

City/JTA Interlocal Agreement
FAC/PAC
Organizational Meeting
December 20, 2002

In attendance:

JTA:

Michael Blaylock
Jim Etherton
John Gabriel
Marci Larson
Janice Sampson
Matt Dominy
Mark Moore

CITY:

Sam Mousa
Lynn Westbrook
Shari Shuman
Alice Jones
Rex Holmlin
Taye Brown
Chris Boruch
Jim Meyer
Maria Williams
Marcy Stansbury
Alberta Hipps
Jill Johnson
Bob Scott
Andy Eckert
Lisa Rowe
Kyle Billy
Bob Johnson

FAC/PAC

Wendell Holmes
Dan Edelman
Cindy Stover

JEA

Helen Kehrt
Norm Reimer
John McCarthy
Shawn Arnold

OTHER:

David Miller

I. Welcome and Opening Remarks

Sam Mousa

Mr. Mousa welcomed everyone and called the meeting to order, announced a quorum and opened the meeting. Mr. Mousa announced that Helen Khert would be sitting in for Mr. Bussells who was unable to attend.

II. Approval of Previous Meeting Minutes

Sam Mousa

The previous meeting minutes were approved and accepted to stand as reported.

III. Financial Administration Status

Shari Shuman

A. Project Report

1. Transportation Program

2. Infrastructure

The Budget to Actual numbers were in line and everything running smooth.

3. BJP Financial Summary Report

- The sales tax revenue has a variance of 2.9 million, the City anticipates bonding for 17 million. The swap generated \$126,000 because we are bonding out earlier capital expenditures. Showed the final numbers for the end of the year.
- Next transportation bonds needed in approximately 3-6 months time. The City is considering this bond deal as variable.
- The constitutional gas tax modeled 6.1 million and got 6.5 million.
- Sales tax modeled 60 million and came in at 57.4 million. This was flat from the prior year.

- Net revenue ended up 1.3 million positive, and we did not need to bond because we bonded the previous year.
- Expenditures modeled 77.6 million and had 56.9 million.
- Mr. Holmes questioned the reason for the variance, which was explained by Shari.

4. Revenue Trends

Graphs of the revenue trends were presented. Financing and revenue models are still holding true.

5. JTA

Mark Moore

Spent \$15 million to date, and the largest change issued is a \$9.5 million contract on Merrill Road.

B. Ernst & Young Audit

Shari Shuman

1. Financial Audit

As part of the Ordinance, BJP is required to have an annual financial audit, which is separate from the COJ audits. This audit was completed and there were no findings on City or JEA in regards to compliance, invoices, finance, budgets, etc. Mr. Edelman asked committee to reconsider going a longer period of time for the next audit. Shari stated that the ordinance mandates a yearly Program Audit, but will consider longer for the next financial audit.

2. Program Audit

E&Y has been doing their field work and we anticipate a report in January. Preliminary indications show that The Better Jacksonville Plan is poised for success.

C. Financing Update

- Approved the city treasurer to execute an additional \$50 million Fixed to Variable rate swap. The city has seen positive cash flow of \$297,174 to date of current outstanding swap.
- Approved the city to go ahead and proceed with a synthetic advance refunding of approximately \$45 million of current 1992A JTA bonds with a forward swap structure. At today's rates that would result in NPV of \$2.3 million or approximately 5.3% of refunded bonds.
- Approved a \$200 million fixed rate bond issue (since interest rates are at low levels) for the Infrastructure program. Current bond proceeds may be gone within the next 1-2 months.

D. Excess Calculation Amendment

- Subcommittee comprised of Sam Mousa, Mike Blaylock and Walt Bussells to determine a final resolution on Excess Funds Calculation under the Interlocal/BJP agreement. Shari Shuman to set up meeting.

E. General Discussion

Jim Meyer from Council Auditors requested more detailed budgets on all of the Vertical projects in Better Jax. Alice Jones will get a copy of Jax Tracs to their office on a monthly basis.

IV. Project Administration Committee

Lynn Westbrook

A. Project Status Reports **1. City of Jacksonville**

Arena

Cindy Stover

- Construction approximately 30% complete.
- Target completion date of November 17, 2003
- Established Guaranteed Maximum Price with the construction manager.
- Everything within budget.

Baseball Park

- Construction approximately 45% complete.
- The City has formalized a contract with the Suns and the construction is on course for the opening of the Suns season.
- Biggest challenge is rain. Mr. Mousa stated that the budget supports overtime if needed due to rain delays.

Veterans Park Memorial

- Proposed design is being submitted to PSEC.
- City Council approved \$1.2 million for park.

Main Library/Six Branches

Rex Holmlin

- Relocating fences and excavation and foundations to be underway in January.
- Main Library groundbreaking held December 16.
- Main Library project is on the fast track, which means they are designing and constructing at the same time.
- All new branches under design.
- Renovation projects are on schedule. San Marco currently under construction and set for a Spring 2003 opening.
- Within next year all 19 library projects should be under construction.

Mr. Mousa discussed a proposal that would place the Library Support Center at the University Park facility instead of at the Main Library. This would take \$3.5 million from the Main Library to University Park, but would allow it to be built at a lower rate, therefore saving money. Jim Meyer asked if an amendment to the code would be necessary, and Mr. Mousa stated that it would just require a transfer of funds.

Courthouse

Chris Boruch

- Contract negotiations are ongoing with Beers Skanska for the construction manager position. Negotiations should be complete by next meeting.
- Have been working on pre-schematic design and expect to have that complete by the end of December.
- Issued demolition package for the site and plan to have sequence of demolition for next meeting.

Roadways

Doug Layton

- Several projects have reached substantial completion.
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Neighborhood Street Resurfacing/Sidewalks

Bob Scott

- Resurfacing - 930 miles have been completed.
- The project will be resurfacing downtown streets on January 6 to be completed in time for the Downtown Celebration this spring.
- Bid opening 2/5/03 for Area 4 contract.
- Sidewalks - 38 miles have been completed, 8 under construction

Mr. Mousa explained City has done well in cost per mile on resurfacing. However the pending urban core/downtown resurfacing may cause the cost per mile to go up because of the additional work needed on the poorer condition streets. The price should stay within estimates.

Equestrian Center

Tayé Brown

- Held the groundbreaking on November 6. Currently have 80 acres cleared with 130 acres left to clear.
- Proceeding with building plans on Equestrian Center and Community Center. The Equestrian Center plans approximately 75% complete. Bid packages have been released and design expected by early 2003.

Mr. Mousa asked Tayé to explain the GMP for this project. Tayé explained that the community center was over budget, but the other components of the Guaranteed Maximum Price (GMP) were under budget. Therefore the overall project is still under budget by approximately \$77,000.

2. JEA

Shawn Arnold

- Arena/Ballpark – Not including Chilled Water Plant, JEA doing approximately \$9 million in infrastructure improvements. Completed approximately 75% of their improvements on those projects.
- Courthouse – Awarded program management to Jacobs Facilities and design to Cannon Design. Infrastructure improvements on the project will be conducted in coordination with the City.
- Roadway/Infrastructure projects – Projects proceeding well. JEA and the City are sharing project managers and designers on all projects.

Septic Tank Phase Out Update –

- Murray Hill B Phase I: All work is completed with the exception of Kingsbury Street. Additional drainage work required on Lamboll Street, which will push back completion date to September 2003.
- Murray Hill B Phase III: split into three parts in conjunction with the Dept. of Transportation. Start and end dates have been adjusted accordingly.
- JEA was negotiating with DEP for \$1 million on this program and they secured \$4 million. This will be added to the program for more remediation. Current budget now stands at \$87.4 million. Equates to 16,400 feet of additional sewer, to serve 290 additional customers.

Mr. Meyer inquired about the chilled water lines being run to the Shipyards project while they are being routed to the ballpark and arena. Shawn explained it is part of the \$9 million infrastructure project.

Mr. Mousa explained a committee has been formed; Mr. Bussells, Mr. Westbrook and Nancy Kilgo met in early December to establish an agenda and subcommittees for the first meeting. Two private citizens and representatives from the Mayor's Office and JEA are on the committee, among others. City Council urged the formation of the task force to review opportunities to extend water and sewer lines to neighborhoods. Task Force is due to be finished in April.

Mr. Mousa confirmed \$12.4 million is coming from outside the BJP in the Septic Tank Phase Out program.

3. JEDC – Cecil Commerce Center

Andy Eckert

- New World Avenue realignment is currently in permitting; construction should start Summer 2003.
- Plans for extending New World Avenue north of FCCJ to Chaffee Road was approved by City Council. Project is in design and surveyors are on site.
- JEA started utility construction. Expect to have master well field and water pump station located in the north area by March 2004.

Mr. Mousa asked Shari to amend her reports to reflect the street names rather than the numbers.

4. JTA

Matt Dominy

- Argyle Forest Phase I – March 3 bid date. In process of modifying the water management permit for a shared use pond.
- Argyle Forest Phase II – 3 month delay due to issue of using existing ponds versus building new ones. Ongoing discussions between City and homeowners association.
- Regency Bypass Phase II – Scheduled for property acquisition in December. Planned start of construction February 2004. In discussion with one of the large property owners for possible public/private partnership.
- Heckscher Drive Phase I – Scheduled to go to construction April 2003. Awaiting results of an asbestos report on a church in the area prior to demolition.
- Merrill/Southside – Construction expected to begin in February.

JTA Board of Directors will review all schedules and budgets on JTA projects at their next meeting with an eye toward revising priorities in the plans. Will present recommendations in January to Mr. Mousa's office.

Doug Layton clarified that JTA is negotiating with residents in Argyle on the shared use ponds, and City officials are assisting in facilitating the discussions. Coordination is ongoing between City, JTA and residents regarding plans for the Argyle-Rampart intersection.

B. MBE

Shari Shuman

- Norm Reimer explained why the JEA is having difficulty getting the MBE numbers from their contractors because it was not stipulated in the contract, and the contractor is refusing to provide the information.
- JEA is going to look into MBE numbers for the \$70 million City/JEA joint project stormwater drainage projects included in BJP. Those numbers are not currently in MBE reporting to committees. Norm to review from JEA side.

C. General Discussion

- Councilwoman Hipps inquired about the schedules of the branch libraries, particularly Argyle. Rex Holmlin agreed to provide Ms. Hipps the schedule.
- Doug Layton clarified the status of the roadway projects affected by the traffic study in Ms. Hipps district. She requested a breakdown of the results of the traffic study.
- Mr. Blaylock explained he was interested in accelerating various projects, through design/build or public/private partnerships. FDOT has advised such efforts have been successful and Mr. Dominy advised JTA is using their models on some projects.
- Ms. Hipps advised the rollout of the draft of the master technology plan would be March 11, 2003 from 9-11 am at the Prime Osborne.

V. Other Business

VI. Meeting adjourned at 10:50 a.m.

Next meeting is February 21, 2002, 9 a.m. – 11 a.m. JTA Boardroom