



JACKSONVILLE INTERNATIONAL AIRPORT
COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING

Zoom Meeting – No location
Tuesday, August 11, 2020 – 2:30 p.m.

MEETING MINUTES
TUESDAY, AUGUST 11, 2020 – 2:30 P.M.
DRAFT

Location: Council Chambers, 1st Floor, City Hall at St. James, 117 West Duval Street, Jacksonville, FL 32202

Agency Board Members Present: Agency Board Acting Chair Sam Newby; Agency Board Vice-Chair, Reggie Gaffney; Agency Board Members Joyce Morgan, Aaron Bowman, Al Ferraro, Danny Becton, Ju'Coby Pittman, LeAnna Cumber, Matt Carlucci, Michael Boylan, Randy DeFoor, Ron Salem and Scott Wilson. Agency Board Member Terrance Freeman joined the meeting sometime after the vote on Resolution JIA/CRA-2020-06 and before the vote on Resolution JIA/CRA-2020-06.

Agency Board Members Excused: Agency Board Chair, Tommy Hazouri; Agency Board Members Brenda Priestly-Jackson; Garrett Dennis, Randy White and Rory Diamond.

I. CALL TO ORDER

Acting Chair Newby called the Jacksonville International Airport Community Redevelopment Agency (JIA/CRA) Board meeting to order at approximately 3:22 p.m.

II. ACTION ITEMS

APPROVAL OF THE JANUARY 28, 2020 JACKSONVILLE INTERNATIONAL AIRPORT COMMUNITY REDEVELOPMENT AGENCY (JIA/CRA) BOARD MEETING MINUTES

A MOTION WAS MADE AND SECONDED APPROVING THE JANUARY 28, 2020 JACKSONVILLE INTERNATIONAL AIRPORT COMMUNITY REDEVELOPMENT AGENCY (JIA/CRA) BOARD MEETING MINUTES. THE MOTION PASSED UNANIMOUSLY 13-0-0.

CONSIDERATION OF \$239,371 FUNDING RECOMMENDATION FOR FARM SHARE, INC. (RESOLUTION JIA/CRA-2020-02)

To put things in perspective, Mr. Wendland provided an overview of the JIA/CRA FY 2019/2020 Amended and Restated Budget. For the current FY there is a balance of approximately \$6.48 million in Unallocated Plan Authorized Expenditures. There is about \$600,000 of interest on top of the \$6.48 million that is not showing up in that number, so there is approximately \$7 million left in Unallocated Plan Authorized Expenditures this year. He commented that today, he will go through the four different Resolutions and projects adding that if the Agency Board were to approve all four Resolutions today, there would be an approximate balance of \$2.6 million in Unallocated Plan Authorized Expenditures. He noted that the \$2.6 million includes the interest income and it also

includes that we would spend everything in the budget on the financial obligations noted under Plan Authorized Expenditures. The reality is that we probably will not spend all of it, but we cannot move it yet because we do not know exactly. You are probably going to pick up another \$400,00. If the Agency Board approves all of the Resolutions before them today, there would be \$3 million remaining in Unallocated Plan Authorized Expenditures. If the \$3 million is not allocated by the end of the FY, it will roll into the General Fund because it is unallocated. He commented that as we look at the FY 2020/2021 Proposed Budget, there is approximately \$10.2 million in Unallocated Plan Authorized Expenditures. The vast majority of what we are going to talk about today is not necessarily time sensitive, so anything that gets moved into FY 2020/2021 would increase the \$3 million that may roll to the general fund this year.

Mr. Wendland provided an overview of Resolution JIA/CRA-2020-02 noting that last year the JIA/CRA Agency Board approved CRA dollars in the approximate amount of \$245,000 for the first year of a two year sublease with Farm Share. This is the second year of that sublease and the total amount to cover it would be \$239,371. In the FY 2019/2020 Amended and Restated Budget there is an allocation of \$239,371 to fund the second year of rent associated with the sublease. He noted that an Agreement is attached to Resolution JIA/CRA-2020-02 that is basically the same as last year. Farm Share is required to report to us quarterly that they have paid their lease and their activity in the number of households served and pounds of food distributed. To date, they have been very good with all of their reporting. Mr. Wendland commented that long term, there will need to be a new solution to this for Farm Share.

Acting Chair Newby opened the floor for public comment noting that due to time constraints the public comments would be limited to 2 minutes versus 3 minutes.

Agency Board Member Cumber asked Mr. Wendland what he means when he stated that some of the projects are not necessarily “time sensitive” and what the real time delay would look like.

Mr. Wendland responded that Farm Share is the one that we would like to get going because their sublease ends in September. He commented that we are going to talk in a few minutes about some road resurfacing projects. If they were not funded in August, we could come back to the Agency Board in October and fund them from the FY 2020/2021 Proposed Budget. There would essentially be a two month delay in allowing Public Works to have the go ahead to move forward with the project(s).

Agency Board Member Cumber asked if the two month delay was true for everything with the exception of Farm Share. Mr. Wendland concurred.

Agency Board Member Gaffney commented that the reason the Agency Board needs to act on Farm Share today is because the rent in their contract was due on August 1, 2020 and after this month, they will be late.

A MOTION WAS MADE AND SECONDED TO APPROVE JACKSONVILLE INTERNATIONAL AIRPORT COMMUNITY REDEVELOPMENT AGENCY (JIA/CRA) BOARD RESOLUTION JIA/CRA-2020-03 ALLOCATING \$239,371 IN FUNDING FOR FARM SHARE INC.; ALLOWING FOR THE FUNDING AGREEMENT BETWEEN THE CITY OF JACKSONVILLE AND FARM SHARE, INC.; AUTHORIZING THE MAYOR AND CORPORATION SECRETARY TO EXECUTE AND DELIVER ALL CONTRACTS; PROVIDING FOR OVERSIGHT BY THE OFFICE OF ECONOMIC DEVELOPMENT; PROVIDING AN EFFECTIVE DATE. THE MOTION PASSED UNANIMOUSLY 13-0-0.

CONSIDERATION OF \$2,400,000 ADDITIONAL FUNDING RECOMMENDATION FOR EXISTING PROJECTS (RESOLUTION JIA/CRA-2020-03)

Mr. Wendland referencing the FY 2019/2020 Amended and Restated Budget noted that the Dunn Ave/Armsdale Road Improvements Project and the Cole Road W-Cole to Main-Sidewalks-Mobility (bb) Projects under Plan Authorized Expenditures have already been approved. Staff meets with Public Works periodically to go through all of the approved projects and valuate where they are. During a recent review, Public Works indicated that additional funding was required for each of the two projects. The Dunn Ave/Armsdale Road Improvements has been funded through FY 2016/2017 and FY 2017/2018 budget dollars. The total budget right now on the project approved is about \$5.1 million. They expect to go to bid in October of 2020, but as they start to look at the scope, they believe to be approximately \$1 million short of what will actually be needed.

Agency Board Member Cumber asked referencing the current hole in the FY 2020/2021 Proposed Budget, what would happen if the projects were delayed two months if they are going out to bid in October anyway and if there was a guarantee that they could all be funded. She added that they are all good projects and we want to move forward with them. She commented if there is no functional delay since the projects are going to happen after October, it might make sense to look at releasing some of the money now taking into consideration that there is a guarantee to the CRA that the funding would be available once the project needed to start.

Mr. Wendland addressed the financing and John Pappas addressed the delays on projects. Mr. Wendland commented that from a Finance standpoint, you could amend the Resolution and have the funding come from the FY 2020/2021 Proposed Budget meaning the \$2.4 million would come out of the \$10.2 million in Unallocated Plan Authorized Expenditures and then the carryover for the current FY would be closer to \$5.4 million. That is the financing side of it. I will let John Pappas talk to the timing on getting the funds made available.

Mr. John Pappas commented that there are certainly components of safety of the projects and improvements of signals that are very important. So the sooner we have the funding the sooner we can move some of those projects forward. To Agency Board Member Cumber's comment, we do not know that we would be spending any of those dollars right away, but we would be looking to facilitating covering them as quickly as we can get a contract in place.

Agency Board Member DeFoor asked Mr. Wendland the status of the Jacksonville signage over I-95 that was discussed at the JIA/CRA Advisory Board some time ago. Mr. Wendland responded that the funding is appropriated and sitting in an account for the project that is still in the design stage.

Mr. Pappas added that the Jacksonville sign was part of the Cole Road Bridge project. They are partnered with DOT and they are performing the work on the Cole Road Bridge. Our element of the signage along with some sidewalk improvements is a part of their project and it is moving forward.

Agency Board Member Salem commented that he thinks the Budget Finance Committee's current hole is \$2.8 million in the FY 2020/2021 Proposed Budget adding that this would essentially cover that not realizing any potential other gains we may get as we continue reviewing the budget. He thinks he would move forward as we stand.

Agency Board Member Gaffney advised that he spoke at the Social Justice Committee yesterday and he has been told that there would be approximately \$2.8 million remaining. To District 7, he does not want anyone to think that he is neglecting projects. We do have allocated projects for next year, but that is two months from now. When he spoke yesterday, he advised that he is getting ready to move forward with an ordinance for \$2.8 million from the JIA/CRA to the Social Justice Committee, as a community investment. If the Budget Finance Committee needs the money, we can have a conversation. funding, we can have that conversation. He commented that the purpose of him doing that realizing that the FY 2020/2021 Proposed Budget is going to be tight, but more than that realizing that the Social Justice Committee needs the money. He is trying to be as frugal as he can with District 7 and CRA funding, but he realizes that he also needs to be able to give back when the opportunity presents itself. He wanted to assure everyone that there will still be some money available to be able to move to the proper place whenever we get together and determine when that will be.

Acting Chair Newby opened the floor for public comment.

A MOTION WAS MADE AND SECONDED TO APPROVE JACKSONVILLE INTERNATIONAL AIRPORT COMMUNITY REDEVELOPMENT AGENCY (JIA/CRA) BOARD RESOLUTION JIA/CRA-2020-03 APPROVING THE ALLOCATION AND TRANSFER OF \$1.2 MILLION AS ADDITIONAL FUNDING FOR THE DUNN AVE/ARMSDALE IMPROVEMENTS AND \$1.2 MILLION AS ADDITIONAL FUNDING FOR THE COLE ROAD WEST-COLE TO MAIN-SIDEWALKS MOBILITY (bb); AUTHORIZING

THE MAYOR AND CORPORATION SECRETARY TO EXECUTE AND DELIVER ALL CONTRACTS; PROVIDING FOR OVERSIGHT BY THE PUBLIC WORKS DEPARTMENT; PROVIDING AN EFFECTIVE DATE. THE MOTION PASSED UNANIMOUSLY 13-0-0.

CONSIDERATION OF \$1,850,000 FUNDING RECOMMENDATION FOR PUBLIC WORKS PROJECTS (RESOLUTION JIA/CRA-2020-04)

Mr. Wendland referencing the FY 2019/2020 Amended and Restated Budget noted that \$900,000 (estimate) has been allocated for the Harts Road Resurfacing from Dunn Ave. N to south of I-295 and \$900,000 (estimate) has been allocated to the Resurfacing of Biscayne Blvd. from Dunn Ave. to Duval Rd. In conjunction with the road projects, streetlights are being added to Biscayne Blvd. in the area of Duval Road to Dunn Ave., at a budgeted cost of \$50,000. Resolution 2020-04 takes all three of those projects into consideration for a total of \$1,850,000.

A MOTION WAS MADE AND SECONDED TO APPROVE JACKSONVILLE INTERNATIONAL AIRPORT COMMUNITY REDEVELOPMENT AGENCY (JIA/CRA) BOARD RESOLUTION JIA/CRA-2020-04 APPROVING THE ALLOCATION AND TRANSFER OF FUNDING FOR NEW PLAN AUTHORIZED EXPENDITURES TO RESURFACE PORTIONS OF HARTS ROAD AND BISCAYNE BLVD., AND TO PROVIDE STREET LIGHTS ON A PORTION OF BISCAYNE BLVD.; ALLOWING FOR THE SOLICITATION OF COMPETITIVE PROPOSALS AND AWARD OF CONTRACTS THROUGH THE PROCUREMENT CODE; AUTHORIZING THE MAYOR AND CORPORATION SECRETARY TO EXECUTE AND DELIVER ALL CONTRACTS; PROVIDING FOR OVERSIGHT BY THE PUBLIC WORKS DEPARTMENT; PROVIDING AN EFFECTIVE DATE. THE MOTION PASSED UNANIMOUSLY 13-0-0

CONSIDERATION OF THE FY 2019/2020 AMENDED AND RESTATED BUDGET (RESOLUTION JIA/CRA-2020-05)

Mr. Wendland provided an overview of the JIA/CRA FY 2019/2020 Amended and Restated Budget noting that the appropriations discussed in the three Resolutions approved by the Agency Board today are included in the total of Plan Authorized Expenditures in the far right column for a total of \$2.6 remaining in Unallocated Plan Authorized Expenditures. Mr. Wendland added that at the end of the year it will be based on actual and he thinks the actual amount will be closer to \$3 million because he does not think we will spend all of the money in the Financial Obligations column. Mr. Wendland noted that there was a typo that said there was a 2 instead of a 3 on one of the numbers in the Resolution that will be cleaned up.

Acting Chair Newby opened the floor for public comment.

A MOTION WAS MADE AND SECONDED TO APPROVE JACKSONVILLE INTERNATIONAL AIRPORT COMMUNITY REDEVELOPMENT AGENCY (JIA/CRA) BOARD RESOLUTION JIA/CRA-2020-05 ADOPTING A FY 2019/2020 AMENDED AND RESTATED BUDGET; PROVIDING AN EFFECTIVE DATE. THE MOTION PASSED UNANIMOUSLY 14-0-0 (CM Freeman joined the meeting).

CONSIDERATION OF THE FY 2020/2021 PROPOSED BUDGET (RESOLUTION JIA/CRA-2020-06)

Mr. Wendland reviewed Resolution JIA/CRA-2020-06 noting that the revenues for next year are projected at \$14.346 million, which is an increase of 1,280,000 or 9.8%. He noted that there were no Plan Authorized Expenditures included. He noted that there are REV Grants, QTI payments and one debt service payment that the JIA/CRA Agency Board previously approved. Mr. Wendland commented that there is an Unallocated Plan Authorized Expenditures of 10,224,703. This is the amount we would come back to the Agency Board next year to move funds for projects to move into Plan Authorized Expenditures for projects.

Acting Chair Newby opened the floor for public comment.

A MOTION WAS MADE AND SECONDED TO APPROVE JACKSONVILLE INTERNATIONAL AIRPORT COMMUNITY REDEVELOPMENT AGENCY (JIA/CRA) BOARD RESOLUTION JIA/CRA-2020-06 ADOPTING A FY 2020/2021 PROPOSED BUDGET; PROVIDING AN EFFECTIVE DATE. THE MOTION PASSED UNANIMOUSLY 14-0-0.

III. NEW BUSINESS

No new business was discussed.

IV. PUBLIC COMMENTS

There were no public comments.

V. ADJOURNMENT

There being no further business, Acting Chair Newby adjourned the Jacksonville International Airport Community Redevelopment Agency Board meeting at approximately 3:53 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.