

JEA BOARD MINUTES
May 21, 2020

The JEA Board met in special session on Thursday, May 21, 2020, via WebEx. Pursuant to State of Florida Executive Order 20-69 (Emergency Management-COVID-19-Local Government Public Meetings), this meeting is permitted to be conducted by communications media technology, Jacksonville, Florida. In attendance were John Baker, Joe DiSalvo, Dr. Zachary Faison, Dr. Leon Haley, Marty Lanahan, Bobby Stein, and Tom VanOsdol. Also in attendance was Jody Brook, Office of General Counsel.

Agenda Item I – Welcome

- A.** Chair John Baker **called the meeting to order** at 3:30 pm.
- B.** A **moment of reflection** was acknowledged by all.
- C.** **Adoption of Agenda** – On *motion* by Marty Lanahan and seconded by Joe DiSalvo, the agenda was unanimously approved.
- D.** **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. D. of the Board package. The purpose of the meeting is to take action on changes in the corporate headquarters program. Public comments are welcome and the board does have a quorum for the meeting. Next, Shawn Eads, Chief Information Officer, provided WebEx instructions.

Agenda Item II – Comments/Presentations

- A.** **Public Comments** – N/A
- B.** **Council Liaison Comments** – N/A

Agenda Item III – For Board Consideration

- A.** **Adoption of Corporate Headquarters Committee Charter** – Jody Brooks, OGC, citing materials previously provided in the board package, gave a brief overview of the board action, which is to finalize the Corporate Headquarters Committee and to approve its Charter. On *motion* by Joe DiSalvo and seconded by Marty Lanahan the committee charter was approved.
- B.** **Corporate Campus Project Review** – Bobby Stein, as Chair of the Corporate Headquarters Committee, led the discussion starting with a brief overview of the committee’s previous discussions on this project. He then turned the discussion over to Stewart Green, LEED®AP – CBRE. Mr. Green opened with a summary of the presentation materials provided in the board package. He reviewed the primary program aspects centering on square footage reduction, parking garage dimensions and resiliency and engineering impacts which the board has been asked to consider for the program.
- C.** **Direction** – Chair Bobby Stein then asked Mr. Green to provide feedback on where we are today and where we need to get to in order for staff to complete this process. Mr. Green explained CBRE’s recommendation to the board for the program shift toward the new direction, as outlined in Option III of the materials in the board presentation. On request from Chair Bobby Stein, Mr. Green reviewed all aspects of the project focus and outlined the program’s Option III recommendation including building visuals, range of financial impacts and direction. Next, Paul McElroy, JEA Interim CEO, summarized his previous discussions with the City centering on parking garage options available to the company. He reviewed

parking components and possible solutions such as lease options and construction costs and savings that could provide the best value-added options available to the company.

There were questions asked and answered and a general discussion ensued to which Nancy Kilgo, JEA Director of Special Projects asked the board to make a decision on the Option III recommendation and then separately briefly discuss the hardening facility.

- D. Adoption of Resolution 2020-05: Authorization of Second Amendment to the Lease Agreement** – Board Chair John Baker, citing Resolution 2020-05, in the board package, authorizing the Second Amendment to the Lease Agreement between Ryan Companies US, Inc. and JEA, asked for a motion to accept the resolution. On *motion* by Dr. Zachary Faison and seconded by Tom VanOsdol the resolution was unanimously adopted. Upon recommendation of Jody Brooks, OGC, the motion to adopt the resolution was amended to include the rent escalation reduction, construction service bating’s and TI allowance language provided by Mr. McElroy in the exhibit summary. On *motion* by Dr. Zachary Faison and seconded by Tom VanOsdol the amendment to the motion was approved.

Lastly, Mr. Stein suggested Chair John Baker and Mr. McElroy work with Nancy Kilgo, JEA Director of Special Project; Jordan Pope, JEA Director of Real Estate and CBRE to find a hardening facility site and put forth criteria to move forward with this facility as quickly as possible. Chair John Baker was in agreement with this suggestion.

- E. New Business** – Chair John Baker informed the board that he, John McCarthy, JEA VP Supply Chain and Angie Hiers, JEA Special Assistant to the Interim CEO, had met with four CEO search firms and believe they had narrowed the search down to one pick. Further details regarding the chosen firm would be presented at the board meeting on May 26, 2020.

Agenda Item IV – Other Business

- A. Announcements** – Next Board Meeting – May 26, 2020

- B. Adjournment**

With no further business claiming the attention of the Board, Chair John Baker adjourned the meeting at 4:18 p.m.

APPROVED BY:

SECRETARY
DATE: _____

Board Meeting recorded by:

DeLisa Johnigarn, Executive Assistant