



**DOWNTOWN INVESTMENT AUTHORITY  
AGENDA**

City Hall at St. James Building  
117 W. Duval Street, 1<sup>st</sup> Floor, Lynwood Roberts Room  
Jacksonville, Florida 32202  
Wednesday, January 16, 2019 – 3:00 P.M.

**MEMBERS:**

James Bailey, Chairman  
Craig Gibbs, Vice Chairman  
Ron Moody, Secretary  
Oliver Barakat, Board Member  
Carol Worsham, Board Member

Dane Grey, Board Member  
Todd Froats, Board Member  
Marc Padgett, Board Member  
Braxton Gillam, Board Member

<b>I.</b>	<b>CALL TO ORDER – Chairman Bailey</b>
	A. Pledge of Allegiance
<b>II.</b>	<b>COMMUNITY REDEVELOPMENT AGENCY MEETING</b>
	A. December 12, 2018 Community Redevelopment Agency Meeting Minutes*
<b>III.</b>	<b>DOWNTOWN INVESTMENT AUTHORITY BOARD MEETING</b>
	A. December 12, 2018 Downtown Investment Authority Meeting Minutes*
<b>IV.</b>	<b>PRESENTATIONS</b>
	A. North Florida TPO: Bay Street Corridor Smart Cities Initiative
	B. Public Works Department: Hart Bridge Ramps Removal / Bay Street
<b>V.</b>	<b>CHIEF EXECUTIVE OFFICER REPORT</b>
<b>VI.</b>	<b>CHAIRMAN REPORT</b>
<b>VII.</b>	<b>DDRB BRIEFING</b>
<b>VIII.</b>	<b>OLD BUSINESS</b>
<b>IX.</b>	<b>NEW BUSINESS</b>
<b>X.</b>	<b>PUBLIC COMMENTS</b>
<b>XI.</b>	<b>ADJOURN</b>

\* Indicates action item



**Downtown Investment Authority**  
**Community Redevelopment Area Board**  
**City Hall at St. James Building, 117 West Duval Street,**  
**First Floor, Lynwood Roberts Room**  
**Jacksonville, FL. 32202**

*Wednesday, January 16, 2019 – 2:00 p.m.*

**Community Redevelopment Agency**  
**MEETING MINUTES**

**Board Members Present:** Jim Bailey, Chairman; Craig Gibbs, Esq., Vice Chairman; Oliver Barakat; Braxton Gillam, Esq; Dane Grey, Todd Froats; Ron Moody; Marc Padgett and Carol Worsham

**Board Members Absent:** None

**Council Members:** Lori Boyer, Esq., City Council Member, District 5

**Mayor's Staff:** Dr. Johnny Gaffney, Mayor's Office, Boards and Commission Liaison

**DIA Staff:** Brian Hughes, Mayor's Chief of Staff and Interim Chief Executive Officer; Guy Parola, Operations Manager; Tom Daly, Esq., Finance and Compliance Manager; Jackie Mott, Accountant, and Jim Klement, Development Coordinator

**Office of General Counsel:** John Sawyer, Esq.

Meeting Convened: 3:00 p.m.

**I. CALL TO ORDER**

Chairman Bailey called the CRA meeting to order.

**A. December 12, 2018 Community Redevelopment Agency Meeting Minutes**

**A MOTION WAS MADE BY BOARD MEMBER GILLAM AND SECONDED BY BOARD MEMBER PADGETT APPROVING THE DECEMBER 12, 2018 COMMUNITY REDEVELOPMENT AGENCY MEETING MINUTES.**

**THE MOTION PASSED UNANIMOUSLY 9-0-0.**

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**II. DOWNTOWN INVESTMENT AUTHORITY REGULAR MEETING**

Occurs post-closing of Community Redevelopment Agency Meeting.

**III. CEO REPORT**

Occurs post-closing of Community Redevelopment Agency Meeting.

**IV. DDRB BRIEFING**

Occurs post-closing of Community Redevelopment Agency Meeting.

**V. OLD BUSINESS**

Occurs post-closing of Community Redevelopment Agency Meeting.

**VI. NEW BUSINESS**

Occurs post-closing of Community Redevelopment Agency Meeting.

**VII. PUBLIC COMMENTS**

None

**VIII. ADJOURNMENT**

There being no further business, Chairman Bailey adjourned the CRA meeting at approximately 3:05 p.m.

*The written minutes for this meeting are only an overview of what was discussed. For verbatim comments of this meeting, a transcript is available upon request. Please contact Karen Underwood, at (904) 630-3492, or by email at [karenu@coj.net](mailto:karenu@coj.net).*



**Downtown Investment Authority**  
**City Hall at St. James Building,**  
**117 W. Duval Street, First Floor, Lynwood Roberts Room**  
**Jacksonville, FL. 32202**  
***Wednesday, January 16, 2019 – 3:05 p.m.***

**Downtown Investment Authority**  
**MEETING MINUTES**

**Board Members Present:** Jim Bailey, Chairman; Craig Gibbs, Esq. Vice Chairman; Oliver Barakat; Braxton Gillam, Esq. Dane Grey; Todd Froats; Ron Moody; Marc Padgett and Carol Worsham

**Board Members Absent:** None

**Council Members:** Lori Boyer, Esq, District 5

**Mayor's Staff:** Dr. Johnny Gaffney, Mayor's Office, Boards and Commission Liaison

**DIA Staff:** Brian Hughes, Office of the Mayor Chief of Staff and Interim Chief Executive Officer; Guy Parola, Operations Manager; Tom Daly, Esq., Finance and Compliance Manager; and Jim Klement, Development Coordinator

**Office of General Counsel:** John Sawyer, Esq.

Meeting Convened: 3:05 p.m.

**I. CALL TO ORDER**

Chairman Bailey called the DIA meeting to order at 3:05 p.m.

**II. DOWNTOWN INVESTMENT AUTHORITY REGULAR MEETING**

**A. Approval of the December 12, 2018 DIA Regular Meeting Minutes**

**A MOTION WAS MADE BY BOARD MEMBER GREY AND SECONDED BY BOARD MEMBER GIBBS APPROVING THE DECEMBER 12, 2018 DIA MEETING MINUTES.**

**THE MOTION PASSED UNANIMOUSLY 9-0-0.**

## **B. CHIEF EXECUTIVE OFFICERS REPORT**

The role of the Chief Executive Officer (the CEO) for the Jacksonville Downtown Investment Authority (DIA) is to lead, facilitate, inspire, plan and manage the programs and activities of the organization. The CEO reports to the Board of Directors of the DIA, providing the necessary financial and administrative reporting information and support to enable the Board to make responsible and prudent policy decisions. The CEO is responsible for the day-to-day management of the staff and budget of the DIA. The CEO will execute the strategic direction of the DIA, and develop and maintain excellent relationships with all downtown and community stakeholders, including elected officials, property owners and developers, business operators, residents, government agencies, and community leaders.

## **III. PRESENTATIONS**

### **A. PUBLIC WORKS DEPARTMENT**

John Pappas, Public Works Director and Keith Jackson with STV provided a presentation regarding the Hart Bridge Overpass Ramps Project.

The Board asked questions, comments and shared concerns.

#### **Public Comments:**

Dimiri Demopolis, Churchwell Lofts inquired about a choke point located on Georgia Street. Mr. Pappas stated that they are focusing on that and if they determine heavy traffic that way, they will be able to stripe another lane.

Chairman Bailey thanked Mr. Pappas for the presentation and is in hopes to have it completed before the beginning of the next season.

### **B. NORTH FLORIDA TPO**

Jeff Sheffield, North Florida TPO Executive Director provided a presentation tied to the Hart Bridge Overpass Project. The TPO would contribute funding or oversee federal funding to allow the project to take place.

The Board asked questions and requested a copy of the presentation to be emailed.

Chairman Bailey stated that the presentation was impressive and encouraged the board to go over individually and see the facility.

Interim CEO Hughes brought forth the list of accomplishments and reported that 2018 was a pretty successful and aggressive year.

Board Member Moody asked if Interim CEO Hughes could identify the projects that have gone through City Council at the next meeting.

Tom Daly reported the Berkman II has not been through Council and the Ambassador Hotel has been through Committees this week and should be heard at Council next Tuesday, January 22, 2019.

#### **DDRB BRIEFING**

Jim Klement provided a brief summary of the agenda items. The next DDRB meeting will be held Thursday, February 14, 2019 at 2:00 in the Don Davis Room on the 1<sup>st</sup> floor of City Hall.

#### **IV. OLD BUSINESS**

**NONE**

#### **V. NEW BUSINESS**

**NONE**

#### **VI. PUBLIC COMMENTS**

**NONE**

There being no further business, Vice Chairman Gibbs adjourned the DIA meeting at approximately 4:14 p.m.

*The written minutes for this meeting are only an overview of what was discussed. For verbatim comments of this meeting, a transcript is available upon request. Please contact Karen Underwood, at (904) 630-3492, or by email at [karenu@coj.net](mailto:karenu@coj.net).*



# **Downtown Investment Authority Board Meeting**

## **Hart Bridge Overpass Ramps Project**

**Department of Public Works  
January 16, 2019**

# Agenda



- Project Summary
  
- Project Funding
  
- Project “Anticipated” Schedule Forward



# Hart Bridge Overpass Ramps Project

## Project Summary



Removal of the section of elevated Hart Bridge Expressway through the Sports & Entertainment Complex and Downtown Redevelopment area (from Gator Bowl Blvd. to A. Philip Randolph Blvd.). This project provides improved access and connection to the area while also eliminating a visual barrier to the St. John's River.

Total Project Budget \$39 million...pursuing Design-Build Contractor



# Hart Bridge Overpass Ramps Project

## Project Summary



### Scope:

- Demolish  $\frac{3}{4}$  mile of elevated 4-Lane concrete Hart Bridge Expressway
- Construct a new ramp from the Hart Bridge down to Gator Bowl Blvd. (East end)
- Construct a New Ramp from Gator Bowl Blvd. at A. Philip Randolph Blvd. and connect to the elevated structure over Hogans Creek (West end)...continue access to/from Liberty Street via Forsyth Street/Adams Street/Duval Street





# Hart Bridge Overpass Ramps Project

## Project Summary



### Scope:

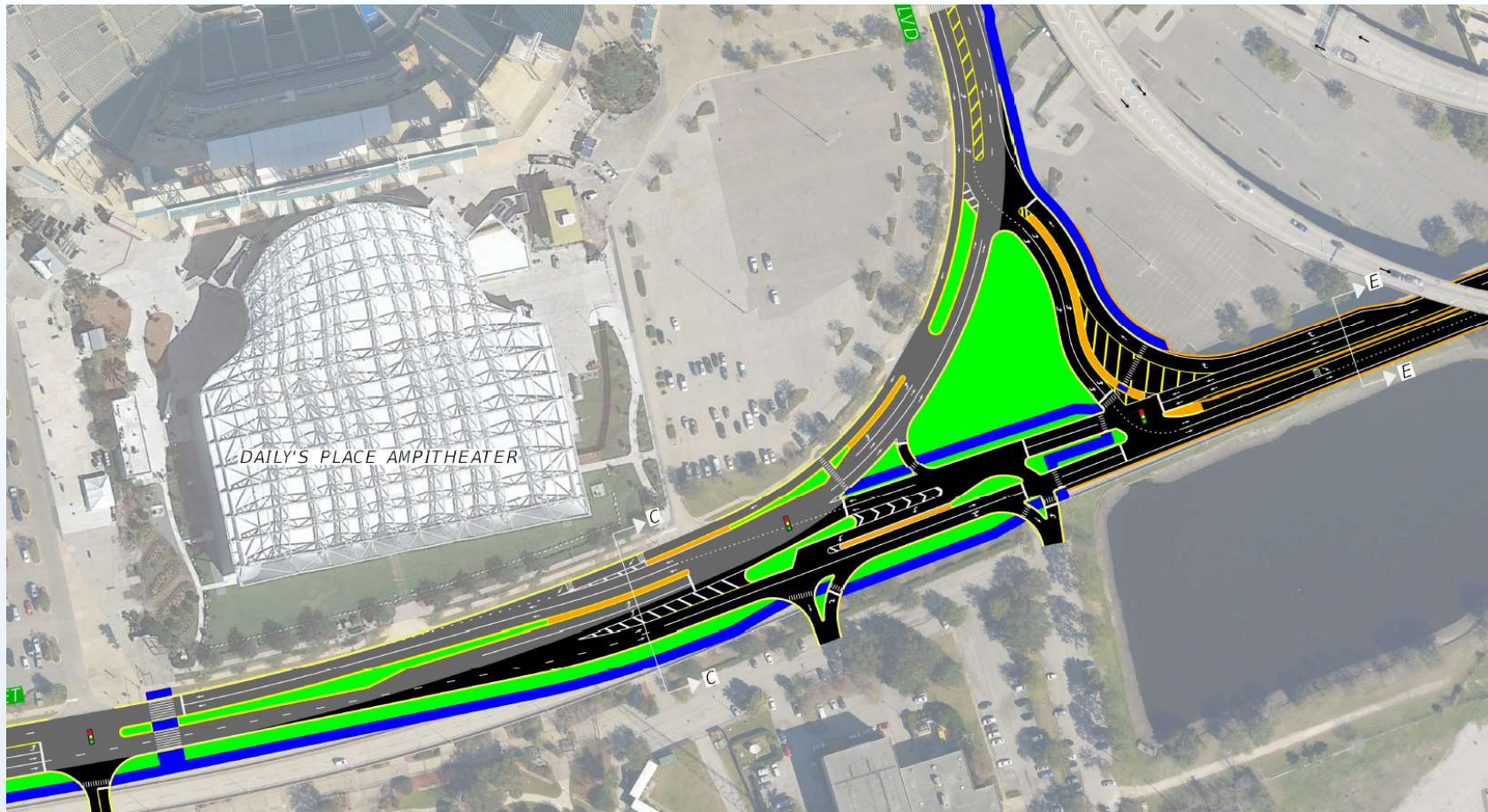
- Construct a new ramp from the Hart Bridge down to Gator Bowl Blvd. (East end)
- Construct a new at-grade intersection (with Signal) at Gator Bowl Blvd. and the new Hart Bridge Ramp





# Hart Bridge Overpass Ramps Project

## Project Summary





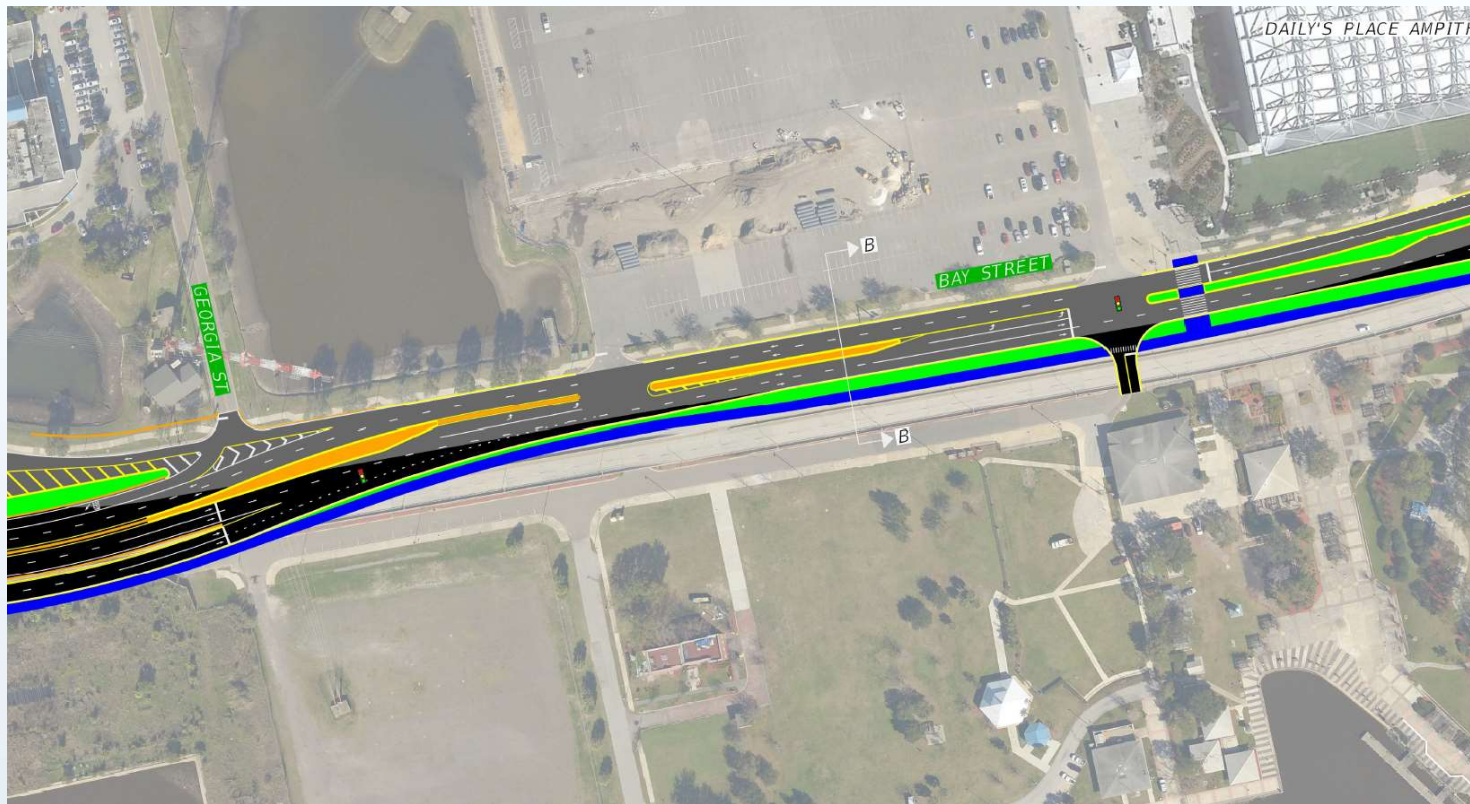
# Hart Bridge Overpass Ramps Project

## Project Summary



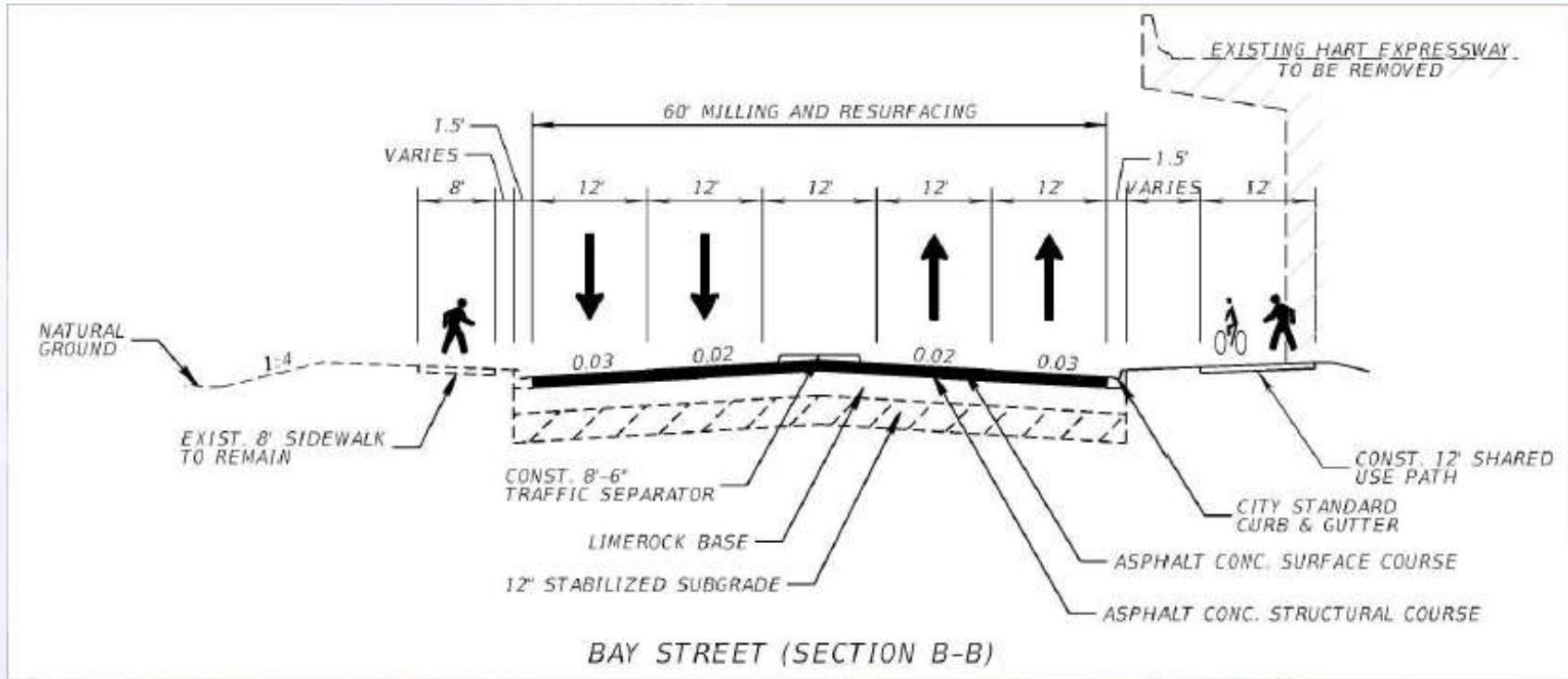
### Scope (cont.):

- Construct 4-Lane Section with traffic separator/median and a 12' Shared (Bike-Ped) Path along south-side



# Hart Bridge Overpass Ramps Project

## Project Summary





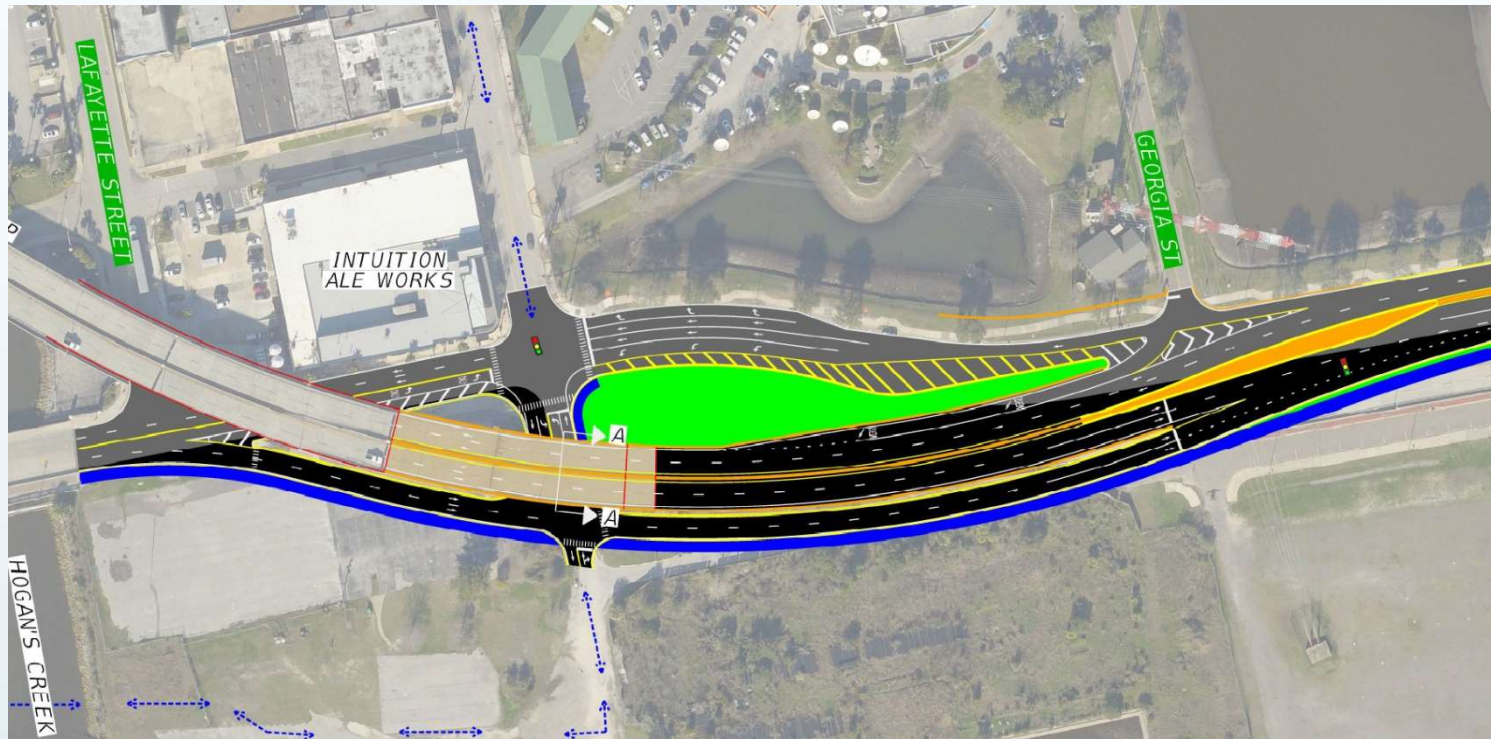
# Hart Bridge Overpass Ramps Project

## Project Summary



### Scope (cont.):

- Construct a New Ramp from Gator Bowl Blvd. at A. Philip Randolph Blvd. and connect to the elevated structure over Hogans Creek...continue access to/from Liberty Street via Forsyth Street/Adams Street/Duval Street



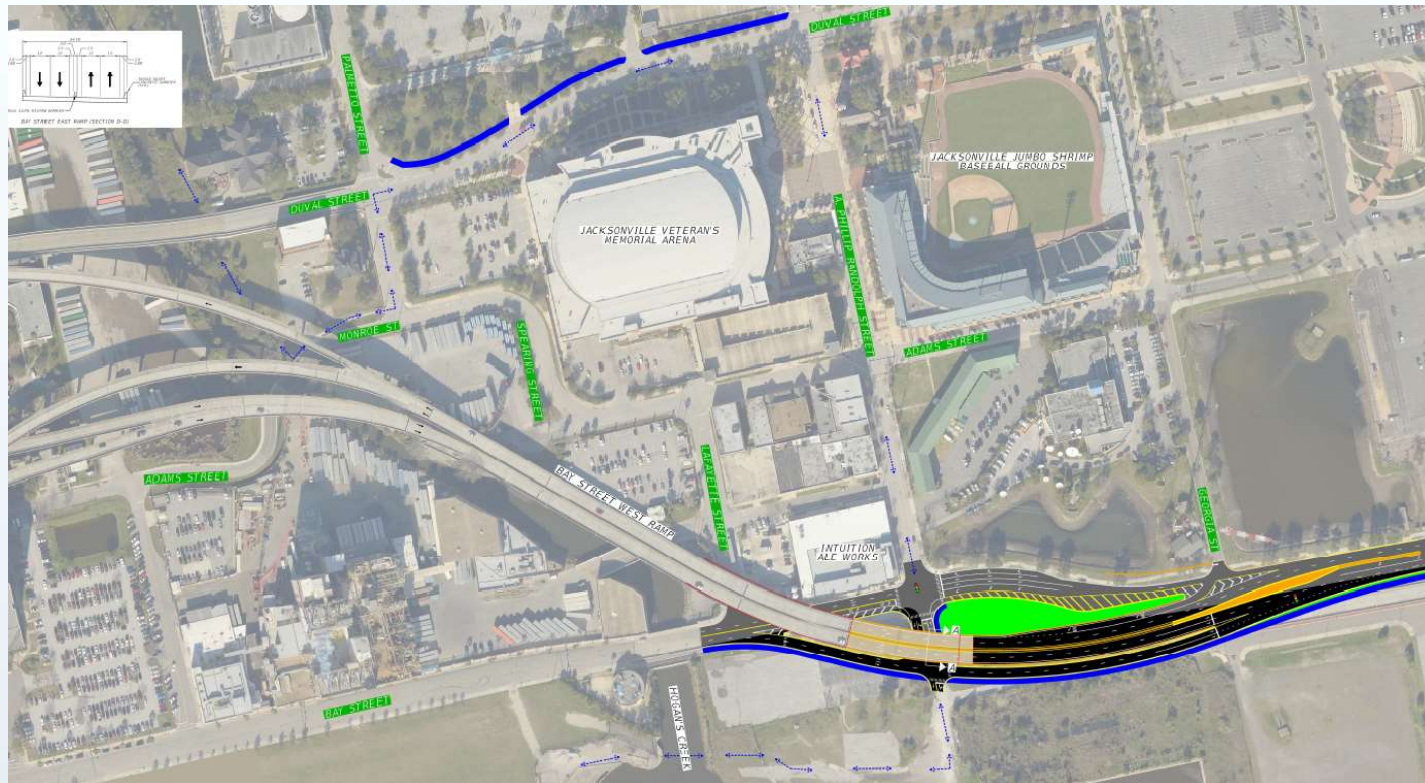
# Hart Bridge Overpass Ramps Project

## Project Summary



### Scope (cont.):

- Construct Bike-Pedestrian Paths that connect downtown area & Hogan's Creek





# Hart Bridge Overpass Ramps Project

## Project Summary



Coordinated Path location with Planning Department's Master Plan

### Segment #9 | Hogans Creek to Riverwalk



# Hart Bridge Overpass Ramps Project

## Project Funding



- Project is Funded thru a Partnership with Local, State & Federal Funding Sources...a **Total Budget of 39 million**
  - I. Local (COJ) thru Legislative Allocations - \$14 million
    - a) \$1.5 million for initial Design Criteria Package Preparation
    - b) \$12.5 million for project
  - II. State (FDOT) - \$12.5 million
  - III. Federal (FHWA) thru the Better Utilizing Investments to Leverage Development “BUILD” Grant - \$12.5 million

# Hart Bridge Overpass Ramps Project

## Project “Anticipated” Schedule Forward



### ➤ **Current Status**

- Finalizing Design Criteria Package development to allow for Design-Build Contractor selection
  - Finalizing detailed Design Criteria Package (DCP)
  - Performing some permitting (FDOT & Environmental) to ensure clear guidance for Design-Build Contractor
- Significant coordination with State FDOT
- Facilitating execution of the Federal BUILD Grant

## Hart Bridge Overpass Ramps Project

### Project “Anticipated” Schedule Forward



#### ➤ “Anticipated” Schedule Forward

- Advertise for selection of Design-Build Contract...issue DCP Part I (Qualifications Scoring) in 1<sup>st</sup> Quarter of ‘19
- Receive and Score Part I Proposals (Design-Build Team Qualifications Based Scoring) by 2<sup>nd</sup> Quarter ‘19
- Provide DCP Part II to short-listed Design-Build Teams (based on highest Part 1 scores) in 2<sup>nd</sup> Quarter ‘19
- Facilitate Alternate Technical Concept Discussions with short-listed Design-Build Teams and Finalize any & all Design Exceptions (modifications) by mid 3<sup>rd</sup> Quarter ‘19
- Receive Part II Proposals (with Price) by end of 3<sup>rd</sup> Quarter ‘19
- Score and Award to “Best Value” proposer...Lowest Adjusted Price



## Hart Bridge Overpass Ramps Project Project “Anticipated” Schedule Forward



### ➤ “Anticipated” Schedule Forward

- Execute Design-Build Contract by end of 4<sup>th</sup> Quarter ‘19
- Initiate Design & Construction in 1<sup>st</sup> Quarter ‘20
  - Plan is to initiate improvements at Eastern end of Project to facilitate Ramp Connection as quickly as possible
  - Maintenance of Traffic during Construction is extremely important component of the improvements
- Complete Project Construction by end of ‘21



# **Downtown Investment Authority Board Meeting**

## **Hart Bridge Overpass Ramps Project Questions?**

**Department of Public Works  
January 16, 1019**