

**JACKSONVILLE INTERNATIONAL AIRPORT/
COMMUNITY REDEVELOPMENT AREA
MEETING MINUTES**

Thursday, April 26, 2012 – 4:00 p.m.
City Hall at St. James, 2nd Floor CR E

Board Members Present: Warren Alvarez, Chairwoman Melody S. Bishop, Vice Chairman Calvin Burney, Andy Sikes, and Paul Schmidt

Board Members Absent: Lad Daniels and Michael Stewart

JEDC Staff Members Present: Joseph Whitaker and Karen Underwood

Board Liaison & Visitors Present: Richard Berry, Eden Group; Todd Lindner, JAA; Paul Harden; Steve Leggett, Signature Land; Sam Mousa and Robin La Favor, Signature Land, Inc.

I. CALL TO ORDER

Chairwoman Melody S. Bishop called the JIA/CRA meeting to order, introduced members, JEDC staff and JAA staff.

II. ACTION ITEMS

APPROVAL OF THE JANUARY 19, 2012 MEETING MINUTES

MEETING MINUTES WERE APPROVED UNANIMOUSLY 5-0

III. INFORMATION/DISCUSSION ITEMS

Leggett Parkway Presentation

Paul Harden, Steve Leggett, Sam Mousa and Robin La Favor presented the area map for Max Leggett Parkway. Mr. Leggett has been working on a roadway and it is partially constructed. The methodology to build that road arose from a development agreement that Mr. Leggett put together with the city when times were different. The roadway was funded with Mr. Leggett's company fronting money to do the construction. The entitlements on transportation opportunity concurrency that arose from the project were available to be sold to other businesses along the parkway and in the vicinity. When Mr. Leggett did the development agreement for the project, it was his and the city's understanding that while he would fund the project, he could recoup from other developers who received a cost of the roadway.

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Since that development agreement was put together, two things have happened: there has been a slowdown in development activity resulting in the need for those credits not being consistent with the timing of the construction of the road and the city switched from a fair share process to a mobility credit process. Mobility credits, as they were intended to do, resulted in a broadening of the base of transportation cost throughout the county. The cost of fair share credits versus mobility credits are about half.

The City Council passed a moratorium on mobility credits and fair share payments on mobility credits. The values of entitlements are down to zero. Mr. Leggett is here today to provide information on the status of the project, ask for the blessing of the board to use funds from the increment district to finish the roadway, and to hand back the credits to someone that could use them.

Signature Land, Inc., is in the midst of building out the road and turned a \$7 million project into a \$10.5 million project. Without the funding that would come from the sale of the credits, they would have to stop construction of the project and it would be more expensive to start up the project again if they have to stop.

Signature Land is requesting that the board go through the administration to use the JIA/CRA funding source to finish the roadway project. The area that is intended to benefit by the redevelopment district would be substantially increasing the tax space once the funds move forward for the project.

Sam Mousa provided a briefing on the project. He pointed out that the project is currently designed from Airport Center Drive all of the way to Main Street. There are considerable intersection improvements that are going to take place northwest heading towards 95. This project was fully designed, permitted, and contracted with a contractor to build it. Mr. Leggett was required to purchase all of the rights of ways for the entire stretch. All of the rights of ways are currently in the City's name. All of the overhead utilities went underground for the entire stretch. The contractor has not been cut loose because the funding is not there. They expect the first section to be paid in full by August of 2012. If these funds were to be made available, there would be a credit back as far as credits he has.

Robin La Favor from Signature Land provided an update. The Shands Hospital inpatient facility has to go through the state for approval. On December 9, they were approved for the CON and it was contested by Memorial Hospital although they do not feel they have legal standing. There will be a legal hearing in June. They have to break ground 18 months after they are awarded the CON. They have interviewed architects and are about to select one so they can verify some utilization numbers and obtain a site plan. The developer would get this started as soon as possible. There will be an outpatient surgery center, imaging center, ambulatory center, standing

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emergency department and a medical office building. This is a huge developmental piece and as soon as everything is organized, they will be ready.

**A MOTION WAS MADE BY ANDY SIKES AND SECONDED BY WARREN ALVAREZ TO GO THROUGH THE ADMINISTRATION TO USE JIA/CRA FUNDING SOURCE TO FINISH OUT THE MAX LEGGETT PARKWAY PROJECT
THE MOTION PASSED UNANIMOUSLY 5-0**

Action Item Status: JEDC \$25,000 towards Interchange Planning Study

Warren Alvarez commented that he approves the recommendation and should begin on contacting the administration and go forward with the project. Andy Sikes concurred. Joseph Whitaker asked if he recommended that Signature Land Inc. provide the economic information and review. Chairwoman Bishop stated that she would like to see the financial data to back up the information to present to the JEDC. Joseph Whitaker concurred. Paul Harden responded that they currently have two sets of data to provide to the board. The construction cost and short fall and the schedule of values. Paul Harden stated that he could get the information back to the board within the next two weeks.

Richard Berry stated that the project could go before the Mayor before the funding is grabbed.

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Joseph Whitaker stated that we will be taking the item to MBRC at their next meeting then the legislation will be introduced to City Council to appropriate \$25,000 towards the study. Warren Alvarez stated that they are moving forward with the project. Todd Lindner responded that they have the grant from the state and a contract to start the project. Todd Lindner responded that he would provide a copy of the scope.

IV. OLD BUSINESS

None

V. NEW BUSINESS

None

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VI. BOARD LIASION UPDATES

Eden Group (R. Berry):

Richard Berry stated that a membership meeting on May 24, 2012, will be held at the Crown Plaza at lunchtime and the director of JAA will be the speaker. They will be gathering information for the bus tour, which would be held at the latter part of June this year. Trapac will be the tentative place for the tour and members are invited to attend.

First Coast TPO Citizens Advisory Committee (C. Burney):

Calvin Burney stated that the next TPO meeting is next Wednesday and they are in the process of developing their transportation improvement program. They are also starting to accept projects to go on their list of priority projects that they provide to FDOT to build. The Regional Transportation Committee had a full commission meeting last week in Bunnell and they are close to deciding whether it will be a commission or an authority. They are leaning towards being a regional transportation commission and will utilize a couple of agencies that are currently in place now to help them with planning, etc., to avoid financial burdens on any one county.

Jacksonville Aviation Authority (Todd Lindner):

None

VII. ADJOURNMENT

There being no further business, the meeting was adjourned at 5:35 p.m.

The next meeting is scheduled for Thursday, May 17, 2012, at 4 p.m. The meeting will be held at City Hall at St. James, 2nd Floor in Conference Room E.

Melody Starr Bishop, Chairwoman