

**JEA
BOARD MINUTES
September 15, 2015**

The JEA Board held a Pre-Board Meeting at 12:00 PM on Tuesday, September 15, 2015, in the Conference Room on the 8th Floor, 21 W. Church Street, Jacksonville, Florida. Present were Helen Albee, Peter Bower, Wyman Winbush, Lisa Weatherby, Husein Cumber, John Hirabayashi, Robert Heekin, Paul McElroy, Bill Gulliford, JEA City Council Liaison, Jody Brooks, Office of General Counsel (OGC), Leah Donelan, Nonprofit Center of Northeast Florida, and Nate Monroe, Florida Times-Union. Also present were JEA staff Gerri Boyce.

The Pre-Board discussion consisted of the following topics:

1. Board Retreat Follow-up – Bylaws Review – Mr. Heekin stated he met with Paul McElroy, CEO and Jody Brooks, OGC again on September 9, 2015, to review the draft JEA Bylaws. A copy of the draft Bylaws were provided. Board Members will provide their comments to Jody Brooks prior to the October 20, 2015 JEA Board Meeting. Upon compilation of all comments, Ms. Brooks will issue another draft. The Board will take action to approve the JEA Bylaws at the October 20, 2015 Board Meeting.
2. CEO Scorecard – Paul McElroy provided Board Members with a revised FY2015 CEO Scorecard. Melissa Charleroy, Executive Assistant will schedule one-on-one meetings with Board Members to review the CEO Scorecard and FY2016 goals. The Board will take action on the CEO Scorecard at the October 20, 2015 Board Meeting.
3. Today's Meeting – Mr. McElroy provided Board Members with a schedule of today's meetings and presentations.

With no action taken and no further business claiming the attention of the Board, the Pre-Board Meeting was adjourned at 12:58 PM and the Board moved to the 8th Floor Board Meeting Room for the regularly scheduled meeting.

The JEA Board met in regular session on Tuesday, September 15, 2015, in the 8th Floor Board Meeting Room, 21 W. Church Street, Jacksonville, Florida. Present were Helen Albee, Peter Bower, Wyman Winbush, Lisa Weatherby, Husein Cumber, John Hirabayashi, and Robert Heekin.

Agenda Item I – Welcome

- A. The meeting was **called to order** at 1:03 PM by Chair Albee.
- B. A **Moment of Reflection** was observed by all.
- C. The **Pledge of Allegiance** was led by Mr. Heekin.
- D. **Adoption of Agenda** – The agenda was approved on **motion** by Ms. Weatherby and second by Mr. Bower.
- E. The **Safety Briefing** was given by Rick Dow, Mechanical Technician.

Agenda Item II – Presentations and Comments

- A. September Safety Commitment Month Video** – Leah Greene, Manager, Safety and Health Services, presented information regarding the September Safety Commitment month. Each week in September, a safety video and materials will be distributed to each department. Employees will be asked to sign a poster to show their commitment to safety. The theme for this year is Safety³, safety for me, my job, and my family. Ms. Greene stated September Safety Commitment Month was also held in 2014 with the hopes of seeing a decrease in recordable incidents in October and throughout the fiscal year. This year JEA held a contest and asked employees to produce a video to show their commitment to safety. Ms. Green presented the Board Members with the week two video highlighting JEA employees that are committed to safety.
- B. Comments from the Public** – None
- C. Council Liaison's Comments** – The Honorable Bill Gulliford did not have any comments.

Agenda Item III – For Board Consideration

- A. Consent Agenda** – used for items that require no explanation, discussion or presentation and are approved by one motion and vote. On **motion** by Ms. Weatherby and second by Mr. Winbush, items 1 and 2 on the Consent Agenda was unanimously approved and items 3 through 5 were received for information.
 - 1. Approval of Board Meeting Minutes August 18, 2015 – approved
 - 2. 2016 JEA Board Meetings – approved
 - 3. Monthly JEA Financial Review & Statements – received for information
 - 4. Monthly FY15 Communications & Community Engagement Plan Update – received for information
 - 5. Monthly FY15 Community Engagement Calendar – received for information
- B. Strategic Discussions/Action**
 - 1. Southside Generating Station/Healthy Town – Nancy Kilgo, Director Government Affairs introduced Michael Balanky, Chase Properties, and Michael Munz, The Dalton Agency, Inc. who, along with Peter Rummell and David Manfredi form the purchasing company Elements of Jacksonville. Ms. Kilgo stated the contract for JEA's Southside Generating Station property was signed in February 2015. Ms. Kilgo stated she is pleased with the progress of their due diligence. Currently Elements of Jacksonville has submitted applications for initial government approvals, and is currently going through the approval process with the Downtown Investment Authority. The applications will ultimately go before City Council for approval. The earliest closing date by contract is March 2016. Ms. Kilgo offered to provide details of the closing at a later date. Michael Munz offered apologies to the Board for the absence of Peter Rummell due to a scheduling conflict. Mr. Munz presented Board Members with a video providing information on the vision for Healthy Town, their target audience Generation H, collaboration initiatives with the developer community, and programming updates. Mr. Munz stated Healthy Town was a concept name. To select a name for the community, Elements of Jacksonville introduced an online public naming contest in which 330 responses have been received. Mr. Munz added the new development name will be announced in a few

weeks. Michael Balanky presented to the Board Members the design plan for Healthy Town. Mr. Balanky extended his appreciation to Peter Rummell for his vision for this project and to David Manfredi, Founding Principal, with Elkus Manfredi Architects for his visionary design. Mr. Balanky presented concept drawings, discussed allocation rights, and provided a project overview. Mr. Balanky stated the community will consist of approximately 1,100 residential units for rental and sale, 250,000 square feet of boutique retail space and anchor stores, 200,000 square feet of office space, and a 200-room hotel. Mr. Balanky stated the final development will be dictated by market demand which is currently being vetted. This presentation was received for information.

1. Supplier Diversity Joint Agency Task Force – John McCarthy, Director Supply Chain Management, presented a review of the Supplier Diversity Joint Agency Task Force (JATF), including a brief summary of the history, participants, and outreach activities. Mr. McCarthy stated JEA hosted a “Doing Business with JEA” workshop for women, minority, and small business owners on August 18, 2015. This event was attended by over 70 business owners, JEA’s CEO, procurement staff, project managers, and other key operational managers. JEA’s Board of Directors was represented by Mr. Wyman Winbush. Mr. McCarthy stated 81% of workshop surveys rated the seminar as Excellent, with the remainder rating it as Good. The 2nd Annual JATF Town Hall Meeting will be held on October 27, 2015 at 5:30 pm at the Florida Department of Transportation Center on Edison Avenue. This presentation was provided for information.
2. Bi-Monthly Operations Presentation – Brian Roche, Vice President/General Manager Water/Wastewater Systems, Mike Brost, Vice President/General Manager Electrical Systems, and Monica Whiting, Chief Customer Officer – Mr. Roche reviewed safety metrics, water/wastewater performance objectives, environmental compliance, financial performance, and water/wastewater rates in Florida. Mr. Brost reviewed electric systems performance objectives, FY2015 fuel revenue and expense, financial performance, and residential electric bill comparison information. Ms. Whiting presented the J.D. Power Customer Satisfaction Index, increased participation in key customer solutions, billing and payment solutions, first contact resolution, JEA corporate citizenship initiatives, including the new JEA Ambassador program, customer education, receivables – net write offs, and continuous improvement efforts. This presentation was provided for information.

C. Other New Business – None

D. Old Business – None

Agenda Item IV – Reports

- A. Managing Director/CEO’s Report – Mr. McElroy congratulated Mike Brost, Vice President/General Manager Electric Systems for his work with JEA’s fleet savings, flexibility, and performance. Mr. McElroy stated that JEA will continue to advance technology as the primary means of communicating with its customers with a move towards mobile applications. This will be at a low cost and will yield a great service requested by JEA’s customers. Melissa Charleroy will schedule individual meetings with Board Members to review the CEO FY2015 scorecard and the FY2016 goals.

Also, the next Workforce Committee meeting will take place prior to the October JEA Board Meeting.

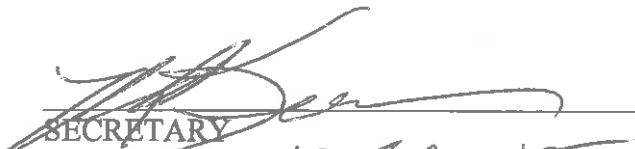
- B. Chair's Report – Chair Albee thanked Board Member Heekin for his work on JEA's Bylaws, and recognized Board Member Winbush for representing JEA's Board of Directors at the JATF Workshop on August 18, 2015. Chair Albee thanked JEA volunteers and employees who attended the United Way Kick-off event. Chair Albee announced the National Drive Electric Week event on September 17, 2015 at Whole Foods.

Agenda Item V – Closing Considerations

- A. Announcements – none
- B. Adjournment

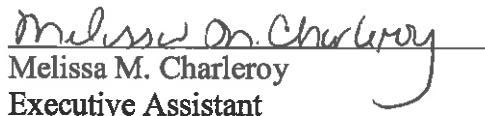
With no further business claiming the attention of the Board, Chair Albee adjourned the meeting at 2:17 PM.

APPROVED BY:



SECRETARY
DATE: 10-30-15

Board Meeting recorded by:



Melissa M. Charleroy
Executive Assistant