JEA CAPITAL PROJECTS COMMITTEE MINUTES

May 23, 2025

The Capital Projects Committee of the JEA Board met at 2:00 pm on Thursday, May 23, 2025, on the 1st Floor, Room 120 A & B, 225 N. Pearl Street, Jacksonville, Florida. The public was invited to attend this meeting in-person at the physical location.

WELCOME

Meeting Called to Order - Committee Chair Rick Morales called the meeting to order at 2:00 pm. Attending in person was Committee member John Baker. Committee member Arthur Adams was not in attendance. Board Chair General Joseph DiSalvo and Board Secretary MG Orender were also present.

Others in attendance in-person were Vickie Cavey, Managing Director/CEO; Kurt Wilson, Chief of Staff; Ted Phillips, Chief Financial Officer; Joe Orfano, Deputy Chief Financial Officer; Dr. Charles Moreland, Chief Customer Experience Officer; Ricky Erixton, Chief Electric Systems Officer; Rob Zammataro, Chief Water Systems Officer; Regina Ross, Chief Legal Officer, Office of General Counsel, Melissa Dalton, Director, Board and Administrative Services; and Sheree Brown, Manager, Board Services.

Adoption of the Agenda - On ***motion*** by Mr. Baker and seconded by Board Chair DiSalvo, the agenda was approved.

Approval of the Minutes - On ***motion*** by Mr. Baker and seconded by Board Chair DiSalvo the February 25, 2025, Capital Projects Committee meeting minutes were approved.

Safety Briefing – Rob Zammataro, Chief Water Systems Officer provided a safety briefing.

Comments from the Public: None

FOR COMMITTEE CONSIDERATION

Authorization for Easement Purchase from Jacksonville Aviation Authority - Jordan Pope, Senior Vice President, Administrative Services, provided an overview on the purchase of easement rights from the Jacksonville Aviation Authority which includes 10 acres for an electric substation, 39.70 acres for a utility corridor, and 2.54 acres for an access easement, totaling approximately 52.24 acres. Committee members held discussions regarding the price and the importance of the acquisition.

On ***motion*** by Mr. Baker and seconded by Board Chair DiSalvo, the Committee unanimously voted to recommend the Board approve the authorization for easement purchase from Jacksonville Aviation Authority currently appraised at $5,663,800.00.

Maxville Substation - Authorization for Condemnation - Jordan Pope, Senior Vice President, Administrative Services, provided an overview of the Maxville Substation expansion. Mr. Pope provided background information, timeline, project scope, and construction/operational risks for the Maxville Substation Project. Mr. Pope requested approval of acquisition through condemnation of the 16.29 acres should negotiations prove unsuccessful. Committee members held discussions regarding the timeframe for negotiation and total project cost.

On ***motion*** by Board Chair DiSalvo and seconded by Mr. Baker, the Committee unanimously voted to recommend the Board approve the acquisition through condemnation of the 16.29 acres should negotiations prove unsuccessful.

Arlington East Water Reclamation Facility Phase 2 Expansion - Wharton-Smith Contract - Rob Zammataro, Chief Water Systems Officer, provided an update on the revisions to the Procurement Code that will be brought before the board at the upcoming Board meeting May 27, 2025, which will incorporate new language under Section 3-120 - Owner Direct Purchases (OPD) will be incorporated into the Procurement Code. The revisions will allow JEA to directly purchase equipment, materials, and supplies related to capital projects, achieve sales tax savings, lower bonding requirements, and enhanced cost transparency. The Arlington East Water Reclamation Facility Phase 2 expansion project is currently evaluating the use of ODP to directly purchase approximately $17M in equipment. The total contract value is $99M and the projected tax savings through ODP is approximately $1.3 million. Committee chair extended appreciation to staff for seeking significant sales tax savings.

On ***motion*** by Board Chair DiSalvo and seconded by Mr. Baker, the Committee unanimously voted to recommend the Board approve the amended Wharton-Smith contract to include the ODP language, in accordance with the JEA Procurement Code.

Hogans Creek District Energy System Plant Expansion - Deanna Davis, Director, District Energy Services, provided an update on the Hogans Creek District Energy System Plant Expansion. Ms. Davis provided a high-level overview of the demand for chilled water, potential customers, equipment additions, and project scope. Committee members held discussions regarding budget, return, and alternative options. Mr. Phillips and Mr. Erixton clarified electric and chilled water services needs for existing residents and future expansion. This presentation was received for information.

Combined Cycle Update - Mr. Erixton provided an update on the Power Island Equipment Request for Proposal (RFP) received on April 21, 2025 and noted GE Vernova was the highest scoring vendor. Two bids from Florida Power & Light were received on April 21, 2024 for the Market Test Solicitation; evaluation will be complete by June 27, 2025. Committee chair inquired about demand for equipment and discussed alternative solutions. This presentation was received for information and will be brought back before the Committee at the August 18, 2025 meeting.

138kV/230kV Fulton Cut Replacement Update - Mr. Erixton provided an update on the Fulton Cut Replacement project including background information, timeline, cost, project scope, and construction/operational risks. Mr. Erixton noted JEA continues to partner with Harbour Waterway Special District, and provided recent updates on the contract, design permitting, and insurance. At the request of Committee members, Mr. Erixton discussed structure integrity and tower removal. This presentation was received for information. Expected project completion Summer 2027.

CLOSING CONSIDERATIONS

Old and Other New Business/Open Discussion - None

Announcements - Next meeting August 18, 2025

Adjournment - With no further business coming before the committee, Chair Morales declared the meeting adjourned at 2:34 pm.

APPROVED BY:

Rick Morales, Committee Chair

Date: 10/31/25

Submitted by:

Victoria Taylor

Victoria (Tori) Taylor
Board Services Specialist