



**JACKSONVILLE INTERNATIONAL AIRPORT COMMUNITY
REDEVELOPMENT AREA (JIA/CRA)
ADVISORY BOARD
VIRTUAL MEETING
THURSDAY, JULY 16, 2020
4:00 P.M.**

MEETING MINUTES

Location: Due to COVID-19, the JIA/CRA Advisory Board meeting was held via Zoom.

Advisory Board Members Present: Advisory Board Chair Greg Tison, Vice-Chair Tommy Ruffin, Lad Daniels, Darryl Patterson and Stephen Swann

Advisory Board Members Absent: Tameka Joseph, Secretary/Treasurer

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

Representing the Office of General Counsel: Susan Grandin

Council Members Present: Council Member Al Ferraro, District 2

I. CALL TO ORDER

A quorum was confirmed, and Chair Tison called the Jacksonville International Airport Community Redevelopment Area (JIA/CRA) Advisory Board meeting to order at approximately 4:03 p.m.

II. ACTION ITEMS

APPROVAL OF THE JUNE 18, 2020 JACKSONVILLE INTERNATIONAL AIRPORT COMMUNITY REDEVELOPMENT AREA (JIA/CRA) ADVISORY BOARD MEETING MINUTES

Advisory Board Member Ruffin pointed out a correction to the June 18, 2020 meeting minutes on page 3, second to last paragraph to read as follows:

Chair Tison asked Advisory Board Member Ruffin to get more information on the project he is referring to in the Northeast quadrant for the next meeting. Mr. Ruffin disclosed for the record that he lives in the community but not in the JIA/CRA portion of the community. A portion of the community is in the JIA/CRA area and a portion of the community is not.

A MOTION WAS MADE BY ADVISORY BOARD MEMBER T. RUFFIN AND SECONDED BY ADVISORY BOARD MEMBER L. DANIELS APPROVING THE JUNE 18, 2020 JACKSONVILLE INTERNATIONAL AIRPORT COMMUNITY REDEVELOPMENT AREA (JIA/CRA) ADVISORY BOARD MEETING MINUTES, AS AMENDED. THE MOTION PASSED UNANIMOUSLY 5-0.

Mr. Wendland acknowledged CM Ferraro who was present for informational purposes.

III. GENERAL INFORMATION

Mr. Wendland referencing the JIA/CRA Annual Schedule spreadsheet commented that the list includes all of the projects that the Advisory Board has approved, are still outstanding and/or completed, to date. He noted that some of the sidewalk and resurfacing projects were completed last year, so it looks like a little more because they are listed separately.

Ms. Nasrallah provided an overview of the JIA/CRA Annual Schedule spreadsheet highlighting the following:

1. Armsdale/Duval Road Improvements: Phased sidewalk project, with 90-degree curve improvements on Armsdale and the installation of a traffic signal at the intersection of Duval and Armsdale. Project design is complete, going to bid in the fall with construction starting in the first quarter of 2021.
2. Dunn Ave/Armsdale Intersection project: Signalization and road realignment. Reconstruct the southern driveway to align with Armsdale to the North per FDOT requirement in addition to a full mast arm signal at the intersection. Design at 30%. However, Public Works has requested an additional \$1.2 million in funding due to the changing geometry of the intersection and placement of mast arm over Dunn Ave.

Advisory Board Member Swann commented that he does not understand because there is nothing new that they did not know about before the start of the project.

Ms. Nasrallah replied that the mast arms may not have been included in the original cost adding that the cost of mast arms can run between \$700,000 to \$1,000,00.

3. Duval PD&E Study: Procurement for the engineering design for the potential pavement widening of Duval Road from Dunn Avenue to I-295. The purpose of the project is to determine the need for widening of a 2-lane road to potentially a 4 or 5 lane road with improved drainage and traffic signals. There was a placeholder of \$350,000 approved in the FY17/18 budget and the Advisory Board approved an additional \$300,000 more in the FY 19/20 budget at the request of Public Works. The signalization study has been submitted and is under staff review.

4. Harts Road Bridge Replacement: \$3 million was approved for this project to raise the bridge. There could be a request to add additional funding to this project for possible resurfacing. Design has been procured for 100% design with work commenced.
5. Marsh Hen Drive Road Improvements: This project will reconstruct roughly 500 LF portion of Marsh Hen Drive at the Pickett Branch drainage crossing, while raising the road elevation in order to minimize future flooding on the road. Permitting is getting finalized and they plan to advertise late summer, evaluate bids in the fall. Hopefully, this project will be under construction in the first quarter of 2021.
6. Cole Road Bridge: Enhancements to the already existing FDOT project, which includes a large Jacksonville sign to mirror the one on I-95 at the Flagler interchange, added a bike lane and a sidewalk on the north side of Cole Road throughout the project, and the addition of a pedestrian safety barrier providing separation between the roadway and the sidewalk. Public Works is coordinating and working with Archer Western who has been awarded the contract through the FL Department of Transportation.
7. Cole Road West (aa): Sidewalk project design is at 90% completion. Expected to bid in the Fall of 2020. The road resurfacing portion will begin after the Cole Road Bridge project (#6) is completed so contractors are not tripping over each other. Once the Cole Road Bridge Enhancement Project is completed, they will come back in and do the paving.
8. Cole Road - Duval to Main (bb): Sidewalks are at 30% design. Public Works has asked for an additional \$1.2 million due to the Railroad pedestrian crossing requiring a gravity wall and a handrail not included in the original scope. The road resurfacing portion will begin after the widening of the Cole Road Bridge Enhancement Project (#6) is completed so contractors are not tripping over each other.
9. Duval Road – Airport Rd to Biscayne (cc): Sidewalks and resurfacing. Partially funded in FY18/19 and the remaining balance was funded in FY19/20. The sidewalk Project design is approaching 30% and expected to bid in the first quarter of 2021. Public Works is in the process of issuing a PO to the resurfacing contractor to start work immediately on the resurfacing portion.
10. Ranch Road sidewalk project from Duval to Tradeport Road (dd): Public Works is to commence negotiations on design work, which is imminent. .

Mr. Wendland advised that there are two projects that Public Works anticipates cost overruns on that we will have to deal with at some point in time.

Chair Tison asked, referring to #8 Cole Road - Duval to Main (bb) related to overrun cost asked if the right-of-way extends up to the tracks or does it jump the tracks and go a little further towards Main Street, or if FDOT was picking up the cost for the Main St. portion. Mr. Wendland responded that he will verify that it does not stop at the tracks adding that it is his understanding it was going all the way to Main Street.

Advisory Board Member Daniels asked for clarification what the total requested overrun cost were. Mr. Wendland replied \$2.4 million (\$1.2 million for #2 Dunn Ave./Armsdale Rd. Improvements and \$1.2 million for #8 Cole Rd. W-Cole to Main-sidewalks-Mobility (bb).

Mr. Wendland commented that action is not needed at today's meeting adding that he wanted to make sure that the Advisory Board was aware of the additional request for funding. He commented that when the FY 2020/2021 Proposed Budget goes before the CRA Agency Board for consideration in August there will be a discussion as to what the timing of approving the additional funding should be. He commented that it may make sense for the JIA/CRA Advisory Board to make a recommendation to the Agency Board to fund the projects. He commented that he does not think it is imperative to fund the projects in the current year's budget adding that they could be funded from the FY 2020/2021 Budget.

Advisory Board Member Daniels commented that he does not know what kind of budget discussions are going on within the City in light of what is happening with the COVID-19 pandemic. He is concerned regarding a fall out of revenues this year and next year. He suggested holding the funding in the event the City would need the additional funding more than the JIA/CRA.

Mr. Wendland replied that he concurs with Advisory Board Member Daniels point. He commented from a General Fund perspective the Mayor's FY 2020/2021 Proposed Budget looks pretty good. He commented that before the Council went on break there were discussions regarding the \$6.7 million balance in the JIA/CRA current year's budget and that if there were not any imperative projects they may consider rolling over funds to the General Fund and then identify where to best use the funds. He commented that they could fund \$2.4 million of the \$6.7 million. He noted that the FY 2020/2021 Budget will have just over \$10 million in Unallocated Plan Authorized Expenditures adding that the funds could roll to the General Fund at the end of FY 2020/2021, or roll less this year to the General Fund and have more next year to consider.

Vice-Chair Ruffin noted that the JIA/CRA Board is an advisory board and should proceed with making its recommendations to the JIA/CRA Agency Board for consideration.

Mr. Wendland commented that a recommendation to fund the two projects in order to complete the projects would be appropriate action today and then we can work with the

Agency Board, as to which year the funding should come from. He noted that it is not imperative that a decision be made before September 30, 2020 adding that where Public Works is in the process of the projects will not affect the projects if the funding was approved in October 2020 versus September.

Advisory Board Member Swann commented that the Board could defer the issue to a future meeting.

Mr. Wendland commented that he is meeting with Council President Hazouri next week to determine exactly when the Agency Board will meet to consider the budgets adding that he thinks the meeting will take place sometime in August. He suggested if the Advisory Board would like to weigh in on having their stamp of authorization or recommendation to support Public Works new budget numbers for those few items that they should do that today.

A MOTION WAS MADE BY ADVISORY BOARD MEMBER T. RUFFIN AND SECONDED BY ADVISORY BOARD MEMBER L. DANIELS TO MOVE FORWARD WITH THE ADDITIONAL \$2.4 MILLION THAT IS NEEDED FOR THE TWO PROJECTS AND LEAVING IT UP TO THE AGENCY BOARD, AS TO WHICH BUDGET YEAR THE FUNDING WILL COME FROM (CURRENT YEAR OR FY 2020/2021). THE MOTION PASSED UNANIMOUSLY 5-0.

Mr. Wendland referencing the second page of the JIA/CRA Projects spreadsheet noted that what falls under the Financial Obligations are projects that have been previously approved noting that they are not capital projects, but economic development projects dating back to RAMCO from many years ago to Amazon to Mercedes, Safariland, etc. We track all of the QTI and REV payments to ensure we are in contractual compliance.

Chair Tison asked if there was a chance to recoup any of the money. Mr. Wendland responded that there is a possibility that we may not pay out all of it. He added that when a REV Grant project is approved, the money is not set aside at that time. He commented that some money is set aside each year. He referenced the FY 2020/2021 Budget and the \$14 million in Revenues and the \$10 million in Unallocated Plan Authorized Expenditures adding that we are anticipating \$4 million in Financial Obligations next year.

Mr. Wendland complimented Ms. Wendy Khan, Finance and Compliance Manager who does a fantastic job of keeping track of all three of the CRA budgets. He added that DIA calls Wendy to get advice on how to put theirs together because she does a fabulous job.

To wrap up the budget discussion, Mr. Wendland noted that there is \$6.7 million remaining this year in Unallocated Plan Authorized Expenditures and \$10 million next year. We are at a bit of a strange point of time where there seems to be no action but a lot of discussion regarding letting the \$6.7 million in particular stay and roll to the General Fund, which in the past few years has not been recommended. He recalled that the Advisory Board has talked about Main

Street in the past asking if they would like staff to make any recommendations to the Agency Board. He added that Main Street is a big project that would use up funds for the next few years.

Advisory Board Member Swann asked how many budget cycles were remaining for the current Administration. Mr. Wendland responded three counting next year.

Advisory Board Member Daniels commented that he is very concerned with what he sees happening in the economy over the next two years. His sense is that City Council is going to be facing so many tough choices in the next two budget cycles adding that he does not see any urgent needs in the JIA/CRA Area that would take a higher priority than what he thinks the City Council and the City overall may face. He noted that this is not excluding Council Member Ferraro's district. His sense right now is the more flexibility we can give the City Council the better off we are going to be over the next couple of years.

Mr. Wendland commented that all the Advisory Board needs to focus on today is the FY 2019/2020 Budget. There will be plenty of time to see how things are going and if we want to collectively make any changes. The reason the \$10 million was placed in Unallocated Plan Authorized Expenditures is because it gives the Advisory Board all year to make those decisions. He added that the only pressing issue from Advisory Board Member Daniel's standpoint is would you want to make a recommendation on the FY 2019/2020 funding today before they meet in August and leave it at the discretion of the Agency Board.

Chair Ruffin commented that he does not think the Advisory Board should stop planning. Still continue the plan. We do not obligate funding, but he also thinks that they do not shut down and do nothing.

Advisory Board Member Patterson suggested that since the funds are allocated for the JIA/CRA area to check with the City Council Member to see if there are things out there that we do not know about that we could put funds towards.

Mr. Wendland responded that they talked earlier this week with the Chair in planning for today's meeting and he was supposed to have a meeting today with Public Works and Council Member Gaffney prior to this meeting. Unfortunately, the meeting was cancelled and rescheduled for next week.

Advisory Board Member Patterson commented that the Advisory Board needs recommendations from someone who is familiar with the JIA/CRA area adding that they can find good use for the monies.

Mr. Wendland commented that is why we brought in Planning last year to come up with the sidewalk projects (aa, bb and cc) those were all based on staff reaching out to Planning and looking at where they had mobility projects planned, but they did not have funding. We do that with Public Works periodically as well and will review with CM Gaffney hopefully next week.

Chair Ruffin asked Mr. Wendland if he received the information, he sent to him and asked him if he saw the portion of North Lake that is within the JIA CRA boundary. Mr. Wendland replied that he did receive the map and that the maps were also forwarded to all Advisory Board Members. Chair Ruffin asked Mr. Wendland if he could find out how much it would cost to have sidewalks installed in the small portion he is referring. Mr. Wendland responded that he could talk to Public Works and get some type of linear foot cost estimate.

Advisory Board Member Swann asked Chair Ruffin if there were any sidewalks in the subject neighborhood already. Mr. Ruffin replied that there are no sidewalks in the area.

Ms. Grandin asked Chair Ruffin regarding the documents that he sent. Said it was in the Adhoc CIP Committee of the Northside CPAC in May 2019. It looked like the recommendation of the Northside CPAC was for that to be put in the CIP. Is that correct? Mr. Ruffin responded that it was one of the projects they submitted.

Ms. Grandin advised that if a project is in the CIP it cannot be paid for with CRA funding. Chair Ruffin commented that he does not know if it made it in the CIP or not. He sent that to show them that the CPAC is supportive of it.

Mr. Wendland said they will look at the CIP to see if it is included.

Advisory Board Member Daniels asked that former Advisory Board Member Dick Berry's name be removed from the list of contacts.

IV. NEW BUSINESS

No new business was discussed.

V. OLD BUSINESS

No old business was discussed.

VI. PUBLIC COMMENTS

Chair Ruffin thanked CM Ferraro for attending today's meeting. CM Ferraro commented that

he enjoyed listening to some of the things the JIA/CRA Advisory Board talked about because some of the projects sound like they coincide with TPO and TEU. He enjoyed listening to the array of projects discussed. Some of them he has listened to through other organizations.

VII. ADJOURNMENT

The next regularly scheduled meeting is Thursday, August 20, 2020 at 4:00 p.m.

There being no further business, Chair Tison adjourned the JIA/CRA Advisory Board Meeting at approximately 4:42 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.