



Meeting Notes: 301 Property

Date: April 9, 2019

Meeting Attendees:

JEA

Steve McInall
Raynetta Marshall
Juli Crawford
Susan West
Michael Dvoroznak
George Porter

Gabor Acs
John Coarsey
Russ Durham
Robert Fowler

301 Property

Avery Roberts
James Hissam
Robert Kennelly
Zach Miller
Doug Miller

Proposed development will consist of 15-20,000 ERCs in 3 counties (Duval, Nassau and Baker) and is being planned as a Regional Activity Center.

Energy Service

Connection to the JEA electric system will require the following:

- A 150' transmission corridor adjacent to US 301 and west of the existing FPL corridor to create a 230kV loop between existing substations;
- Future substation (~8 upland acres), ideally located at the center of the future demand/development and adjacent to the transmission corridor.

First phases of proposed development can be served from the existing system. The substation needed ~2030 based off proposed schedule.

Doug Miller (301 Property) requested that JEA consider alternate sites for the substation location; Deep Creek property (adjacent JEA solar site) and adjacent property owned by 301 group.

JEA will investigate feasibility of southern location; Deep Creek is not ideal due to onsite wetlands and site utilization for solar.

Doug Miller (301 Property) requested that JEA consider alternate route for transmission corridor.

JEA will investigate alternate routes for transmission corridor.

Water Service

JEA recommends an on-site Water Treatment Plant to be designed, permitted and constructed by 301 Property. A future connection to the existing JEA system will be needed for redundancy.

Alternatively, a connection to the existing system will require approximately 25,500 LF of 16" water main and will be limited to approximately 3,000 units before needing a storage and re-pump facility.

Wastewater Service

The proposed site within the 301 Property boundary (30 acres, roughly 13-15 acres within 100-yr floodplain) is not sufficiently sized for the facility.

JEA recommends an off-site Water Reclamation Facility to be built on the northern section of JEA owned property (Peterson Tract). A regional facility would allow for flow to be diverted from adjacent wastewater basins to provide needed flow to seed the new facility.

301 Property suggested a temporary package plant to be built on-site and phased into master pumping station when WRF is complete.

JEA to investigate feasibility of temporary package plant on 301 Property. Primary issues will be reject disposal site and available flow to properly seed the plant.

Reclaimed Water

Augmentation proposal from 301 Property to be from storm/ground water with proposed pond system:

- By groundwater harvesting at PS to increase available flow to treatment facility
- By point source at treatment facility with additional filtration and chlorination

The regional facility would allow for flow to be diverted from adjacent wastewater basins to provide needed reclaimed water for proposed development(s).

Schedule

301 Property is holding 2,500 units on a Letter of Intent contingent on Utility Services. Planning on vertical construction in 2021 (30 months total; 6 months of discussions, 12 months design and 12 months construction).

JEA schedule for WRF completion is roughly 5 years; siting, permitting, design and construction.

Financing

Prorated infrastructure costs will be used to calculate capacity fees in lieu of the traditional calculation per unit. Preliminary estimates of the capacity fees for the 301 Property is \$39M for the first 3,000 units (\$13,000/unit). Traditional capacity fees are ~\$3,300/unit for water/sewer service.

JEA has recently completed a Rate Study, but the results are still in a DRAFT state with no action plan in place to move forward with recommendations. Capacity fees will likely be increased, but no decision has been made as to what they will be or when they will be implemented.

Next Meeting

The next meeting was discussed to occur in 2-3 weeks, but no specific date was discussed. J. Hissam to provide available dates/times.