

MEETING 2



A NEW DAY.

JACKSONVILLE INTERNATIONAL AIRPORT
COMMUNITY REDEVELOPMENT AREA AGENCY BOARD MEETING
Council Chambers, 1st Floor City Hall, 117 West Duval St.
Jacksonville, FL 32202
Tuesday, November 14, 2023 - 4:00 PM

AGENDA

MEMBERS: Ron Salem, Chair	
Reggie Gaffney, Jr., Vice Chair	Terrance Freeman, Board Member
Ken Amaro, Board Member	Michael Gay, Board Member
Raul Arias, Jr., Board Member	Nick Howland, Board Member
Michael Boylan, Board Member	Rahman Johnson, Board Member
Joe Carlucci, Board Member	Will Lahnen, Board Member
Matt Carlucci, Board Member	Chris Miller, Board Member
Kevin Carrico, Board Member	Jimmy Peluso, Board Member
Tyrone Clark-Murray, Board Member	Ju'Coby Pittman, Board Member
Rory Diamond, Board Member	Randy White, Board Member
I.	CALL TO ORDER – Chair
	Announcement of Quorum – Legislative Services
II.	ACTIONS ITEMS – Chair
	Approval of the August 8, 2023, Meeting Minutes
III.	NEW BUSINESS
IV.	OLD BUSINESS
V.	PUBLIC COMMENTS
VI.	ADJOURNMENT



**JACKSONVILLE INTERNATIONAL AIRPORT
COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING
COUNCIL CHAMBERS
117 WEST DUVAL STREET, JACKSONVILLE, FL 32202
TUESDAY, AUGUST 8, 2023**

**MEETING MINUTES
TUESDAY, AUGUST 8, 2023 – 4:32 P.M.**

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

Agency Board Members Present: Agency Board Chair Ron Salem, Agency Board Vice Chair Reggie Gaffney, Jr., Advisory Board Members Ken Amaro, Raul Arias, Michael Boylan, Joe Carlucci, Matt Carlucci, Kevin Carrico, Tyrona Clark-Murray, Terrane Freeman, Michael Gay, Nick Howland, Rahman Johnson, Will Lahnen, Chris Miller, Jimmy Peluso, Ju'Coby Pittman, Randy White

Agency Board Members Excused: Agency Board Member Rory Diamond

I. CALL TO ORDER

Chair Salem called the Jacksonville International Airport Community Redevelopment Agency Board meeting to order at approximately 4:32 p.m. A quorum was confirmed.

II. ACTION ITEMS

APPROVAL OF THE MAY 9, 2023 JACKSONVILLE INTERNATIONAL AIRPORT COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING MINUTES

A MOTION WAS MADE AND SECONDED APPROVING THE MAY 9, 2023, JACKSONVILLE INTERNATIONAL AIRPORT COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING MINUTES. THE MOTION PASSED UNANIMOUSLY 18-0-0.

CONSIDERATION OF \$1,783,626.88 IN ADDITIONAL FUNDING FOR THE DUVAL ROAD WIDENING PROJECT (RESOLUTION JIA/CRA-2023-02)

Ms. Nasrallah provided an overview of Jacksonville International Airport Community Redevelopment Agency Board Resolution RA/CRA-2023-02.

Ms. Nasrallah advised that the Duval Road Widening Project was approved by the JIA/CRA Agency Board on August 9, 2022, with Resolution JIA/CRA-2022-04, which allocated \$2,343,743 to the project. On June 9, 2023 the JIA/CRA Advisory Board voted unanimously to recommend to the Agency Board that the remaining balance be allocated to the Duval Road Widening Project. If the additional funding is approved today, it will bring the project balance to \$4,127,369.88.

Agency Board Member Terrance Freeman commented that there were conversations last year about the sunseting of the JIA/CRA. The question asked then was would there be any dollars in that fund that would then be encumbered or transferred back to the general fund. His understanding at that time was that those dollars had been encumbered already. He understands the restriction of the funds, but was looking for some other projects to complete towards the end of his term as president to try to and help that area if there were going to be dollars left forward.

Ms. Nasrallah replied that if Resolution JIA/CRA-2023-02 is approved today, the remaining funds in Unallocated Plan Authorized Expenditures (\$1,783,626.88) will go towards projects. She added there will be a zero balance for FY 2022/2023 and for FY 2023/2024, it will be a general fund allocation.

Agency Board Member Terrance Freeman commented that we have sunsetted but there are going to be tax dollars that are going to be captured and put into the upcoming budget. But because we are sunseting this, those dollars will be sent to the general fund and there is no way for us to track it. Is that what I am understanding.

Ms. Nasrallah responded that her understanding is that once the CRA sunsets and the dollars are spent, the money will automatically go into the general fund.

Chair Ramsey asked Ms. Taylor to assist with an explanation that Agency Board Member Freeman may better understand.

Ms. Taylor advised that the ad-valorem revenue of approximately \$22 million will roll to the general fund. She added that there is approximately \$4 million of obligations for the upcoming year, so the net will be approximately \$18 million added to the general fund as ad-valorem revenue in the FY 2023/2024 proposed budget.

Agency Board Member Rahman Johnson commented that he too is a little concerned about how the dollars are put together adding that it seems a bit nebulous. He would like to know what the funds will be used for in the future because it seems like if those ad-valorem dollars are just going into the general fund, it seems not to comply with the spirit of why those funds were set aside in the first place.

Chair Salem opened the floor for public comment of which there was none.

A MOTION WAS MADE AND SECONDED APPROVING JACKSONVILLE INTERNATIONAL AIRPORT COMMUNITY REDEVELOPMENT AGENCY BOARD RESOLUTION JIA/CRA-2023-02 APPROVING THE ALLOCATION AND TRANSFER OF \$1,783,626.88 WITHIN THE FY 2022/2023 AMENDED BUDGET AS ADDITIONAL FUNDING FOR THE DUVAL ROAD WIDENING PROJECT; DIRECTING THAT ADDITIONAL INVESTMENT POOL EARNINGS AND EXCESS FUNDS BE ALLCOATED TO THE DUVAL ROAD WIDENING PROJECT; AUTHORIZING THE MAYOR AND CORPORATION SECRETARY TO EXECUTE AND DELIVER ALL CONTRACTS; REQUESTING PROJECT OVERSIGHT BY THE PUBLIC WORKS DEPARTMENT IN CONJUNCTION WITH THE

OFFICE OF ECONOMIC DEVELOPMENT; PROVIDING AN EFFECTIVE DATE. THE MOTION PASSED UNANIMOUSLY 18-0-0.

CONSIDERATION OF CLOSURE REPORT FOR THE SUNSETTING OF THE JACKSONVILLE INTERNATIONAL AIRPORT COMMUNITY REDEVELOPMENT AREA (RESOLUTION JIA/CRA-2023-03)

Ms. Nasrallah provided an overview of Jacksonville International Airport Community Redevelopment Agency Board Resolution RA/CRA-2023-03.

Ms. Nasrallah noted as a statutory requirement, the JIA/CRA is scheduled to terminate at the end of the fiscal year as a 30-year CRA. As stated in Chapter 163, Part III, Section 163.387, Florida Statutes, the trust fund associated with the community redevelopment agency may be funded annually for a maximum of thirty years.

Ms. Nasrallah advised that working with the JIA/CRA Advisory Board, staff has prepared the JIA/CRA Final Report, as attached to Resolution JIA/CRA-2023-03. She added that according to Florida Statutes, because the JIA/CRA was created by Ordinance, it must be terminated by Ordinance.

Chair Salem opened the floor for public comment of which there was none.

A MOTION WAS MADE AND SECONDED APPROVING JACKSONVILLE INTERNATIONAL AIRPORT COMMUNITY REDEVELOPMENT AGENCY BOARD RESOLUTION JIA/CRA-2023-03 CONFIRMING THE OBJECTIVES AND GOALS SET FORTH BY THE JIA/CRA HAVE BEEN ACOMPLISHED AND FINDING THAT CONTINUATION OF THE JIA/CRA IS NO LONGER NECESSARY OR WARRANTED; APPROVING TERMINATION OF THE JIA/CRA; APPROVING ALLOCATION, TRANSFER AND/OR DISBURSEMENT OF ALL FUNDS REMAINING IN THE JIA/CRA TRUST FUND; REQUESTING THE OFFICE OF ECONOMIC DEVELOPMENT CONTINUE TO WORK WITH THE PUBLIC WORKS DEPARTMENT TO IMPLEMENT REMAINING PROJECTS; REQUESTING OED FINALIZE ALL OUTSTANDING REPORTS, FINANCIAL STATEMENTS AND PROJECT DOCUMENTATION; REQUESTING THAT OED COLLABORATE WITH LOCAL GOVERNMENT AGENCIES AND RELEVANT STAKEHOLDERS TO ENSURE A SMOOTH TRANSITION; ATTACHING A COMPREHENSIVE FINAL REPORT; PROVIDING AN EFFECTIVE DATE. THE MOTION PASSED UNANIMOUSLY 17-0-0.

NEW BUSINESS

No new business was discussed.

IV. OLD BUSINESS

Ms. Nasrallah advised that the Agency Board approved three years of funding for the Main Street Project. This was the City's last year of obligation. In the future, FDOT and Public Works will need

to get together to figure out their schedule going forward for making that expansion possible. Ms. Nasrallah noted that she is not receiving any response noting that the Agency Board obligated \$23 million with FDOT completing the road from New Berlin Road up to Max Leggett Parkway. We will probably need to get together and talk about what their schedule is for starting that. FDOT has listed in their promise to us that they will start FY 2023/2024.

Chair Salem commented that he is a little concerned that Ms. Nasrallah is not getting a response. He asked if there is anything the Council needs to do to get a response. Ms. Nasrallah responded that she was not sure just yet, she just wanted them to be aware that we might need to have a conversation in the future.

Chair Salem commented that he knows they had several conversations about this when CM Ferraro was on the Council and tracking this heavily so I just want to make sure that we are doing whatever we can to get this project completed.

Ms. Nasrallah responded that is why she brought to the Agency Board's attention.

Chair Salem asked Ms. Nasrallah to get back with him if she does not get a response so the response can be expedited.

V. PUBLIC COMMENTS

There were no comments from the public.

V. ADJOURNMENT

There being no further business, Chair Salem adjourned the Jacksonville International Airport Community Redevelopment Agency Board meeting at approximately 4:40 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 upon request. Please contact Michelle Stephens at (904) 255-5452, or by email at msteph@coj.net.