

**JEA BOARD MINUTES**  
**February 5, 2019**

**The JEA Board met in special session on Tuesday, February 5, 2019, on the 19<sup>th</sup> Floor, 21 W. Church Street, Jacksonville, Florida. Present were Alan Howard, Frederick Newbill, April Green and Camille Johnson. Kelly Flanagan and John Campion were absent and excused.**

**Agenda Item I – Welcome**

- A.** The meeting was **called to order** at 11:00 PM by Chair Howard.
- B.** A **Moment of Reflection** was observed by all.
- C.** The **Pledge of Allegiance** was led by Chair Howard.
- D.** **Adoption of Agenda** – The agenda was approved on **motion** by Secretary Newbill and second by Ms. Green.
- E.** The **Safety Briefing** was given by Aaron Zahn, Managing Director/Chief Executive Officer.
- F.** **Sunshine Law/Public Records Statement** – Jody Brooks, Office of General Counsel (OGC), stated this Board Meeting is being held in compliance with Florida's Government in the Sunshine Law, §286.011. The complete statement can be found in section I. F. of the Board package. Ms. Brooks also read into the record the following statement.

This is a special meeting of the JEA Board that has been duly noticed. This meeting is an open, public meeting pursuant to Section §286.011 of the Florida statutes. This meeting is specifically excluded from policy 1110 of the JEA Procurement Code concerning the prohibition of ex parte communication. The prohibition of ex parte communication is still in effect after the meeting through the award of the contract. Ex parte communication is defined as oral or written communications relative to a solicitation that occurs outside of an advertised meeting which this one is one of those such advertised meetings. Just to remind each of the companies presenting today and the Board of Directors of the policy, I am going to read the policy verbatim from the Procurement Code.

Ex Parte Communication denies the companies submitting a bid or proposal fair, open and impartial consideration. Adherence to procedures that ensure fairness is essential to the maintenance of public confidence in the value and soundness of the important process of public Procurement. Therefore, any Ex Parte Communication between a Company (or its employees, agents or representatives) and the JEA (its members, Employees, agents, or representatives, other than the Chief Procurement Officer or Designee or JEA's legal counsel) is strictly prohibited.

In an effort to comply with the strict prohibition, we ask that any conversations between the proposing companies and the media, should the proposing companies choose to speak with the media or others that are not included within this policy prohibition, be conducted outside of JEA facilities. If anyone at JEA, including the Board of Directors members, receives written or oral communications from any of the proposing companies, outside of an open, public meeting, to declare ex parte communication with Office of General Counsel and JEA's Managing Director/CEO.

*At this time, the Chair advised of the public comment process and asked that each of the Board of Directors verbally affirm no contact with the proposing companies. The Chair further advised of Ms. Flanagan's recusal on this matter due to her employment with one of the bidding companies.*

### **Agenda Item II – Operations (Discussion / Action)**

- A. Corporate Headquarters** – The Chair addressed the changed timeline and advised it became necessary due to the complexity of the process and the need for public input.

**Process Timeline Update** – Nancy Veasey advised of the details of the history of the project, the timeline and each phase of the process. Ms. Veasey provided information on the flow of today's meeting.

#### **Presentations from Shortlist Candidates**

- **Jacksonville I-C Parcel One Holding Company**
- **Kings Avenue Station, LLC**
- **Ryan Companies US, Inc.**

Ms. Veasey introduced the members of CBRE, the organization assisting JEA as buyer's representative.

Ms. Veasey introduced each of the three presenting companies, who were each given 30 minutes to present their plans to the Board.

The Board entered into a Q&A session with each of the presenting companies.

### **Agenda Item III – Comments/Presentations**

- A. Comments from the Public** –
1. **Joe Carlucci** – address of file – addressed the Board regarding the corporate headquarters and the related term expirations of a couple of Board members
  2. **John Noony** – address of file – addressed the Board regarding the corporate headquarters

### **Agenda Item IV. – Closing Considerations**

- A. Announcements** – Next Board Meeting February 26, 2019

**B. Adjournment**

*With no further business claiming the attention of the Board, Chair Howard adjourned the meeting at 1:03 PM.*

APPROVED BY:

\_\_\_\_\_  
SECRETARY

DATE: \_\_\_\_\_

Board Meeting recorded by:

\_\_\_\_\_  
Cheryl W. Mock, Executive Assistant