

**Office of Economic Development**



**JIA CRA Special Meeting**  
**City Hall at St. James**  
**117 West Duval St., 2nd Floor, CR C**  
**Tuesday, November 27, 2012 – 8:00 a.m.**

**Board Members Present:** Warren Alvarez, Chair Melody S. Bishop, Calvin Burney, Lad Daniels and Michael Stewart

**Board Members Absent:** Vice Chair Andy Sikes and Paul Schmidt

**OED Staff Members Present:** Karen Underwood and Joseph Whitaker

**Council Members Present:** Councilman Ray Holt

**Attendees Present:** Richard Berry, Eden Group; Ron Ratliff, RS&H; Jason Gabriel, OGC; Steve Leggett, Signature Land; Sara Massey, Passero Associates; Lara Diettrich, Diettrich Planning; Paul Harden, Jim Catlett, Infinity Global Solutions; and T. R. Hainline, Rogers Towers.

**I. CALL TO ORDER**

Chair M. Bishop convened the JIA/CRA meeting at approximately 8 a.m., introduced members, OED staff and attendees present.

**II. ACTION ITEMS – Chair M. Bishop**

- **Approval of the November 15, 2012 Meeting Minutes**
- **Approval of the August 9, 2012 Meeting Minutes**
- **Approval of the August 16, 2012 Meeting Minutes**
- **Approval of the May 17, 2012 Meeting Minutes**

**THE MEETING MINUTES WERE APPROVED UNANIMOUSLY 4/0/0**

- **Resolution Regarding Legislation 2012-492 plan update to include:**
  - **Duval Road Expansion Projects**
  - **North Access Road Project**
  - **Residential Use, Neighborhood Impact and Affordable Housing Element**

Michael Stewart commented that Steve Grossman indicated that the JIA CRA and JAA would always be intertwined. The North Access Road project has been a project supported by the JAA and has never been an issue. The confusion was not intentional but there was a lot of information being conveyed by different individuals and there were many uncertainties. Over the last week, Michael Stewart has been in conversations with several people and it is clear to

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him, but he still has a lot of heartburn on allocating all of the JIA CRA funds over the next four to five years. Michael Stewart supports the North Access Road and the funding and understands the urgency of the timing; 2012-492 works with that if they could work out the timing with FDOT.

Chair M.Bishop wanted to be clear that the \$3.4 million be kept as the cap for the North Access Road for the following years to allow for anything beyond that to go towards any other project. Some terminology could be put into the legislation that states, "However should another project not already be approved to be part of the JIA CRA, then those funds would go to the North Access Road as opposed to being swept in the general fund."

Warren Alvarez commented that he would not like to allocate the JIA CRA funds now and come April or May 2013, it states that this is a viable project that is 95 percent federal. If all that was needed is 10 percent matching funds, we could use the CRA Funds. If all of the funding for the North Access Road is allocated for four years and this project becomes viable, we are out of business.

Michael Stewart stated that the interchange project has to get into the TPO first and will not be driven by the study itself. In a discussion with FDOT, they are very strong about being able to work that into their five year plan.

The members went over the City of Jacksonville Tax Increment Projections.

Lara Diettrich presented the following:

- There were two separate issues with the plan amendment regarding 2012-492 and 2012-601. Data is required for updating the redevelopment plan's boundaries. The current plan was originally adopted in 1993, (Resolution 1993-157). That plan still exists today, and in order to allow for project proposals and funding, it needs to be updated. The boundaries need to be updated as well.
- The existing plan is great but the data is a little outdated. The data needs to catch up to modern times to support that. There are three reasons that the proposed boundaries are included in this plan. First is because the last action taken by the City in 2009-330 was the finding of necessity that was adopted and approved by the City. That finding only acknowledged these things; it did not adopt the land into the trust fund or boundary. Secondly, on November 10, 2010, the JEDC proposed a North Jacksonville Action Plan, which readdressed the prior year's finding of necessity. It was not adopted in the boundaries, trust fund, or plan. The third reason why it was included is that there is a lot of confusion about it.

Lara Diettrich wanted to make sure she gave an overview of the background of the entire CRA.

Councilman Holt pointed out that Duval Road would be in 2013-2014 and the North Access

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Road would be in 2014-2015, 2015-2016, and 2016-2017.

**A MOTION WAS MADE BY MICHAEL STEWART AND SECONDED BY LAD DANIELS TO SUPPORT 2012-492, UNDER THESE THREE CONDITIONS: 1) THAT IT DOES NOT INCLUDE AN EXPANSION OF THE CRA; 2) THAT THERE IS COMPATIBLE DEVELOPMENT IN THE AREA AROUND AIRPORT; AND 3) TO ADD THAT IF THERE ARE OTHER ALTERNATE FUNDING CAPABILITIES FOR THE NORTH ACCESS ROAD THAT MAKES THE AGGREGATE OF \$10 MILLION FOR THE 2016-2017 YEAR OF FUNDING, WE ARE ABLE TO PURSUE THAT. THE LEGGETT PARKWAY FUNDING WOULD BE IN 2013-2014, NORTH ACCESS ROAD IN 2014-2015, 2015-2016 AND 2016-2017.**

**THE MOTION PASSED 4/0/1 (Calvin Burney)**

Warren Alvarez raised issues on the interchange coming up as a priority one. The interchange would affect the traffic problem. Michael Stewart responded that they have been in discussion with FDOT, and it will not be a deterrence. This is the reason why the timing and the study have been pushed to be placed in the TPO five year plan, and have stated that they would fund it.

### **III. INFORMATION/DISCUSSION ITEMS**

#### **Presentation by Reynolds Smith and Hills (RS&H) Access Management Study**

Ron Ratliff, RS&H, presented the Jacksonville International Airport Access Management Study Community Redevelopment Area Kickoff Presentation.

Reynolds Smith and Hills (RS&H) was contracted by the Jacksonville Aviation Authority to perform an access management study to/from Jacksonville International Airport (JIA). As this study kicks off, RS&H will present the purpose of the study and the purposed process to the JIA CRA Advisory Board. Below is a summary of the discussion items.

The purpose of this access management study is to examine the surface transportation impacts of the recently adopted JIA Airport Master Plan and to ensure compatibility with local MPO planning efforts to provide improved access and increased mobility for passengers and freight utilizing JIA. The current Northeast Regional Planning Model (NERPM) will be examined to ascertain how current and forecasted trips generated by the airport are being distributed to the roadway network, as well as the long range capacity of the major arterials such as Duval/Airport Road that provide access to the airport. The accuracy of the travel demand model in predicting trips to be generated by airport activities will be examined and updated to reflect new approved forecasts included in the adopted Master Plan.

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The North Florida Transportation Planning Organization (TPO), Florida Department of Transportation (FDOT), and the Jacksonville Aviation Authority (JAA) are collaborating to find an effective solution to improve multimodal and intermodal access to JIA. This study will perform airport traffic generation, traffic development, and traffic analysis of conceptual access improvement alternatives that will serve existing and future conditions, thereby assisting these agencies in their effort to improve transportation within the vicinity of the airport.

RS&H will be seeking alternatives for improving Airport Road and Airport Road Interchange in ways to accelerate the Airport Extension, the access road to the North from Pecan Park Road down. RS&H is in hopes of finding an affordable solution for the Airport Road Interchange. A \$110 million, three-level interchange has been through the DOT process as designed and is a viable solution. When the traffic is completed, the next step would be the engineering evaluation of that interchange and the access to the North distribution of the traffic needs improved to find a solution that would meet the needs of that interchange long term with a less direct impact and less cost.

RS&H will meet with the property owners to go through the solutions, come back, and provide a recommendation. If the recommendation is agreeable with the JIA CRA Board, they will take it back to the JAA, TPO, and FDOT for adoption and approval. Everything should be accomplished in 18 months. Once solutions are found, it would get both projects back into the DOT five year work programs and make them competitive for state and federal participation.

Ron Ratliff stated that they plan to have their final recommendations back to the board in April 2013. That would allow them about a month to go through the process of renegotiating with the TPO to get it back into next year's budget.

Chair M. Bishop asked if there were other road projects that would come along over the next four to five years. She referenced I-95, Duval Road, and Lem Turner affecting other roads that require funds. She asked if much of the ten percent is being considered from CRA funds. Ron Ratliff stated that he felt they could capture federal and state funds. The North Access Road has some good benefits from the CRA prospective and the best way of receiving them is when you have a fresh Master Plan and high priorities.

Lad Daniels asked Ron Ratliff if the FAA provides a growth projection for the airport. Ron Ratliff responded yes. One thing being considered is the reallocation of the new aviation trust fund to reduce the eligible participants. The JIA has a gigantic geographic region that it serves and there will not be a reduction of funding. Michael Stewart noted that the JAA has exceeded growth projections and has lost more than ten percent over the last four years.

Lad Daniels asked if there was any relation between what happens in an airport and what happens in a port. Ron Ratliff responded that the statistics show no exchanges for freight

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between rail and ports. Those businesses that use those facilities demand the uses of overnight express. The businesses that locate here would have to have the airport for package express. The similarities between the airport and the port are having a detailed technical master plan on both sides with verifiable state and federal sources converted into surface transportation.

Ron Ratliff pointed out that they are going to focus mostly on known fixed asset improvements of roadway projects with defined problems. The traffic solutions set up would be used with regional models for the mode analysis and would be beneficial for determining transit and rail services in the airport in the future as needed.

Joseph Whitaker pointed out that he had the opportunity to meet last Wednesday with Shands and Landmark. They are putting together a proposal to seek infrastructure assistance to be able to develop a multi-purpose tower that would include Shands taking two of the floors. The balance of the floors would be for other medical facilities and private practices that would support the growth of their medical center. Shands Hospital does not have the Certificate of Need in place at this time. Their first phase would be a \$54 million project which would be taxable with the exception of the space that Shands would occupy.

Ordinance 2012-0712 was introduced to City Council today to support a \$130,000 REV grant for the development of a 90,000 sq. ft. building within the JIA CRA Trade Port development for Anco Cheese, a company from New Jersey owned by a French Company. They are relocating from Miami to Jacksonville and will create 150 new jobs. The cost of the development would be \$10 million.

Joseph Whitaker commended the JIA CRA board on all of their actions today.

**IV. OLD BUSINESS**

Jason Gabriel will look into the process of appointing members to the JIA CRA Board.

Chair M. Bishop suggested that the board hold a nominating committee meeting on December 20, 2012, at 3:30 p.m. Nominating committee members will be Calvin Burney, Andy Sikes, and Michael Stewart.

**V. NEW BUSINESS**

**None**

**VI. BOARD LIASON UPDATES**

**None**

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**ADJOURNMENT**

There being no further business, the meeting was adjourned at 10:05 a.m.

**A nominating committee meeting is scheduled for Thursday, December 20, 2012, at 3:30 p.m., followed by a regular meeting to be held at 4 p.m. The meeting will be held at City Hall at St. James, 2<sup>nd</sup> Floor in Conference Room E.**

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Melody Starr Bishop, Chair