

CITY OF JACKSONVILLE
COMMUNITY REDEVELOPMENT AGENCY
BOARD MEETING

Proceedings held on Wednesday, June 21, 2017,
commencing at 2:06 p.m., City Hall, Lynwood Roberts
Room, 1st Floor, Jacksonville, Florida, before Diane M.
Tropia, a Notary Public in and for the State of Florida
at Large.

BOARD MEMBERS PRESENT:

JAMES BAILEY, Chairman.
JACK MEEKS, Vice Chair.
OLIVER BARAKAT, Board Member.
DANE GREY, Board Member.
BRENNA DURDEN, Board Member.
RON MOODY, Board Member.

ALSO PRESENT:

AUNDRA WALLACE, DIA, Chief Executive Officer.
TOM DALY, DIA, Redevelopment Analyst.
GUY PAROLA, DIA, Redevelopment Manager.
JIM KLEMENT, DIA, Development Coordinator.
JOHN SAWYER, Office of General Counsel.
JOHNNY GAFFNEY, Office of the Mayor.
KAREN UNDERWOOD-EILAND, Executive Assistant.

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1 I want to thank Councilman Greg Anderson
2 and Councilwoman Lori Boyer for being here
3 today.

4 I'm going to go out of order just a
5 second. I'd like to start with an update real
6 quick. Either Steve or Ryan, if you can give
7 us an update on Vestcor and Lofts at LaVilla.

8 (Audience member approaches the podium.)

9 AUDIENCE MEMBER: Yes. Thank you.

10 Ryan Hoover, TVC Development, Vestcor
11 Companies. As stakeholders, I would just like
12 to come and give everyone an update on our
13 developments downtown.

14 The first one, Lofts at LaVilla, you all
15 should have received an invite to the ground --
16 I mean to the coming out ceremony, which is on
17 July 11th. Currently, we're drawing in the
18 roof. We should be complete with that in the
19 next two weeks. We're 60 percent pre-leased
20 for a November 1st move-in. So we are very
21 happy with the traffic that we're getting in
22 the reservations of leases.

23 On the next construction update that we
24 send out, we will send everybody -- we'll
25 include kind of a list of employers so you can

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1 P R O C E E D I N G S

2 June 21, 2017 2:06 p.m.

3 - - -

4 THE CHAIRMAN: Good afternoon, and welcome
5 to the DIA meeting for July 21.

6 And, actually, we're going to -- I'll
7 explain the process for the Community
8 Redevelopment Agency meeting and the DIA
9 meeting in just a second, but we start our
10 meetings with the Pledge of Allegiance. So if
11 everyone would please rise.

12 (Recitation of the Pledge of Allegiance.)

13 THE CHAIRMAN: Well, I hope everybody is
14 having a good summer. This is a nice agenda to
15 see at a slow time like this. It's long, but
16 it's not as in-depth as some of them.

17 Are there any media in our audience?
18 Would you please raise your hand.

19 AUDIENCE MEMBERS: (Comply.)

20 THE CHAIRMAN: Thank you. Appreciate
21 y'all being here. It's important that you're
22 here and that you understand what, why and how.
23 So if you have any questions, you know
24 Mr. Wallace. Get with him. I didn't mean it
25 that way. Get with him if you need anything,
and we will follow up.

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1 see what -- how it's kind of fitting in and
2 what we're expecting as far as residents.

3 And then the other update is Lofts at
4 Monroe. This is one we're currently in
5 development on. We're underwriting with our
6 lenders right now, and we are in the permitting
7 process and hoping to get those complete in the
8 next two weeks or so. And we're shooting for
9 the August groundbreaking.

10 I don't know if anyone has seen the
11 rendering before, but this is the rendering of
12 the next community, Lofts at Monroe, and we do
13 look forward to getting this project underway.

14 Do you have any questions?

15 THE CHAIRMAN: Any questions, members?

16 BOARD MEMBERS: (No response.)

17 MR. HOOVER: Thank you.

18 THE CHAIRMAN: Thank you. Appreciate it.

19 I'll tell you, it's wonderful. I got the
20 invitation for the topping out, and it seems
21 like just yesterday we were breaking ground
22 over there. I have the opportunity to drive by
23 there often. And I think, Steve, you said long
24 ago, if you ever see any activity, let you
25 know, and I never saw lack of activity over

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1 there. It looks great. It's wonderful.
2 I don't know how that -- what it means,
3 but 60 percent pre, that's -- that's great.
4 That's good to hear. So that's exciting. And
5 I imagine Monroe will be the same way. So
6 thank you very much. We truly appreciate it.
7 We are going to move to a resolution,
8 Resolution 2017-06-01, recognizing and
9 commending Council President Lori Boyer.
10 Now, I would like to read this resolution
11 aloud.
12 A resolution of the Downtown Investment
13 Authority, DIA, recognizing and commending the
14 contributions made by the Honorable Lori Boyer
15 to the DIA.
16 (Discussion held off the record.)
17 THE CHAIRMAN: And then you can get a copy
18 of it.
19 Okay. Recognizing and commending Council
20 Member Lori Boyer for her dedication and
21 service in promoting the successful
22 revitalization and development of downtown
23 Jacksonville, recognizing and commending
24 Council Member Boyer for making downtown
25 revitalization and development a priority
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1 during her presidency.
2 Whereas, the Honorable Lori Boyer was
3 elected to the Jacksonville City Council in
4 2011 and 2015.
5 And whereas, during her term as City
6 Council Member, Council President Lori Boyer
7 championed the creation of the Downtown
8 Investment Authority.
9 And whereas, Council President Boyer
10 served as the first City Council liaison to the
11 Downtown Investment Authority, continuing to
12 serve in that role until her election of
13 2015-16 as council president.
14 And whereas, Council Member Boyer's
15 leadership and commitment to DIA was
16 instrumental in the adoption of the downtown's
17 first Business Improvement and Development plan
18 by the City of Jacksonville City Council.
19 And whereas, the successes of the Downtown
20 Investment Authority could not have been
21 realized were it not for the selfless
22 dedication and valuable guidance of
23 Council Member Boyer.
24 And whereas, during her tenure as council
25 president, Council Member Boyer made downtown a
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1 priority, the positive effects of which we've
2 felt for years to come.
3 Now, therefore, be it resolved by the
4 Downtown Investment Authority, Section 1, the
5 Downtown Investment Authority recognizes and
6 commends the Honorable Lori Boyer for her
7 dedicated service to the DIA and for
8 prioritizing the revitalization and development
9 of downtown Jacksonville during her presidency.
10 Downtown Investment Authority,
11 Aundra Wallace and James Bailey.
12 Do I have a motion?
13 BOARD MEMBER BARAKAT: So moved.
14 VICE CHAIR MEEKS: Second.
15 THE CHAIRMAN: Any discussion?
16 BOARD MEMBERS: (No response.)
17 THE CHAIRMAN: Any discussion, any
18 comments by the audience?
19 AUDIENCE MEMBERS: (No response.)
20 THE CHAIRMAN: With that, Councilwoman
21 Boyer, would you please come and accept the
22 resolution.
23 (Council President Boyer approaches the
24 podium.)
25 (Applause.)
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1 MR. WALLACE: We have an official signed
2 copy. And once we get it mounted and
3 everything within the plaque, we will deliver
4 it to your office.
5 COUNCIL PRESIDENT BOYER: After I move.
6 (Laughter.)
7 COUNCIL PRESIDENT BOYER: Sorry, but I
8 have to pack it.
9 Thank you. Thank you very much.
10 THE CHAIRMAN: No better segue than a
11 presentation on Waterfront Activation by
12 Council President Lori Boyer.
13 COUNCIL PRESIDENT BOYER: Thank you very
14 much.
15 Before we start, I'm seeing this screen,
16 Karen, and it's not all -- is there a way you
17 can reduce it, or do you know?
18 MS. UNDERWOOD: I don't (inaudible) --
19 COUNCIL PRESIDENT BOYER: Okay. So we're
20 going to go ahead and do the presentation. And
21 just ignore the center screen and look at these
22 two, and you will get to see some of it in the
23 center screen.
24 Can I have the clicker?
25 Thank you for the invitation and the
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1 opportunity to talk to you about what we've
2 been referring to as a Water Activation
3 Initiative.

4 The point of the presentation to you guys
5 is twofold. Number one is, I want you to
6 understand that it's not just about downtown.

7 Number two is, I want to make sure that
8 the (inaudible) that are about downtown you're
9 fully familiar with. And if you have questions
10 or disagreements or are heading in a different
11 direction, we're communicating.

12 So that was really why I wanted to have
13 the opportunity to share with you what has been
14 shared with a lot of other groups already. And
15 I am going to move quickly through some parts
16 of it just so -- they're here for your
17 information. And I'll leave you guys with a
18 copy so you can look at them at your leisure
19 when you have an opportunity.

20 So the first thing is that -- I want to
21 share is the fact that I've been on City
22 Council for six years now. For five years of
23 it, this was not my focus. And the point of me
24 sharing that is, it was an opportunity that
25 came to me pretty much as a result of the

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1 position I was in as Council President.

2 I started not only hearing from and being
3 aware of all of the groups that were working in
4 various capacities toward what appeared to be a
5 common goal, but they didn't know about each
6 other, but also the fact that as Chair of the
7 Tourist Development Council, there was a
8 tremendous tourism opportunity here that we
9 weren't taking advantage of which had both a
10 public revenue side and an economic development
11 and an economic growth side for the city, and
12 you kind of couple that with just fifteen
13 different initiatives that were going on.

14 There was a true Jax Initiative to create
15 an identity for the city. There were lots of
16 other things that other entities were doing,
17 and it was like, wait a minute, there is kind
18 of a clear path forward here, and we all need
19 to recognize it and get on the same page. And
20 that's really where this initiative came from.
21 That was the genesis of it.

22 So when you think about the city of
23 Jacksonville and you think about who we are and
24 you think about our history, my point is, I
25 think there is nothing that is more authentic

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1 and more emblematic about who we are than our
2 waters. And it is not just the river downtown,
3 that is part of it, but it is the river, it is
4 the beach, it is the marshes. It's why the
5 Navy is here. It's why we have a port. It's
6 why downtown was located where downtown is
7 located, because it was Cowford.

8 I mean, if you just think about the city
9 of Jacksonville and why we exist, it's all
10 built around our waterways in one way or
11 another. It is related to that. And why it
12 matters today is this desire to have a brand
13 and a city identity. I think this is a
14 tremendous opportunity for us to use the water
15 presence as our brand and identity.

16 We are not the only city that has a river
17 downtown. We are not the only city in Florida
18 that has a tremendous beach. We are not the
19 only place in the country that has the
20 wilderness areas and natural preserves, but we
21 may be the only place, and we certainly are the
22 only place in Florida that has all three. And
23 I think it is the combination of those that
24 makes us a very unique and special place that
25 we can tell the world about.

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1 It's inclusive. It includes all of the
2 city. It has a tourism benefit. It has a
3 health and wellness benefit. It assists us in
4 business recruiting. And, of course, there's a
5 recreational opportunity.

6 A few numbers. There are 1,200 miles of
7 shoreline. There are 50,000 acres of
8 preservation parks. We have a national park
9 within our city boundaries. And we have a
10 national heritage river which is an important
11 designation. There are not many of them in the
12 country, and we are not capitalizing on that
13 designation.

14 Why now? There is a tremendous community
15 consensus already. There are plans that have
16 been done for over twenty years, and property
17 acquisitions, things that have been built, that
18 put us in a place where we are right on the
19 brink, and we only have to do a little bit to
20 push us over the top on this.

21 We would be in a very different place if
22 we were looking at this twenty years ago. If
23 you even go back further than that, the work
24 that was done on the pollution in the river
25 when Mayor Tanzler was mayor, you know, you

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13

1 wouldn't be looking at featuring the river
2 then, but we're in a different place now, and I
3 think there is a tremendous opportunity for us.
4 So I have divided the concept into five
5 experiences. There is a beach -- and each of
6 these is a unique experience that's part of our
7 city that appeals to a different audience and
8 provides different opportunities.
9 There's a beach experience, a nature
10 experience, a marine life experience, sports
11 and fitness and downtown. And I put downtown
12 at the end so that there will be more
13 information. It's going to be a little bit
14 more detailed.
15 The beach is what you all know of it. As,
16 you know, the fun restaurants, and bar scene,
17 and events and festivals.
18 It also has, if you look at Hanna Park,
19 some -- and you can't really see that on some
20 of the slides here -- some great camping
21 opportunities, a water park there, it has RV,
22 camping and fishing at Huguenot, which is a
23 park.
24 And then the Talbot Islands, we've got
25 some great films that you may not have seen. I
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1 don't know how many of you have been to
2 Black Rock Beach, but Black Rock Beach is
3 phenomenal. It is an entirely different space
4 than Jacksonville Beach or Atlantic Beach, and
5 I encourage you all to see it.
6 The nature experience, obviously, all of
7 these various nature activities, but what you
8 may not -- and our focus right now is in the
9 red area. The red area is where we connect
10 Betz Tiger Point, which is a city park; with
11 Pumpkin Hill, which is a state park; with
12 Cedar Point, which is a national park; and then
13 there's also a local park that's part of Cedar
14 Point as well.
15 So all three of those are connected to one
16 another. I would bet most of you have not been
17 to any of them. This is what it looks like.
18 There are already opportunities that are to
19 activate it that are going on, but what we can
20 do with it is so much more.
21 The marine life experience, this is things
22 that live in the water. The partnership
23 between JU and OCEARCH is really going to be
24 significant for the city of Jacksonville. That
25 already exists, but as you see it developing in
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1 the future, it's going to have a major impact
2 on the city in terms of our marine science
3 study opportunities here.
4 We already have fishing. You're going to
5 see some slides here about diving opportunities
6 here. And I've got one to show you the working
7 waterfront at Mayport which we would like to
8 restore. They also have already built the
9 manatee conservation facility at the zoo. So
10 this is some of what OCEARCH does. If you
11 don't know them, they are the premier expert,
12 world expert, in great white sharks, and they
13 are now located here.
14 These are pictures of offshore
15 Jacksonville. Most of you probably are
16 familiar with diving in John Pennekamp, in the
17 Keys, but may not know we have this here. This
18 is Mayport Village today, what Mayport
19 waterfront looks like today. This is what it
20 looked like a mere ten years ago.
21 If you are in New England cities, you
22 often go to the working waterfront in the
23 afternoon to see the ships come in and unload
24 their catch. It's part of the daily activity.
25 We have an opportunity for that and a place to
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16

1 have charter fishing opportunities so that they
2 are not all in Fernandina and Camachee Cove.
3 Sports and fitness. Sports and fitness is
4 obvious, but one part I am going to talk to you
5 about is a rowing center on the Arlington
6 River. The other thing I will point out on
7 this slide is a series of connected bike and
8 pedestrian multiuse trails that go from the
9 ocean to downtown and back, one on the north
10 side, one on the south side of the river, as
11 well as the Emerald Necklace Trail system. All
12 of this is in the works.
13 So why rowing? It's -- a rowing
14 opportunity is on the Arlington River. And the
15 rowing has a whole group of supporters that are
16 actively working on this, but it provides a
17 great scholarship opportunity for students, as
18 well as the fitness opportunity. And we're
19 kind of uniquely positioned geographically to
20 be the southernmost head race. So it could
21 become kind of a major event draw as well.
22 Okay. Now, we're getting to the part that
23 you care about, the downtown experience. What
24 we've been talking about is a series of
25 landscaped riverwalks and nodes. And you have
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1 heard this. You've probably read about it.
2 The concept that I espouse about the Riverwalk
3 downtown is that it should be dynamic and
4 interesting and vibrant and exciting. It
5 should not necessarily be the place that you
6 are swimming or getting in a kayak. It's not
7 that you can't, you, of course, can, but our
8 river is wide and swift downtown, and I like to
9 think of those dots as the islets on shoelaces
10 on a sneaker, and that part of what we need to
11 do downtown is lace it closer together. We
12 need to make the two sides of the river feel
13 like they're more cohesive and part of the same
14 unit.

15 So whether that is transportation across
16 in the form of bridges, whether that is
17 transportation across in the form of water
18 taxis and water vehicles, it is making the two
19 sides -- or visual connections between the
20 nodes. It's making the two sides feel more
21 connected with one another and part of an
22 integrated downtown.

23 These are pictures from Google Maps of
24 what our Riverwalk looks like today. That's
25 what the Detroit Riverwalk looks like. This is

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1 the Augusta Riverwalk above and the
2 Jacksonville Riverwalk below. This is
3 Jacksonville. This is Ontario above and
4 San Antonio below.

5 It's pretty obvious what one of the major
6 differences between our Riverwalk and those
7 cities that we all go to visit and try to copy
8 here. We are very good at building durable,
9 functional facilities. That's not a negative
10 thing, that's what government does well, but if
11 we want these to be enhanced to a level where
12 they are aesthetically pleasing and they're
13 something that everybody wants to go to and
14 enjoy, we need to look for a higher level of
15 landscaping, a higher level of amenities
16 associated with them or people are not going to
17 have the desire to be there.

18 Here is a picture of our zoo. That's
19 Trout River Plaza. For those of you who went
20 to the zoo twenty years ago and have been
21 around Jacksonville a long time, you know that
22 the zoo pathways used to look like the
23 Riverwalk. And they have transformed the zoo.
24 Is it clear that it is possible in our climate
25 and in facilities here to do that, and that's

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1 what I want to see us do along the Riverwalk.
2 Now, we don't have to do it continuously.
3 We do it in these nodes. And each node is
4 unique, and each node has a feature that draws
5 you to the next one. It's like, why do I want
6 to go see what else is there? What's going to
7 be different at the next location?

8 So one feature that should be included in
9 the nodes are story-telling exhibits that tell
10 about Jacksonville and tell about where you are
11 in relation to the upland area.

12 My examples are things like the
13 Times-Union Center node might be a place where
14 you talk about arts and culture in
15 Jacksonville, because you're at a cultural
16 facility.

17 The MOSH node might be where you talk
18 about either the history of Jacksonville or you
19 talk about the science of the St. Johns River
20 because you're at that location.

21 There's a node where the USS Adams is, in
22 a military history park. You would be talking
23 about the role of the military in Jacksonville
24 or the shipbuilding industry in Jacksonville.

25 In each case, we're going to pick -- you
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1 pick something that is interesting, expound
2 upon it and identify something unique about who
3 we are.

4 Add to that an iconic feature. Friendship
5 Fountain is one of those. Friendship Fountain
6 clearly qualifies as an iconic feature. There
7 can be laser light shows. The center face is
8 from Chicago. There could be other types of
9 structures. It could be a lot of things. It
10 could be a sculpture. It can be light. It can
11 be water. It can be a variety of things, but
12 each node has something that is unique and
13 exciting and people want to see it.

14 I'm also showing the idea that you would
15 have interactive visitor kiosks in these areas
16 so that individuals who are staying downtown or
17 residents who want to find out -- say you're
18 standing in front of the Times-Union Center,
19 and you can see the marquee as to what's
20 playing in the Times-Union Center.

21 Wouldn't it be nice to also know what's
22 going on at the Cummer, and at MOCA, and at the
23 little theater, and at Alhambra, and at any
24 place else? If you're interested in that, have
25 an opportunity to find that out in that

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21

1 location.
2 Corkscrew Park is Phase 1. Look at the
3 corner slide. It's where you can actually see
4 it. The landscaping on Corkscrew Park is
5 already designed and will be installed, I'm
6 told, by August. And what you see there that
7 looks kind of like a sculpture is actually a
8 piece of exercise equipment. That's what I
9 mean when I talk about iconic. As opposed to
10 having what you would look at as a traditional
11 playground or a chin-up bar, you have something
12 like that, that's a piece of exercise
13 equipment, and that is -- this is all funded
14 and going to be installed this fiscal year.
15 It's under construction.

16 So I have a kind of on-the-horizon slide.
17 I'm going to do it this way if I can. So this
18 is the downtown waterfront today and by year
19 end.

20 So the green -- I'm going to stop when it
21 stops on this slide a minute. The green round
22 area represents Corkscrew Park that will be
23 done this year.

24 You see a star on the far right. That's
25 the amphitheater that was completed this year.

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1 You see two parking lots on the South Bank
2 that are the little black cars, those are
3 things you're responsible for under the
4 Fuller Warren -- or under the Acosta Bridge
5 that you have entered into agreements with DOT
6 on.

7 And you see a new taxi stop at A. Philip
8 Randolph Boulevard that, I'm told, will be open
9 by August. They're shooting for July,
10 actually, and it's already funded and is under
11 construction.

12 So then we go to next year. Next year,
13 we're talking about completing the node behind
14 the Times-Union Center and the renovation of
15 Friendship Fountain, a portion of the Riverwalk
16 loop on the South Bank that comes down
17 San Marco Boulevard in the M.D. Anderson
18 section of that. Two additional parking lots
19 on the South Bank.

20 You see the Liberty Street parking deck
21 will be demolished. And you will also see --
22 I'm thinking that I've got -- I've missed
23 something else that got added in there, and
24 I'll have to figure it out when I get to the
25 next slide.

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1 And then when you get to 2019, you've got
2 the final parking lot that's now closer to the
3 District.

4 You have a node and a taxi stop where
5 Liberty Street used to be.

6 You have a node and a taxi stop where the
7 Adams might be.

8 We're contemplating that the District
9 would be in place by then. We've already
10 funded a new taxi stop at the end of Jackson
11 Street that will be part of our CIP.

12 There's one that's going to come up on the
13 slide that's at the end of Post Street -- or
14 maybe you can't, I'm not sure on this cut-off
15 version here -- which is between the Cummer and
16 the Garden Club.

17 You have a number of other path elements
18 that are coming in. There's where the other
19 taxi stops are, one by Baptist Hospital which
20 will connect to the multiuse path at the Fuller
21 Warren. It's being completed across the Fuller
22 Warren.

23 And Council, today, we just went through
24 committees on the easement that's in front of
25 Nemours, which is the little red-dotted line in

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1 front of Nemours, south of the Fuller Warren
2 Bridge.

3 There's also an overland section that
4 would connect across Palm Avenue. That is
5 something we are in -- there's an easement. I
6 think Mr. Diebenow is still here. There's --
7 there he is. There's an easement that's going
8 through Council about a portion of that at the
9 same time.

10 Here are a couple other segments. That's
11 the M.D. Anderson part and the 1320 -- 1320 or
12 1230? 1320 Hendricks, the old Baptist
13 Convention site. You've got the District
14 portions of it, so you have a complete loop.
15 You've got the Fuller Warren section that's
16 supposed to be completed in '19, and you have
17 the Riverwalk on the North Bank that's going
18 all the way down to the shipyard site.

19 So what you can see, even if all of these
20 pieces don't happen, if 75 percent of them get
21 done by 2019, you guys have transformed this
22 part of downtown. I mean, together with the
23 work that the Council's been doing, together
24 with kind of a strategic plan of how we change
25 the opportunity that's available on the

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1 waterfront, it starts to look very different in
2 just three years.
3 So I'm going to leave you with using your
4 imagination. I don't know if you recognize
5 this and know where this is in Jacksonville,
6 you should, that's McCoy's Creek. And that's
7 what it looks like if you were to get in a
8 kayak and go up the river -- go up McCoy's
9 Creek right now.
10 The wonderful curved viaduct is under
11 Riverside Avenue. So if I can just convince
12 the Times-Union folks to remove their parking
13 lot from the entrance, this is what McCoy's
14 Creek can look like. And it is about the same
15 width, it's about the same profile. And right
16 now, the City of Jacksonville owns about 80
17 percent of the frontage on both sides of the
18 creek, all the way up to Hollybrook Park, near
19 Stockton.
20 We have put in our priority list for TPO
21 funding from the State for a trail system
22 starting at Hollybrook, out at Stockton, and
23 working its way back toward downtown, which we
24 anticipate will be funded within the next
25 several years that will provide us the first

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1 link of that path leaving the Myrtle Avenue to
2 the river part until our friends with the
3 newspaper cooperate and get their section open,
4 because this is a real possibility there. This
5 creek can be that.
6 So the other thing that we funded for next
7 year is the removal of the -- so if you look
8 under the viaduct, where you can see some pipes
9 that go across, there are two different kinds
10 of structures there if you've kayaked it. One
11 is, you see some round pipes that you have to
12 duck under when you're in the water.
13 Those round pipes are abandoned water and
14 sewer pipes and things, utility pipes. Those
15 are going to be removed in the next year. The
16 thing that won't be removed are the steel beams
17 because the steel beams are kind of holding up
18 the sheet pile on the sides right now. Those
19 can't be removed until we do something with the
20 banks in the future.
21 And then the other thing that's really
22 cool about this is, right there, in Brooklyn,
23 where this is, is exactly where the JTA service
24 yard is for the Skyway. So you already have a
25 Skyway stop there. All you have to do is make

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1 it publicly accessible.
2 So that's what I'm going to end with, and
3 that's kind of what we've been working on and
4 what's going on that I've been engaged in.
5 I'm happy to help with additional downtown
6 ventures that are not on the waterfront, but I
7 wanted to make sure you are aware of all of
8 these.
9 And again, if there are things that you
10 are working on that conflict with anything, or
11 I need to change directions, please let me
12 know.
13 Thanks.
14 THE CHAIRMAN: Thank you, Council
15 President -- Council Member Boyer. Thank you
16 very much.
17 Do we have any comments from any members?
18 Yes, Mr. Barakat.
19 BOARD MEMBER BARAKAT: I just want to say,
20 this is phenomenal and thank you for your
21 leadership. A lot of times, when it comes to
22 these types of initiatives, it takes
23 leadership. And you have definitely leveraged
24 your time as president very well and have
25 created a lot of momentum.

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1 If there is one thing out of all of this
2 that you would like the DIA to do to help keep
3 the momentum going -- is there anything from us
4 specifically that you would like this board to
5 do in the next twenty months?
6 COUNCIL PRESIDENT BOYER: So I don't have
7 anything new that you haven't already approved,
8 but I want you to get them done. So -- and
9 Aundra knows this. So I'm very anxious to make
10 sure Riverplace Boulevard comes in on time.
11 You've already approved it. It's gone through
12 DDRB final approval. It's just a construction
13 phase, but we've got to keep pushing it because
14 it's part of that sequencing that needs to
15 happen at the same time.
16 I think the design standards that you're
17 coming up with for wayfaring signage is
18 critically important because I want to
19 implement those on both sides of the Riverwalk.
20 And I want people coming in, off the
21 interstate, to know how to get to different
22 facilities.
23 So I can work on funding the signage once
24 you tell me what you want it to look like, but
25 you guys are coming up with the standards on

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1 what you want it to look like. So that's
2 important input that I want to hear.
3 And then, I mean, there are a couple other
4 elements like that, that are already in your
5 wheelhouse. There are already things you're
6 working on, but I'm kind of in a holding
7 pattern on some implementations pending your,
8 you know, final input on what you want things
9 to look like, et cetera.
10 So mostly that. I think we're working
11 together really well in terms of direction.
12 Most of what I'm focused on there are either
13 park facilities or public infrastructure,
14 intentionally, because that's in the City
15 realm. And I'm leaving the private development
16 side of this to you guys and kind of feel like
17 the two are going to work hand in hand.
18 BOARD MEMBER BARAKAT: The wayfaring
19 signage is part of the riverfront design --
20 COUNCIL PRESIDENT BOYER: Yeah.
21 BOARD MEMBER BARAKAT: -- standard
22 guidelines we're about to start?
23 Okay. Got you.
24 Thank you.
25 THE CHAIRMAN: Any comments?
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1 BOARD MEMBERS: (No response.)
2 THE CHAIRMAN: Council Member Boyer, I
3 think you know my interests. Our climate, our
4 beaches, our marshes, our waterways, all these
5 things have actually been competition instead
6 of helping us with that identity in the past.
7 Other cities don't have that kind of seasonal
8 opportunities that we have.
9 And I just came back from Maryland and was
10 in a discussion about routes and how successful
11 they were there and not here, but they had
12 three million people and built a riverwalk.
13 we -- or a Landing. We had a riverwalk -- a
14 Landing and hoped to attract three million
15 people.
16 It takes that leadership that Oliver was
17 talking about to get the citizens of
18 Jacksonville to understand the value and
19 importance of this. And if you can get the
20 politics out of it and understand that this is
21 good for everyone, and everyone in our city
22 benefits. And if downtown can be seen as
23 16 percent of the tax base as opposed to
24 3 percent of the tax base -- and it's little
25 things like that.
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1 I notice you didn't mention the Exchange
2 Island part, another opportunity for people to
3 take a water taxi and go out there. I went out
4 to see it last weekend, to check it out. And
5 we ride around and look at the opportunities on
6 the water itself for things for people to do,
7 and you're absolutely right. I wish our
8 Landing -- our Riverwalk would have been
9 condensed and impressive instead of spread out
10 and not iconic, and then we add on as we do.
11 I think these nodes are tremendous. I
12 think people don't realize the opportunity we
13 have with our relationship with Jacksonville
14 University and the knowledge we have of what
15 our river does and how our river works. It
16 doesn't flow, it just kind of goes up and down.
17 And people don't realize the value of
18 having Clint White, and a Waterways Commission,
19 and Florida Inland Navigation District, and all
20 of those entities combined that can do so much
21 for downtown. And, of course, they are all
22 over the river, but our goal is downtown. And
23 I think we have tremendous opportunity.
24 And pulling it together, you might
25 remember when Arnett Girardeau wanted to put a
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1 sailing school out on the island, and it was
2 not feasible.
3 Jim, I know you remember these things,
4 because everybody comes and says, let's go do
5 this, but we fall short because you really
6 can't in a river that runs six knots. I turned
7 the engine off and coasted through at four
8 knots through downtown last weekend, and it's
9 amazing to see.
10 And because we're so spread out, you can
11 have one over here, one over here, and people
12 don't really relate from one side to the other.
13 So I think this is a tremendous opportunity. I
14 think the DIA would be foolish not to embrace
15 any and every opportunity we have with our
16 water taxis and getting people back and forth
17 and actually utilizing them the way they should
18 be.
19 There are ways to get around a lot of
20 those things that people see, like the bridge
21 coming down, the railroad bridge coming down,
22 and you get stuck on the other side. That's
23 not true. There are ways around it. It's
24 seven minutes, and it's not a problem if you
25 schedule.
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1 There's an answer to everything, and we
2 ought to be saying yes to everything and
3 figuring out how we go get it done, but we need
4 that leadership, and we need the leadership to
5 keep telling the citizens of Jacksonville why
6 this is important, because we go through that
7 seasonal election cycle, and we start over
8 again.

9 So it's important that people understand
10 why downtown is important, the person on the
11 Westside, the person on the Northside, the
12 person at the beach needs to understand the
13 value. And when they can see it, they can
14 understand why the City wants to do it.

15 And the Times-Union did a survey. And I
16 love what they did with their magazine. They
17 did a survey asking people, what would you like
18 to see, what would you like to see. Everybody
19 would like to see the same thing until you ask
20 them, are you willing to participate in that,
21 and nobody wants to participate. They just
22 want it done. So if they can understand why
23 it's important and what it means to them to
24 have it done, then it works.

25 So I appreciate your effort. We will
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1 certainly do whatever we can. I know
2 Mr. Wallace is aware of the things that have to
3 be done. You're right, we have to finish what
4 we start, and we have to move to the next one.
5 So thank you for that leadership.

6 I breezed through your resolution pretty
7 quickly, but I think you know how much we
8 appreciate your effort and what you have done
9 for this organization and for downtown and for
10 all of Jacksonville during your presidency and
11 for your term as councilwoman.

12 So we look forward to whatever is going to
13 be next because I have a funny feeling you're
14 not going anywhere. So we appreciate it, and
15 we look forward to working with you as we move
16 forward.

17 Thank you.

18 Any other comments or questions?

19 BOARD MEMBER DURDEN: Mr. Chairman.

20 THE CHAIRMAN: Yes, Ms. Durden.

21 BOARD MEMBER DURDEN: Thank you. So
22 first, I want to join in and just say thank you
23 very, very much.

24 I have two ideas or two thoughts. One, in
25 particular -- the first one is on the

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1 landscaping and the aesthetic -- the aesthetic
2 elements to our Riverwalk. I would disagree
3 with Chairman Bailey. I'm glad that it's as
4 long as it is. I know that it may not be as
5 beautiful as it could be, but it was important
6 to get that in when we got it in. And I'm glad
7 it's the length that it is on both sides.

8 But I think with the riverfront, with
9 guidelines coming, that those pictures are
10 absolutely worth a million words. And so, you
11 know, I will do everything that I can to make
12 that one of the most important aspects of our
13 guidelines that are going to be coming out.
14 And I am really truly excited about the -- what
15 is going to come out of that study.

16 The wayfaring, absolutely agree. I made a
17 note about that. I would like to see those
18 aesthetic guidelines and the shade trees that
19 are so important for Florida so that people can
20 actually enjoy walking along the Riverwalk in
21 July and find places that are -- have the
22 shade. That is so important.

23 And the second thing that is kind of --
24 just kind of a spur of the moment, but I was
25 thinking about what both Chairman Bailey said

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1 and also what Oliver said about continuing and
2 participating. And I think that we, as a
3 board, need to pick one of us -- and I'll
4 admit, I'm willing to do it, but -- I am
5 willing, but to pick one of us to participate
6 in the waterfront activation meetings and be
7 responsible for coming back to the board and
8 report to the board about what is happening,
9 what -- how we can coordinate with and keep the
10 momentum going.

11 And it's just an idea. We don't have to
12 act on it today. I'd like you, all my fellow
13 board members, to think about that and also get
14 our staff's input, but I think it helps not
15 just to ask staff to do it and go to the
16 meetings, because I've been to a few of the
17 meetings. I know Aundra's there every time,
18 but I think it raises the level of the
19 importance of what the waterfront activation
20 group is doing if you also have an actual,
21 formal appointment from a board like ours
22 participating for the purpose of coming back to
23 this board and reporting.

24 So just a thought. I really am so pleased
25 at the activities, and I think that this

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1 presentation should be shown to many groups,
2 not just DIA and/or maybe downtown
3 riverfront -- I mean, the DDRB, but I would
4 really think that it would be very helpful if
5 it could be shown to a number of other public
6 entities as well as citizen groups, civic
7 organizations.

8 THE CHAIRMAN: Thank you, Ms. Durden.
9 BOARD MEMBER DURDEN: Thank you very much.
10 THE CHAIRMAN: We really do need to move
11 along because we're going to lose one of our
12 members in a few moments. So I want to move
13 along as quickly as possible.

14 We do have -- we assigned Mr. Barakat. If
15 Mr. Barakat can't be there, I'm there. We're
16 involved. And I would encourage all DIA
17 members to attend these meetings. And instead
18 of having those presentations outside,
19 Ms. Boyer did a wonderful job of bringing all
20 those people inside so that discussion is among
21 everyone when they have them. So I think it's
22 working well. So we're there to participate
23 any way we possibly can, not just Mr. Wallace.

24 At this time, I would like to open the
25 Community Redevelopment Agency meeting and
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1 start with Item A. The community -- I mean B,
2 Resolution 20-06-02 [sic], JEA Land Swap Term
3 Sheet.

4 MR. WALLACE: Mr. Chairman, Resolution
5 2017-06-02 is a resolution of the Downtown
6 Investment Authority instructing the DIA Chief
7 Executive Officer to effectuate the conveyance
8 of approximately 1.52 acres of City-owned
9 property identified by Duval County Tax Parcel
10 073794 01002 to the Jacksonville Electric
11 Authority in exchange for conveyance of
12 approximately 1.4 acres of JEA-owned property,
13 identified by Duval County Tax Parcel 073863
14 0000, approving a term sheet attach hereto as
15 Exhibit A, authorizing the chief executive
16 officer to execute the contracts and documents
17 and otherwise take all necessary action in
18 connection therewith to effectuate the purposes
19 of this resolution.

20 Mr. Chairman, the JEA headquarters is
21 currently on Church Street, between Laura and
22 Main Street. And in consultation with JEA,
23 their current existing facility no longer fits
24 their technological nor security needs. They
25 have done a number of different analyses, have
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1 come to an actual decision that building a new
2 facility is best for their organization.

3 They are proposing to construct this
4 facility at 337 West Adams Street, which is the
5 site of the City-owned owned property. That's
6 1.52 acres of property.

7 The assessed land value of the property is
8 1.655 million. The JEA site, the 1.84 acres of
9 property has a land assessed value of
10 \$1.62 million. This is a complete land swap
11 itself. What would entail is the following:

12 Should you approve this term sheet, we
13 will come back to you with a land swap
14 agreement somewhere -- hopefully by August or
15 September of this year. If approval by you,
16 approval by JEA's board, we would then move on
17 to City Council for final approval of this
18 particular proposed land swap itself.

19 What's also in here is pretty much 270
20 days -- pretty much due diligence of the actual
21 property by JEA. They would also, once they
22 complete that, do their due diligence during
23 that 270 days. We would then have 30 days to
24 transfer the property to JEA itself. They
25 would then go through the process of getting
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1 ready for development, getting all the permits,
2 et cetera.

3 They would have 180 days, once the
4 property is transferred to them, to then move
5 into actual construction. So if you looked at
6 their construction timetable from today, all
7 the way through December 2020, this is the time
8 frame of them to effectuate transfer of the
9 property, construction, move out of their
10 existing facility and move back in.

11 Also, their current site, they have got a
12 total of 360 days to market their existing site
13 to potentially find an actual purchaser for the
14 building as well as the land. In the event
15 that they are unable to find an actual
16 purchaser as is, they will demolish the site,
17 and then that is what would actually come back
18 to the actual City.

19 So Ms. Durden looks confused. They have
20 the ability to market this property. There is
21 a floor set. Our land is valued at
22 1.65 million. In the event that they sold the
23 property, we would get nothing less than
24 \$1.65 million. If they do not sell the
25 property, they then demolish the two buildings.
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1 We get a complete clean site. That is how the
2 actual land swap is being proposed.
3 Mr. Chairman, I'm open for any questions
4 that you have at this particular point in time.
5 THE CHAIRMAN: Let's start --
6 MR. WALLACE: The JEA Board has already
7 approved this term sheet as of June 20th at
8 their board meeting yesterday.
9 BOARD MEMBER MOODY: Do we need a motion?
10 THE CHAIRMAN: Yeah. Do we have a motion
11 for 06-02?
12 VICE CHAIR MEEKS: So moved.
13 BOARD MEMBER MOODY: Yes. I would like to
14 make a motion that we approve Resolution
15 2017-06-02.
16 THE CHAIRMAN: Second?
17 VICE CHAIR MEEKS: Second.
18 THE CHAIRMAN: Okay. Any discussion?
19 Let's start with Mr. Grey.
20 BOARD MEMBER GREY: None at this time,
21 nothing.
22 THE CHAIRMAN: No comments.
23 Ms. Durden.
24 BOARD MEMBER DURDEN: No comment.
25 THE CHAIRMAN: Mr. Barakat.
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1 BOARD MEMBER BARAKAT: So one of the
2 things, as I was reading this, I wasn't sure I
3 feel comfortable with was the duration of this
4 agreement. And in the event the JEA finds a
5 buyer, it doesn't seem -- unless -- this is
6 kind of a complex deal. So I may have not
7 correctly reviewed it or understood it, but it
8 seems as if there's no defined time line on the
9 marketing period. And if they do find a buyer,
10 there's no requirement as to how long the
11 purchase or sale agreement with that buyer can
12 be live.
13 And so unless I have misinterpreted, it
14 seems to me this period of time for the JEA to
15 sell and close on the land could go on for a
16 long period of time unless there's a sunset
17 somewhere that I didn't catch.
18 MR. WALLACE: Mr. Chairman to Mr. Barakat,
19 Page 2, due diligence period, two hundred --
20 BOARD MEMBER BARAKAT: I'm sorry. Page 2
21 of the Exhibit A?
22 THE CHAIRMAN: Yes.
23 MR. WALLACE: Two of Exhibit A. They have
24 270 days from the date of execution of the land
25 swap agreement to study and test the City
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1 parcel to determine if the City parcel is
2 suitable for the stated purposes of the land
3 swap.
4 During the due diligence period, JEA --
5 this is, Determination of Land Swap Agreement.
6 During the due diligence period, JEA may
7 terminate the land swap agreement if the City
8 parcel is not suitable for the stated purposes
9 of the actual land swap.
10 During this whole 270-day period, they
11 will be doing a Phase I and Phase II on the
12 actual property. Once they determine that they
13 are going to move forward, it could be any time
14 during this 270 days, we, City/DIA, has 30 days
15 to transfer the property to JEA.
16 JEA will make an assessment, because
17 there's some construction trailers on the site
18 from two projects beforehand; the courthouse as
19 well as the State Attorney's Office. So they
20 will make a determination about what to do with
21 the actual trailers. If the trailers are
22 disposed of or removed, the City would pick up
23 the cost of removing the trailers.
24 Now, getting to the actual marketing time
25 frame, they have got 180 days to market the
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1 property after we transfer the City parcel to
2 them.
3 THE CHAIRMAN: So that could be added on
4 the 270?
5 MR. WALLACE: You add that on top of
6 the -- back into the 270, that is correct.
7 After they have relocated from their
8 existing site to the newly constructed site --
9 which, the newly constructed site would have
10 two buildings. It would be the actual office
11 building for their 700 to 800 employees,
12 probably a breezeway and then an actual
13 separate garage.
14 Once they have done that and relocated
15 from Church Street to there, they have another
16 180 days to market that particular property for
17 an actual purchase. So if they're -- you can
18 look at it this way: They're supposed to
19 complete the project December 2020. Let's go
20 2021. From January, all the way through --
21 what is that, six months? All the way to June
22 30th. They would have that time frame to
23 market.
24 If there is no one to purchase the
25 property, they have the responsibility to then
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1 demolish the site.
2 THE CHAIRMAN: What is the timeline on --
3 MR. WALLACE: The time line is located --
4 THE CHAIRMAN: -- demolition?
5 MR. WALLACE: Hang on.
6 THE CHAIRMAN: You've got 630 days so far.
7 Does that answer your timeline question?
8 BOARD MEMBER BARAKAT: Well, yes and no.
9 I think it was 180 days after they have
10 moved to the new site.
11 MR. WALLACE: Uh-huh.
12 BOARD MEMBER BARAKAT: And is there -- I
13 don't think there is a deadline as to how long
14 they have to construct the new building.
15 MR. WALLACE: From their time line, sir --
16 I'm sorry. Through the Chair to Mr. Barakat,
17 their construction timetable is completed by
18 December 2020.
19 BOARD MEMBER BARAKAT: So I don't want to
20 get in the weeds. I think that as far as a
21 general comment, as you negotiate this
22 development agreement, which I assume you would
23 do within --
24 MR. WALLACE: Term sheet.
25 BOARD MEMBER BARAKAT: -- a term sheet
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1 agreement --
2 MR. WALLACE: Uh-huh.
3 BOARD MEMBER BARAKAT: I just want to make
4 sure that -- right now, we have a piece of --
5 we own a piece of land that is a pretty good
6 piece of land in the middle of downtown. If
7 we're going to put that under contract and
8 encumber it, I want to give the JEA plenty of
9 time to do what they have to do, but I don't
10 want it encumbered for an indefinite period of
11 time and completely lose control over the
12 process where everything relies upon their
13 performance and upon their buyer's performance
14 in the event they put their existing building
15 under contract.
16 So, for example, the land across the river
17 that the JEA sold, we all know that contract
18 has been extended several times. And so I just
19 want to avoid a situation where we are bogged
20 down long-term as the years go by, and this
21 property that we own in the interior of
22 downtown lies potentially fallow for a while.
23 So I don't think we can figure that out
24 today, but I think the direction would be to
25 ensure that we have certain guardrails to
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1 prevent that scenario from happening in the
2 final term sheet.
3 MR. WALLACE: Through the Chair to
4 Mr. Barakat, when we come back with the land
5 swap agreement, we will try to nail down as
6 many issues that you bring up today in that
7 particular land swap agreement so that when it
8 goes forward, to City Council, we've got some
9 more definitive dates.
10 But this is broad for both parties. And
11 we have got 60 days from this approval, if we
12 get it, to come back with a land swap agreement
13 to address anything else that you all may
14 raise.
15 BOARD MEMBER BARAKAT: Okay. Thank you.
16 Switching gears real quick. One more
17 comment. The parking garage that is currently
18 part of the JEA facility, is that part of this
19 swap or is that a separate parcel?
20 MR. WALLACE: No, it is not part of this
21 transaction.
22 BOARD MEMBER BARAKAT: Is that -- so the
23 JEA would continue to own that garage? And do
24 we know what their intent is long-term with
25 that garage?
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1 MR. WALLACE: I'll work backwards.
2 Do not know what their long-term intent is
3 for that particular garage. And yes, they
4 presently will own it. Is it something that
5 needs to have a conversation? Yes.
6 BOARD MEMBER BARAKAT: No comment -- no
7 further comment at this time, Mr. Chairman.
8 THE CHAIRMAN: And, Mr. Wallace, JEA has
9 been fairly transparent about the problems with
10 the building that exists. I mean, I don't know
11 if it's marketable or not. The problems are
12 going to exist for anybody that purchases it
13 anyway, but we would end up with a piece of
14 property worth 1.64 million.
15 MR. WALLACE: In my professional opinion,
16 if JTA [sic] could retrofit and modify this
17 particular building, I don't think we'd be here
18 having a conversation about this particular
19 land swap. So what does that mean for on the
20 market, when they actually put the property up
21 for marketing? We'll find out.
22 THE CHAIRMAN: Well, the only thing better
23 than this is if they filled an empty building
24 we have downtown. This is a great opportunity
25 for us, so -- Mr. Meeks.
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1 VICE CHAIR MEEKS: Let's go to that topic
2 a little bit, the demolition part. Of course,
3 we now have a historic neighborhood here in
4 downtown. So is this JEA building a
5 contributing structure?
6 MR. PAROLA: Through the Chair, yes.
7 VICE CHAIR MEEKS: It is a contributing
8 structure. So given -- let me ask you another
9 question. What year was that building built?
10 MR. WALLACE: 1962.
11 VICE CHAIR MEEKS: So what approval
12 process has to occur for that building to be
13 demolished given it's a contributing structure
14 in the historic district?
15 MR. PAROLA: Through the Chair, it would
16 get flagged automatically by the Historic
17 Preservation section. I believe that it's up
18 to them or up to their board as to whether or
19 not they want to pursue designating it.
20 If they pursue designating it, I'm going
21 to take a very educated guess here and say that
22 they would have an unwilling property owner.
23 That means, instead of having to find two out
24 of the seven criteria, they would have to find
25 four out of the seven criteria. Then it would
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1 make its way through Council. So it has a
2 bunch of different layers to it.
3 VICE CHAIR MEEKS: All right. The
4 heartburn I've got over this is -- and I heard
5 both comments about what would appear to be
6 JEA's financial analysis, that they can't make
7 financial sense out of retrofitting this
8 building that, again, is in a historic district
9 and is a contributing structure, is that
10 presently, given my understanding of
11 construction costs and corresponding rents and
12 resulting values, we're in that same position
13 with virtually any old building that needs
14 substantial renovation or restoration now.
15 So the heartburn I've got about this is
16 that we, as a board, go along with the
17 presumption that we're going to tear down one
18 of our contributing structures. Obviously,
19 what we're trying to do in this organization
20 is, we're trying to change the environment of
21 downtown so that construction costs, the rents,
22 and resulting values all make more sense than
23 they make now.
24 So again, the heartburn I've got is just
25 going along with tearing one of these buildings
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1 down because that same set of circumstances
2 would apply to most any old building that needs
3 substantial renovation or restoration, and I
4 don't know that we need to go down that route.
5 THE CHAIRMAN: Do you want a response or
6 is that rhetorical comment?
7 VICE CHAIR MEEKS: Well, I guess I'll get
8 one from you if you would like to.
9 THE CHAIRMAN: No. I'm just asking if you
10 were just making a statement or --
11 VICE CHAIR MEEKS: Yeah, I was making a --
12 THE CHAIRMAN: Okay.
13 VICE CHAIR MEEKS: I don't know. I don't
14 think -- it didn't require a response. I'm
15 welcome to hear one.
16 THE CHAIRMAN: Mr. Moody.
17 BOARD MEMBER MOODY: I think the positives
18 of this deal is the fact that we can continue
19 to shore up our core governmental section of
20 downtown. I think that will be very positive.
21 And as long as, through our negotiations in the
22 term sheet, that we can protect ourselves, and
23 we're not going to be left holding the bag, so
24 to speak, then I think it's a good deal.
25 THE CHAIRMAN: Any other comments?
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1 Ms. Durden, yes.
2 BOARD MEMBER DURDEN: Thank you very much.
3 Three things. The Exhibit Attachment A,
4 in the purple outline is the JEA parcel. Am I
5 missing something? Isn't the garage located on
6 that parcel? There is a garage on that
7 parcel --
8 MR. WALLACE: Through the Chair to Member
9 Durden --
10 BOARD MEMBER DURDEN: -- that faces Main
11 Street.
12 MR. WALLACE: -- I think Mr. Barakat, he
13 can correct me if I'm incorrect, he was
14 referencing the parking garage across the
15 street. There is parking in the basement area
16 of that particular building, which I do not
17 believe that's what he was referencing.
18 BOARD MEMBER BARAKAT: That's correct.
19 THE CHAIRMAN: That's correct.
20 BOARD MEMBER DURDEN: Are you referring to
21 the one that's right down here, on Duval
22 Street, that you can go out across to the
23 north?
24 MR. WALLACE: That's what he was
25 referencing.
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1 BOARD MEMBER DURDEN: Okay. Okay. So
2 it's not part -- okay. I was thinking about
3 the garage that, in my mind, is along the
4 Main Street side.
5 Second, on the land swap agreement, is --
6 it seems to me that this resolution that we are
7 about -- that we've got a motion on authorizes
8 you to execute all the agreements without
9 coming back to the board. It says to execute
10 the contracts and documents necessary to -- in
11 connection with this resolution.
12 So I just want to be clear, because I
13 think I also heard you say that you would be
14 bringing back the land swap agreement so that
15 we can actually look at the details and get
16 into the weeds, if you will, in regards to the
17 time frames and how long it's going to be
18 because, just looking at the time sheet -- or
19 not time sheet, this time line, the time that
20 they would start to market and do all of that
21 with the existing building comes after they
22 have moved in to the new building, so ...
23 THE CHAIRMAN: That's not -- that's not
24 correct.
25 BOARD MEMBER DURDEN: Well, again, it
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1 is -- so the point that I'm trying to make is,
2 I want to be clear that even if we adopt this
3 resolution, you will be bringing back the land
4 swap for our actual approval?
5 MR. WALLACE: Through the Chair to
6 Ms. Durden, Page 2 of Exhibit A, Land Swap
7 Agreement: Within 60 days of the execution of
8 this term sheet, the City and JEA shall
9 negotiate and use best efforts to complete a
10 land swap agreement to be presented to the
11 Downtown Investment Authority Board, the JEA
12 Board, and to City Council for approval of the
13 Land Swap Agreement.
14 BOARD MEMBER DURDEN: Again, that's not
15 what the document says. So I just want to be
16 absolutely clear. Just a yes would be
17 sufficient.
18 MR. WALLACE: Yes.
19 THE CHAIRMAN: Yes.
20 BOARD MEMBER DURDEN: Okay. Thank you.
21 Those were my only two comments.
22 THE CHAIRMAN: Mr. Grey, any other
23 comments? Any comment?
24 BOARD MEMBER GREY: No.
25 THE CHAIRMAN: Any other comments from the
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1 board?
2 BOARD MEMBER BARAKAT: If I could comment
3 on Mr. Meeks' comment. I think Mr. Meeks --
4 the JEA intends to sell -- will try to sell the
5 building as is. So, you know, in the event it
6 is sold, there is a chance that demolition of
7 the building is avoided. So we're not
8 necessarily signing up for it to be demolished
9 and they're successful in that sale.
10 I don't know if it makes you feel any
11 better, but that is essentially -- I mean, I
12 think they have negotiated the agreement to
13 give them that opportunity. I have to assume
14 they're going to take a -- hire a, you know,
15 reputable brokerage firm to market the building
16 properly to try to get some value out of it and
17 potentially preserve the building.
18 THE CHAIRMAN: Yes, Mr. Meeks.
19 VICE CHAIR MEEKS: I think at this
20 juncture, I just don't feel comfortable voting
21 for this because I think the presumption is,
22 they're going to tear the building down. And
23 now that Mr. Parola has reminded me, since I
24 participated in one of those episodes about
25 buying a building where the owner wanted to
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1 tear it down, so I remember the factors and all
2 that now that you've reminded me.
3 So I just don't feel comfortable with us
4 participating in something where the
5 presumption is they're going to tear the
6 building down because, again, that description
7 is going to cost more. And we can do it
8 cheaper by building a new building would apply
9 to just about any old building that we need a
10 substantial renovation or restoration of.
11 So for that reason, even though I know it
12 could work out otherwise -- frankly, if that
13 approach had been taken, we wouldn't be sitting
14 in this building presently. So while I would
15 like to see this work out, Mr. Wallace, for
16 that reason, I am going to vote against it.
17 THE CHAIRMAN: Well, there is a 250-day
18 due diligence to determine whether the other
19 property's of value in the first place.
20 Yes, Mr. Moody.
21 BOARD MEMBER MOODY: Well, I think this is
22 a prime example, too, of let's let the market
23 speak a little. Let's let the brokers get out
24 there and start marketing. Let's see what the
25 reaction is.
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1 There is a due diligence period. And I
2 think a lot of that will shake out. I don't
3 think it's a foregone conclusion that that
4 building is going to be torn down. I'm
5 personally aware of several buildings around
6 the downtown area that they are going to refit.
7 So I think that would be the first choice.
8 BOARD MEMBER BARAKAT: One other comment,
9 Mr. Chairman, to Mr. Meeks' comment, the one
10 difference between this project and the JEA is
11 that they are currently living in that
12 building. So the cost to move out and the
13 retrofit, re-stack that and move everybody back
14 in is a bit of a different equation.
15 And so their equation towards feasibility
16 may be very different than somebody who may
17 move in there, whether they're an office user
18 or whether they're a multifamily developer.
19 I'm not saying that either -- any of the
20 scenarios are feasible with this building, but
21 the cost for the current user may very well be
22 much more than somebody moving in due to the
23 fact they're currently in this space.
24 And then secondly, if we do wish to try to
25 preserve this building, we should work with the
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1 JEA marketing it. And we should tell the
2 market and whoever -- whichever brokerage --
3 brokers they hire that the City would like to
4 preserve this building.
5 And they offer certain incentives toward
6 that end, to the extent we have the incentives
7 to give away in the future, but if that's the
8 case, encourage the marketplace towards
9 preservation. I think that -- in that case, we
10 could make it a win-win and try to move this
11 project forward at the same time.
12 THE CHAIRMAN: Good point.
13 Yes, Mr. Meeks.
14 VICE CHAIR MEEKS: If we could incorporate
15 that notion in some way in what we're doing,
16 then I'm certainly willing to go along with
17 that, because I'm not trying to block this
18 otherwise. I just have a lot of heartburn
19 about us going down the path where the
20 presumption seems to be, we're going to tear
21 down a contributing structure. So I'm open to
22 suggestions as to how we do that, Mr. Barakat.
23 THE CHAIRMAN: Okay. Let's see if --
24 let's hear from the public at this point. We
25 have one speaker card, ms. Kay Ehas.
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1 Ms. Ehas, would you come forward, please.
2 (Ms. Ehas approaches the podium.)
3 THE CHAIRMAN: If there are any other
4 speakers, go ahead and step up here by the
5 column and wait.
6 Give us your name and address, please.
7 MS. EHAS: Kay Ehas, 2322 Dellwood Avenue.
8 Good afternoon.
9 So there are approximately 850 parcels
10 downtown, 25 percent of those are currently
11 vacant, and that does not include surface
12 parking lots which basically are vacant land as
13 well. So my heartburn is Jack Meeks'
14 heartburn.
15 This is a mid-century modern building that
16 there's nothing wrong with it except JEA has
17 outgrown it in terms of not wanting to
18 revitalize it. So is there a way to just
19 simply say that they don't demolish it?
20 Because there are a number of buildings that
21 have been sitting there vacant for a very long
22 time.
23 If our modis operandi was to just demolish
24 all of those, my God, we would hardly have
25 anything left. So is there a way to just
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1 simply say that it does not get demolished?
2 Thank you.
3 THE CHAIRMAN: Thank you, Ms. Ehas.
4 Any other comments from the public?
5 AUDIENCE MEMBERS: (No response.)
6 THE CHAIRMAN: Okay. Any other comments
7 from our members?
8 BOARD MEMBER DURDEN: I just have one more
9 comment. Through the Chair to Mr. Wallace,
10 have -- other than the PowerPoint, has any of
11 the building conditions, for instance, an
12 asbestos-containing materials report, any other
13 kinds of reports been provided to you in
14 regards to the existing condition of the
15 property?
16 MR. WALLACE: Outside of that information
17 that you just spoke about, there's no better
18 test of information of JEA themselves, having
19 been in the building and gone through the last
20 storm that came through, Hurricane Matthew, and
21 recognized water pouring in, flooding in to the
22 actual building and recognizing that it
23 doesn't, from a security standpoint, structural
24 security standpoint, meet their particular
25 needs at this point in time.
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1 So you're asking me to do a due diligence
2 check on the structure of their building?
3 BOARD MEMBER DURDEN: No, that's not what
4 I'm asking.
5 MR. WALLACE: Okay.
6 BOARD MEMBER DURDEN: I'll ask it again.
7 MR. WALLACE: Sure.
8 BOARD MEMBER DURDEN: What reports have
9 been provided to you, for instance, in regards
10 to the condition of the property? And if they
11 have not provided you any, would you -- I would
12 like to have you, at least, have the
13 opportunity to review those, obtain copies --
14 MR. WALLACE: Sure.
15 BOARD MEMBER DURDEN: -- because I
16 certainly know that there are a number of
17 things that may directly impact, you know, the
18 kinds of -- if there was an incentive that we
19 wanted to give, for example, getting rid of all
20 of the asbestos in the building or getting rid
21 of all the lead paint that may be in the
22 building or some of the other kinds of things
23 that are cost prohibitive and may have
24 influenced JEA's decision not to stay in the
25 building.

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1 MR. WALLACE: Through the Chair, I have no
2 problem getting that information, but I've been
3 pretty much with JEA along the way for the last
4 couple of years, from the time they hired a
5 consulting team to potentially look at other
6 sites within downtown, going over all the other
7 potential sites, going over their analysis of
8 the actual building itself. I've pretty much
9 been with this process for the last
10 twenty-four-plus plus months.
11 JEA didn't just come to this particular
12 decision as of the last forty-five days or so.
13 This has gone on for twenty-five-plus months.
14 And I think that they have done a heck of a due
15 diligence decision in the direction that
16 they're trying to go right now.
17 Some of the things that Mr. Barakat talked
18 about, do you move everybody over to the
19 customer service side, try to renovate the
20 actual building, do you -- at one time they
21 thought about taking leased office space,
22 renovating all of that, then moving back in.
23 They've taken all of their particular cost
24 factors in to get to this. This was not done
25 overnight, but I will get the information, take

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1 a look at it, and once the land swap agreement
2 does come back to you, be in a better position
3 to talk to you about all of the information
4 that I fully reviewed.

5 BOARD MEMBER DURDEN: Thank you.

6 THE CHAIRMAN: Mr. Meeks.

7 VICE CHAIR MEEKS: If the board has an
8 appetite for at least a statement of our
9 preference for the building not to be torn
10 down, then I would consider offering such a
11 motion, Mr. Chairman.

12 THE CHAIRMAN: Okay. Look, that's what I
13 meant when I said they have been pretty
14 transparent about this, the cost of moving, the
15 cost of relocating and the issues with the
16 building. This is not something new. They
17 have done an awful lot of due diligence
18 already.

19 And I don't know whether the presumption
20 is that it's going to be demolished. I would
21 assume they're going to try to market the
22 building. And I think Mr. Moody is right in
23 getting an opportunity to see what the market
24 does, how it does drive this. So I don't know
25 how -- I've been reading this resolution trying

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1 to figure out how to include that.

2 I think, Mr. Wallace, negotiation will be
3 able to -- and that does come back to us. So
4 it's not like we're giving him the ability to
5 put the deal together by himself.

6 Do you have an amendment to this
7 resolution that you would like to offer?

8 VICE CHAIR MEEKS: I move that we state
9 our preference as a board, that we would like
10 to see the building maintained and not
11 demolished as part of this overall arrangement.

12 THE CHAIRMAN: But that wouldn't need to
13 be in the resolution.

14 VICE CHAIR MEEKS: I don't think it would
15 need to be in the resolution. I guess it could
16 be a further narrative, though, in the motion
17 or an addendum to the motion.

18 BOARD MEMBER BARAKAT: I'll second.

19 THE CHAIRMAN: Okay. So we have a motion
20 that was seconded. Now, you have an addendum
21 or amendment to the motion?

22 VICE CHAIR MEEKS: Maybe it's -- I always
23 get confused on these matters, Mr. Chairman --

24 THE CHAIRMAN: Yeah.

25 VICE CHAIR MEEKS: -- but I think it's an

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1 amendment to the motion.
2 THE CHAIRMAN: You need to withdraw the
3 original? Your original --
4 MR. SAWYER: (Shakes head.)
5 THE CHAIRMAN: No?
6 MR. SAWYER: It would be a motion to amend
7 the resolution as drafted.
8 THE CHAIRMAN: Okay. And we have a second
9 on the motion to amend the resolution, but he
10 did not state the amendment. Wouldn't that
11 be -- couldn't it be handled in the term sheet
12 and not in the resolution? Because the
13 resolution is not addressing what happens to
14 the property.
15 MR. SAWYER: It's a little difficult.
16 If you're making a nonbinding term and
17 you're not laying down an edict, we do not
18 support this unless the building remains in
19 place, which I don't believe is what you're
20 saying. So it's really a statement of
21 preference.
22 THE CHAIRMAN: Right.
23 MR. SAWYER: So I don't think that should
24 be in the terms sheet. It should maybe be a
25 whereas clause, that although you're approving
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1 the terms sheet, it's the board's preference
2 that the building not be demolished. Just an
3 additional whereas clause to that effect.
4 VICE CHAIR MEEKS: I'll go along with
5 that. Thank you for straightening out my misty
6 and determinate thinking on that.
7 THE CHAIRMAN: Okay. So a whereas clause
8 that it is the board's preference not to
9 demolish the building?
10 VICE CHAIR MEEKS: Right.
11 THE CHAIRMAN: Is that your amendment?
12 VICE CHAIR MEEKS: Yes, sir.
13 THE CHAIRMAN: Okay. Mr. Moody.
14 BOARD MEMBER MOODY: A slight question.
15 Could we tweak that a little to say, "If
16 financially feasible, it would be our
17 preference not to demolish the building."
18 VICE CHAIR MEEKS: Let me respond to that,
19 if I might. I mean, that's the whole point of
20 this. These old buildings in our current
21 environment, as best I understand, are never
22 going to be financially feasible. They're not.
23 I mean, that's the whole point of what we're --
24 at least one of the main points of what I think
25 we're trying to do, is to change the
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1 environment enough downtown where it will be
2 financially feasible to fix these old buildings
3 up and the resulting values and rents make some
4 sense.
5 Presently, I can tell you from firsthand
6 experience, it is not financially -- it is not
7 a financially sensible thing to do. We have
8 got to change the environment where it is so
9 that, if you put that clause in there, I can
10 tell you what the answer is. It's not going to
11 be the financially most prudent thing to do, at
12 least in the short term. In the long term, I'm
13 hoping that we will have more of these old
14 buildings, and it will contribute to the fabric
15 of our downtown, and ultimately it will pay off
16 for us.
17 As an example, I was in Charleston, South
18 Carolina last week. They're now -- their homes
19 in downtown Charleston are selling for six
20 hundred -- at least in some cases, from six
21 hundred to a thousand bucks a square foot. I
22 think they can do some restoration on their
23 homes with those kinds of prices.
24 I'll get off my high horse on that,
25 Mr. Moody.
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1 THE CHAIRMAN: Okay. Let's move along.
2 Let's go back to the original motion for
3 the resolution. We have a motion and a second.
4 MR. SAWYER: You need to --
5 BOARD MEMBER BARAKAT: The amendment.
6 MR. SAWYER: -- vote on the amendment.
7 THE CHAIRMAN: Okay. Did you understand
8 your "whereas" you're adding in?
9 VICE CHAIR MEEKS: I did.
10 THE CHAIRMAN: Okay. The board's desire
11 is not to demolish the building; is that
12 correct?
13 VICE CHAIR MEEKS: Yes, sir.
14 THE CHAIRMAN: Okay. And, Mr. Moody, are
15 you wanting to add the --
16 BOARD MEMBER MOODY: No, I'll --
17 THE CHAIRMAN: Okay.
18 BOARD MEMBER MOODY: I'll hold off on
19 financial feasibility.
20 THE CHAIRMAN: Okay. It is the board's
21 desire at this point.
22 Okay. All in favor of the amendment?
23 BOARD MEMBER DURDEN: Well, could we have
24 discussion on the amendment?
25 THE CHAIRMAN: Oh, I'm sorry. Yes. I'm
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1 sorry. Go ahead.
2 BOARD MEMBER DURDEN: So I want to be
3 clear on the fact that it's not going to be
4 mandatory, it's just a suggestion? Is that
5 what it --
6 THE CHAIRMAN: It's the board's desire not
7 to have the building demolished.
8 BOARD MEMBER DURDEN: So I just wonder
9 whether it's too early to be trying to state
10 that given that we really don't know what
11 the -- what the implications are of trying to
12 keep that building. I understand the desire to
13 keep it, but I don't know what that really
14 does. And I just feel like it's too early to
15 say whether or not that's really an appropriate
16 thing for this -- for me to say it's absolutely
17 appropriate.
18 THE CHAIRMAN: You would have the ability
19 to vote on that amendment then.
20 BOARD MEMBER DURDEN: Yes.
21 BOARD MEMBER GREY: Mr. Chair, I just want
22 to make sure I'm understanding properly. We're
23 just voting in theory on our competent staff
24 and CEO to do due diligence for us and bring
25 back a term sheet that can be finalized at the
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1 board -- next board -- or whenever it's final,
2 right?
3 THE CHAIRMAN: Right.
4 BOARD MEMBER GREY: Okay. So the reality
5 is, it's like pretty much having a
6 conversation?
7 THE CHAIRMAN: Right.
8 BOARD MEMBER GREY: Okay. I just wanted
9 to ...
10 THE CHAIRMAN: That's why we have an
11 amendment.
12 We have a motion on the resolution. We
13 have a motion and a second on the amendment.
14 And if anyone else has any comments on the
15 amendment -- yes, sir.
16 COUNCILMAN ANDERSON: Just really quickly.
17 I think Ms. Durden is right. I think it's
18 too early in the process to begin to limit the
19 conversation.
20 THE CHAIRMAN: Uh-huh.
21 COUNCILMAN ANDERSON: And I'm afraid
22 that -- whereas, I understand completely where
23 you're going, Jack. You know, from my
24 standpoint, I think you're limiting the
25 conversation a little bit.
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1 VICE CHAIR MEEKS: Let me respond to that.
2 I can tell you, Mr. Anderson, where this
3 is going. The finances are going to make
4 sense, and they will be able to justify tearing
5 the building down. So I don't think we lose
6 anything by just stating our preference for
7 that not to happen.
8 I can guarantee you, without seeing the
9 numbers, that that's where they'll get to. I
10 have looked. I have dealt with these numbers
11 enough on my own to know that's the case. I
12 will refer you to --
13 COUNCILMAN ANDERSON: I know.
14 VICE CHAIR MEEKS: -- the numbers on my --
15 so I don't think we lose anything by putting
16 that in there. We're stating a preference.
17 That's all I'm -- that's all I'm asking.
18 THE CHAIRMAN: It's not binding.
19 VICE CHAIR MEEKS: It's not. Yeah, it's
20 not. It's certainly not binding. Otherwise,
21 it was a way, frankly, for me to vote for this.
22 Otherwise, I'm going to vote against it. So
23 this was a way for me to vote for it.
24 BOARD MEMBER BARAKAT: If I may,
25 Mr. Chairman.
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1 THE CHAIRMAN: Mr. Barakat.
2 BOARD MEMBER BARAKAT: The statement of
3 the preference is consistent with our
4 encouragement of a national historic district
5 and consistent with some of the other projects
6 that we have supported as it relates to
7 historic preservation.
8 So this is a preference which simply
9 states to the marketplace, we are being -- we
10 are consistent in heading in a particular
11 direction where we value these old buildings.
12 It's not a requirement. So I understood
13 Mr. Meek's amendment to simply state a
14 preference in the resolution, and there's no
15 requirements.
16 THE CHAIRMAN: Okay. Any other comments?
17 Mr. Moody?
18 BOARD MEMBER MOODY: No.
19 THE CHAIRMAN: Okay. We're talking about
20 the amendment here. Any comments from the
21 public on the amendment?
22 AUDIENCE MEMBERS: (No response.)
23 THE CHAIRMAN: Seeing no comments from the
24 public, we are going to vote on the amendment.
25 2006- -- I mean 06-02. And that's, whereas,
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1 the board desires -- we don't have to maintain
2 the historic value, but the board desires to
3 not demolish the building, right?
4 BOARD MEMBER MOODY: Right.
5 THE CHAIRMAN: Okay. We have a motion and
6 second. All in favor, say aye.
7 UNIDENTIFIED BOARD MEMBERS: Aye.
8 THE CHAIRMAN: Opposed, like sign.
9 UNIDENTIFIED BOARD MEMBER: Aye.
10 THE CHAIRMAN: Okay.
11 MR. WALLACE: What's the vote?
12 THE CHAIRMAN: It's 3-3.
13 MR. SAWYER: That amendment fails.
14 THE CHAIRMAN: The amendment fails.
15 We are back to Resolution 2017-06-02. We
16 have a motion and a second. All in favor, say
17 aye.
18 Aye.
19 BOARD MEMBER BARAKAT: Aye.
20 BOARD MEMBER DURDEN: Aye.
21 BOARD MEMBER MOODY: Aye.
22 BOARD MEMBER GREY: Aye.
23 THE CHAIRMAN: Opposed, like sign.
24 VICE CHAIR MEEKS: Aye.
25 THE CHAIRMAN: Okay. Five-one.
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1 Thank you very much.
2 Now --
3 MR. WALLACE: Mr. Chairman?
4 THE CHAIRMAN: Yes.
5 MR. WALLACE: We're going to go to --
6 THE CHAIRMAN: Resolution -- the Notice of
7 Disposition of Brooklyn property.
8 MR. WALLACE: No, sir. I'm going to --
9 THE CHAIRMAN: Oh.
10 MR. WALLACE: -- skip over that. I'm
11 going to go directly to the --
12 THE CHAIRMAN: -04?
13 MR. WALLACE: -- -04.
14 THE CHAIRMAN: Okay.
15 MR. WALLACE: That's correct.
16 Mr. Chairman, this is a resolution of the
17 Downtown Investment Authority instructing the
18 DIA Chief Executive Officer to effectuate the
19 conveyance of an approximately .51 acre of
20 City-owned property identified by Duval County
21 Tax Parcel 074859 0000 to the Jacksonville
22 Transportation Authority in exchange for
23 conveyance of an approximately .76 acre of
24 JTA-owned property identified by Duval County
25 Tax Parcel 074847 0000, authorizing the Chief
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1 Executive Officer to execute the contracts, the
2 documents and otherwise take all necessary
3 action in connection therewith to effectuate
4 the purposes of this resolution.
5 Mr. Chairman, in short, JTA and the City
6 own adjacent parcels in the LaVilla
7 neighborhood and together control almost about
8 12 acres of property that's undeveloped
9 presently. The properties are between Adams
10 Street and Bay Street, and just west of Lee
11 Street.
12 So basically, bottom line, what this is
13 doing is, we are swapping property. We would
14 then have a contiguous block, and JTA would
15 have the property that they need to continue to
16 work on their JRTC project and work with FDOT.
17 This is not like the last transaction we
18 just discussed. This is a complete land swap.
19 That is simply what it's going to do. You give
20 me the authority to work with the Office of
21 General Counsel to move this particular land
22 swap on to City Council because the JRTC has
23 already broken ground. We had the
24 groundbreaking yesterday. And this particular
25 project, FDOT is requiring that they get the
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1 parcel that the City has, and we want the
2 parcel that JTA has so that we have a full,
3 contiguous block.
4 THE CHAIRMAN: Okay. Resolution 06-04.
5 Do we have a motion?
6 BOARD MEMBER GREY: So moved.
7 THE CHAIRMAN: Do we have a second?
8 BOARD MEMBER MOODY: Second.
9 THE CHAIRMAN: Any discussion?
10 Mr. Moody.
11 BOARD MEMBER MOODY: Well, I'm looking at
12 the exhibit, and they are side by side, and it
13 appears that the Jacksonville Transportation
14 parcel is slightly larger than the City parcel.
15 So it looks like we're getting a good deal.
16 I guess my only question would be, are
17 there any environmental issues on either one
18 that we have to balance back and forth?
19 THE CHAIRMAN: Mr. Wallace, can you
20 answer?
21 MR. WALLACE: Sure.
22 Any issues on any particular parcel, the
23 particular entity takes care of those
24 particular challenges.
25 THE CHAIRMAN: Very good.
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1 BOARD MEMBER MOODY: Clean site.
2 THE CHAIRMAN: Okay. Mr. Meeks.
3 VICE CHAIR MEEKS: No comments.
4 THE CHAIRMAN: Mr. Barakat.
5 BOARD MEMBER BARAKAT: No comments.
6 THE CHAIRMAN: Ms. Durden.
7 BOARD MEMBER DURDEN: Oh, thank you.
8 Thank you.
9 Just to be clear, so the red rectangle is
10 the one that we would be obtaining?
11 MR. WALLACE: No, ma'am.
12 BOARD MEMBER DURDEN: The opposite. The
13 red one is the one that JTA wants?
14 MR. WALLACE: Yes.
15 BOARD MEMBER DURDEN: Okay. And the heavy
16 lavender one is the one that we would --
17 MR. WALLACE: Yes.
18 BOARD MEMBER DURDEN: -- obtain?
19 MR. WALLACE: And you take it with the
20 three --
21 BOARD MEMBER DURDEN: Okay.
22 MR. WALLACE: -- red blocks, and we've got
23 a full block.
24 BOARD MEMBER DURDEN: Thank you.
25 No other comments.
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1 THE CHAIRMAN: Mr. Grey.
2 BOARD MEMBER GRAY: No. Makes perfect
3 sense.
4 Thank you.
5 THE CHAIRMAN: Okay. Do we have any
6 comments from the public?
7 AUDIENCE MEMBERS: (No response.)
8 THE CHAIRMAN: Seeing no comments from the
9 public, we have a motion and a second on 06-04.
10 All in favor, say aye.
11 BOARD MEMBERS: Aye.
12 THE CHAIRMAN: Opposed, like sign.
13 BOARD MEMBERS: (No response.)
14 THE CHAIRMAN: Thank you very much.
15 Good job.
16 (Board Member Grey exits the proceedings.)
17 MR. WALLACE: Mr. Chairman, I am going to
18 go back to Resolution -03, if we possibly can.
19 It's a resolution of the Downtown Investment
20 Authority instructing the DIA's Chief Executive
21 Officer to issue a notice pursuant to Section
22 1.63.380, Florida Statutes, and Section 1 -- I
23 mean Section 122.434, Jacksonville Code of
24 Ordinances, in response to a proposal submitted
25 by the Ferber Company for the conveyance of
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1 City-owned property consisting of Duval County
2 Tax Parcel 089042 0000; next parcel, 089043
3 00000 [sic]; and 089051 00000 [sic], all of
4 which are located at the intersection of
5 Leila Street and Riverside Avenue and are
6 collectively referred to as the "jughandle,"
7 combined with that portion of the Main Street
8 right-of-way at its intersection with
9 Leila Street and extending southwest for
10 approximately 208 feet, as more fully
11 illustrated by Exhibit A to this resolution,
12 and instructing the DIA CEO to take all
13 necessary action in connection therewith to
14 effectuate the purposes of this resolution.
15 Mr. Chairman, I'm going to let Mr. Parola
16 walk you through this resolution.
17 MR. PAROLA: Thank you.
18 This will look familiar to you. This
19 was -- essentially, Regency had an option on
20 this property. For a variety of reasons, that
21 didn't happen. The owner of the property put
22 the property back on the marketplace. A new
23 organization came in -- Ferber, I believe, is
24 their name -- with an unsolicited proposal.
25 We took a look at it. What we're asking
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1 today is quite simple. We're not asking you to
2 bless the terms at all. We're just saying we
3 have an unsolicited proposal that we feel staff
4 has something to work with. We would like to
5 reissue the notice as it was issued last May by
6 this board. And we will bring it back to you,
7 along with any other proposals. And, at that
8 time, we will ask you to approve whatever
9 specifics come forth. This is just permission
10 to issue something.
11 THE CHAIRMAN: Thank you, Mr. Parola.
12 Do we have a motion on 06-03 to approve?
13 BOARD MEMBER DURDEN: I'll move.
14 THE CHAIRMAN: Second?
15 VICE CHAIR MEEKS: Second.
16 THE CHAIRMAN: Okay. Further discussion?
17 MR. SAWYER: Mr. Chairman, you've lost
18 your quorum at this point, having only five, so
19 you can't take any further action items up.
20 THE CHAIRMAN: We can continue the
21 discussion and --
22 MR. SAWYER: You can discuss all you like,
23 you just can't vote on anything.
24 THE CHAIRMAN: Okay. So --
25 VICE CHAIR MEEKS: Is Mr. Grey not coming
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1 back then?
2 MR. WALLACE: No. I was specific earlier,
3 Mr. Grey had a hard stop. So ...
4 VICE CHAIR MEEKS: If I may ask a
5 question. Do you actually need our resolution
6 to proceed on what sounds more or less like an
7 RFP? Do you actually need our permission to do
8 that?
9 MR. PAROLA: I genuinely don't know the
10 answer to that, but let me say this: I don't
11 know that we ever really put a hard stop on the
12 first notice we put out there. That was
13 approved by Resolution 2016-05-01. There was a
14 selection via Resolution 09- -- 2016-09-01, to
15 proceed with Regency. That never happened. So
16 I imagine -- I don't know. I would ask our
17 General Counsel. I don't know what the harm
18 would be. You're not --
19 THE CHAIRMAN: It wasn't specific --
20 MR. PAROLA: -- obligating anybody to
21 anything.
22 THE CHAIRMAN: But that was a land swap
23 also.
24 MR. PAROLA: Same as being proposed.
25 MR. SAWYER: Yeah, I don't -- I think
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1 you're in a posture where you will need to
2 renounce because if this candidate did not
3 also, in essence, respond to the RFP at that
4 time, you're not really going to be able to at
5 this point. You kind of need to close that,
6 for lack of a better term, RFP, and then
7 renounce.
8 MR. PAROLA: Can we renounce without -- I
9 mean, can we renounce it just as a matter of
10 staff, with the understanding that we can't
11 effectuate anything without this board's
12 action?
13 MR. SAWYER: It hasn't been your practice
14 in the past.
15 THE CHAIRMAN: Wouldn't it terminate if
16 the other party abandoned the negotiations?
17 Wouldn't it be --
18 MR. SAWYER: Well, because the notice was
19 opened -- and we did this with the shipyards.
20 You know, what you're supposed to do is, you
21 have -- for example, if you have three, you
22 negotiate with number one. If that fails, you
23 move to number two or terminate; or you
24 negotiate with number two; that fails, move to
25 number three or terminate.
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1 So the posture you're sort of in is number
2 one. Your prior notice you negotiated, that
3 has failed. I assume that there were no other
4 bidders to my memory. So that notice needs to,
5 in essence, be terminated and then a new notice
6 issued.
7 So, procedurally, that's where you are.
8 As to the question of whether you can
9 proceed with the notice, I really need to look
10 at Chapter 163. You can always go forward, I
11 presume, and then by board action, after the
12 fact, you will have satisfied 163, but
13 everything would have to come back to the board
14 to be blessed again. But again, that's
15 shooting from the hip a little bit.
16 THE CHAIRMAN: Okay.
17 MR. WALLACE: Mr. Chairman.
18 THE CHAIRMAN: Yes, Mr. Wallace.
19 MR. WALLACE: I'm going to ask that this
20 particular item and everything up under the DIA
21 portion of the meeting be deferred until the
22 July 19th board meeting because you do not have
23 a quorum at this present time.
24 THE CHAIRMAN: Okay. We're still in --
25 BOARD MEMBER DURDEN: Mr. Chairman?
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1 THE CHAIRMAN: -- the Community
2 Redevelopment Agency meeting.
3 MR. WALLACE: I know.
4 THE CHAIRMAN: The other items -- we can't
5 even approve the minutes. And one has been --
6 is going to be deferred.
7 Ms. Durden.
8 BOARD MEMBER DURDEN: May I make a
9 suggestion to the Office of General Counsel and
10 to the board? Would it be possible for us to
11 take up some other business to allow Mr. Sawyer
12 a moment to take a look at 163 to --
13 THE CHAIRMAN: Mr. Wallace's point was, we
14 can't vote on any other items. Not just this
15 one, it's all the other items also.
16 MR. SAWYER: What I can suggest, on the --
17 Item C, regarding the 16-03 Resolution for
18 Notice of Disposition, is -- we will just
19 inform the board -- we will review it. And if
20 we feel comfortable that staff could go
21 forward, we'll give staff that opinion. And
22 staff can go forward and notice it. But again,
23 all that will obviously come back to the board
24 for final approval.
25 THE CHAIRMAN: That's without the
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1 resolution?
 2 MR. SAWYER: Correct.
 3 THE CHAIRMAN: Okay.
 4 BOARD MEMBER DURDEN: Okay. Thank you.
 5 THE CHAIRMAN: Okay. Mr. Parola, did
 6 you hear what Mr. Sawyer's recommendation is?
 7 That we do move forward with the presumption,
 8 and if we have to, we turn around and come back
 9 at the next meeting.
 10 MR. PAROLA: Understood.
 11 THE CHAIRMAN: Okay. Very good.
 12 So that -- what do we do with that motion?
 13 We don't have to vote on the motion at all. I
 14 mean, we have a motion and a second. So ...
 15 Okay. Now, with that, the Community
 16 Redevelopment Agency meeting is closed and we
 17 open with the Downtown Investment board
 18 meeting.
 19 (The above proceedings were adjourned at
 20 3:36 p.m.)

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1 CERTIFICATE OF REPORTER
 2
 3 STATE OF FLORIDA)
 4)
 5 COUNTY OF DUVAL)
 6
 7 I, Diane M. Tropa, Florida Professional
 8 Reporter, certify that I was authorized to and did
 9 stenographically report the foregoing proceedings and
 10 that the transcript is a true and complete record of my
 11 stenographic notes.
 12
 13
 14
 15 DATED this 3rd day of July 2017.
 16
 17 _____
 18 Diane M. Tropa
 19 Florida Professional Reporter
 20
 21
 22
 23
 24
 25
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