

CITY OF JACKSONVILLE  
COMMUNITY REDEVELOPMENT AGENCY  
BOARD MEETING

Proceedings held on Wednesday, March 21, 2018,  
commencing at 2:39 p.m., City Hall, Lynwood Roberts  
Room, 1st Floor, 117 West Duval Street, 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.  
BRENNAN DURDEN, Board Member.  
CRAIG GIBBS, Board Member.  
RON MOODY, Board Member.  
BRAXTON GILLAM, Board Member.

ALSO PRESENT:

AUNDRAL WALLACE, DIA, Chief Executive Officer.  
TOM DALY, DIA, Redevelopment Analyst.  
JIM KLEMENT, DIA, Development Coordinator.  
JOHN SAWYER, Office of General Counsel.  
KAREN UNDERWOOD-EILAND, Executive Assistant.

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1 THE CHAIRMAN: Second?  
2 BOARD MEMBER GIBBS: Second.  
3 THE CHAIRMAN: Any discussion?  
4 BOARD MEMBERS: (No response.)  
5 THE CHAIRMAN: No discussion.  
6 Say aye.  
7 BOARD MEMBERS: Aye.  
8 THE CHAIRMAN: Opposed, like sign.  
9 BOARD MEMBERS: (No response.)  
10 THE CHAIRMAN: That brings us to  
11 Resolution 2018-03-01, the Jones Furniture  
12 Building.  
13 MR. WALLACE: Mr. Chairman, a resolution  
14 of the Downtown Investment Authority approving  
15 incentives and redevelopment terms for the  
16 rehabilitation and adaptive reuse of the Jones  
17 Furniture Building and associated real estate  
18 parcels, known as "the project," with Ace Jax,  
19 LLC, the developers; and finding that the plan  
20 of development is consistent with the DIA's  
21 Business Investment and Development Plan, known  
22 as the "BID Plan," and the Northbank, Downtown  
23 and Southside Community Redevelopment Area  
24 Plan, known as the "CRA plan"; and authorizing  
25 the Chief Executive Officer to execute the  
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1 PROCEEDINGS  
2 March 21, 2018 2:39 p.m.

3 THE CHAIRMAN: We'll call to order the  
4 Community Redevelopment Agency meeting.  
5 The January 17th minutes are enclosed from  
6 the Community Redevelopment meeting on the  
7 17th. And for some reason, we did not approve  
8 those at the February meeting, the February  
9 21st meeting.  
10 So January 17th, do we have a motion to  
11 approve those minutes?  
12 VICE CHAIR MEEKS: So moved.  
13 THE CHAIRMAN: Second?  
14 BOARD MEMBER GREY: Second.  
15 THE CHAIRMAN: Any discussion?  
16 BOARD MEMBERS: (No response.)  
17 THE CHAIRMAN: With that, all in favor,  
18 say aye.  
19 BOARD MEMBERS: Aye.  
20 THE CHAIRMAN: Opposed, like sign.  
21 BOARD MEMBERS: (No response.)  
22 THE CHAIRMAN: The February 21 Community  
23 Redevelopment Agency meeting minutes, do we  
24 have a motion to approve?  
25 BOARD MEMBER MOODY: So moved.  
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1 contracts and documents and otherwise take all  
2 necessary action in connection therewith to  
3 effectuate the purposes of this resolution.  
4 Mr. Chairman, I'm going to turn our  
5 attention to a little bit of a presentation  
6 here.  
7 So what we're referencing -- and anyone in  
8 the media, we can provide you with this  
9 PowerPoint if you need it.  
10 What we're referencing is this particular  
11 building (indicating). This building, the  
12 Jones Furniture Building; and this parcel here,  
13 which is a City parcel to be conveyed -- they  
14 do not control this parcel here, which is owned  
15 by First Baptist. It would not be part of the  
16 project unless the developer chose to purchase  
17 that. So we're talking about these two parcels  
18 here and this parcel here. That's what we're  
19 talking about for the project.  
20 So the proposed development plan. So  
21 roughly just a little over 47,000 square feet  
22 total. So common space is roughly a little  
23 over 13,000 square feet. The retail -- total  
24 retail space in the project would be over  
25 10,000 square feet. And the office space will  
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1 be just a little over 1,000 square feet.  
 2 So you can see Floors 2, 3, 4, 5, 6 and 7.  
 3 And you can see how it's spread out in terms of  
 4 square footage. So Floors 2, 3, 4, 5, 6, 7 is  
 5 within the Jones Furniture Building.  
 6 So let's talk about what we feel like are  
 7 benefits to the City on this project. It's a  
 8 removal of blight. I don't think anyone can  
 9 argue that it's been vacant and laid dormant  
 10 for some time. We will begin to increase some  
 11 activity around City Hall and continue the work  
 12 that's already been undergoing in Hemming Park  
 13 in term of its improvement since we've been in  
 14 existence since 2012.  
 15 This project, by having 10,000 square feet  
 16 of retail space, will provide us an opportunity  
 17 to have more eating options to date. And this  
 18 is subject to change, but what they're  
 19 proposing to try to bring there is an actual  
 20 deli shop as well as an actual coffee shop. It  
 21 will also bring more residents. Twenty-eight  
 22 residential units will be a part of this  
 23 project. Increase ad valorem taxes into the  
 24 Northbank TIF. Tom will have to tell me  
 25 currently what those two particular parcels --

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1 MR. DALY: (Inaudible.)  
 2 MR. WALLACE: Go ahead and say it on the  
 3 record for me.  
 4 MR. DALY: Currently, those two parcels  
 5 combined generate \$13,596 in ad valorem taxes.  
 6 MR. WALLACE: Say that again.  
 7 MR. DALY: 13,596.  
 8 MR. WALLACE: That's annually, correct?  
 9 MR. DALY: Correct.  
 10 MR. WALLACE: Now, it will generate no new  
 11 ad valorem taxes for Years 1 through 10, and  
 12 that's likely due to the historic tax freeze  
 13 because this is a historic project and they  
 14 will utilize, more than likely, historic tax  
 15 credits to assist from an equity standpoint to  
 16 the property. So, therefore, they will get the  
 17 tax break. But then years 11 through 20, it  
 18 generates just a little over -- about  
 19 1.26 million in terms of ad valorem taxes for  
 20 Years 11 through 20. I mean -- yeah, 11  
 21 through 20.  
 22 MR. DALY: That's an increment  
 23 (inaudible).  
 24 MR. WALLACE: What's that, Tom?  
 25 MR. DALY: (Inaudible.)

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1 MR. WALLACE: Increment above. Sorry.  
 2 Increment above.  
 3 So the project is located on the northeast  
 4 corner of Hogan and Church Street. It's two  
 5 buildings. It was constructed in 1926 and  
 6 1915. The estimated redevelopment cost is  
 7 \$11.1 million. And, as indicated, it's going  
 8 to be 28 new units of rental housing, 2 new  
 9 retail, restaurants, as well as small  
 10 professional office space.  
 11 So what are we -- let me make sure. Is  
 12 that the slide?  
 13 Okay. So, again, estimated redevelopment  
 14 cost, 11.1 million. So what we're proposing.  
 15 That parcel that I showed you was the City of  
 16 Jacksonville parcel. We would convey that  
 17 particular parcel subject to Florida Statute  
 18 163. So we have to do a Notice of Disposition  
 19 on that, but we will be proposing that this  
 20 project go to this particular -- proposing a  
 21 historic preservation grant of \$1.5 million.  
 22 That's a huge typo there.  
 23 Let me tell you, as I said to you earlier,  
 24 the Historic Preservation Trust Fund has  
 25 approximately \$180,000. Set aside 50-. It

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1 leaves 130,000. But we need \$1.5 million to do  
 2 this particular project.  
 3 I had a conceptual conversation with the  
 4 administration so that we would be comfortable  
 5 enough that if this was something that we were  
 6 so inclined to do, it's something that they  
 7 could certainly support us going forward to  
 8 council seeking the appropriation from them for  
 9 this \$1.5 million.  
 10 So Tom will make the correction on this  
 11 particular slide and make sure it's available  
 12 for the public.  
 13 So the historic preservation grant for  
 14 this project would be \$1.5 million. This  
 15 11.1 million total redevelopment cost, when you  
 16 look at the project itself, there's at least  
 17 \$8 million of qualified development expenses  
 18 under the historic tax credit guidelines that  
 19 would be eligible for tax credits so,  
 20 therefore --  
 21 BOARD MEMBER DURDEN: How much?  
 22 MR. WALLACE: What was that again?  
 23 BOARD MEMBER DURDEN: How much?  
 24 MR. WALLACE: It's at least \$8 million of  
 25 eligible costs. We're only talking about

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1 contributing 1.5 million towards that eligible  
 2 historic cost.  
 3 We're proposing a loan of \$750,000 at an  
 4 interest rate of 1.5 percent, for a term of  
 5 21 years. That loan would come out of your  
 6 Downtown Development Fund. The first year  
 7 under this loan would be interest-only  
 8 payments. That's the first year. And then  
 9 that principal is amortized and gets spread out  
 10 over that final 20 years of this loan itself.  
 11 So that's why you see it as a 21-year  
 12 amortization schedule. The first year,  
 13 interest only. The remaining 20 years takes  
 14 care of all the rest of the principal, as well  
 15 as the actual (inaudible).  
 16 None of the funds that I've talked about,  
 17 whether it is the grant or the actual loan,  
 18 would be disbursed until they receive a  
 19 Certificate of Occupancy on the residential as  
 20 well as that retail space.  
 21 While these numbers are small --  
 22 VICE CHAIR MEEKS: Mr. Chairman, if I  
 23 could just ask for one clarification, if I  
 24 might, so we cover this point while we're at  
 25 it.

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1 Since there are three elements there, is  
 2 it also true, then, Mr. Wallace, we wouldn't  
 3 transfer that property that I think has a  
 4 \$120,000 value until their -- the CO and/or COs  
 5 have been received?  
 6 MR. DALY: (Inaudible.)  
 7 MR. WALLACE: Temporary construction  
 8 easement.  
 9 VICE CHAIR MEEKS: So the property would  
 10 not change title until the CO is received?  
 11 MR. WALLACE: Yes.  
 12 VICE CHAIR MEEKS: Thank you, sir.  
 13 MR. WALLACE: So just to let you know,  
 14 so -- you can't read those particular numbers,  
 15 but looking at it from a cost standpoint, it  
 16 looks like the acquisition cost for the Jones  
 17 Furniture Building is 775,000. The Western  
 18 Union Building, 510,000. They've got a soft  
 19 cost at 525,000. The civil engineering cost at  
 20 roughly 650,000. Demolition cost, 375,000.  
 21 Construction cost, 8.3 million. Those  
 22 collectively together is \$11,135,000. So  
 23 that's all of the construction costs there.  
 24 Ms. Durden, you look perplexed.  
 25 BOARD MEMBER DURDEN: I just can't see

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1 them.  
 2 MR. WALLACE: Okay. Do you want me to run  
 3 through the numbers again as you were writing  
 4 them down?  
 5 BOARD MEMBER DURDEN: No. I can't write  
 6 that fast.  
 7 MR. WALLACE: So the numbers are driven by  
 8 Danis Construction. So Danis has done a number  
 9 of historic projects within downtown. So the  
 10 developers have chosen an experienced  
 11 contractor to work on this project. That's why  
 12 we feel comfortable from a numbers standpoint.  
 13 When you really look at it from a total  
 14 investment and look at a cost per square foot  
 15 of everything, it's roughly about \$235.10 a  
 16 square foot when you look at the restoration of  
 17 this project itself.  
 18 Any questions as I'm going through?  
 19 Oliver may have a question on the capital  
 20 stacks, so let me just go through that right  
 21 now. To undertake this project at \$11.1  
 22 million, federal historic tax credits,  
 23 20 percent of that looks like it's going to be  
 24 about 1.753 million. Another \$9.4 million is  
 25 what's really going to be needed to do this

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1 particular project itself. So that's how it  
 2 stacks up.  
 3 They are talking with LISC about providing  
 4 a bridge loan of roughly \$6 million to  
 5 undertake this particular project. We've been  
 6 working hand in hand with LISC itself. I feel  
 7 comfortable with them being able to ascertain  
 8 bridge loan financing on this project.  
 9 Yes, ma'am.  
 10 Mr. Chairman, through the Chair to the  
 11 councilwoman --  
 12 COUNCIL MEMBER BOYER: Through the Chair  
 13 to Mr. Wallace, so you said that there's  
 14 130,000 in the Historic Preservation Trust Fund  
 15 after the 50- that you set aside, and that you  
 16 had been in discussion with the administration  
 17 regarding the fact that this was a proposed  
 18 \$1.5 million commitment. Do you have a  
 19 potential source of where that appropriation  
 20 would come from?  
 21 MR. WALLACE: They would have to tell me,  
 22 as well as council, where that would come from,  
 23 but they were comfortable enough that --  
 24 COUNCIL MEMBER BOYER: So you haven't  
 25 identified it. It's a to-be-determined, we

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1 find the money?  
 2 MR. WALLACE: Yes, ma'am.  
 3 COUNCIL MEMBER BOYER: Okay. And are  
 4 these buildings currently designated historic  
 5 landmarks?  
 6 MR. WALLACE: Yes.  
 7 COUNCIL MEMBER BOYER: They are?  
 8 MR. WALLACE: Yes.  
 9 COUNCIL MEMBER BOYER: Okay. I mean, I  
 10 knew they met the age requirement. I didn't  
 11 know if they actually had been designated as  
 12 landmarks.  
 13 MR. DALY: To clarify, the Jones Building  
 14 is designated. The Western Union or the Henry  
 15 James Insurance -- used to be Farah's -- is not  
 16 designated, but it meets the contributing  
 17 structure --  
 18 COUNCIL MEMBER BOYER: And so if the funds  
 19 were to be used for -- it would be designated  
 20 prior to the application or something? Because  
 21 I believe the requirement on the Historic  
 22 Preservation Trust Fund is that we use it on  
 23 historically designated structures.  
 24 MR. DALY: Or contributing structures  
 25 under the downtown -- in the new downtown  
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1 historic overlay.  
 2 COUNCIL MEMBER BOYER: Okay.  
 3 MR. DALY: That's been the interpretation  
 4 of the Historic Preservation section of the  
 5 Planning Department.  
 6 COUNCIL MEMBER BOYER: I hear you. I'm  
 7 just -- I'm suggesting if you're looking for  
 8 that kind of additional appropriation from  
 9 council, it probably should be on a  
 10 historically designated building.  
 11 MR. WALLACE: Understood.  
 12 THE CHAIRMAN: With that, do we have a  
 13 motion on 2018-03-01?  
 14 BOARD MEMBER GREY: So moved.  
 15 BOARD MEMBER MOODY: Second.  
 16 THE CHAIRMAN: And discussion.  
 17 Mr. Gibbs.  
 18 BOARD MEMBER GIBBS: I think it's a great  
 19 idea to have a building, but -- historic  
 20 preservation and obtain new shops, new retail,  
 21 as well as residential, so I'll move to  
 22 approve.  
 23 THE CHAIRMAN: Mr. Meeks.  
 24 VICE CHAIR MEEKS: Well, I have several  
 25 issues. You know, we, as board members,  
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1 meet -- or have the opportunity to meet with  
 2 Mr. Wallace before our meetings, which gives us  
 3 a chance to discuss some of these -- discuss  
 4 what's on our agenda. And I was gratified to  
 5 hear last night that -- in contradiction to  
 6 what our documents actually said, that none of  
 7 these monies would be disbursed, including the  
 8 clarified -- the transfer of the land until COs  
 9 were obtained. And that's consistent --  
 10 Ms. Boyer, you might remember what we've done  
 11 with the Trio and with Barnett Bank. So I  
 12 applaud that.  
 13 But the second thing that I'm going to  
 14 suggest -- and this -- I will let everybody  
 15 else talk, but I would eventually want to make  
 16 this in the form of a motion -- is that -- to  
 17 say it as succinctly as I can -- let me say the  
 18 good part first and then I'll get back to the  
 19 (inaudible).  
 20 My impression of where we are right now is  
 21 that -- in terms of downtown development, where  
 22 we still have -- and I can verify this based on  
 23 the project my wife and I are doing. We still  
 24 have a significant variance between what can be  
 25 spent, or what will be spent on historic  
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1 preservation, and what the resulting rents and  
 2 values are going to drive.  
 3 Now, \$235 per square foot sounds a little  
 4 optimistic to me, and I would expect it to be  
 5 more than that. But on that part, I think  
 6 we're protected because we're not going to  
 7 spend our monies from the City until we have a  
 8 CO.  
 9 The fact that -- and when I do the math,  
 10 including the land, which I think is valued at  
 11 120,000, then we're only looking at about 50  
 12 bucks a square foot. So that makes the deal,  
 13 given our current circumstances -- owners put  
 14 in 235- in total, or I guess the net would be  
 15 185-, which probably grows to be a bigger  
 16 number. And we, as a City, put in 50-. In  
 17 light of our present circumstances, that's --  
 18 that's the fundamentals of a deal that I can  
 19 understand and go for. And, again,  
 20 particularly given that we're not putting money  
 21 until the end and they get their COs. So it  
 22 puts the risk of development on the developer.  
 23 Now, having said that -- and this would  
 24 be -- I don't know if it takes the form of a  
 25 motion or not, but I would not be for executing  
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1 this contract until some more due diligence is  
2 done in terms of investigating the standing and  
3 corresponding amounts that I'll loosely call  
4 "related parties" to this transaction, owe the  
5 City in the way of taxes, running fines, and  
6 any other amounts that may exist.

7 And without having certainly done all this  
8 investigation, my background for at least  
9 believing those things exist, is living in the  
10 neighborhood of historic Springfield for at  
11 least -- we bought our house 15 years ago.

12 We, in our neighborhood, had extensive  
13 experience with Mr. Chris Hionides. And nearly  
14 as I can tell from looking at the records, one  
15 of his entities currently owns this property.  
16 And my impression, again, from looking at the  
17 records in the brief amount of time I've had to  
18 do this, is that there has not been -- emphasis  
19 on the word "not" -- the transfer of this  
20 property to the developer.

21 And the development agent, I think, is  
22 Mr. Elias Hionides, who is Mr. Chris Hionides'  
23 son. Let me say as an aside, I met with  
24 Mr. Elias Hionides a few weeks ago, not about  
25 this item, but he has an interest -- Mr. Elias

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1 Hionides -- in doing, I think, some good things  
2 and wants to, hopefully, improve the  
3 circumstances that he's inheriting, I suppose,  
4 in a fashion.

5 But at the point in time we are right now,  
6 we, in our neighborhood, are still subject to  
7 significant properties that Mr. Hionides, Sr.,  
8 owns that are a tremendous drag on our  
9 development because they've sat vacant and  
10 derelict for several years.

11 So all this is to say, I'm comforted by  
12 the fact that we're not putting our money in  
13 until the end, but I think from a due diligence  
14 standpoint we need to understand exactly who is  
15 going to own this property at the end. And I  
16 would submit to you that -- given that  
17 Mr. Elias Hionides is the development agent,  
18 that we would look at related parties to  
19 include any of Mr. Hionides, Sr.'s, properties;  
20 and that, before we execute an agreement on  
21 behalf of the City to eventually give them  
22 money, that any amounts owed to the City by  
23 Mr. Hionides, Sr., or related entities --  
24 taxes, fines or otherwise -- need to be paid.

25 So I don't know if I'll have to go back  
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1 and make that as a motion, but I'm going to put  
2 that at least as part of my comments.

3 THE CHAIRMAN: Thank you, Mr. Meeks.

4 At this time, I would like to ask the  
5 former chair, Mr. Barakat, if he would take  
6 over and chair this for the time being. As  
7 soon as I can, I will speak on this myself.

8 Thank you, Mr. Barakat.  
9 (Board Member Barakat assumes the Chair.)

10 THE CHAIRMAN: Sure.

11 I had a couple of comments and questions,  
12 but I'll reserve it for the end.

13 Mr. Moody, do you have any questions or  
14 comments?

15 BOARD MEMBER MOODY: Well, I'm pretty  
16 excited about the project. The interesting  
17 part is this building has been vacant for,  
18 gosh, 31 years. And so this will be bringing  
19 some new life into an area that is very much  
20 needed.

21 I don't know if you really know where this  
22 building is at, but in the block we're at,  
23 this -- the subject property is literally  
24 catercorner and the next block over. So it's  
25 an area of downtown that, you know, we've seen

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1 a lot of good, positive things happening, and  
2 this will be another feather in our cap. So,  
3 from that regard, I think it's real positive.  
4 And it brings more residential units to the  
5 downtown, whether they're going to be occupied  
6 by college kids or whoever. I think that's one  
7 of our missions.

8 I really like the idea that Danis is  
9 involved because while they're not the cheapest  
10 in town, they're probably one of the very best  
11 at historical development.

12 So with those thoughts in mind, I'm for  
13 this project.

14 THE CHAIRMAN: Thank you, Mr. Moody.  
15 Ms. Durden.

16 BOARD MEMBER DURDEN: Thank you.

17 Through the Chair, I just want to say to  
18 staff that I do appreciate the PowerPoint that  
19 was presented. I have to say, however, that I  
20 feel like the information that was provided to  
21 us in our packet was severely limited and  
22 really puts me, as a board member, in a --  
23 basically, in an impossible position to make a  
24 reasoned decision and cast a vote for basically  
25 over -- I mean, for giving away a piece of

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1 property, for a \$1.5 million grant, and for a  
2 \$750,000 loan, I just feel like we don't have  
3 enough information.  
4 I do appreciate this on the PowerPoint,  
5 but I can't read the numbers on the screen and  
6 I don't have a chance to actually analyze and  
7 even come to grips with what would be  
8 appropriate questions and inquires to ask the  
9 staff.  
10 You know, I just went to our revenue  
11 enhancement committee meeting, and the stack of  
12 paper -- probably 80 pages for a \$78,000 REV  
13 Grant. And for this I get four pages. And I  
14 need to be -- in order to be a responsible  
15 board member, in my opinion, for -- asking for  
16 what this entails, it seems to me that we, as  
17 board members, should get more succinct, clear  
18 information ahead of time to allow us to make a  
19 reasoned decision.  
20 Now, I know these -- I know this building,  
21 or at least the -- it's a beautiful building.  
22 Jones Road [sic] needs, definitely, help. I  
23 mean, I am very supportive of historic  
24 preservation when we can save buildings that  
25 have some historic quality to them. So don't  
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22

1 misinterpret my concern for the lack of detail  
2 in that I would not be supportive, ultimately,  
3 with this project.  
4 I guess I feel like a little bit, too,  
5 that we're taking the horse before the cart, or  
6 the cart before the horse, actually, because --  
7 I guess what this is, is saying, hey, City  
8 Council, we think this is a good idea, and go  
9 find \$1.5 million because all we've got is  
10 130,000. That's a pretty major step.  
11 And, you know, I would have -- another  
12 piece of information that I would have liked to  
13 have seen is, how does this compare to some of  
14 the other recent projects maybe over the course  
15 of the last 18 months as far as percentages of  
16 what we would be providing to this project in  
17 comparison to some others that we've done.  
18 Could you go back to the screen that  
19 shows, please, the one -- the breakdown of the  
20 uses in between the buildings?  
21 MR. WALLACE: (Complies.)  
22 BOARD MEMBER DURDEN: Right.  
23 So is this -- this screen leads me to  
24 believe that there's only 9,000 square feet in  
25 the Henry James Building; is that correct? And  
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1 the same for the Jones Building. Is this all  
2 of the building, 38,200?  
3 MR. WALLACE: That's the square footage.  
4 That's the information we received from the  
5 developer, yes.  
6 BOARD MEMBER DURDEN: Okay. So there's  
7 only 9,000. Is it all on one floor? I'm  
8 trying to remember.  
9 MR. WALLACE: Are you talking about the --  
10 did you say Henry James?  
11 BOARD MEMBER DURDEN: Yes, sir.  
12 MR. WALLACE: Yes. The Henry James would  
13 be all on one floor, yes, ma'am.  
14 BOARD MEMBER DURDEN: Okay. And would  
15 both restaurants -- can you tell us, are both  
16 restaurants proposed to be in that building?  
17 MR. WALLACE: Steve.  
18 (Mr. Diebenow approaches the podium.)  
19 MR. DIEBENOW: Steve Diebenow, 1  
20 Independent Drive, Suite 1200.  
21 I'm here on behalf of the applicant.  
22 So the building that you were just talking  
23 about right now is 10,000 square feet and it  
24 has a second story that would be removed. It's  
25 about a thousand square feet. So that leaves  
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1 the 9,000 square feet left that you're talking  
2 about. The restaurants would be in that  
3 building and the coffee shop would be perhaps  
4 on the ground floor of the Jones Furniture  
5 Building.  
6 BOARD MEMBER DURDEN: Thank you very much.  
7 Appreciate the information.  
8 MR. DIEBENOW: Sure.  
9 BOARD MEMBER DURDEN: So going to the  
10 Jones Building then, could you describe for us  
11 what the common space -- what you're referring  
12 to there?  
13 MR. DIEBENOW: The common space, that will  
14 be on the ground floor that serves the  
15 residential above, as well as the lobby and the  
16 elevator banks, the elevator that will go up.  
17 It's all the -- all the area where, I guess,  
18 people aren't dining or living primarily on  
19 the -- on the ground floor.  
20 And then, obviously, on each floor there  
21 will be hallways that I guess you would  
22 consider a common area that will go between --  
23 between the units as well.  
24 BOARD MEMBER DURDEN: Okay. So that's  
25 helpful.  
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1 Coming back to the funding, I noticed in  
2 the term sheet that it talks about that -- it  
3 has to be executed by April 3rd. Is that still  
4 a firm date?  
5 MR. WALLACE: If I could, the term sheet  
6 being executed by April 3rd would be subsequent  
7 to your approval. So if you agree to these  
8 terms, then what we would seek to have done  
9 is -- these terms will have to be incorporated  
10 into a redevelopment agreement that would have  
11 to go to City Council. And as part of that  
12 redevelopment agreement, I'd like to see that  
13 redevelopment agreement executed by October  
14 1st, 2018.  
15 And I know that some board members may  
16 have a -- as you did on the Barnett building  
17 and the Laura Street Trio project, you'd like  
18 to see a time frame that this project would get  
19 completed within. And I would propose that you  
20 consider -- it's clearly your policy to make --  
21 at least provide them with 36 months of a time  
22 frame to complete this project -- and, as  
23 always, the project may run into some  
24 difficulties -- and grant the discretion of  
25 your CEO to grant only a 6-month extension to  
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1 extend the time frame no more than 42 months  
2 for completion of this project, but surely they  
3 should be able to do this within 36 months.  
4 BOARD MEMBER DURDEN: And another question  
5 that I've got -- and I apologize for not being,  
6 you know, well-organized.  
7 On to the piece of property that we're  
8 proposing, or it's in the proposal to be  
9 granted for zero, has that been -- has there  
10 been any appraisal done yet?  
11 MR. WALLACE: No, ma'am. That's the  
12 assessed value as of today.  
13 BOARD MEMBER DURDEN: And so under 163,  
14 Part 3, is an appraisal required for that  
15 property prior to disposition?  
16 MR. SAWYER: Through the Chair, I don't  
17 believe it's required under 163. When the City  
18 itself is disposing a property, an appraisal is  
19 required. City Council can waive that  
20 requirement with their discretion.  
21 BOARD MEMBER DURDEN: So the 120- that was  
22 on the screen was what the tax appraiser is  
23 appraising the property for?  
24 MR. WALLACE: Yes, ma'am.  
25 BOARD MEMBER DURDEN: On the parcel that's  
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1 owned by Baptist, I can't tell, is it vacant?  
2 MR. WALLACE: Yes.  
3 BOARD MEMBER DURDEN: Is it paved or --  
4 MR. WALLACE: I think it presently is like  
5 a little paved lot right there. It's  
6 definitely vacant for certain.  
7 BOARD MEMBER DURDEN: And what is over on  
8 the -- the building that's on Julia?  
9 MR. WALLACE: This one (indicating)?  
10 BOARD MEMBER DURDEN: Yes.  
11 MR. WALLACE: If I'm not mistaken, that  
12 may very well be a fire rescue operation,  
13 but -- I could very well be wrong, but I think  
14 I'm right.  
15 BOARD MEMBER DURDEN: Okay. Mr. Chairman,  
16 for the moment that's all my questions. I may  
17 have some more.  
18 THE CHAIRMAN: Okay. Thank you,  
19 Ms. Durden.  
20 Mr. Grey.  
21 BOARD MEMBER GREY: Although I do agree  
22 with Board Member Durden's statement in  
23 reference to the PowerPoint being a little  
24 small to read, I would say you guys did send it  
25 to me a little early and, you know, a lot of  
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1 you guys have been, for the record, pretty open  
2 to answer any questions I have needed thus far.  
3 So I just -- the only question I was able to  
4 compile -- there's two questions, I guess. One  
5 of the questions, just for clarity purposes,  
6 the building, is it currently vacant?  
7 MR. WALLACE: Yes, sir.  
8 BOARD MEMBER GREY: And based on the  
9 statements you made, it's currently -- or  
10 after the 10-year period, it's going to do  
11 \$1.2 million, and that's in ad valorem?  
12 MR. DALY: (Nods head.)  
13 BOARD MEMBER GREY: So is that over the  
14 10-year period or is that annually?  
15 MR. DALY: That's cumulative over the  
16 10-year period.  
17 BOARD MEMBER GREY: So currently right now  
18 as we stand, they were not generating anything  
19 from it?  
20 MR. WALLACE: We were only generating  
21 annually, roughly, about \$13,000 on those two  
22 particular parcels.  
23 BOARD MEMBER GREY: Okay. So we're  
24 looking at a substantial increase annually?  
25 MR. WALLACE: Going into Years 11 through  
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1 20, that is absolutely correct.  
 2 BOARD MEMBER GREY: Okay. Thank you.  
 3 THE CHAIRMAN: Mr. Gillam.  
 4 BOARD MEMBER GILLAM: Thank you,  
 5 Mr. Barakat.  
 6 You know, the advantage of going last is  
 7 that so many things have already been said, so  
 8 I'll try not to, you know, duplicate efforts.  
 9 Particularly, I would adopt the concerns of  
 10 Mr. Meeks and also Ms. Durden.  
 11 But a couple of things I -- I just know.  
 12 One is that the ask on this is about 20 percent  
 13 of the value of the project, you know, 13,  
 14 14 percent. And the grant, about 6 or  
 15 7 percent. You can do the math. Very  
 16 low-interest loan.  
 17 And I recognize that, you know, from an  
 18 historic preservation standpoint, it costs a  
 19 lot more money to renovate these buildings. We  
 20 can look recently at the Chophouse, you know,  
 21 and what the owner there spent, and I can  
 22 appreciate that. And it is -- you know, it is  
 23 a service to the community when the developers  
 24 are willing to step up and do that.  
 25 I must admit, I wonder whether the budget  
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1 general contractor. So, I mean, Danis has a  
 2 great reputation, but they're not perfect  
 3 either. And particularly when you start  
 4 talking about a project of this size, involving  
 5 them, and the question comes, you know, what's  
 6 really going to work -- is it going to really  
 7 work or not. And to the extent that our  
 8 funding is not coming in till the end, I guess  
 9 we're protected, but I worry about it.  
 10 I worry much more, however, because that's  
 11 really the problem for the developer, not a  
 12 problem for us. I worry much more about this  
 13 body, you know, voting on this kind of project  
 14 and just sending it in a balloon fashion over  
 15 to City Council with the expectation they're  
 16 going to be able to find another million-five  
 17 in what's been a pretty challenging budget year  
 18 from my standpoint.  
 19 So I'm very concerned about that and us  
 20 doing it in that fashion. I understand the  
 21 administration is behind it. That helps me a  
 22 little bit. It really means it's their balloon  
 23 to float and not ours, but I'm really wanting  
 24 to put the air in it if we vote on this today.  
 25 So that -- that is a real concern for me  
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1 proposed here will be met. Clearly,  
 2 Mr. Klempf's budget wasn't met, and the money  
 3 was required, and I think -- you know, so maybe  
 4 this 20 percent invested number is really  
 5 conservative. It may very well cost the  
 6 developer more money, and that -- the business  
 7 is going to -- or the building has been vacant  
 8 a long time and it will continue to be vacant  
 9 unless we support a project like this.  
 10 So, I mean, I will start with, you know,  
 11 that kind of positive comments. I think this  
 12 is what we're here for because these buildings  
 13 are going to continue to sit and blight the  
 14 community unless we find some way to help. And  
 15 I do think that's what the CRA and the TIF  
 16 funding, you know, is available -- or, you  
 17 know, should be available for.  
 18 But I'll tell you, I have concerns. I  
 19 mean, I -- you know, there was comments about  
 20 the current owner and Mr. Meeks. Mr. Moody  
 21 complimented, you know, Danis, and -- I know  
 22 that, you know, at least one of the projects in  
 23 our community Danis is involved with and  
 24 there's currently, you know, \$5 million worth  
 25 of claims -- unpaid claims with regard to that  
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1 because we -- you know, we're creating one more  
 2 thing for City Council to solve.  
 3 But, otherwise, I mean, I -- I do think  
 4 it's the -- it's our job to help these projects  
 5 succeed because if we don't participate, they  
 6 won't. And so that -- that's my --  
 7 THE CHAIRMAN: Thank you, Mr. Gillam.  
 8 MR. DIEBENOW: Mr. Chairman, may I address  
 9 one of those -- one of the comments that  
 10 Mr. Gillam and also Mr. Meeks gave, if that's  
 11 okay?  
 12 THE CHAIRMAN: Yeah. Go ahead.  
 13 MR. DIEBENOW: I really appreciate the  
 14 perspective that Mr. Gillam just shared  
 15 regarding the -- to the general mission of the  
 16 board, and I want to just answer a couple of  
 17 things.  
 18 The first one is, I think that the  
 19 economics of the deal, I think Mr. Meeks  
 20 described it perfectly. The risk is on the  
 21 developer. The percentages of who's sharing at  
 22 what costs is right in line with what he  
 23 observed, and he has a great deal of experience  
 24 renovating buildings like this. And his  
 25 concerns really were to the sponsor of the  
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1 development. So I want to share a little bit  
2 with you about him.

3 And then I want to address Mr. Gillam's  
4 question about City Council and the -- the  
5 \$1.5 million grant. And then I want to give  
6 just a little perspective for Ms. Durden about  
7 the terms of the -- in comparison to other  
8 deals that have been done recently.

9 But first on the deal point that Mr. Meeks  
10 brought up about the sponsor. That was a great  
11 observation. No developer is perfect, no  
12 person is perfect, but the Hionides family has  
13 done some great work in Jacksonville. They  
14 have redeveloped the Casa Marina Hotel in  
15 Jacksonville Beach. They've also developed the  
16 Hyperion Brewing building in Springfield. And  
17 they've also redeveloped the historic Holmes  
18 block, which is a part of Cowford -- the  
19 Cowford Chophouse, as well as Bold City Brewing  
20 right next door. So they have some pretty  
21 significant experience renovating historic  
22 buildings and -- and doing it quite well and  
23 having some success.

24 As a part of the regular due diligence  
25 that the DIA staff does, they alerted us to the  
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1 affiliated entities question. And although  
2 that's not one that typically comes up in this  
3 scenario, with concerns about affiliated  
4 entities, it was brought to our attention  
5 that -- that there were some back taxes owed.  
6 And so all the back taxes that were identified  
7 for us have all been paid, and those are from  
8 affiliated entities that, again, typically  
9 don't enter into the conversation. But since  
10 Mr. Meeks brought it up, I wanted to give him  
11 assurance that, at least in that regard, that  
12 that issue has been addressed.

13 And so you've got a sponsor that, again,  
14 isn't perfect, but has great experience doing  
15 these types of projects and is capitalized and  
16 able to perform.

17 Danis, great contractor. And I think --  
18 it goes without saying, what you said already.  
19 It's -- you know, they do great work and  
20 everyone has their issues that they work on.  
21 But without trying, you're right, this project  
22 will never move forward.

23 As to the City Council issue and funding  
24 or the budget issue, since the money that would  
25 float towards this project wouldn't come in

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1 till the end -- and that's probably, at best,  
2 two cycles from now, maybe three. That's two  
3 or three budget cycles from now. So we have  
4 two or three budget cycles to find an  
5 opportunity to fund it. And if it doesn't  
6 happen, the language that's going to be  
7 included, as it is in every agreement, is that  
8 it's subject to funding. So the developer has  
9 to make a decision on whether they're going to  
10 take the risk and move forward knowing that  
11 that money may or may not be available. So  
12 that -- again, the risk is entirely on the  
13 developer.

14 And, finally, in terms of some perspective  
15 on the deal terms, I would say that the dollar  
16 amounts are commensurate with other projects  
17 that we've done. Everyone mentioned the Laura  
18 Street Trio and the Barnett project, which, you  
19 know, was a pretty significant amount of money,  
20 about \$8 million on a -- on a \$90 million deal.  
21 There was four buildings involved, plus a  
22 garage. I know it's a completely different --  
23 it's orders of magnitude larger, but in terms  
24 of, you know, dollars and benefits, it's close.

25 The 1.5 percent loan is, I would say, on  
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1 par with the loan that was done for 11E and the  
2 Carling. And -- I'm sorry?

3 MR. DALY: And the Chophouse.

4 MR. DIEBENOW: And the Chophouse.

5 So again -- I know 11E and the Carling are  
6 longer than 18 months ago, but at least to give  
7 you some perspective, I don't think the deal  
8 points are out of line, I don't think the  
9 percentage of investment is out of line. And I  
10 appreciate you letting me ramble on, but I just  
11 wanted to make sure that those issues are on  
12 the record.

13 THE CHAIRMAN: Thank you for addressing  
14 those, Mr. Diebenow.

15 I've got some comments, if you don't mind,  
16 just -- on the City Council issue, I agree with  
17 Mr. Gillam, it puts an additional onus on the  
18 developer. Not only do they go through the  
19 typical underwriting at City Council for this,  
20 but there's also the conversation about  
21 replenishing this fund, and I think that  
22 conversation should be a stand-alone  
23 conversation. And that fund -- that debate --  
24 hopefully, the outcome of that debate is that  
25 that fund is replenished, and that will cause

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1 the City to be more strategic and reactionary  
2 when it comes to these projects. So I think  
3 that's going to be an important point, an  
4 important conversation that we need to have in  
5 the months to come.

6 Regarding Ms. Durden's comments about the  
7 application process and the -- an amount or --  
8 or the lack of amount of information provided,  
9 I do agree. I mean, since we just experienced  
10 the Retail Enhancement Committee and went  
11 through the reams of pages that a small  
12 business owner had to provide, it's a little --  
13 the inequity is a little bit concerning. I  
14 think we need to be a little bit more  
15 consistent and have a transparent amount of  
16 information consistently required among all  
17 developers, whether they're small businesses or  
18 larger projects.

19 And then Mr. Meeks' comment regarding  
20 liens -- Mr. Meeks, were you referencing liens  
21 on this property or liens on any property  
22 related to this owner? I'll let you clarify  
23 that.

24 VICE CHAIR MEEKS: Any liens or taxes  
25 related to this owner.

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1 THE CHAIRMAN: So I -- me, personally, I  
2 wouldn't have an issue looking at the liens  
3 associated certainly with this property. So my  
4 question is, are there liens currently with  
5 this property? And, if so, I assume, like we  
6 did with the Cowford Chophouse, we would  
7 forgive those if development occurs. So is  
8 that the case here? Are there no liens  
9 associated with this property?

10 MR. DALY: There are no liens on this  
11 property.

12 THE CHAIRMAN: Okay. So this property is  
13 clear?

14 MR. DALY: (Nods head.)

15 THE CHAIRMAN: Before I proceed with other  
16 questions, I'm sorry, Mr. Bailey, when you gave  
17 me the gavel, did we make a motion already on  
18 this?

19 BOARD MEMBER BAILEY: No.

20 THE CHAIRMAN: We did not. So we have to  
21 do that.

22 VICE CHAIR MEEKS: We did.

23 THE CHAIRMAN: We did? So we have a  
24 motion and a second on the floor.

25 VICE CHAIR MEEKS: Could I follow-up a

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1 little bit?

2 THE CHAIRMAN: Yes.

3 VICE CHAIR MEEKS: I am concerned about  
4 this issue with outstanding taxes and liens on  
5 related properties. And I understand the  
6 representation Mr. Diebenow has made.

7 As far as us putting money at the end --  
8 and I understand this building has been vacant  
9 for a long period of time, but we're here to do  
10 these sorts of things, we need to progress.

11 I think, at least from my standpoint, it  
12 presents an issue. And maybe, Ms. Boyer, you  
13 could give me your opinion on this. It just  
14 strikes me as less than good public policy for  
15 us to go asking for money for an entity that  
16 also owes the City money. And so I would like  
17 to have an assured sort of way, either  
18 coincidental with executing this agreement or a  
19 contingency thereto, that we're not putting  
20 what I think is rather an embarrassing  
21 situation, if we're asking for money for an  
22 entity, and also that entity owes the City  
23 money.

24 Having said that, I think, as you pointed  
25 out -- I've already said -- the mechanics of

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1 this thing, financial mechanics, work. If  
2 these folks can't make it happen, then we're  
3 not going to give any money. Still, though, I  
4 would like Ms. Boyer's impression of going to  
5 the City Council and they find out that maybe  
6 we haven't looked under every rock and there's  
7 still -- pick a number -- \$100,000 in taxes or  
8 fees owed and we're asking for money for a  
9 related entity. I would like the City Council  
10 to respond to that.

11 COUNCIL MEMBER BOYER: Through the chair  
12 or vice chair, acting chair, to Mr. Meeks. I  
13 mean, I can give you some maybe potentially  
14 comparable circumstances. The City Council  
15 auditor's office maintains a noncompliance  
16 list, that we don't extend additional public  
17 service grants to someone who has previously  
18 received one that's in noncompliance for  
19 failure to submit some audit or to properly  
20 disburse funds or something like that.

21 I know that in zoning matters we often  
22 look into whether there are current code  
23 enforcement liens on the current property or  
24 other properties that the applicant has.

25 I know there are -- I mean, there are a

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1 variety of scenarios under different programs  
2 where we do look at whether there are existing  
3 monies owed to the City in some other context,  
4 and that does play into the decision that is  
5 made with respect to whatever the matter may be  
6 that is coming before us. So that's not  
7 unusual for us to do. I can tell you the TDC  
8 does that.

9 Now, one of the things that we have in our  
10 grant requests, you can't apply for a new grant  
11 unless everything that, you know, previously  
12 was documented has been paid. And then we also  
13 do a discovery on whether you have outstanding  
14 tax liens or outstanding other liens associated  
15 before we make a grant. So that's -- it's not  
16 unusual for us to do that.

17 From your perspective as the DIA, perhaps  
18 your scope should be limited to things within  
19 the boundaries of downtown that you're  
20 expressly concerned about. You know, I mean, I  
21 hear you. And some of what you are discussing  
22 is outside the boundaries of the downtown  
23 jurisdiction, but, say, if there were three  
24 other properties in downtown that have rolling  
25 fines that were creating issues for your

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1 ability to enhance value downtown, that might  
2 be pertinent information, but I don't know any  
3 of that.

4 VICE CHAIR MEEKS: Mr. Acting Chairman --

5 THE CHAIRMAN: Yes, sir.

6 VICE CHAIR MEEKS: -- my preference would  
7 be that if we, as the DIA, sort this out, you  
8 know, through our due diligence process and we  
9 don't throw that in your lap at the City  
10 Council, and so we're having that pointed out  
11 to us.

12 You know, as an example, these are all the  
13 kinds of things that Mr. Diebenow can take care  
14 of. My limited review of the documentation,  
15 the entity that currently owns this property is  
16 inactive per the State. I'm sure you can fix  
17 that. There has to be some property transfer  
18 between that entity and the entity that's  
19 applied for the grant. I'm sure those are all  
20 sorts of things that can be fixed.

21 And I'm willing to vote for this subject  
22 to us making sure that we've dotted the Is and  
23 crossed the Ts and don't throw something to you  
24 at City Council that makes us look less than  
25 thorough. You've given us all kinds of good

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1 advice about making sure that we've thoroughly  
2 done our job.

3 So I think the economics of this makes  
4 sense. Given these other attendant issues, I  
5 would like for those things to be identified in  
6 some fashion if we want to execute the  
7 contract, but have this as a contingency, that  
8 these things have to be taken care of in some  
9 appropriate period of time and we know from a  
10 due diligence standpoint that we've solved  
11 and/or identified these issues.

12 THE CHAIRMAN: Mr. Wallace, did you have a  
13 comment or question?

14 MR. WALLACE: Yes. I'd like for you to  
15 tell me whether or not you'd like for me to  
16 take a look at transactions when we don't have  
17 the money. You know, we did the Barnett Trio,  
18 the Barnett Building and the Laura Street Trio,  
19 and we only had 50 percent of the money. And  
20 we had to ask the City for the other  
21 50 percent, in the same fashion that we're  
22 doing now. I had to sit with the  
23 administration and ask them, is this a project  
24 that you would be supportive of? Because when  
25 you set us up, we didn't have all the resources

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1 to do everything that we wanted to get done.

2 So do I either not review it, sit and wait  
3 and ask for appropriation, and then we come  
4 back in October of this year and determine  
5 whether or not this is a project we want to  
6 take up? That's a policy decision that you-all  
7 have to make, that you have to understand the  
8 environment for which I operate in.

9 The Barnett Building, the Laura Street  
10 Trio had similar fine issues that we had to  
11 address before we brought this to you equally  
12 as well to get it approved by you, to move it  
13 on to City Council. I don't want to be before  
14 City Council and have this particular issue pop  
15 up, so that's why we do our extra due  
16 diligence.

17 We've been working on this particular  
18 project since about December, trying to get it  
19 in a position to bring it to you and do  
20 complete due diligence on it. And I do  
21 apologize that you don't get the thick package  
22 that we review that you could have, as you get  
23 with the REP program. But if that's what you  
24 would like to do, please approve a formal  
25 process so I can do just that and make sure

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1 that we don't have to have this particular  
2 conversation again because I want to make sure  
3 that you're informed and you can make all the  
4 decisions that you want to make.

5 I try to do a good job of contacting  
6 everyone, walking you through the actual  
7 project. I don't ask you to support it. I  
8 give you the information and try and adhere to  
9 what additional information that you want.

10 I think we've done a darn good job of  
11 presenting this in a posture that protects the  
12 City. It gives the developer an opportunity to  
13 perform. And, yes, I have to go to City  
14 Council, I have to go to the administration and  
15 ask them for the money, but that's how we were  
16 set up in 2012. Unless that changes, unless  
17 there's some additional appropriation for  
18 funds, I'm going to follow the process. We're  
19 going to review projects. And if they make  
20 sense, I'm going to take it to the  
21 administration, ask them if they support it.

22 If they can conceptually support it, I'm going  
23 to bring it to you, I'm going to seek your  
24 approval, I'm going to file the legislation,  
25 and I'm going to say to the City Council, I've

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1 got conceptual support from the administration.  
2 If they don't support it with me there at the  
3 dais, then the City Council will definitely  
4 vote against it. And that's the process that  
5 we're up under.

6 THE CHAIRMAN: Thank you, Mr. Wallace.

7 Let me make a suggestion. Comments  
8 regarding the process as well as whether this  
9 is the right way to ask City Council for funds,  
10 let's try to reserve any remaining comments in  
11 New Business or Old Business and let's try to  
12 put this back on just the project in front of  
13 us.

14 And I appreciate your comments, though,  
15 Mr. Wallace. We obviously appreciate the work  
16 that you do, so -- DIA was always a work in  
17 progress in that regard.

18 Mr. Moody, do you have a comment?

19 BOARD MEMBER MOODY: Just a quick comment.

20 Mr. Hionides' name has been mentioned  
21 quite often during this discussion, and he's a  
22 well-known developer. And what I want everyone  
23 to know is there's not a developer on the  
24 planet that does not have some challenges with  
25 this last downturn. So, you know, don't be too

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1 hard just on him because, I mean, it's  
2 widespread.

3 And, Mr. Wallace, I'd like you to go over  
4 one more time, what's the risk to us? Where do  
5 you see the pressure points? Because it sounds  
6 to me, quite simply, we're not going to give  
7 grants or loans until they have their  
8 Certificate of Occupancy. A lot has to happen  
9 to get to that point.

10 MR. WALLACE: A lot has to happen. I  
11 mean, the real up-front risk is City Council  
12 may not approve the 1.5. That's a real risk to  
13 us.

14 (Council Member Boyer exits the  
15 proceedings.)

16 MR. WALLACE: But on the front end, in  
17 terms of when will the developer get the funds,  
18 they have to get a Certificate of Occupancy to  
19 get it. Worst-case scenario, they don't lease  
20 up the units, they don't lease up the office  
21 space, they don't lease up the retail space,  
22 but the project would look vastly different  
23 than what it does now. Those are your risks.

24 THE CHAIRMAN: Any other questions or  
25 comments?

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1 Yes, Ms. Durden.

2 BOARD MEMBER DURDEN: Thank you very much.

3 Through the Chair to the staff, I noticed  
4 on the term sheet in regards to the grant that  
5 it says that the grant would be subject to  
6 standard clawback language. Since this grant  
7 is being proposed not to be given until the CO  
8 is issued, what would be the clawback  
9 provisions or what would trigger some of the  
10 clawbacks? It says that these would be  
11 standard.

12 MR. DALY: Standard clawback provisions  
13 under the Historic Preservation Trust Fund  
14 agreements are if they sell the building within  
15 the first 10 years. And usually it's -- the  
16 first year, if they flipped it, it would be --  
17 a hundred percent of the (inaudible) would be  
18 clawed back and then 10 percent less each year.

19 BOARD MEMBER DURDEN: So that brings up a  
20 good question. Is the actual developer,  
21 this --

22 MR. DALY: Ace Jax, LLC.

23 BOARD MEMBER DURDEN: -- Ace Jax, LLC, is  
24 that still who -- is that who's actually  
25 proposed to be the developer --

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1 MR. DALY: Correct.  
 2 BOARD MEMBER DURDEN: -- is this Ace?  
 3 MR. DALY: (Nods head.)  
 4 BOARD MEMBER DURDEN: Okay. So,  
 5 basically, that's just the one clawback, would  
 6 be a prohibition against selling the building?  
 7 Is that any time between, you know, when  
 8 the -- is that triggered at the time that the  
 9 CO is issued, and it's that owner, or is it --  
 10 it can be conveyed any time up until then, it  
 11 wouldn't trigger, it's just from that time that  
 12 the grant is actually issued?  
 13 MR. DALY: I think -- through the Chair to  
 14 Ms. Durden, those are two separate issues. One  
 15 would be our ability to limit conveyance of the  
 16 Historic Preservation Trust Fund agreement  
 17 through either an assignment provision -- so  
 18 whether we would approve of the assignment to a  
 19 different entity. That would be one issue  
 20 before --  
 21 BOARD MEMBER DURDEN: During construction  
 22 is what you're --  
 23 MR. DALY: Well --  
 24 BOARD MEMBER DURDEN: Prior to the CO?  
 25 MR. DALY: Correct. And then if they sold  
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1 things is that it states that it's contingent  
 2 upon evidence of the funding of the developer's  
 3 equity commitment. Can you tell us what you  
 4 think right now, of what is your anticipation  
 5 of what the equity -- the developer's equity  
 6 commitment will be and how that is made up?  
 7 Because I heard a \$6 million loan from  
 8 LISC. Is that -- you know, so what are you  
 9 thinking is going to be the evidence of funding  
 10 of -- and how much is that developer's equity  
 11 commitment that you're thinking of?  
 12 THE CHAIRMAN: Who is going to answer that  
 13 question?  
 14 Mr. Daly.  
 15 MR. DALY: So that would be the  
 16 \$1,735,000.  
 17 BOARD MEMBER DURDEN: I'm sorry. Say that  
 18 again.  
 19 MR. DALY: \$1,735,000.  
 20 BOARD MEMBER DURDEN: And is that -- can  
 21 you tell me, what is that?  
 22 MR. DALY: We anticipate that being the  
 23 syndicated value of the federal rehabilitation  
 24 historic tax credits they receive.  
 25 BOARD MEMBER DURDEN: Okay. So it's not  
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1 it, after the funds were disbursed.  
 2 BOARD MEMBER DURDEN: That's where the  
 3 prohibition lies?  
 4 MR. DALY: Correct.  
 5 BOARD MEMBER DURDEN: Okay. And then in  
 6 the -- in the loan itself, it states that we  
 7 would be in a second position mortgage for the  
 8 City's loan of 750,000. And is that standard  
 9 for our --  
 10 MR. DALY: Yes.  
 11 BOARD MEMBER DURDEN: -- loans?  
 12 MR. DALY: (Nods head.)  
 13 BOARD MEMBER DURDEN: Okay. And then on  
 14 the second page of the term sheet -- since it's  
 15 the only thing that is attached to the  
 16 resolution, I'm looking at the term sheet.  
 17 BOARD MEMBER GILLAM: I'm sorry. I've got  
 18 to step away. I --  
 19 THE CHAIRMAN: I understand.  
 20 Thank you, Mr. Gillam.  
 21 We still have a quorum.  
 22 (Board Member Gillam exits the  
 23 proceedings.)  
 24 BOARD MEMBER DURDEN: Okay. What is  
 25 the -- there's a couple of things. One of the  
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1 actual -- I mean, it's a --  
 2 MR. WALLACE: It's equity. Federal  
 3 historic tax credits revenue is equity as well.  
 4 BOARD MEMBER DURDEN: Okay. And then one  
 5 last thing I noticed, and maybe this is just a  
 6 typo. It says that in there, one of the things  
 7 that the term sheet is contingent on is the  
 8 hotel management and operating agreement, but I  
 9 didn't hear that there is --  
 10 MR. WALLACE: It's a typo, ma'am.  
 11 BOARD MEMBER DURDEN: Okay. That's all my  
 12 questions.  
 13 THE CHAIRMAN: All right. So to confirm,  
 14 there's 1.7 million of federal tax credit  
 15 equity, but there's no additional cash equity  
 16 from the developer?  
 17 MR. DIEBENOW: Well, again, this is Steve  
 18 Diebenow, 1 Independent Drive, on behalf of the  
 19 developer.  
 20 We were just talking about that. I think,  
 21 practically -- although it wouldn't be  
 22 characterized as equity in the capital stack at  
 23 stabilization or after the fact, but,  
 24 practically, the developer is putting up all  
 25 the money to do the project, except for the  
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1 LISC loan and the historic preservation -- and  
 2 the historic tax credit at the outset of the  
 3 project.  
 4 THE CHAIRMAN: And the City funds.  
 5 MR. DIEBENOW: And -- well, no. That  
 6 wouldn't come until after the project. So, I  
 7 mean, you're asking what's the developer's -- I  
 8 think the real question is, what's the  
 9 developer's commitment. And the developer's  
 10 commitment is over \$3 million because there's  
 11 about 1.7 million in the historic tax credit,  
 12 which is equity, as Mr. Wallace just said.  
 13 There's a \$6 million loan from LISC that's  
 14 contemplated. So that's about 7.7 million. So  
 15 the balance of it, 3.4 million, is a  
 16 combination of the contribution of the land,  
 17 plus cash that the developer has to put out in  
 18 order to get the project completed, in order to  
 19 get a CO, in order to then have the opportunity  
 20 to get the grant from the City and the second  
 21 loan from the City.  
 22 So at the end, when everything washes out,  
 23 I think the number that Mr. Daly just  
 24 described, 1.7, 1.8 million, would be the  
 25 equity in the equity stack, I guess you'd say.  
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1 just mentioned, what's the anticipated  
 2 ownership breakdown by person and percentage of  
 3 Ace Jax, LLC?  
 4 MR. DIEBENOW: That's a great question. I  
 5 don't know the answer right now. I don't know.  
 6 THE CHAIRMAN: Any other questions?  
 7 Ms. Durden.  
 8 BOARD MEMBER DURDEN: In regards to --  
 9 THE CHAIRMAN: (Inaudible.)  
 10 BOARD MEMBER DURDEN: Yeah.  
 11 In regards to the property that the City  
 12 currently owns, I heard that -- you said --  
 13 staff said that it does need to be bid out. In  
 14 the time frame -- if you will, in the timeline,  
 15 can you describe to us if -- if this passes  
 16 today, could you tell us how that's going to  
 17 fit in with going to council?  
 18 MR. WALLACE: We could certainly do a  
 19 Notice of Disposition shortly after -- should  
 20 you decide to approve this, and put it out, and  
 21 it would be out for -- by statute, a minimum of  
 22 30 days.  
 23 BOARD MEMBER DURDEN: Do you need action  
 24 on the part of this board to authorize the  
 25 Notice of Disposition?  
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1 But, practically, the developer has to come out  
 2 and put his own equity, if you will, into the  
 3 project before the --  
 4 THE CHAIRMAN: So the equity funds the  
 5 shortfall during construction and then  
 6 they're -- they intend to get their equity back  
 7 once the City loans come -- the grant comes  
 8 through?  
 9 MR. DIEBENOW: A portion of it, yes,  
 10 because as Mr. Meeks observed, the -- you know,  
 11 \$235 foot is a --  
 12 (Simultaneous speaking.)  
 13 THE CHAIRMAN: And the cost (inaudible) --  
 14 MR. DIEBENOW: -- but we take the risk  
 15 (inaudible) --  
 16 THE CHAIRMAN: And they risk -- the  
 17 developer risks the (inaudible).  
 18 MR. DIEBENOW: Correct.  
 19 THE CHAIRMAN: Ms. Durden, did you have --  
 20 are you good?  
 21 BOARD MEMBER DURDEN: I'm good.  
 22 Thank you.  
 23 VICE CHAIR MEEKS: One more question of  
 24 Mr. Diebenow.  
 25 In light of the property contribution you  
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1 MR. WALLACE: It's part of this particular  
 2 financial incentive package.  
 3 BOARD MEMBER DURDEN: Does that need to be  
 4 added to the resolution? Or advertised --  
 5 MR. WALLACE: It's going to be advertised.  
 6 And, as I stated earlier, it's going to be  
 7 disposed of pursuant to Florida Statute 163.  
 8 So it's part of this particular resolution.  
 9 THE CHAIRMAN: It sounds like the answer  
 10 is no.  
 11 BOARD MEMBER DURDEN: I don't think it's  
 12 part of the resolution.  
 13 MR. DALY: If I may, to Ms. Durden,  
 14 through the Chair, any property that is  
 15 disposed of has to go through that process. So  
 16 anytime we bring a Notice of Disposition, or an  
 17 involvement of including a parcel of the  
 18 property into the incentive package, it's got  
 19 to go through that process.  
 20 THE CHAIRMAN: So mentioning it, it does  
 21 not require --  
 22 (Simultaneous speaking.)  
 23 MR. DALY: Exactly. We, by state law,  
 24 have to go through that process.  
 25 THE CHAIRMAN: All right. Mr. Meeks.  
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1 VICE CHAIR MEEKS: I'm not sure how to  
2 phrase this in terms of a motion. I think part  
3 of our due diligence -- maybe this will rise to  
4 the level of a motion, but we should know  
5 who -- what the owner -- who and what the  
6 ownership percentage is going to be of the  
7 entity that's asking for this funding. And we  
8 should have some understanding that -- I'd say  
9 if any of those principals who end up in  
10 ownership positions, if they have money  
11 outstanding with the City, that those ought to  
12 be rectified.

13 And maybe to make it easier -- rather than  
14 before the agreement is executed, maybe we ever  
15 put our money in, or some -- or maybe the first  
16 year, some period of time that we have  
17 assurance -- because, again, it strikes me as  
18 awkward if we're asking the City for money for  
19 principals who are -- also still owe the City  
20 money.

21 So that doesn't feel right to me and it  
22 would seem like we ought to know who we're  
23 actually doing business with. We have an  
24 entity, we don't know the ownership. It seems  
25 like that's something we ought to know, but

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1 I'll defer to my other colleagues.

2 THE CHAIRMAN: I would suggest you make --  
3 (inaudible), so --

4 VICE CHAIRMAN MEEKS: Pardon me?

5 THE CHAIRMAN: That would prohibit the  
6 legislation from moving forward, so I would  
7 suggest you make a motion --

8 MR. DIEBENOW: May I address that  
9 question, Mr. Chairman? Just -- maybe a little  
10 bit different way.

11 Look, every LLC that owns something is  
12 considered a stand-alone thing. It's a -- it's  
13 a different ownership entity. So ABC, LLC, is  
14 different from XYZ, LLC. And what Mr. Meeks is  
15 suggesting leads to some pretty, perhaps,  
16 unexpected consequences. I'll give you a  
17 really specific example here.

18 A person who owns a portion of this  
19 particular LLC owns a portion of an LLC for  
20 property that's located at 937 Main Street,  
21 which is the old Cadillac dealership. And if  
22 we were to judge this project by the standard  
23 that Mr. Meeks is suggesting, this property  
24 would never be redeveloped. Why is that?  
25 Well, the old Cadillac dealership is subject to

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1 a federal lawsuit, not of their making, not of  
2 their cause, but that property is located  
3 within the boundaries of a brownfield that was  
4 caused by contamination from an adjacent  
5 property owner. They can't get a loan on that  
6 property. They can't fix that property.  
7 There's nothing they can do with that property  
8 until that lawsuit is resolved.

9 That lawsuit has been ongoing -- the City  
10 is a party to that lawsuit, by the way. And  
11 that lawsuit has been ongoing for several  
12 years, and that property has been contaminated  
13 for over 30 years. The entity that caused or  
14 allegedly caused that contamination, while  
15 solvent, is refusing to clean up the property.  
16 And, as a result, 937 Main Street, which  
17 happens to be owned by one of the people who is  
18 also an owner in this LLC, isn't able to  
19 address all the issues on their property  
20 because they simply can't get a bank loan, they  
21 can't do anything with that property.

22 We can have -- again, if the conversation  
23 that Mr. Meeks is suggesting, that we go  
24 down -- we're going to have that on every  
25 single redevelopment project in downtown? That

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1 property is not even located in downtown. It's  
2 in Springfield. It's not anything that's their  
3 fault. It's not -- nothing they can do about  
4 it. They're held hostage by the process and  
5 the environmental contamination around them.

6 THE CHAIRMAN: I understand your point.

7 MR. DIEBENOW: So anyway, I'm just using  
8 that as one example.

9 THE CHAIRMAN: Thank you, Mr. Diebenow.  
10 We understand.

11 Mr. Meeks -- if anybody wants to make an  
12 amendment, now is your chance, before I ask for  
13 the public input.

14 We have a motion on the floor.

15 BOARD MEMBERS: (No response.)

16 THE CHAIRMAN: All right. Seeing none,  
17 why don't we go to the public input, please.

18 Mr. Bailey, you gave me the easy one  
19 today.

20 The first comment is Bill Bishop. I  
21 recognize that name.

22 Bill, are you here?

23 AUDIENCE MEMBERS: (No response.)

24 THE CHAIRMAN: Next is Terrance Jones.

25 Please go to the podium, and you will have

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1 three minutes.  
 2 (Audience member approaches the podium.)  
 3 THE CHAIRMAN: You have three minutes. If  
 4 you'd state your name and address for --  
 5 AUDIENCE MEMBER: Hello. My name is  
 6 Terrance Jones. I live at 1243 North Laura  
 7 Street in historic Springfield.  
 8 And my comments are about Mr. Hionides.  
 9 He owns a lot of properties in Springfield.  
 10 I bought my house in 1998, part of the  
 11 City program of the auction -- Springfield  
 12 auction to bring families into the  
 13 neighborhood.  
 14 Mr. Hionides have been a person who has  
 15 kept or slowed down development that we've  
 16 tried to do in many opportunities. I've been  
 17 on a number of boards in Springfield, president  
 18 of the Springfield Board of Community  
 19 Improvement, been a board member of SPAR  
 20 several times, and also a founding board member  
 21 of Operation New Hope. And a lot of our  
 22 activities and different entities, different  
 23 developers trying to develop, Mr. Hionides gets  
 24 in the way intentionally.  
 25 If a person has a business and then he  
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1 buys the lot next to them and they need to  
 2 expand that business in order -- for parking,  
 3 he refuses to do it. Refuse to do it. So now  
 4 the same person is asking the City to give him  
 5 property and assist him in development when he  
 6 does the opposite of that.  
 7 So if you want to be a good neighbor, you  
 8 be a good neighbor because we are taxpayers and  
 9 we own -- we owe probably the City money too,  
 10 so now you're asking us to give you money to  
 11 support this entity and this business when  
 12 there's other businesses along 8th Street and  
 13 Main Street. He owns several parcels, and he  
 14 land-banks it and holds it hostage. And the  
 15 City does nothing, enforce him to do that.  
 16 He's been doing that for three decades. I've  
 17 been in my property for two decades, and the  
 18 same property that is vacant is owned by him.  
 19 He doesn't even sell it for fair market value  
 20 when you have a developer that wants it. One  
 21 and 2- and \$3 million, 400,000, \$100,000, which  
 22 is ridiculous. No one would ever purchase it.  
 23 If you have a property and somebody want  
 24 to buy the property and build on it, he wants  
 25 to do a lease agreement with you, but you do  
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1 improvements to the property and then he  
 2 maintains and keeps the property.  
 3 If you have a building and you do  
 4 improvements to the property, then he, every  
 5 six months, do an assessment based off your  
 6 profit and continue to change your rent until  
 7 you go out of business.  
 8 This is the same Hionides who's trying to  
 9 be assisting you in developing the downtown.  
 10 Now, the City has been able to force him to do  
 11 business downtown, but the City chooses not to  
 12 force him to redevelop properties in our  
 13 neighborhood. So while downtown starts to  
 14 develop, we stand to be an eyesore, purposeful  
 15 by this particular man.  
 16 So if he -- and a lot of the properties  
 17 starting to foreclose and he have financial  
 18 difficulties. We can create all kind of LLCs  
 19 that you want. It's still the same common  
 20 person is a part of it. So if he needs some  
 21 money, I suggest he sell the properties in  
 22 Springfield, the ones that he can, that is not  
 23 part of a brownfield, let us live our lives,  
 24 and continue to grow and develop. I would  
 25 appreciate it.  
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1 Thank you.  
 2 THE CHAIRMAN: Thank you, Mr. Jones.  
 3 Next we have Claude Moulton.  
 4 (Audience member approaches the podium.)  
 5 THE CHAIRMAN: Did I pronounce that  
 6 correctly, Mr. Moulton?  
 7 AUDIENCE MEMBER: Thank you very much.  
 8 My name is Claude Moulton. I live at 235  
 9 West 5th Street in historic Springfield.  
 10 My family has lived and worked in  
 11 Springfield for 20 years.  
 12 I will try, in the limited amount of time,  
 13 not to repeat things that people have said so  
 14 well on either side of the issue. I'd  
 15 reiterate the last comment, which is that  
 16 between 1st and 5th Street in Springfield and  
 17 Main Street, all owned by -- as far as we know,  
 18 by Mr. Hionides' entities have absolutely been  
 19 fallow and nothing has happened.  
 20 And, by the way, I think, although we're  
 21 separate historic districts, we have the same  
 22 goal, which is to improve those districts.  
 23 They're not contradictory at all, and we're  
 24 doing everything we can to ensure that our  
 25 neighborhood grows and prospers.  
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1 One of my saddest days in my 20 years in  
2 Springfield -- I can't remember the year, but I  
3 was president of the SPAR association at the  
4 time. The Hionides' entities owned the  
5 historic Jewish Community Center. As far as I  
6 can recall, there was nothing done to improve  
7 that property. In fact, it continued to  
8 deteriorate. The doors were always off the  
9 property. Vagrants moved into the property  
10 wholesale. And my saddest day was when that  
11 property burned to the ground. A terrible loss  
12 for our community. I don't want to see that  
13 happen anyplace else.

14 In the past few days -- or the past  
15 24 hours I should say, my assistant has been  
16 looking at properties in Springfield in  
17 downtown that are owned by various Hionides'  
18 entities. This is just a sample because we  
19 didn't have time to do any more, but we looked  
20 at 23 properties in Springfield and 8 in  
21 downtown. So 11 different Hionides' entities  
22 own these.

23 We found that, as of yesterday, \$198,000  
24 in back taxes was owed. I congratulate the  
25 folks who have diligently, in the past

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1 24 hours, rushed and paid at least some of  
2 these taxes. I give them credit for their  
3 ability to act so quickly, but I want to make  
4 that clear that this is a last-minute,  
5 last-ditch effort to try to clear up flagrant  
6 abuses of our system.

7 I thank you for your time.

8 THE CHAIRMAN: Thank you, Mr. Moulton.

9 Next we have Carl Junior Grant. Are you  
10 here?

11 AUDIENCE MEMBER: Yes.

12 THE CHAIRMAN: And is your card related to  
13 this particular vote on the Jones Furniture  
14 Building? I couldn't tell from your comment.

15 AUDIENCE MEMBER: Yes.

16 THE CHAIRMAN: It is. Okay.

17 State your name and address, please.

18 AUDIENCE MEMBER: Name is -- can you hear  
19 me? Name is Carl Junior Grant. My address is  
20 995 Water Street, Jacksonville, Florida.

21 Thank you for hearing me.

22 I'm here -- I'm just concerned about  
23 starting a wholesale and distribution downtown.

24 The situation going on with Winn-Dixie and  
25 Harvey's -- with no grocery stores and no

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1 supermarkets in downtown it's becoming to be a  
2 disaster, you know, for people to go way across  
3 the bridge to get groceries. So as a  
4 wholesaler and distribution, I'm trying to find  
5 some kind of way that I could work with the  
6 Downtown Investment Authority to acquire  
7 property, refer --

8 THE CHAIRMAN: If I could interrupt you.  
9 We're voting on a particular project and  
10 all the comments from the public must pertain  
11 to that project. So if your comments don't  
12 pertain to that project, we will have an  
13 another public comment hearing later.

14 MR. GRANT: Okay. Well, I can speak on  
15 what that gentleman referred, about the  
16 property in the neighborhood.

17 THE CHAIRMAN: The Jones Furniture  
18 Building and the building next door.

19 MR. GRANT: Yes, that's what -- I'll refer  
20 to that.

21 THE CHAIRMAN: We need your comments to  
22 pertain to that.

23 MR. GRANT: Oh, okay. This is not -- this  
24 is a general comment.

25 THE CHAIRMAN: Well, then you can wait for  
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1 the -- we have another session for that where  
2 you can comment to us.

3 MR. GRANT: Okay.

4 THE CHAIRMAN: Right now we have to keep  
5 it to this project.

6 MR. GRANT: I got you.

7 THE CHAIRMAN: I'll call you back a little  
8 later or Mr. Bailey will call you back.

9 MR. GRANT: Okay. No problem.

10 THE CHAIRMAN: I think that's all the  
11 comments regarding --

12 AUDIENCE MEMBER: (Indicating.)

13 THE CHAIRMAN: Did you fill out a card,  
14 sir?

15 AUDIENCE MEMBER: Yep. I was the very  
16 first card filled out.

17 THE CHAIRMAN: Okay. What's your name?

18 AUDIENCE MEMBER: Trautmann.

19 THE CHAIRMAN: Okay. Come on up.  
20 (Audience member approaches the podium.)

21 AUDIENCE MEMBER: Thank you.

22 My name is Michael Trautmann. I live at  
23 133 West 5th Street in historic Springfield,  
24 and I've lived over there for 25 years.

25 I don't want to reiterate what Claude said  
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1 and what Terrance said, but I'm in agreement  
2 with their idea.

3 I would say, in general, that what the  
4 Hionides group is trying to do, from a  
5 preservation standpoint, I concur with, but I  
6 also think there's an obligation, as a citizen  
7 of the community at large, that you have  
8 commitments that go beyond a specific piece of  
9 property.

10 I come from a family of developers who  
11 have been developing in Austin, San Antonio and  
12 Texas for about a hundred years as a family.  
13 And as my dad used to say, when they name  
14 schools after you and tennis courts, you know  
15 you've done a pretty good job. And last time I  
16 checked, I didn't see any schools at the beach  
17 or anything named after Hionides. Not that I  
18 mean that in a bad way, but there are numerous  
19 properties in Springfield that have habitual  
20 code violations.

21 I spent seven years on the board of  
22 Springfield Preservation. I spent four years  
23 as a board member of SIA. I have seven  
24 historic preservation awards. I've done 50  
25 projects in Springfield. All the time my

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1 properties, whether they were vacant, occupied  
2 or under renovation, were always boarded,  
3 secured, insured and kept up. That was just  
4 how we function in the community. It's the  
5 responsible way to function in the community.

6 I would ask that you take a little bit of  
7 review of just this building downtown. Not  
8 that I don't want to see it renovated, I think  
9 that's great and I think historic preservation  
10 is great, but then maybe that Hionides and that  
11 group have some responsibility that goes beyond  
12 just this one particular piece of property.

13 Now, we did have a neighborhood -- a  
14 speech last night from Jerry Holland, and we  
15 just pulled up just a few pieces of  
16 Hionides-owned property on Main Street. I own  
17 property on Main Street as well, and it's hard  
18 for me to attract tenants when you have  
19 property that has a lot of environmental issues  
20 next door. Unboarded, unsecured, back taxes on  
21 one parcel is 24,000; open, running fines.  
22 Back taxes on Parcel B, \$13,000; back taxes,  
23 open and running fines. Back taxes -- Parcel  
24 Number 3, this is a vacant lot, back taxes,  
25 23,000, et cetera, et cetera. I've got five or

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1 six or seven of them here. So if they were all  
2 paying taxes, they must have done it last night  
3 because they weren't done, according to  
4 Mr. Holland, last night.

5 In any event, I hope you will see the  
6 community of Springfield is not just a  
7 by-product, but is an integral part of the  
8 downtown development and attach some  
9 significance to that, as well as the historic  
10 preservation -- think of our neighborhood as  
11 part of the greater downtown neighborhood.

12 Thank you.

13 THE CHAIRMAN: Thank you, Mr. Trautmann.

14 VICE CHAIR MEEKS: Mr. Chairman.

15 THE CHAIRMAN: If I can conclude public  
16 comment and then --

17 VICE CHAIRMAN MEEKS: Okay. I'm sorry.

18 THE CHAIRMAN: I just want to make sure  
19 there is no further public comment.

20 AUDIENCE MEMBER: (No response.)

21 THE CHAIRMAN: Okay. We're good.

22 Thank you, Mr. Meeks.

23 VICE CHAIR MEEKS: Is it too late --  
24 having heard all this, I would like to propose  
25 an amendment. I'm trying to be as appropriate

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1 and yet as unrestricted as possible, after  
2 having heard the public comment. Can I still  
3 do that or am I out of order?

4 THE CHAIRMAN: Mr. Sawyer, are we within  
5 the normal rules? Can we propose an amendment  
6 after public comment?

7 MR. SAWYER: You --

8 THE CHAIRMAN: We would have to do public  
9 comments again?

10 MR. SAWYER: Probably, yes.

11 THE CHAIRMAN: Okay. If you want to,  
12 Mr. Meeks, go ahead.

13 VICE CHAIR MEEKS: What I would like to do  
14 is propose the following amendment, that  
15 Mr. Diebenow would tell us, before we go to  
16 City Council, what the ownership of this entity  
17 is, who the developer and ownership is by  
18 person and percentage. And if Mr. Chris  
19 Hionides owns a controlling interest in that  
20 entity, then we would understand and know what  
21 taxes or otherwise fines are outstanding, and  
22 that those would be satisfied before it went to  
23 City Council.

24 Once Mr. Diebenow makes that  
25 representation, if Mr. Hionides, Sr., does not

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1 have a controlling interest in the development  
2 entity, then I wouldn't ask for any further  
3 investigation about fines and taxes or other  
4 items owed.  
5 THE CHAIRMAN: Is there a second?  
6 BOARD MEMBERS: (No response.)  
7 THE CHAIRMAN: Seeing no second, the  
8 motion --  
9 BOARD MEMBER DURDEN: I could second it  
10 just for discussion purposes. Just to -- you  
11 know, to allow for discussion purposes only.  
12 THE CHAIRMAN: All right.  
13 VICE CHAIR MEEKS: Okay. I would like to  
14 see this project done. I would like to be able  
15 to vote for it, so I'm trying to put myself in  
16 a position where I could vote for this and not  
17 against it. That, I think, is the least  
18 restrictive way I know how to do that.  
19 THE CHAIRMAN: Ms. Durden, you had a  
20 comment on the amendment?  
21 BOARD MEMBER DURDEN: Yes. I need some  
22 clarification, if that would be -- is it  
23 Mr. Hionides, Sr., that is the controlling  
24 interest? Is that -- and when you say the  
25 "controlling interest," in the landowner, the  
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1 developer, or who?  
2 THE CHAIRMAN: The entity.  
3 VICE CHAIRMAN MEEKS: Yes. The  
4 development entity represented in our papers is  
5 Ace Jax, LLC. I previously asked  
6 Mr. Diebenow -- he didn't know what the  
7 ownership would be. I imagine from what he  
8 said that the current entity, albeit inactive,  
9 that owns this property, the Jones Brothers  
10 property, is an entity owned and/or controlled  
11 by Mr. Hionides, Sr. It sounds as if he's  
12 going to donate that property to the developer,  
13 Ace Jax, LLC.  
14 My imagination is that he's going to get  
15 an interest in the entity who is our  
16 development agent. And so what I'm proposing  
17 as a motion, if Mr. Hionides, Sr., with the  
18 variety of entities that have -- have unpaid  
19 taxes and/or running fines, if he has a  
20 controlling interest in our development entity,  
21 then those items need to be identified and  
22 paid. If he doesn't have a controlling  
23 entity -- interest rather, then I will not ask  
24 for any further investigation.  
25 MR. DIEBENOW: Mr. Chairman, if I can just  
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1 answer the question. So Chris Hionides does  
2 not have any interest in Ace Jax, LLC. He has  
3 zero interest in Ace Jax, LLC at this moment.  
4 THE CHAIRMAN: So in the prior -- you  
5 asked a question --  
6 MR. DIEBENOW: I didn't know the answer,  
7 but Elias Hionides is here. I asked the Elias,  
8 his son, and Chris Hionides does not have any  
9 ownership interest in Ace Jax, LLC, as we sit  
10 here today.  
11 VICE CHAIR MEEKS: Mr. Diebenow, you said  
12 and used the terms that the property would be  
13 transferred into that entity.  
14 MR. DIEBENOW: That's correct.  
15 VICE CHAIR MEEKS: Now, that could take in  
16 the form of a cash purchase -- my understanding  
17 at present is the entity that owns the property  
18 is owned by Mr. Hionides, Sr. Am I correct in  
19 that?  
20 MR. DIEBENOW: Yes.  
21 VICE CHAIR MEEKS: So either one of two  
22 things have to happen. Either -- well, it  
23 could be a combination of these two things.  
24 Either Mr. Hionides is going to transfer that  
25 property and get some ownership interest or  
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1 he's going to sell the property to the  
2 development company.  
3 MR. DIEBENOW: We'll be happy to provide  
4 the information that Mr. Meeks is requesting,  
5 but I can tell you that Chris Hionides doesn't  
6 have an interest and my understanding is will  
7 not have an interest in Ace Jax, LLC going  
8 forward. And I don't know what else to say.  
9 THE CHAIRMAN: So the developer wouldn't  
10 have a problem with the amendment?  
11 MR. DIEBENOW: The amendment -- we'll be  
12 happy to share the information that Mr. Meeks  
13 has requested.  
14 BOARD MEMBER DURDEN: Thank you,  
15 Mr. Chairman.  
16 Through the Chair to the staff, number  
17 one, who is the current owner of the land?  
18 Number two, is Ace Jax an inactive company, the  
19 company that you're asking us to agree to on a  
20 resolution?  
21 VICE CHAIR MEEKS: Let me answer that.  
22 MR. WALLACE: Mr. Chairman, if I may.  
23 Not one time today have I ever said that  
24 Chris Hionides was a part of this transaction.  
25 BOARD MEMBER DURDEN: I didn't ask --  
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1 that's not the question I asked.  
 2 MR. WALLACE: Mr. Chairman, if I may.  
 3 BOARD MEMBER DURDEN: That's not the  
 4 question I asked.  
 5 MR. WALLACE: I understand your question.  
 6 I never said Chris Hionides was a part of  
 7 this transaction. Number two, no, Ace Jax is  
 8 not an inactive corporation. I've only met  
 9 with Elias Hionides, as well as Andy Allen, who  
 10 are the principals that would be a part of this  
 11 particular transaction.  
 12 So I want to be clear on the record as to  
 13 who I negotiated this particular transaction  
 14 with.  
 15 VICE CHAIR MEEKS: If I may further that  
 16 question because it went to a comment -- let me  
 17 answer your question, Ms. Durden, because I can  
 18 answer the question based on the information  
 19 I've looked at.  
 20 The present owner of the property is not  
 21 Ace Jax, LLC. The present owner of the  
 22 property is a different entity that apparently  
 23 is owned by Mr. Hionides, Sr. That entity, at  
 24 present, is inactive. I made that comment  
 25 earlier in the course of these events. And I  
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1 also said Mr. Diebenow can -- they can fix that  
 2 sort of thing.  
 3 And so that property that's currently  
 4 owned in an entity other than Ace Jax, LLC is  
 5 going to be sold and/or transferred to Ace Jax,  
 6 LLC. The entity that owns that property  
 7 currently is inactive and apparently is owned  
 8 by Mr. Hionides, Sr. That is my understanding  
 9 of the facts, having looked at a brief review  
 10 of the records.  
 11 And so my amendment was to say, if  
 12 Mr. Hionides, Sr., does not have a controlling  
 13 interest in Ace Jax, LLC after that property  
 14 transfer takes place, then I'm not requesting  
 15 any more information about property taxes that  
 16 his entities may own. If he does, then I think  
 17 that they need to be identified and paid.  
 18 MR. DIEBENOW: And I'm here to say on the  
 19 record, he doesn't have any interest in  
 20 Ace Jax, LLC, nor will he have a controlling  
 21 interest in Ace Jax, LLC after the property  
 22 transfer.  
 23 THE CHAIRMAN: Okay. We have an amendment  
 24 to the motion on the floor and seconded. No  
 25 further comments.  
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1 I'm going to ask for public comment. Any  
 2 public comment?  
 3 MR. MOULTON: (Indicating.)  
 4 THE CHAIRMAN: Yes. You are Mr. --  
 5 MR. MOULTON: Moulton.  
 6 THE CHAIRMAN: -- Moulton.  
 7 Three minutes.  
 8 Do we get two minutes on amendments?  
 9 MR. SAWYER: (Inaudible.)  
 10 MR. MOULTON: I'll be less than that.  
 11 Just to clarify, I have in front of me the  
 12 Division of Corporation records. And as is  
 13 stated, Mr. Chris Hionides is not currently, at  
 14 least as far as we can tell, the manager of  
 15 the -- that entity. There's no way of telling  
 16 from this record whether -- who actually is a  
 17 member of this, but I point out that the  
 18 manager of the entity Ace is Elias Hionides,  
 19 for your information.  
 20 Thank you.  
 21 THE CHAIRMAN: Okay. Any further public  
 22 comment?  
 23 AUDIENCE MEMBERS: (No response.)  
 24 THE CHAIRMAN: Seeing none, all in favor  
 25 of the amendment to the motion, say aye.  
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1 VICE CHAIRMAN MEEKS: Aye.  
 2 THE CHAIRMAN: All opposed, say aye.  
 3 BOARD MEMBER BAILEY: Aye.  
 4 BOARD MEMBER DURDEN: Aye.  
 5 BOARD MEMBER MOODY: Aye.  
 6 BOARD MEMBER GREY: Aye.  
 7 BOARD MEMBER GIBBS: Aye.  
 8 THE CHAIRMAN: Aye.  
 9 The motion is not passed. Still on the  
 10 floor is the motion -- the original motion.  
 11 All in favor of that motion to approve  
 12 this project, say aye.  
 13 BOARD MEMBER BAILEY: Aye.  
 14 BOARD MEMBER MOODY: Aye.  
 15 BOARD MEMBER GREY: Aye.  
 16 BOARD MEMBER GIBBS: Aye.  
 17 THE CHAIRMAN: Aye.  
 18 All opposed, say aye.  
 19 VICE CHAIRMAN MEEKS: Aye.  
 20 BOARD MEMBER DURDEN: Aye.  
 21 THE CHAIRMAN: Two opposed, five in favor.  
 22 All right. Thank you.  
 23 MR. DIEBENOW: Thank you, Chairman.  
 24 THE CHAIRMAN: Thank you, Mr. Diebenow.  
 25 Mr. Bailey, thank you for handing the  
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1 gavel to me for this project. I'm reminded why  
2 I didn't take a third term.  
3 Do we have any other voting items on the  
4 agenda? Is that it? So we'll move to the  
5 chairman's report.  
6 MR. WALLACE: Mr. Chairman, if I may, I  
7 would like for everyone to join me in just  
8 thanking Karen Underwood because today is her  
9 birthday and she's here today --  
10 (Applause.)  
11 MR. WALLACE: Separate order of business,  
12 on March 26th, which would be Monday, from  
13 11:30 a.m. to 1:00 p.m., there will be a  
14 Lunch and Learn session with regards to the  
15 Southside Generating Station, which is property  
16 owned by JEA. Councilwoman Boyer and I will be  
17 making a presentation to not only City Council  
18 members, but we will notice -- send out a  
19 notice first thing in the morning so that you  
20 all could join as well. We'll be discussing  
21 the District project itself. What we  
22 potentially will be recommending and  
23 (inaudible) an incentive package. So this will  
24 be an opportunity for a discussion with the  
25 City Council members as well as you. It's only  
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1 a Lunch and Learn, understanding, addressing,  
2 and asking questions.  
3 I also ask that those of you that can be  
4 present on April 2nd -- because I know Karen  
5 has asked of you to -- those that can be  
6 present, to please make sure that you attend  
7 that particular meeting. I am -- right now I  
8 have a quorum of six, which is the definite  
9 number that I need. If someone is not going to  
10 be able to stay the full time of that meeting,  
11 you need to let me know expeditiously because I  
12 really need to have that meeting on the 2nd.  
13 My calendar for the month of April is just  
14 really, really packed as much as I can from a  
15 travel standpoint, so I really need to get this  
16 meeting done on April 2nd.  
17 Yes, sir. Mr. Moody.  
18 BOARD MEMBER MOODY: Does that meeting  
19 start at 2 o'clock?  
20 MR. WALLACE: Karen?  
21 Hang on. The meeting is noticed at  
22 2 o'clock?  
23 MS. UNDERWOOD: I believe it is. I'll  
24 look at my calendar to make sure.  
25 MR. WALLACE: We'll come back to you on  
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1 that, Mr. Moody, to make sure.  
2 VICE CHAIRMAN MEEKS: Where is the meeting  
3 on the 26th?  
4 MR. WALLACE: The meeting on the 26th will  
5 be right here in the Lynwood Roberts Room.  
6 And last, I should be getting out here  
7 shortly the Notice of Disposition on the City  
8 Hall Annex as well as City Hall -- I mean, the  
9 old county courthouse property. That is taking  
10 us a bit longer than we anticipated, but we've  
11 had very good due diligence between us,  
12 Procurement, Office of General Counsel. The  
13 Notice of Disposition now rests with the Risk  
14 Management to look at any particular insurance  
15 requirements. So it is certainly my goal that  
16 this gets out on the street no later than  
17 Friday of this week, but we're working  
18 diligently hard to get that on the street.  
19 So those are my particular comments that  
20 we have today.  
21 Also, I want to let everyone know that  
22 we're going to try to get a workshop probably  
23 the first of May to start on the budget  
24 process.  
25 I had a great conversation with the  
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1 administration. One of the things that we're  
2 going to do is proposing, as a management team  
3 to the board, is the downtown development --  
4 Economic Development Fund, as well as historic  
5 preservation, what our ask should be in this  
6 upcoming budget cycle. So it's going to be an  
7 opportunity for all of us to weigh in on that.  
8 THE CHAIRMAN: Mr. Wallace, do you have  
9 anything on the riverfront design guidelines?  
10 MR. WALLACE: We're underway with regards  
11 to -- we've been working a lot on waterfront  
12 activation nodes and spending a lot of time  
13 with Council President Boyer on that. And we  
14 should be hopefully wrapping that piece up and  
15 turning our attention to the broader guidelines  
16 piece itself.  
17 THE CHAIRMAN: Thank you.  
18 DDRB briefing, Mr. Klement.  
19 MR. KLEMENT: Yes, Mr. Chairman, Acting  
20 Chairman, members of the board.  
21 DDRB met March 15th and we took action on  
22 two items. We have a number of items still  
23 deferred. The two action items were the Lofts  
24 at Jefferson Station, which was a multifamily  
25 project down at the Bay and Water Street area.  
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1 And they received conceptual approval. And  
 2 they approved a special sign exception  
 3 (inaudible) for the Greyhound bus station.  
 4 They're going to move their iconic dog and  
 5 incorporate it into a piece of art in a  
 6 monument-type sign at their new inner-City bus  
 7 station in the (inaudible) area. So they  
 8 approved that and took action on that.  
 9 We are going to have a special workshop on  
 10 the Forsyth and Main parking garage March 28th  
 11 at 11:30. They are looking at bringing that  
 12 forward and keeping it on track and moving it  
 13 forward.  
 14 And our meeting right now for April would  
 15 be April 19th, and we're putting that agenda  
 16 together now.  
 17 THE CHAIRMAN: Thank you.  
 18 Any old business? Any new business?  
 19 STAFF MEMBERS: (No response.)  
 20 THE CHAIRMAN: All right. We have a  
 21 couple of public comment cards.  
 22 Dick Jackson.  
 23 (Audience member approaches the podium.)  
 24 AUDIENCE MEMBER: Dick Jackson, 995 Water  
 25 Street, Jacksonville, 32204.  
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1 Let me just start by saying that the  
 2 Times-Union has done another outstanding job of  
 3 putting the J Magazine together, which came out  
 4 this last Sunday, and we've also seen some good  
 5 stuff in the Daily Record, as usual.  
 6 I'm going to read this. It's about the  
 7 Skyway.  
 8 I have been living downtown now for just  
 9 over three months. I sold my home as part of  
 10 my downsizing life simplification plan. I also  
 11 gave up a full-size vehicle for Kia Soul, which  
 12 transports me to my necessary part-time job for  
 13 over ten years. The job also satisfies my  
 14 income parameters for my market-rate apartment.  
 15 The apartment also provides me with a single  
 16 covered parking space under the stilted  
 17 building. The garage remained high and dry  
 18 during the recent flooding. At times during my  
 19 life I've been a landlord, so I have the utmost  
 20 respect for my current landlord, Vestcor.  
 21 Yes, I was one of the first people to move  
 22 into the Lofts at LaVilla, which I find very  
 23 much to my liking. And I also observed mild  
 24 rush-hour traffic, which I fantasize will  
 25 lessen as more people move closer to the  
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1 downtown jobs and self-sustaining neighborhoods  
 2 as our -- and self-staining neighborhoods are  
 3 created.  
 4 Yes, it is one thing to sustain life, but  
 5 it is entirely different to enjoy life by  
 6 having access to all of the amenities that  
 7 various neighborhoods have to offer without the  
 8 hassle of owning an automobile. Some cities do  
 9 well with buses as downtown transit, but only  
 10 if the city is laid out in a linear fashion.  
 11 I purposely moved near a Skyway station,  
 12 and that is why (inaudible) and other activity  
 13 is built near transit stations. If you live  
 14 near a transit station, you are never that far  
 15 from the next station, and this creates a  
 16 walkable density, hopefully with contiguous  
 17 storefronts at street level.  
 18 If you live and work somewhere near a  
 19 Skyway station, you may eventually realize that  
 20 you have no need to own a car. I will be happy  
 21 when the elevated Skyway extends from Five  
 22 Points, Springfield, along Bay Street and  
 23 further into San Marco. Folks in these  
 24 neighborhoods will also appreciate access to  
 25 the other neighborhoods.  
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1 Transit is a formula for quality of life.  
 2 I think of the current Skyway as the stub of  
 3 the hub, and it is beyond time to add the  
 4 necessary spokes as was originally imagined.  
 5 The folks at JTA, Jacksonville  
 6 Transportation, have a vision, but it is not  
 7 20/20 and will not be completed by the year  
 8 2020. At present, all that JTA is providing is  
 9 eye wash to obscure the truth that the emperor  
 10 has no clothes. Any forums are one-way  
 11 conversations without public give-and-take.  
 12 JTA may not have a valid solution, but others  
 13 do. Let them be heard. Maybe the Civic  
 14 Council would like to weigh in. The Skyway  
 15 doesn't have to be a long-term solution to be  
 16 shuttled off to the next administration.  
 17 Thank you.  
 18 THE CHAIRMAN: Thank you, Dick. And thank  
 19 you for being a downtown resident and walking  
 20 the walk.  
 21 All right. John Nooney is back.  
 22 (Audience member approaches the podium.)  
 23 THE CHAIRMAN: Not that we have to remind  
 24 you, but you have three minutes.  
 25 AUDIENCE MEMBER: Hello. My name is  
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1 John Nooney. Address is on file.  
2 I've missed you guys.  
3 You know, I was in the very first DIA  
4 board meeting and it was right across the way,  
5 and legislation 2014-560. And I'll always  
6 remember Captain Mitch and with Foxy Lady. And  
7 he's gone.

8 And we have a new slogan, "It's easier  
9 here." But do you know what? I just think  
10 it's -- it ain't easier here, especially when  
11 we are talking about the waterways.

12 Now, what I wanted to share with you --  
13 here is the paddling guide. And right in here  
14 is -- let me share this with you -- Hogan's  
15 Creek. We've already come out with a new  
16 paddling guide. And you know what? That ain't  
17 going to be in there. It ain't easier here.

18 And, you know, the other thing I want to  
19 share with you -- you know, instead of the  
20 kayak launch that was there -- and the reason  
21 that I haven't been here is because I -- for  
22 years I've been able to access that place. And  
23 the kayak launch now has been replaced with a  
24 JSO No Trespassing sign. And on the bottom of  
25 it, it has F.S., Florida Statute 810.09. I

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1 want to read it to you: Trespasser on  
2 property, other than structure or conveyance, a  
3 person who, without being authorized, licensed  
4 or invited willfully enters upon, remains on  
5 any property other than a structure or  
6 conveyance as to which notice against entering  
7 and remaining is given.

8 Now, let me just share with you -- you  
9 know, way back -- you know, a couple of years  
10 ago -- you know, keep in mind all our different  
11 parks guys. You know, we had Kelley Boree,  
12 Tara Meeks, Tony Lopez from Miami. Now we have  
13 Daryl Joseph and Brian Burket. Well, at one of  
14 the DIA meetings, you know, Daryl -- or it was  
15 Brian -- gave me a JSO number, and, you know, I  
16 had it in my phone.

17 The point I'm getting at is, is that now  
18 we've elevated what, in my opinion, was  
19 something with no trespassing. Now it's a  
20 Florida Statute. So, in my opinion -- you  
21 know, we have the Duval County Legislative  
22 Delegation. We're just tracking appeals.

23 The reason I am here tonight is I'm hoping  
24 that you will consider a permission slip, if  
25 you will. You have 16 marine officers. Keep

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1 in mind we have 4.8 miles of the river's edge  
2 zone at the Fuller Warren and the Mathews  
3 Bridge.

4 Let me just say, I'd like -- I still want  
5 to be one of your biggest cheerleaders, but  
6 it's going to be pretty tough to be down there.  
7 And look at the restrictions that are going to  
8 be imposed, you know, for noncompliance, you  
9 know, for watching a kayak.

10 And let me just say, through the years  
11 that I would watch from there the Jaguar games.  
12 You know, June, July, August, September,  
13 October, November. It's a great place to  
14 watch. Okay?

15 I want to say visit Jacksonville. Let's  
16 make it easier here.

17 THE CHAIRMAN: Thank you, Mr. Nooney. And  
18 we miss you too.

19 Is Mr. Grant still here?

20 MR. GRANT: Yes.

21 THE CHAIRMAN: Okay. Now is your time,  
22 Mr. Grant. Come on up.

23 MR. GRANT: How are you doing?

24 My name is (inaudible) --

25 THE CHAIRMAN: If you could speak up, sir.

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1 Maybe come to this microphone here.

2 AUDIENCE MEMBER: Hi. My name is Carl,  
3 C-a-r-l, Junior Grant, 995 Water Street,  
4 Jacksonville, Florida 32204.

5 I live in a wonderful area.

6 Regarding small startups and (inaudible)  
7 companies in Jacksonville, I'm seeking that the  
8 Downtown Investment Authority to ask that more  
9 policies that would help startup (inaudible)  
10 companies to lease and acquire property, as we  
11 see what's happening to Winn-Dixie. And I'm  
12 hoping to see more grocery stores, which we  
13 don't have, grocery stores, wholesale stores,  
14 distribution downtown. And right now we have  
15 to go across to Arlington or way across the  
16 bridge or -- you know, far away to be able to  
17 get groceries.

18 So hopefully -- I'm trying to see if we  
19 can basically help new companies come into  
20 downtown Jacksonville, be able to start --  
21 again, let me say wholesale stores and just --  
22 which we don't have. And that's one of the  
23 things that -- one of the most important  
24 policies I want to refer to you about leasing  
25 property and acquiring property is hoping that

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1 the Downtown Investment Authority work with us  
2 on unsecured loans, unsecured grant loans, and  
3 also to be able to work with you on stated  
4 income loans. Stated income loans refer to  
5 unsecured -- unsecured credit or unsecured  
6 collateral type of grant loans.

7 These loans -- and we -- of course, we can  
8 work out some kind of way that we can pay this  
9 back -- you know, pay this back, but the most  
10 important, it will give a start-up company an  
11 opportunity to be able to compete with larger  
12 companies like Costco, BJ's and Winn-Dixie and  
13 all that. That's the purpose of this property.

14 Whatever the gentleman was talking about,  
15 how the -- these properties that ain't doing  
16 nothing, that's in also one of these empty  
17 buildings around -- I -- I think that's an  
18 interesting challenge for y'all to get together  
19 with the courts and find out how y'all can  
20 settle these, whether they force the homeowners  
21 to be -- to go ahead and pay for this, or y'all  
22 can turn around and do a demand on the property  
23 and then talk about giving the property back to  
24 small businesses.

25 THE CHAIRMAN: Thank you, Mr. Grant.  
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1 Ms. Durden, do you have something before  
2 we close?

3 BOARD MEMBER DURDEN: I did. I should  
4 have said this during either old or new, but I  
5 wanted to report to you that the legislature,  
6 in fact, did not pass any of the onerous CRA  
7 bills. So 163, Part 3, stands as it was.

8 It was a great effort by many, many  
9 people, people in this room. And I just want  
10 to publicly thank them, their commitment and  
11 time that was spent working with the FRA, as  
12 well as the legislature.

13 The second thing is, I just would like  
14 maybe next month if you could bring a report on  
15 the Riverside Boulevard [sic] study. I haven't  
16 heard anything about that in a while, and it  
17 would be nice to hear about that, although I  
18 will not be able to attend the meeting on  
19 April 2nd, as Mr. Wallace knows.

20 And then the third thing is, just to  
21 follow up on the process, I feel compelled to  
22 spend 30 seconds to say that I do think that we  
23 need to have an opportunity to sit down in a  
24 workshop with our staff and talk about what are  
25 the appropriate -- what is the appropriate

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1 transparency documentation that we as a board  
2 want to see.

3 You know, my comments earlier were  
4 heart-felt. I take my role very seriously, and  
5 I would really like to have a workshop with our  
6 staff and our board members to try to find,  
7 what do we think is appropriate, because  
8 certainly I would never want to have any of our  
9 staff believe that I would not want them to  
10 bring projects to us. We certainly want that.

11 So I would ask the staff if they would  
12 search out a date where we could have a  
13 workshop, maybe piggyback on an existing board  
14 member date or something along those lines.

15 Thank you very much.

16 THE CHAIRMAN: I think that's a great  
17 idea. I will look at the chairman and  
18 Mr. Wallace, particularly as we ask for  
19 additional funds at City Council, having that  
20 process solidified as (inaudible).

21 I will say, as an original CRA adoption,  
22 we did have certain processes that were adopted  
23 with that. And I don't know if we ought to  
24 reference that to make sure there wasn't  
25 something in there that we aren't doing or

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1 having to do. I just don't know. But that  
2 might provide some guidance as a springboard to  
3 have this workshop or conversation.

4 Any other comments?

5 VICE CHAIR MEEKS: One comment.

6 I just want to thank my fellow board  
7 members for indulging me and -- in probably an  
8 excessive level of comments about this whole  
9 thing with Jones Brothers Furniture because I  
10 too want to see the building done.

11 Clearly, what we've experienced in our  
12 neighborhood has affected me from a -- just  
13 from seeing these properties day in and day  
14 out, the financial drain and the corresponding  
15 emotional aspects.

16 So thank you for indulging my comments  
17 which may well have been over the top in some  
18 way. So thank you.

19 THE CHAIRMAN: Well, we appreciate you  
20 bringing it up. We properly vetted it, so --  
21 City Council may have a different opinion.

22 All right. Thank you all for your time  
23 today.

24 The meeting is adjourned.

25 (The above proceedings were adjourned at  
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CERTIFICATE OF REPORTER

STATE OF FLORIDA)  
)  
COUNTY OF DUVAL )

I, Diane M. Tropa, Florida Professional Reporter, certify that I was authorized to and did stenographically report the foregoing proceedings and that the transcript is a true and complete record of my stenographic notes.

DATED this 2nd day of April 2018.

\_\_\_\_\_  
Diane M. Tropa  
Florida Professional Reporter

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