that in total probably exceeds the balance of \$2,846,772 remaining in the FY 2018/2019 budget. He added that October 1, 2019 the bucket would be refilled.

Ms. Nasrallah referenced the September 20, 2018 Advisory Board meeting when Laurie Santana with the Planning and Development Department reviewed potential Mobility Corridor projects within the JIA CRA boundary area specifically those referenced on the JIA CRA Potential Projects Map provided at today’s meeting.

Mr. Kent provided the following information relative to the projects.

- Initially the cost estimates were put together using their continuing services provider who does projects where they are working in a flat space on the side of the road, no ditches, no trees, no wetlands (simple sidewalk installment). Estimates recently provided by Design Build Contractors have been running over budget adding that these projects are more involved and will require design, permitting and have drainage and wetland issues. The referenced “Market Adjustment” number for each project was taken from numbers provided by the Design Build Contractors.
- On top of the Market Adjustment amount for projects of this size, there is 20% for contingency, 15% for design and 18% for CEI, which is standard for the city.
- Recent sidewalk contracts for design build have been exceeding estimates and coming in over budget.

Mr. Kent briefly reviewed the project description and cost for each of the Mobility Corridor projects within the JIA CRA boundary area specifically those referenced on the JIA CRA Potential Projects Map provided at the meeting.

PROJECT AREA	PROJECT DESCRIPTION	COST ESTIMATE
<b>aa) Duval Road to Cole Road West</b>	Sidewalk (5’ wide), tree/pipe removal, shoulder work, relocation of misc. items, MOT	
	Contingency (20%), Design (15%), CEI (18%)	\$754,336.63
	Continuous asphalt resurfacing, milling, other misc.	\$321,762.70
	<b>Total Estimated Cost</b>	<b>\$1,076,099.33*</b>

<b>bb) Cole Road to Main Street</b>	Sidewalk (5' wide), tree/pipe removal, shoulder work, relocation of misc. items, MOT	
	Contingency (20%), Design (15%), CEI (18%)	\$359,029.78
	Continuous asphalt resurfacing, milling, other misc.	\$247,931.65
	<b>Total Estimated Cost</b>	<b>\$606,961.43*</b>
<b>cc) Airport Road to Biscayne Blvd.</b>	Sidewalk (5' wide), tree/pipe removal, shoulder work, relocation of misc. items, MOT	
	Contingency (20%), Design (15%), CEI (18%)	\$ \$1,638,348.26
	Continuous asphalt resurfacing, milling, other misc.	\$658,283.55
	<b>Total Estimated Cost</b>	<b>\$2,296,631.81*</b>

**\*Combined project total -- \$3,979,692.57**

It was noted that there are two waterways/bridges on Duval Rd (Little Cedar Creek, Picket Branch) that cost have not been provided for and will need to be taken into account.

Ms. Grandin commented that the mobility projects were guided by the Planning Department after being thoroughly vetted through a task force that was chaired by T.R. Hainline and included Bob Rhodes, Lori Boyer, Rick Morales and several other people that came up with all of the schedules.

In reply to Chair Swann's inquiry regarding the priority of the projects, Ms. Nasrallah replied that the projects were recommendations from JIA CRA Agency Board Vice Chairman Gaffney and vetted with Public Works, the Planning Department and Vice Chair Gaffney. Projects aa, bb and cc were priorities that the group decided needed to be funded.

Mr. Wendland noted that all three projects cannot be done with the \$2,846,772 remaining in the FY 2018/2019 budget. He commented that aa and bb fit nicely together assuming the Cole Road Project moves forward. Project cc could be reconsidered the next fiscal year.

Chair Swann commented that we do not know what the conditions are going to be by the time the projects go to bid or who the contractor(s) will be. He asked if there was a way to bid the projects out as requested bid for aa and bb and split cc in half and take a bid on the north half and a bid on the south half, if there is enough money to do them all. It was noted that north of Cole Road to Duval Road is in desperate need of sidewalks. We could add dd being Biscayne Blvd. to Cole Road.

Mr. Wendland replied that by the time the projects were bid out, received prices, etc. we will be fairly close to receiving the next round of funding. The reality is there will not be much delay between this year's money and next year's money.

Mr. Wendland noted that Duane's boss mentioned to Kirk today that there is another project that we approved for the intersection of Dunn and Armsdale (Charter school that has to be realigned) that is probably going to be over budget. We put \$370,000 and he is going to need more. The mast arms are coming in a lot higher. They may be coming back to us needing more funding on that project.

Mr. Wendland would be a little uncomfortable in some respects to spend up to the dime that we think we have now knowing there are contracts on projects currently that could run over.

Chair Swann asked if the engineering and design could be approved now and the budget later when we have more detailed cost estimates once the design is complete.

Mr. Kent concurred adding that better estimates would also be available.

***A MOTION WAS MADE AND SECONDED RECOMMENDING APPROVAL OF FUNDING FOR PROJECT DESIGN AND ENGINEERING FOR PROJECTS AA, BB AND CC. APPROVING TO ALLOCATE FUNDING FOR ENGINEERING COST FOR THE SIDEWALKS FOR PROJECTS AA, BB AND CC. THE MOTION PASSED UNANIMOUSLY, 5-0-0.***

Chair S. Swann opened the floor for public comment. There were no comments from the public.

#### **ELECTION OF OFFICERS**

Chair S. Swann opened the floor for nominations for Chairman, Vice-Chairman and Treasurer/Secretary.

Vice-Chairman G. Tison nominated Advisory Board Member R. DeFoor for Chair of the JIA CRA Advisory Board. Advisory Board Member DeFoor accepted the nomination for Chair noting that she is running for City Council and if she is fortunate and wins, a new Chair would have to be elected.

There were no further nominations for the Chair position.

***A MOTION WAS MADE AND SECONDED NOMINATING ADVISORY BOARD MEMBER R. DEFOOR FOR CHAIR OF THE JIA CRA ADVISORY BOARD. THE MOTION PASSED UNANIMOUSLY 5-0-0.***

***A MOTION WAS MADE AND SECONDED NOMINATING CURRENT VICE-CHAIR G. TISON TO REMAIN AS VICE-CHAIR OF THE JIA CRA ADVISORY BOARD FOR A SECOND YEAR. THE MOTION PASSED UNANIMOUSLY 5-0-0.***

***A MOTION WAS MADE AND SECONDED NOMINATING ADVISORY BOARD MEMBER TAMEKA JOSEPH AS TREASURER/SECRETARY OF THE JIA CRA ADVISORY BOARD. THE MOTION PASSED UNANIMOUSLY 5-0-0.***

**III. INFORMATION/DISCUSSION ITEMS**

There were no information/discussion items.

**IV. OLD BUSINESS**

Mr. Wendland provided an overview of Project Flamingo.

**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 S. Swann adjourned the Jacksonville International Airport Community Redevelopment Area (JIA/CRA) Advisory Board at approximately 4:40 p.m.

The next date of the JIA CRA Advisory Board meeting is TBD.

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 Angie Slayton at (904) 630-1858, or by email at [aslayton@coj.net](mailto:aslayton@coj.net).