

Tampa-Hillsborough County Expressway Authority
Minutes of January 27, 2025, Board Meeting
1104 E. Twiggs Street
Tampa, FL 33602

The Tampa-Hillsborough County Expressway Authority held a public meeting at 1:30 p.m. on January 27, 2025, at THEA Headquarters, 1104 E. Twiggs Street in Tampa, Florida. The following were present:

BOARD:

Vincent Cassidy, Chairman
Bennett Barrow, Vice Chairman
John Weatherford, Secretary
District Secretary David Gwynn, FDOT
Commissioner Donna Cameron Cepeda, Member

STAFF:

Greg Slater	Chaketa Mister
Amy Lettelleir	Felipe Velasco
Tim Garrett	Emma Antolinez
Keisha Boyd	Frederick Pekala
Brian Pickard	Julie Aure
Bob Frey	Toni Nhlapo
Jeff Seward	Pedro Leon
Shari Callahan	Brian McElroy
Raul Rosario	Anna Quinones
Gary Holland	Judith Villegas
Charlene Varian	

OTHERS:

Jessica Francois, Quest	Sarah Lesch, Playbook
Jim Drapp, HNTB	Joe Stanton, NMRS
Len Becker, HNTB	Doug Draper, BofA
Colin Peppard, HNTB	Darren Morse, SPP
Maddi Baptiste, Playbook	Alex Bourne, RS&H
Sally Dee, Playbook	Stefanie McQueen, HDR
John Generalli, Wells Fargo	Joey Roselli, American Structurepoint
Christina Matthews, WSP	

I. Call to Order and Pledge of Allegiance

Chairman Cassidy called the meeting to order at 1:30 pm, followed by the Pledge of Allegiance.

II. Public Input/Public Presentations

There was no public input.

III. Consent Agenda

1. Approval of the Minutes of the December 16, 2024, Board Meeting
2. Approval of Board Member Travel
 - a. TEAMFL – January 30-31, 2025
 - b. ASECAP Road Safety Conference – March 11, 2025

Chairman Cassidy requested a motion to approve the consent items. Mr. Barrow moved approval of the consent items, seconded by Mr. Weatherford.

The motion passed unanimously.

IV. Discussion/Action Items

Planning & Innovation – John Weatherford, Committee Chair – *Bob Frey, Director*

1. CPMP System Maintenance – WSP

Mr. Frey presented an item for system maintenance of the Comprehensive Project Management Program (CPMP), the web-based tool that manages and maintains the THEA's work program. This system requires ongoing hosting, maintenance, and annual updates.

The requested action is for the Board to approve a task order with WSP for the CPMP maintenance in an amount not to exceed \$90,000 from the capital budget.

Chairman Cassidy requested a motion to approve. Mr. Barrow moved approval of the item, seconded by Mr. Weatherford.

The motion passed unanimously.

2. FY26 Work Program Development Services – WSP

Mr. Frey introduced a task order that will allow WSP to work with THEA to facilitate work sessions with each department, conduct data updates and tracking, develop reports and the FY26 Annual Work Program.

The requested action is for the Board to approve a task order with WSP to facilitate the FY26 Work Program development in the amount not to exceed \$150,000 from the capital budget.

Chairman Cassidy requested a motion to approve. Mr. Barrow moved approval of the item, seconded by Mr. Weatherford.

The motion passed unanimously.

3. Greenway Enhancement Planning – WSP

Mr. Frey introduced a task order to allow THEA to further develop the concepts for the Selmon Greenway, including:

- Meridian Health Trail – Concept Plans
- General greenway support – Ensuring resources are available to address stakeholder project integration

WSP will provide landscape architect and traffic engineering support to complete concept plans, sketches, 3D models, identify considerations for design, and provide internal and external stakeholder coordination.

The requested action is for the Board to approve a task order with WSP for concept development of Greenway Enhancement Planning in the amount not to exceed \$130,000 from the capital budget.

Chairman Cassidy requested a motion to approve. Mr. Barrow moved approval of the item, seconded by Mr. Weatherford.

Chairman Cassidy asked if USF Health was part of this initiative. Mr. Frey noted that THEA is collaborating with TGH on this project.

The motion passed unanimously.

Operations & Engineering – Bennett Barrow – Committee Chair – *Brian Pickard, P.E., Director*

1. Bridge Striping Selmon Expressway Local Lanes from 26th Street to 78th Street – Webber Infrastructure Management

Mr. Pickard introduced a task order request for Webber Infrastructure Management to install longitudinal striping on the local lanes of the expressway bridges from 26th Street to 78th Street. He noted that THEA previously solicited competitive bids for this project and none were received. As a result, THEA requested a quote from Webber.

The requested action is for the Board to authorize the Executive Director to sign a task order with Webber Infrastructure Management to install longitudinal bridge striping on the local lanes from 26th Street to 78th Street for \$215,267 from the capital budget.

Chairman Cassidy requested a motion to approve. Mr. Barrow moved approval of the item, seconded by Mr. Weatherford.

The motion passed unanimously.

2. Design task to rebuild infrastructure east side of Lakewood Dr. in Brandon – Kisinger Campo & Associates (KCA)

Mr. Pickard presented an item for a task order with KCA to develop a design and scope to procure a contractor to repair, remediate, and/or replace the drainage, sidewalk, and retaining wall on the east side of Lakewood Drive in Brandon.

The requested action is for the Board to authorize the Executive Director to sign a task order with KCA for \$155,754 from the capital budget to develop a design and scope to procure a contractor to repair/remediate/replace deteriorated infrastructure at Lakewood Drive in Brandon.

Chairman Cassidy requested a motion to approve. Mr. Weatherford moved approval of the item, seconded by Mr. Barrow.

The motion passed unanimously.

3. Construction Engineering and Inspection (CEI) Services for ITS Infrastructure for East Selmon and West Selmon and REL Grounding PDB Projects: Board Approval of Shortlist Ranking

Mr. Pickard presented the Evaluation Committee’s recommendation to shortlist the two firms that responded to THEA’s RFP for CEI Services for the ITS Infrastructure for East and West Selmon and REL Grounding Phased Design Build Project.

The requested action is for the Board to approve the Evaluation Committee’s recommended shortlist of firms for CEI Services on the upcoming ITS Infrastructure for East and West Selmon and REL Grounding Phased Design Build Projects and direct staff to move forward with interviews with the shortlisted firms.

Firm Name
Rummel, Klepper, and Kahl, LLP (RK&K)
WSB, LLC

Chairman Cassidy requested a motion to approve. Mr. Barrow moved approval of the item, seconded by Mr. Weatherford.

The motion passed unanimously.

4. Design Consultant for Pedestrian Safety Upgrades at Brorein/Morgan Street Off-ramp – BCC Engineering

Mr. Pickard’s final item is the procurement of design consultant services to develop plans and specifications for a construction contract and post-design services to complete the pedestrian safety upgrades at the Brorein/Morgan Street off-ramp.

He pointed out that the goal of the project is to notify vehicles exiting onto the off-ramp that pedestrians or bicyclists are present at the bottom of the ramp. An additional benefit to the project is delivering data on pedestrian and bicyclist use for research purposes and development of an overall ramp/pedestrian safety plan to be considered for all THEA off-ramps.

The requested action is for the Board to authorize the Executive Director to execute a task order with BCC Engineering LLC for \$79,231 from the capital budget to provide design and post-design services for constructing the recommended work to provide pedestrian safety improvements at the Brorein/Morgan Street off-ramp.

Chairman Cassidy requested a motion to approve. Mr. Barrow moved approval of the item, seconded by Mr. Weatherford.

The motion passed unanimously.

**Toll Operations – Bennett Barrow – Committee Chair – Gary Holland,
Toll System Manager**

1. RTCS Spare Parts Inventory – TransCore - \$64,631

Mr. Holland presented an item for the purchase of critical spare parts necessary to maintain THEA's tolling infrastructure to ensure uninterrupted operations of THEA's toll collection system.

The requested action is for the Board to authorize the Executive Director to execute a task order with TransCore for \$64,631 from the capital budget to purchase critical spare parts necessary to maintain THEA's tolling infrastructure.

Chairman Cassidy requested a motion to approve. Mr. Weatherford moved approval of the item, seconded by Mr. Barrow.

The motion passed unanimously.

**Information Technology and Security – Bennett Barrow – Committee Chair –
Shari Callahan, Director**

1. Emerging Tech – I-4 FRAME Integration Support – Metric Engineering

Ms. Callahan presented a map depicting the multi-agency corridors to which RSUs will be installed and briefly discussed the integration process. She pointed out that Metric Engineering is THEA's integration expert for ITS devices to securely connect to OPS and CV networks. This item is a task order request for Metric Engineering to provide services for network design, security design, configuration, and integration for all aspects of the I-4 FRAME project.

The requested action is for the Board to authorize the Executive Director to execute a task order with Metric Engineering, to install, configure, integrate, and secure RSUs for the I4 FRAME project for \$54,539 from the capital budget.

Chairman Cassidy requested a motion to approve. Mr. Weatherford moved approval of the item, seconded by Mr. Barrow.

Chairman Cassidy asked about the different colors depicted on the map. Ms. Callahan advised that the colors show the different corridors. Mr. Slater added that the colors show ownership of the road.

The motion passed unanimously.

Legal – Amy Lettelleir, Chief Legal Officer

1. Reimburse Coca-Cola for the Design and Construction of Upgrades at the Expressway Eastbound Exit at US 301

Ms. Lettelleir brought forth a request for additional funding of \$229,954 to reimburse Coca-Cola for the design and construction of additional turning movement capacity and safety upgrades to the Expressway's US 301 eastbound exit. The increase is the result of mobilization costs that were not considered in the original estimates, for a total project cost of \$3,327,414.

The requested action is for the Board to authorize the Executive Director to execute an agreement with Coca-Cola Florida and to execute a purchase order to reimburse Coca Cola Florida for the design and construction of capacity and safety improvements at the Expressway eastbound exit to US 301 for a not-to-exceed amount of \$3,327,414 from the capital budget.

Chairman Cassidy requested a motion to approve. Mr. Weatherford moved approval of the item, seconded by Mr. Barrow.

The motion passed unanimously.

2. Volusia County Tax Collector Interlocal Agreement

Ms. Lettelleir presented an Interlocal Agreement with Volusia County that will allow THEA customers to pay tolls to the Volusia County Tax Collector office for the release of registration holds and to provide the procedures for remittance and reporting between the parties.

The requested action is for the Board to authorize THEA's Chairman to execute an Interlocal Agreement with the Volusia County Tax Collector Office.

Chairman Cassidy requested a motion to approve. Mr. Weatherford moved approval of the item, seconded by Mr. Barrow.

The motion passed unanimously.

Executive Director – *Greg Slater, Executive Director*

1. Ernst & Young Real Estate RFI Presentation

Mr. Daniel Edwards of Ernst & Young, LLC provided the Board with an update on the submittals in response to THEA's Real Estate Development Request for Information (RFI).

The objectives of the RFI were to:

- Gain perspective into the development industry's point of view around key THEA assets and their potential for development
- Understand how THEA can work with developers to enhance the community, neighborhood connectivity, and integrated transportation initiatives in downtown Tampa through its land holdings
- Inform THEA's path forward relative to the procurement and/or disposition of key assets

The RFI focused on the Meridian parcel but allowed respondents to focus on other THEA assets. The RFI included specific requests, such as:

- An introduction to the firm
- Proprietary market outlook
- Insights on the Meridian site and/or other THEA assets
- Partnership structures
- Development plan/uses
- Funding
- Timeline
- Challenges and mitigation strategies
- Experience and qualifications

Two submittals were received, each with differing visions, both with very good feedback.

One response came from a local developer with significant local experience. They submitted two proposed development plans

- 38-story multifamily tower with 400 units, 635 parking spaces, and 28,000 square feet of retail
- 38-story multifamily tower with 283 units, 847 parking spaces, 17,000 square feet of retail, and mixed-use TOD project
- Added optionality for THEA office relocation into future development plans.

Their overall project timeline is between 4.5 and 7 years, they proposed multiple transaction structures and noted various challenges due to the irregular shape of the Meridian parcel and infrastructure requirements.

The other response came from a national developer with current exposure to the Tampa market. This developer is proposing a 200-room, 120,000 square foot upper-upscale hotel with ground-floor food and beverage, rooftop bar, and event space. The proposal aims to incorporate public areas to prioritize community enhancements such as pedestrian pathways and enhancements to the Greenway Master Plan. The overall project timeline is between 20 and 24 months. This developer is proposed a 100% equity, fee-simple transaction and would not consider a ground lease structure. They also noted challenges, including existing use as stormwater management and the encroachment of the Whiting Street extension.

Chairman Cassidy asked if a 20–24-month timeline was realistic. Mr. Edwards responded in the affirmative, noting that there tends to be a tighter turnaround in hospitality.

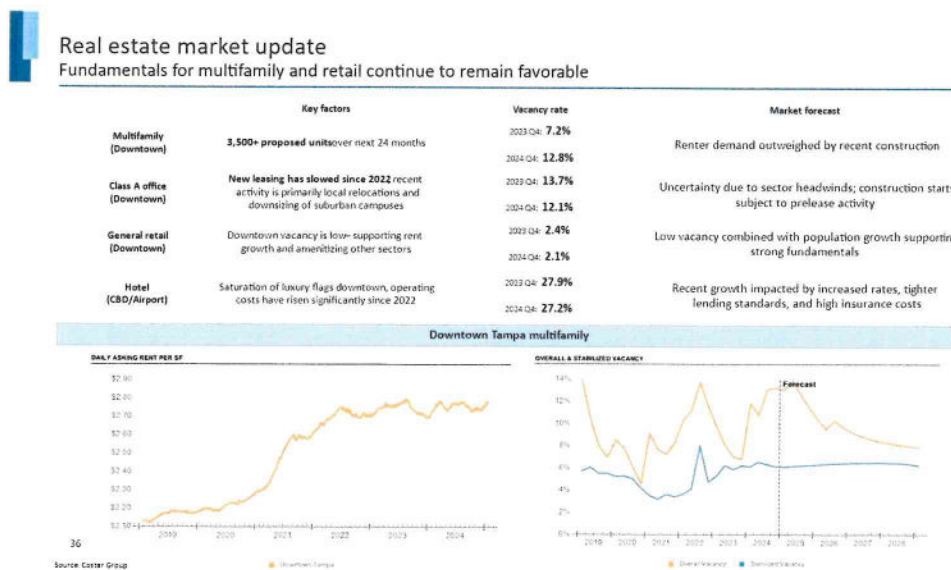
Chairman Cassidy asked for clarification relative to the two proposed development plans from the local developer that the plan would be either one or two and not both. Mr. Edwards responded in the affirmative.

Finally, the Chairman asked if other properties were considered. Mr. Edwards noted only the reference to a THEA office relocation.

Mr. Barrow asked about the long-term economic impact of a very successful multi-family site vs. a hotel.

Mr. Edwards pointed out hotels bring in different levels of impact. For example, a rooftop bar is a destination bringing people into downtown. Multi-family does not have that kind of draw. Multi-family brings in the people who live here, who spend money at the grocery store down the street, they're paying taxes, etc. It really depends on the type of economic activity you are looking for.

Mr. Edwards gave a real estate market update for the areas of focus, noting that fundamentals for multifamily and retail continue to remain favorable.



There was a brief discussion about the defining boundaries of downtown and Mr. Edwards agreed to provide the board with a map depicting that information.

Finally, Mr. Edwards discussed next steps, including coordinating with legal counsel to determine what is allowable and how a procurement would be structured, as the Board considers moving into moving toward an RFP.

Mr. Slater added that THEA is looking to the board to provide instruction on next steps.

2. USF Graphic Studio Presentation

Ms. Margaret Miller, accompanied by Mr. Mark Fredericks, both representing USF Graphicstudio, presented examples of public art projects around the world. The projects included visual, audible, and interactive, both temporary and permanent installations.

Chairman Cassidy asked if USF Graphicstudio works with USF students to create any of this art. Ms. Miller explained that most of the artists featured in the presentation are global.

Mr. Weatherford mentioned public art he experienced in Seoul, Korea, that included images on the street, many of which contained positive messages.

Commissioner Cepeda commented that she would like to see something more functional, like seating/benches.

Executive Reports

Executive Director – *Greg Slater, Executive Director*

1. Contract Renewals and Expirations

Mr. Slater reported three contract renewals. Two second one-year renewals – one with KCI and one with HNTB, both for professional engineering services. The third was a first one-year renewal with Infotect for Managed Services.

2. Director's Report

Mr. Slater reported the following:

- THEA was awarded a \$4M grant from USDOE to further advance our CV program. THEA is also submitting for a RAISE grant to advance Whiting.
- THEA is beginning the process of budget and work program development.
- THEA submitted FY24 data submission to the FTC to be included in the report to the Governor. THEA has met all its performance targets.
- He will be meeting with Board members over the next several weeks to go over THEA 2025 priorities.
- A text scam associated with SunPass going around.

Finally, Mr. Slater asked the Board to join him in welcoming Raul Rosario as THEA's new Director of Tolls. He also announced the departure of Brian Pickard, who is going to work in the public sector. He thanked him for his service.

Chief Legal Officer – *Amy Lettelleir, Esquire*

No Report.

Chairman – *Vince Cassidy*

1. Upcoming Meetings

- Board Workshop – February 10, 2025 *Cancelled*
- Board Meeting – February 24, 2025
- Board Workshop – March 10, 2025 *Cancelled*
- Board Meeting – March 24, 2025

Old Business

No old business.

New Business

No new business.

Adjournment

The meeting adjourned at 2:39 p.m.

APPROVED:  ATTEST 
Chairman: Vince Cassidy Vice-Chairman Bennett Barrow

DATED THIS 24TH DAY OF FEBRUARY 2025.