



JACKSONVILLE AVIATION AUTHORITY AWARDS COMMITTEE MEETING AGENDA

June 22, 2026

In accordance with JAA Standard Practice No. 216, the above-referenced meeting was properly noticed to the public pursuant to Florida's Public Meeting and Sunshine Laws and is being held at approximately 11:00 a.m. at the JAA Administration Building, 14201 Pecan Park Road, Jacksonville, Florida 32218. The following represents an agenda of the items requiring action, recommendations and/or votes of JAA's Awards Committee and, pursuant to § 286.011(2), Florida Statutes, minutes of this meeting will be made available upon request. ***The vendors referenced in the award submissions below have been verified against the Excluded Parties List System maintained by the General Services Administration at <https://www.sam.gov/portal/public/SAM/>.***

Noticed Agenda Item

(Exhibits available upon request)

Item 1: AC2026-06-01

Parcel 7 – Ground Lease at JAXEX

**Vendor: JAOPA LLC dba Jacksonville Aircraft Owners and Pilots Association
(Cost: Revenue Generating Funding: N/A)**

SUBMISSION FOR AWARDS COMMITTEE APPROVAL

Subject/Awardee: Parcel 7 Ground Lease at JAXEX /
JAOPA, LLC, dba Jacksonville Aircraft Owners
and Pilots Association **Cost:** Revenue Gen.

Solicitation No: RFI No. 25-14-43101 **Budgeted, Transferred,
or Contingency:** N/A

On-Going Maintenance Cost: N/A **Funding Source:** N/A

Attached / Supporting Documents

Exhibit "A" – Scope of Lease, Evaluation Matrix, and SPIS Form

Exhibit "B" – Summary of JAOPA, LLC Statement of Interest

BACKGROUND:

At Jacksonville Executive at Craig Airport (JAXEX), there is an aeronautical real estate parcel (Parcel 7), totaling approximately 7.5 acres and located near Taxiway G.

On March 12, 2025, Procurement issued Request for Interest (RFI) No. 25-14-43101, for an aeronautical lease opportunity for Parcel 7 at JAXEX. On April 23, 2025, JAA received three conforming proposals which were evaluated and ranked as follows:

Rank Order	Respondents	Scores
1	JAOPA, LLC	78.75
2	Atlas Air Ambulance	51.75
3	Travel Air America LLC	49.50

JAOPA, LLC, dba Jacksonville Aircraft Owners and Pilots Association, was the top ranked Respondent and will construct multiple hangar facilities under a new condominium association and in accordance with the Jacksonville Aviation Authority's Minimum Standards. JAOPA recently completed a similar condo hangar development on Taxiway A3 at JAXEX. This will be JAOPA's second hangar development to meet the continued demand, and it will add 24 new hangars that include box and t-hangar types.

RECOMMENDATION:

Business Development recommends an award be made to JAOPA, LLC, dba Jacksonville Aircraft Owners and Pilots Association, the highest ranked of three proposers in response to RFI No. 25-14-43101, for a ground lease at Jacksonville Executive at Craig Airport, for an initial term of thirty-five years with renewal options of up to five years, and an initial rental rate of \$0.27 per square foot per annum.

SUBMISSION FOR AWARDS COMMITTEE APPROVAL

Verification of Funding	
Title:	N/A
Signature:	N/A

I have verified that there are budgeted funds in the above-referenced funding source that are sufficient to cover the amount of this award submission (*directors or their designees may verify funding; however, verification of an award submission that is unbudgeted or that requires transferred or contingency funding must also attach approved documentation evidencing the same*).

ORIGINATED AND SUBMITTED FOR APPROVAL BY:

Jeffrey Taylor
Senior Manager of Properties _____
Signature and Date

SUBMITTED FOR APPROVAL:

Samantha Smid
Procurement Administrator _____
Signature and Date

Kathleen Fisher
Director of Procurement _____
Signature and Date

SUBMITTED FOR APPROVAL:

Jay Cunio
Chief Development Officer _____
Signature and Date

AWARDS COMMITTEE APPROVAL / DENIAL: (Vote: _____ Ayes; _____ Nays)

Meeting Date: June 22, 2026

Recording Secretary

CEO APPROVAL:

Mark VanLoh
Chief Executive Officer

Signature and Date

CONDITIONS OF APPROVAL, IF ANY (*if over \$1,000,000.00, Board approval or ratification must be made pursuant to Sec 332.0075(3)(b), Florida Statutes*):



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Noticed Agenda Item

(Exhibits available upon request)

Item 2: AC2026-06-02

**Pressure Washing and Window Cleaning
Vendor: Kept Companies, Inc.
(Cost: \$3,250,000.00 Funding: Various)**

SUBMISSION FOR AWARDS COMMITTEE APPROVAL

Subject/Awardee: Pressure Washing and Window Cleaning / Kept Companies, Inc.	Cost: \$3,250,000.00
Solicitation No: Piggyback	Budgeted, Transferred, or Contingency: Budgeted
On-Going Maintenance Cost: N/A	Funding Source: Various

Attached / Supporting Documents

- Exhibit "A"** – Florida State College at Jacksonville (FSCJ) Agreement RFP No. 2026C-20
- Exhibit "B"** – Jacksonville International Airport Anticipated Expenditures

BACKGROUND:

The Jacksonville Aviation Authority (JAA) has a continuing need for commercial pressure washing and window cleaning services throughout its Airport System on an as-needed basis.

Pursuant to Section 2.05(A)(1)(c) and/or 3.08 of the Procurement Code, Procurement has reviewed Florida State College at Jacksonville Agreement RFP No. 2026C-20 that offers current and favorable pricing on pressure washing and window cleaning. As such, Procurement is of the opinion that it is in JAA’s best interest to piggyback the FSCJ contract that was competitively awarded to Kept Companies, Inc.

The contract term is June 1, 2026 through May 31, 2027, with five optional one-year renewals. JAA will not extend this agreement past a total five-year contract term. Based on anticipated spend across all airport locations, Procurement requests \$3,250,000.00 to be utilized through the five-year potential contract term.

RECOMMENDATION:

Procurement recommends JAA make a non-exclusive award to Kept Companies, Inc., utilizing Florida State College at Jacksonville Agreement RFP No. 2026C-20, pursuant to Sections 2.05(A)(1)(c) and/or 3.08 of the Procurement Code, in a potential total not-to-exceed amount of \$3,250,000.00, over a contract term not to exceed five years. Funds are budgeted within various cost centers.

SUBMISSION FOR AWARDS COMMITTEE APPROVAL

Verification of Funding	
Title:	N/A
Signature:	<p>I have verified that there are budgeted funds in the above-referenced funding source that are sufficient to cover the amount of this award submission (<i>directors or their designees may verify funding; however, verification of an award submission that is unbudgeted or that requires transferred or contingency funding must also attach approved documentation evidencing the same</i>).</p>

ORIGINATED AND SUBMITTED FOR APPROVAL BY:

Meghan Miles
Procurement Administrator

Signature and Date

SUBMITTED FOR APPROVAL:

Kathleen Fisher
Director of Procurement

Signature and Date

SUBMITTED FOR APPROVAL:

Devin Reed
Chief Compliance Officer

Signature and Date

AWARDS COMMITTEE APPROVAL / DENIAL: (Vote: _____ Ayes; _____ Nays)

Meeting Date: June 22, 2026

Recording Secretary

CEO APPROVAL:

Mark VanLoh
Chief Executive Officer

Signature and Date

CONDITIONS OF APPROVAL, IF ANY (*if over \$1,000,000.00, Board approval or ratification must be made pursuant to Sec 332.0075(3)(b), Florida Statutes*):



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Noticed Agenda Item

(Exhibits available upon request)

Item 3: AC2026-06-03

**Merchant Processing Services
Vendor: JPMorgan Chase Bank
(Cost: \$25,000.00 Funding: 31001)**

SUBMISSION FOR AWARDS COMMITTEE APPROVAL

Subject/Awardee: Merchant Processing Services / JPMorgan Chase Bank	Cost: \$25,000.00
Solicitation No: Amendment	Budgeted, Transferred, or Contingency: N/A
On-Going Maintenance Cost: N/A	Funding Source: 31001

Attached / Supporting Documents

- Exhibit "A"** – JAA Award No. AC2024-10-02
- Exhibit "B"** – Amendment to Contract including Appendices

BACKGROUND:

In October of 2024, the Jacksonville Aviation Authority’s (JAA) Awards Committee approved JAA Award No. AC2024-10-02 to JPMorgan Chase Bank for General Banking Services.

JAA’s contract with Regions Bank for Merchant Processing Services expires July 31, 2026. As a result of business priorities and the time required to issue a solicitation for Merchant Processing Services, it was deemed to be in JAA’s best interest to amend its contract with JPMorgan Chase Bank to include Merchant Processing Services, which scope of services was contemplated under the original solicitation. Therefore, this request is to obtain approval to amend the General Banking Services contract award to include Merchant Processing Services through contract expiration of November 30, 2029.

JAA, CyberSource Corporation and JPMorgan Chase Bank have mutually agreed to the fees, terms and conditions pursuant to the U.S. Select Government Merchant Processing Agreement and the Cybersource Payment Solutions Agreement, which are attached hereto as part of **Exhibit B**.

RECOMMENDATION:

Finance recommends JAA Award No. AC2024-10-02, awarded to JP Morgan Chase Bank for General Banking Services, be amended to: (i) include Merchant Processing Services through contract expiration of November 30, 2029; and (ii) increase the award amount by an additional not-to-exceed amount of \$25,000.00.

SUBMISSION FOR AWARDS COMMITTEE APPROVAL

Verification of Funding	
Title:	N/A
Signature:	N/A

I have verified that there are budgeted funds in the above-referenced funding source that are sufficient to cover the amount of this award submission (*directors or their designees may verify funding; however, verification of an award submission that is unbudgeted or that requires transferred or contingency funding must also attach approved documentation evidencing the same*).

ORIGINATED AND SUBMITTED FOR APPROVAL BY:

Kathleen Fisher
Procurement Administrator

Signature and Date

SUBMITTED FOR APPROVAL:

Kathleen Fisher
Director of Procurement

Signature and Date

SUBMITTED FOR APPROVAL:

Ross Jones
Chief Financial Officer

Signature and Date

AWARDS COMMITTEE APPROVAL / DENIAL: (Vote: _____ Ayes; _____ Nays)

Meeting Date: June 22, 2026

Recording Secretary

CEO APPROVAL:

Mark VanLoh
Chief Executive Officer

Signature and Date

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