

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

Thursday, August 9, 2012 – 4:00 p.m.
City Council Conference Room A, 4th Floor

Board Members Present: Chairwoman Melody S. Bishop, Calvin Burney, Lad Daniels, Paul Schmidt, Vice Chairman Andy Sikes, Michael Stewart

Board Members Absent: Warren Alvarez

OED Staff Members Present: Joseph Whitaker, Karen Underwood and Karen Nasrallah

Board Liaison & Visitors Present: Councilman Ray Holt, Richard Berry, Eden Group; Steve Leggett, T. R. Hainline, Paul Harden and James Bennett

I. CALL TO ORDER

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

II. ACTION ITEMS

Trust fund allocation towards widening of Duval Road north of River City Market Place/Leggett Parkway; review the received information for confirmation of our previous action to approve pending receipt of those items. Leggett Parkway: JIA-CRA Trust Fund Request Action Item Status.

- 1. Contractor Current Schedule of Values**
- 2. Schedule of Values Remaining De-mobilization/Remobilization Costs**
- 3. Max Leggett Parkway associated Development Economic Impact**
- 4. Approval JIA- CRA Trust Fund Request to City Council**

Paul Harden presented the Roadway Builder Current Schedule of values, Demolition and Remobilization Costs, Development Economic Impact and the City of Jacksonville Standard Form Second Fair Share amendment application and contract Ordinance Number 2012-101 E.

Councilman Holt has two bills to be introduced: Ordinance 2012-297 and Ordinance 2012-492. These bills have been introduced to extend the JIA/CRA funds for the upcoming budget and beyond through contract. Tomorrow, the budget for the CRA will go before the hearings. The Mayor's original budget assumes that those funds would be swept into general fund at the end of this year. If the finance committee and the full council approves the budget, the JIA CRA funds

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would be swept. Currently, there are no funds. What this project and his bill would do is take the funding for the 2013 year for this project.

Councilman Holt stated that the purpose of the request for the special meeting was because he would like to hear from the JIA/CRA Board to speak on whether to move forward with those projects and to use the CRA for the purpose it was created. The Duval Road project will move forward in the upcoming budget year and we will get a commitment from Mr. Leggett, stating that the road would be completed by June 15, 2013. Under his current contract to get fair share dollars, we would subtract whatever we appropriate here and those fair share funds and mobility fee funds would be used sooner for other projects in the general area that require attention and seek funding.

Councilman Holt advised the board of exciting news from Calvin Burney about the possibilities of a new north access road project being done quickly if we are able to include that into our plan and his bill.

Chairwoman Bishop stated that funding should not have moved out until September and last year when City Council approved the budget, funds were shifted out and had to be put back. Mr. Harden referenced a memo from Cindy Laquidara issuing an opinion and T. R. Hainline has a copy explaining why the funds cannot be swept until the end of the year because they are all in the purview of the City Council because they have the authority to do it. The issue of Councilman Holt is a policy decision. The sweeping is an accounting function. Ronnie Belton has approved the use of the funds for the project and find other funds to replace the \$3.6 million budget for the 2012-2013 year.

Councilman Holt expressed the urgency of needing information as soon as possible. If the Council votes to sweep the dollars into the general fund, we would miss a greater opportunity. He wants the funds to remain in the trust fund and cannot be swept the following year, with or without support for his north access road.. We should keep the dollars available for the two projects.

- The funds for 2011-2012 have been swept.
- 2012 -2013 funds can be accessed after October 1, 2012.
- Mr. Leggett will move forward with his project, if approved by the JIA Board, knowing it would be done in the 2013 year.
- The funds for 2011-2012 are still in the accounts that the City Council controls, which can be swept. It is not listed in the CRA account.

Mr. Whitaker pointed out that the board has approved an update to the North Jacksonville Action Plan, which did not include this project. If \$3.6 million are appropriated to do this road, the JIA-CRA Board may wish to have it amended as a priority one, to have the ability to work with the

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account. When the previous October 16, 2009 JEDC Workshop Attendees decided on priorities, the priorities were selected upon the input of other agencies.

Max Leggett Parkway associated Development Economic Impact

Lad Daniels referenced page six, of the North Jacksonville Action Plan, and indicated that the funding source available for this road has been taken away, and we are looking for an alternative plan. If that is the case, we should make a motion as below:

- That we show the completion of the Max Leggett parkway as priority one, in the list of priority's on page six.
- Assuming that we have \$5.2 million in budget year 2012-2013, the first priority of funding that this board would approve is completing those contractual obligations that are already in place to the extent that there is funding available. Beyond that, we would approve funding up to \$3.6 million to complete the Max Leggett Parkway.
- Michael Stewart seconded the motion.

Councilman Holt asked the board if they would reprioritize Duval Road and north access road as a priority one. His bill will take dollars from the CRA in 2012/2013 and put all toward Duval Road and the following years for the north access road. He did not want to put us in a situation were the TPO looks at the priority projects list and believe that the north access is no longer priority road.

Lad Daniels commented that the Max Leggett parkway is a project that is already in force. Changing our project listing should not jeopardize changing to priority one.

Chairwoman Melody Bishop pointed out that the City in 2003 approved the Master Plan. She wanted to ensure the board would be in the right posture to make changes.

Michael Stewart concurred with Lad Daniels and added that in 12 months the Max Leggett Parkway would be off the list.

A MOTION WAS MADE BY LAD DANIELS AND SECONDED BY MICHAEL STEWART TO ASSIGN MAX LEGGETT PARKWAY AS FIRST PRIORITY ON PAGE 6 OF THE PRIORITY LIST OF AN ON GOING CONSTRUCTION PROJECT DESIGNED AND DESTINED TO BE COMPLETED IN BUDGET YEAR 2012-2013. CONSTRUCTION TO BE COMPLETED BY JUNE 30 2013. REGARDING FUNDS THAT WILL BE FLOWING INTO THE TAX INCREMENT DISTRICT, THE FIRST PRIORITY OF THOSE FUNDS BE WILL BE TO TAKE CARE OF EXISTING

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CONTRACTUAL OBLIGATIONS ALREADY IN PLACE. THE SECOND PRIORITY WOULD BE TO FUND THE MAX LEGGETT PARK UP TO \$3.6 MILLION.

THE MOTION PASSED UNANIMOUSLY 5 – 1 (Burney Abstain)

Mr. Harden stated that this item will go before the finance budget committee tomorrow and they would like a letter from the board stating the action of the motion and he would help draft it.

Reconfirm our vote/action formalizing priority projects to be submitted for approval by the City Council for amendment to the Master Plan.

Melody Bishop suggested that the prioritized projects 1A, 1B, 2, 3, 4, and 5 are still valid.

A MOTION WAS MADE BY MICHAEL STEWART AND SECONDED BY LAD DANIELS TO ESTABLISH THE PRORITY PROJECTS AS LISTED IN THE PROPOSED ACTION PLAN JIA/CRA.

Councilman Holt expressed his thoughts on the north access road and was not sure if this was the right posture, noting that the board needs to send a clear message to City Council that the 2012/2013 funds should remain in the CRA Trust fund.

Lad Daniels reconsidered the motion and Michael Stewart concurred that starting 2012/2013 the funds should be used for the CRA purpose recommended by the CRA Board. Of further note, when the Office of Economic Development was formed, the CRA moved directly under City Council.

A MOTION WAS MADE BY LAD DANIELS AND SECONDED BY MICHAEL STEWART TO STRONGLY URGE THE COUNCIL TO PASS LEGISLATION THAT WOULD LEAVE THE TRUST FUND INTACT FROM YEAR TO YEAR. COUNCILMAN HOLT WANTED A MESSAGE FROM THE BOARD THAT STATES THAT WE WOULD LIKE THE TRUST FUND DOLLARS TO REMAIN IN THE TRUST FUND SO WE WILL HAVE THE OPTION OF USING THEM FOR THE PURPOSES THAT THE CRA WAS CREATED .

T. R. Hainline stated that he also represents Steve Leggett and the owner of the access road route. Councilman Holt's 2012-292 bills also affect them. The City lawyers are drafting the substitute for Councilman Holt's legislation 2012-492, which takes the CRA trust fund money and gives some to Steve Leggett's road in 2012-2013 and some to the north access road after that. They want to make sure that these two projects are in the JIA-CRA Redevelopment Plan.

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The original redevelopment plan that was approved in 1993 references Duval Road and the airport networks road. They are already in the Community Redevelopment Plan. The lawyers who are drafting the substitute for Councilman Holt's 2012-492 are asking that question, so there should be clarity in what is coming from this board. Specifically, that this board believes that Max Leggett parkway and JIA north access road by virtue of previous motions and this reconfirmation are in the Community Redevelopment Plan. A fair share contract amendment is being drafted for the Max Leggett Parkway and a development agreement, which would provide for the reimbursement mechanism as mentioned for the north access road. In order to get there, those improvements have to be in the Community Redevelopment Plan.

Lad Daniels asked T.R. Hainline if Council action goes through on the substitute, have we locked up our funds for an undetermined number of years. Councilman Holt explained his bill when substituted was to fund two projects. In the 2012/2013 budget year, all \$3.4 million of available funds will go toward the Duval Road Project and in exchange, Mr. Leggett will make a contract with us that he would have it completed by June 15, 2013. It would enter into a contract with Benderson Corporation, the dollars from the CRA trust fund for years 2013 -2016 and will use three years of funding for a partial fourth year. A total of \$10 million would be designated for the north access road in exchange for that, Benderson Corporation would go out and find the remainder of the funding from other agencies by the end of fiscal year 2014. If they do not come up with the remainder of funding by that time, the CRA funds will not go to them.

Lad Daniels addressed that an action plan should be in place before September 30, 2013. The plan has to include how they are going to fund it for the budget year 2014.

A MOTION WAS MADE BY MICHAEL STEWART AND SECONDED BY LAD DANIELS THAT THE BOARD ACCEPT THE PRIORITY LIST AS LISTED WITH THE PLAN WITH A MESSAGE TO THE CITY COUNCIL THAT THE CRA'S TRUST FUND BE HELD AND IN TACT FOR THE FISCAL YEAR OF 2012-2013.

THE MOTION PASSED UNANIMOUSLY 5-1 (BURNEY ABSTAIN)

III. INFORMATION/DISCUSSION ITEMS

None

IV. OLD BUSINESS

None

V. NEW BUSINESS

None

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VI. BOARD LIASION UPDATES

None

Chairwoman Bishop stated that the board would meet next week to review the meeting notes and receive a copy of the full document of the North Jacksonville Action Plan.

VII. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:15 p.m.

The next meeting is scheduled for Thursday, August 16, 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