	nunity Redevelopment Agency Board Meeting		Uncertified Condensed Copy
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		1	Rules and the Council, and we're glad to have
			_
	CITY OF JACKSONVILLE	2	him with us.
	COMMUNITY REDEVELOPMENT AGENCY	3	And, Todd, would you like to take a minute
		4	and just introduce yourself and
	BOARD MEETING	4	
		5	BOARD MEMBER FROATS: Sure. Thanks for
		6	having me. It's an honor to serve.
	Duranding bold on Medraday, Contarbay 10	-	-
	Proceedings held on Wednesday, September 19,	7	I wanted to thank the mayor and the City
	2018, commencing at 2:00 p.m., at the Ed Ball Building,	8	Council. And also I wanted to really thank
	214 North Hogan Street, 8th Floor Conference Room,	9	Mr. Wallace for spending a lot of time with me,
	Jacksonville, Florida, before Diane M. Tropia, FPR, a	9	
		10	getting me up to speed on five years of minutes
	Notary Public in and for the State of Florida at Large.	11	and how the DIA works and also for his
	BOARD MEMBERS PRESENT:	12	patience. So thank you.
	JAMES BAILEY, Chairman.	13	I'm originally from the Toronto, Ontario
	CRAIG GIBBS, Vice Chair.	4.4	
	OLIVER BARAKAT, Board Member. DANE GREY, Board Member.	14	area in Canada. I moved to Florida in '98. I
	BRENNA DURDEN, Board Member.	15	spent ten years with PricewaterhouseCoopers,
	RON MOODY, Board Member. BRAXTON GILLAM, Board Member.	16	five years in Toronto, one year in Rotterdam,
	TODD FROATS, Board Member.	-	
		17	and four years here in Jacksonville.
	ALSO PRESENT:	18	It was in 2002 that I started ICX Group,
	AUNDRA WALLACE, DIA, Chief Executive Officer.	-	
	LORI BOYER, City Council Member.	19	along with my co-founder, Lenny Curry. And
1	REGGIE GAFFNEY, City Council Member. TOM DALY, DIA, Redevelopment Analyst.	20	from 2002 until now, most of those years we've
	GUY PAROLA, DIA, Redevelopment Manager. JIM KLEMENT, DIA, Development Coordinator.	21	been downtown in Jacksonville. Mr. Curry is no
	JOHN SAWYER, Office of General Counsel.		
	JOHNNY GAFFNEY, Office of the Mayor. KAREN UNDERWOOD-EILAND, Executive Assistant.	22	longer an owner of ICX Group. When he became
		23	mayor, I purchased his shares.
		24	So I'm just happy to be here, happy to
	Diane M. Tropia, Inc., p.O. Box 2375, Jacksonville, FL 32203	25	serve. And again, we're a downtown resident
	(904) 821-0500		Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203
			(904) 821-0300
	•		
	2		4
1	P R O C E E D I N G S	1	for our business, and we look forward to seeing
	September 19, 2018 2:00 p.m.	2	this city grow.
2		2	this city grow.
2			
		3	Thank you.
		3 4	
3	THE CHAIRMAN: Good afternoon.	4	THE CHAIRMAN: Thank you, Todd. And glad
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City of Jacksonville Community Redevelopment Agency Board Meeting

-	Jacksonville		September 19, 2018
Comm	unity Redevelopment Agency Board Meeting 9		Uncertified Condensed Copy
1	probably October the 4th, which this body	1	Page 2. The very top indicates the Downtown
2	approved the same scenario, 80 units of	2	Revitalization Fund account. I believe that's
3	affordable, 50 units of workforce.	3	the Downtown Economic Development Fund account.
4	This is very consistent with our strategic	4	MR. WALLACE: That is correct, sir.
5	plan. More importantly, this particular	5	BOARD MEMBER BARAKAT: Let the record show
6	project will piggyback, should the City Council	6	we will make that scrivener's error correction.
7	approve, money that's in the CIP for Park	7	Secondly, I'm also in favor of the project
8	Street improvements. I think the number may be	8	because it's an investment in a part of
9	roughly a little over \$2 million. And	9	Brooklyn that hasn't seen any investment yet,
10	Mr. Parola can correct me if I'm incorrect, but	10	and I think the type of housing is in alignment
11	that could very well launch additional	11	with our goals.
12	development in the Brooklyn area, west of	12	I do know that there's a fair amount of
13	Park Street itself.	13	talk right now, obviously, about the Emerald
14	But one of the things that we did not do	14	Necklace. And this property, I think, is
15	earlier, when Brooklyn took off, is make sure	15	adjacent to one of the creeks. I believe it
16	that there was some type of affordable housing	16	is what is the name of the creek?
17	development opportunities in Brooklyn. We're	17	MR. WALLACE: McCoy.
18	correcting that with this particular	18	BOARD MEMBER BARAKAT: Ms. Boyer, if I may
19	recommendation here.	19	ask, through the Chair. Do you have any I
20	Mr. Chairman, I'll entertain any questions	20	know you are close to that. Do you have any
21	that you might have.	21	comments about development alongside the creek
22	THE CHAIRMAN: Okay. Can I get a motion	22	and anything that the DIA needs to know in
23	on 2018-09-01?	23	advancement of this request?
24	BOARD MEMBER GILLAM: Move to approve.	24	COUNCIL MEMBER BOYER: Through the Chair
25	THE CHAIRMAN: Second?	25	to Mr. Barakat, I don't really see the
	Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203
	(904) 821-0300		(904) 821-0300
	10		12
1	BOARD MEMBER MOODY: Second.	1	boundaries of the property here. I mean, I
2	THE CHAIRMAN: Okay. Any discussion?	2	know where it's located.
3	Mr. Gillam, can we start with you?	3	It's my understanding, though, that the
4	BOARD MEMBER GILLAM: This looks	4	small, triangular piece that you see on this
5	completely consistent with the last project we	5	map between Parcel A and the creek is not going
6	approved for Vestcor. And I've said it about	6	to be included or developed and would be
7	Vestcor before. They are one partner of a	7	available to be adjacent to the park. And the
8	public-private partner who's actually done what	8	large triangular piece that's across the street
9	they said they were going to do, so I generally	9	is already a park space, Brooklyn Park.
10	am in support of their projects.	10	So development of the block, if you will,
11	THE CHAIRMAN: Thank you.	11	where the A is located, is certainly a positive
12	Mr. Moody.	12	and doesn't have a negative impact on what is
13	BOARD MEMBER MOODY: I'm also in favor of	13	proposed along the creek itself.
14	this. It does absolutely help the area. It's	14	BOARD MEMBER BARAKAT: Thank you.
15	positive for the Brooklyn area. Vestcor has a	15	No further questions, Mr. Chairman.
16	proven track record. I think it falls right in	16	THE CHAIRMAN: Ms. Durden.
17	with the plan that we've been working on, so	17	BOARD MEMBER DURDEN: No questions.
18	I'm for it.	18	THE CHAIRMAN: Mr. Froats.
19	THE CHAIRMAN: Mr. Gibbs.	19	BOARD MEMBER FROATS: Just in reading the
20	BOARD MEMBER GIBBS: I'm fine. I'm not	20	prior minutes, it seems very consistent with
21	going to repeat the favorable comments.	21	past deals. And I guess, Mr. Wallace, if you
22	Thank you.	22	could actually tell the audience about the
23	THE CHAIRMAN: Mr. Barakat.	23	award that they received.
24	BOARD MEMBER BARAKAT: Two comments. One,	24	MR. WALLACE: Yes. The Lofts at LaVilla,
25	I think there is also a scrivener's error on	25	which is the first actual project that was done
1	Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203
	(904) 821-0300		(904) 821-0300

-	f Jacksonville nunity Redevelopment Agency Board Meeting		September 19, 2018 Uncertified Condensed Copy
Comm	13		15
1	in the LaVilla area, received an award from the	1	considered, and I just want to state publicly
2	Florida Housing Coalition in the month of	2	that we're grateful for the opportunity to make
3	August. I went and accepted that particular	3	a proposal. We proposed a development called
4	award on behalf of the City. As well as they	4	Ashley Square, and we see it as an important
5	showed an actual video.	5	development to downtown. It is a development
6	There are at least in the video one or	6	that is also going to be part workforce housing
7	more individuals that work for the City of	7	and part senior housing, and I think that's
8	Jacksonville that talk about the following:	8	important for the board to understand.
9	They live close to work. They no longer have	9	We also are planning first time we've
10	to drive and have to pay for parking. And they	10	ever done this. We're in partnership with a
11	utilize our Skyway system. And it has been a	11	for-profit entity to create a for-profit entity
12	great benefit for them from a socioeconomic	12	so that we can actually return a not-for-profit
13	status standpoint, of being able to live close	13	to the tax base. And that's something we also
14	to work.	14	are doing. And we did that based on the advice
15	So when we talked earlier about the	15	and counsel we received from the board. And I
16	project as being close to the urban core, being	16	want you to know how much we appreciated that.
17 18	close to transportation, these projects are doing just that. And as Mr. Gillam said,	17 18	We appreciated being considered, and we hope that we can continue to seek your support
19	Vestcor has been true to their word.	19	and guidance in providing possible housing
20	THE CHAIRMAN: Thank you.	20	options for seniors in downtown.
21	BOARD MEMBER FROATS: Thank you.	21	Affordable senior housing will continue to
22	THE CHAIRMAN: Mr. Grey.	22	be a great need in Jacksonville for the
23	BOARD MEMBER GREY: No comments.	23	foreseeable future, and our properties
24	THE CHAIRMAN: Okay. And, Mr. Moore,	24	downtown the Cathedral residences are
25	thank you. I think you said you might be able	25	currently one of the largest senior affordable
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	14		16
1	to get us that video. So we would love to see	1	communities in the county. So enhancing
2	that at some point. We appreciate it.	2	residences, improving them, growing them, and
3	Okay. No further discussion of the board.	23	giving the residents voice to their needs and
3 4	Okay. No further discussion of the board. Do we have any sorry. Mr. Sawyer.	3 4	giving the residents voice to their needs and to the contributions that they make, both to
3 4 5	Okay. No further discussion of the board. Do we have any sorry. Mr. Sawyer. MR. SAWYER: I was looking at one	3 4 5	giving the residents voice to their needs and to the contributions that they make, both to the economy and vitality of the downtown area,
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		1	Uncertified Condensed Copy
	17		19
1	Mr. Wallace, would you take to us	1	That is actual Berkman site. And to the east
		2	
2	Resolution 2018-09-02, Berkman II	2	of it here is City-controlled property itself.
3	Redevelopment?	3	So City-controlled property, the purchase to go
4	MR. WALLACE: Yes, I will.	4	with this, and this would be your site. These
	,		
5	Resolution 2018-09-02 is a resolution of	5	are as-is photos right now.
6	the Downtown Investment Authority, authorizing	6	I think that everyone knows that if you go
7	the chief executive officer of the DIA to	7	east, this is what you will actually see, along
8	negotiate a redevelopment agreement with MVJFL,	8	with our public safety campus right there as
9	LLC, for the redevelopment of the Berkman II	9	well.
10	tower, along with a parking garage,	10	Again, this is the site layout
		-	
11	collectively known as "The Project";	11	(indicating). You're seeing it along Bay
12	authorizing a number of incentives: One,	12	Street. And you see from a landmark standpoint
13	\$8.25 million for an operational grant for The	13	the distance that it is from whether it's
14	Project. Two, authorizing a REV Grant in the	14	Memorial Park or whether it's the bank where
15	amount of \$20 million for The Project. Three,	15	the football stadium, Hemming Park, Florida
	recommending approval by City Council of a		Theatre, the Cummer, as well as the beaches.
16		16	
17	\$3.25 million City grant for The Project. And	17	Here's some schematic designs of what is
18	four, authorizing a parking grant in the amount	18	being proposed for this particular location.
	\$3.5 million for the reservation of 200 parking	19	Please note, this is not final designs. This
19	· · · ·		
20	spaces for the public via restrictive covenant;	20	is probably not even to conceptual designs.
21	and authorizing the CEO of the DIA to negotiate	21	That will go through the Downtown Design Review
22	redevelopment agreements and other agreements	22	Board itself. That is not what we're here to
23	as necessary for the project; and authorizing	23	do, is make decisions with regards to design.
24	the CEO to initiate filing legislation with the	24	We're here to talk about the concept of the
25	City Council regarding the same; and	25	actual project, but I'm sure I'll get some
25		25	
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1	authorizing the CEO of the DIA to effectuate	1 2	design questions that I'll pass off to the
2	authorizing the CEO of the DIA to effectuate such agreements.	2	design questions that I'll pass off to the developer and their architect.
2 3	authorizing the CEO of the DIA to effectuate such agreements. Mr. Chairman, this project is a project	2 3	design questions that I'll pass off to the developer and their architect. Again, these are more of the amenities
2	authorizing the CEO of the DIA to effectuate such agreements. Mr. Chairman, this project is a project that has been around for quite sometime. I'm	2	design questions that I'll pass off to the developer and their architect. Again, these are more of the amenities that would be featured in the actual project.
2 3	authorizing the CEO of the DIA to effectuate such agreements. Mr. Chairman, this project is a project	2 3	design questions that I'll pass off to the developer and their architect. Again, these are more of the amenities
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2 3 4 5 6	authorizing the CEO of the DIA to effectuate such agreements. Mr. Chairman, this project is a project that has been around for quite sometime. I'm not going to belabor what happened. I'm just going to talk about it. It has been an eyesore	2 3 4 5 6	design questions that I'll pass off to the developer and their architect. Again, these are more of the amenities that would be featured in the actual project. From a design layout itself, here is the water amenity, as well as park amenities here.
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2	designs.	2	So the company, Barrington Companies,
3	Again, further layouts, as you begin to go	3	experienced hotel and amenity developers
4	vertical. Again, keeping with Catherine	4	partners in this is Greg Stewart; he's the
5	Street, access coming down to the actual river.	5	lead; Jim Bergman, who we've worked with; and
6	More designs here.	6	Dave Roos; as well as Robert, getting the
7	Keeping with the existing height of the	7	capital stacked together. It's been a great
8	facility at 17 stories, not going up, capping	8	pleasure to work with this group in a very
9 10	it exactly where it is. This is along the from the parking	9 10	short period of time. When they decided that they were going to
11	garage side, so we don't just have that basic,	11	purchase it, we immediately went in, all hands
12	standard parking garage.	12	on deck, between everyone to my immediate left,
13	Again, I think this rendering has been	13	and had a conversation of trying to pull
14	seen. You see your hotel here, parking deck	14	together a redevelopment agreement on this
15	here. This access goes all the way to Bay	15	project.
16	Street. You see water amenities there, park	16	Some of the projects that they've worked
17	amenities here.	17	on: Historic projects in Biloxi;
18	Here's another view of it. Nicely	18	Margaritaville, also Biloxi; one they're
19	captures our Maxwell House in the background,	19	building or completed in Vicksburg,
20	as well as our public safety campus here.	20	Mississippi; as well as the Hard Rock that is
21	Maybe one day the public safety campus will be	21	being slated for Pensacola, Florida.
22	relocated.	22	Total project cost is \$122 million. To
23	Further looking east, here is a night	23	undertake this particular project and you've
24	visual of it. Another visual.	24	heard me talk about what do people look for in
25	I think that's it. So, Karen, can you put	25	return. They're looking for cash they're
	Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203
	(904) 821-0300 22		(904) 821-0300
1	up the next presentation here?	1	looking for annual cash return on their
2	Thank you.	2	investment in the range of 17 to 22 percent in
3	This is what we look at from if you're	3	order to pull off this project.
4	on the Main Street Bridge. This is what we	4	So, therefore, understanding exactly what
5	could have versus this.	5	was required in order to do this, we quickly
6	And I've read a number of things online.	6	went into, how do we pull off this particular
7	It's a policy decision that you will have to	7	project itself and what would the incentive
8	make based upon what I recommend to you, but	8	package look like to get that done.
9	you can certainly keep that, or we could	9	Please note, I've gone through four
10	certainly go for this.	10	different developers that did not have the pocketbook to do such a project. So if you're
11 12	Now, the developer itself is proposing to convert this into a hotel and family fun	11 12	going to have development in downtown, that 17
12	entertainment, also with the new parking garage	12	to 22 percent number is not something that's
14	which provides space from a docking standpoint	14	foreign to me.
15	for the USS Adams as well.	15	I've said to you before when I went to KKR
16	All of this is going to be entwined, and I	16	on Wall Street in New York, and I asked them
17	know we'll have to go back with future	17	specifically, "What would it take for you to
18	legislation with the USS Adams, et cetera, but	18	invest in a project?" And they said, "We need
19	I'm letting you know that they have been at the	19	a rate of return on our money between 17 and
00		20	20 percent." It is shown and it is in writing
20	table on the discussion. So when you talk		
21	about all inclusive, all hands on deck, this	21	from their equity partner. And I asked for
21 22	about all inclusive, all hands on deck, this has been a complete joint discussion between	21 22	that. So if someone would question whether
21 22 23	about all inclusive, all hands on deck, this has been a complete joint discussion between the developer, the USS Adams. And, of course,	21 22 23	that. So if someone would question whether or not this incentive package is worth that.
21 22 23 24	about all inclusive, all hands on deck, this has been a complete joint discussion between the developer, the USS Adams. And, of course, in my capacity, I always have to keep the	21 22 23 24	that. So if someone would question whether or not this incentive package is worth that. So staff recommends the following:
21 22 23	about all inclusive, all hands on deck, this has been a complete joint discussion between the developer, the USS Adams. And, of course, in my capacity, I always have to keep the administration briefed on everything that we're	21 22 23	that. So if someone would question whetheror not this incentive package is worth that.So staff recommends the following:75 percent REV Grant on this project for
21 22 23 24	about all inclusive, all hands on deck, this has been a complete joint discussion between the developer, the USS Adams. And, of course, in my capacity, I always have to keep the	21 22 23 24	that. So if someone would question whether or not this incentive package is worth that. So staff recommends the following:

Comn	nunity Redevelopment Agency Board Meeting	1	Uncertified Condensed Copy
	25		27 Come identical concert. Itle been ensued by
1	20 years, not to exceed \$20 million.	1	Same identical concept. It's been approved by
2	We're recommending the disposition of	2	our legislative body, the City Council.
3	approximately 3 acres of land from what is	3	Nothing new, not creative there at all.
4	currently City-owned property known as the	4	And a completion grant. Bottom line, it
5	shipyards and the abandonment of the Catherine	5	has been a blighted eyesore for us since it has
6	Street right-of-way.	6	been abandoned, I would say, in 2007.
7	The disposition price for those 3 acres	7	And it also allows for the purchase of
8	will be \$584,000 per acre, based upon the 2015	8	stormwater credits.
9	appraisal that we got for the 45 acres of	9	And so, finally, in order to achieve the
10	shipyard property.	10	required rate of return, the DIA and the City
11	So the stated purchase price would be	11	creatively designed what we're calling an
12	offset by a million dollars of environmental	12	"operating performance incentive," which will
13	conditions credit also. There's probably going	13	pay the developer 5 percent in arrears of the
14	to be probably more contaminated property of	14	annual project lodging revenue generated by the
15	the actual shipyards itself. The developer may	15	project over a 15-year time frame, starting
16	elect to offset the remaining balance after the	16	from the issuance of the Certificate of
17	environmental credit through the proposed	17	Occupancy.
18	parking grant.	18	Under no circumstances will the payments
19	Now, we're also seeking a reimbursement	19	under the operating incentive exceed
20	grant not to exceed 1.5 for having the	20	8.25 million. Let me be clear: This is not
21	developer extend the Northbank Riverwalk along	21	coming from the bed tax at all that the City
22	the proposed project site. So this is going to	22	collects. Cannot do that.
23	be a City capital project and it's not included	23	ROI, based upon a cap X of 122 million, it
24	in the incentive package, but we want that	24	generates the return on investment for every
25	Riverwalk extended, as well as the sale of	25	City dollar going in, private dollar going in,
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	(904) 821-0300		(904) 821-0300
	26		28
1	stormwater credits.	1	it is a 1.22 rate of return on City funds. We
2	stormwater credits. So staff recommends the DIA support or	1 2	it is a 1.22 rate of return on City funds. We strive to be one-to-one or better. We are
	stormwater credits. So staff recommends the DIA support or recommend to the City for the following	1 2 3	it is a 1.22 rate of return on City funds. We strive to be one-to-one or better. We are better on this particular scenario.
2	stormwater credits. So staff recommends the DIA support or recommend to the City for the following incentives, because this would not these	1 2 3 4	it is a 1.22 rate of return on City funds. We strive to be one-to-one or better. We are better on this particular scenario. So the public benefits: Removal of
2 3 4 5	stormwater credits. So staff recommends the DIA support or recommend to the City for the following incentives, because this would not these incentives would not be through the CRA: An	-	it is a 1.22 rate of return on City funds. We strive to be one-to-one or better. We are better on this particular scenario. So the public benefits: Removal of significant blight from the Northbank
2 3 4 5 6	stormwater credits. So staff recommends the DIA support or recommend to the City for the following incentives, because this would not these incentives would not be through the CRA: An operating performance grant. That would be	4	it is a 1.22 rate of return on City funds. We strive to be one-to-one or better. We are better on this particular scenario. So the public benefits: Removal of significant blight from the Northbank riverfront; creates a year-round theme
2 3 4 5	stormwater credits. So staff recommends the DIA support or recommend to the City for the following incentives, because this would not these incentives would not be through the CRA: An operating performance grant. That would be 8.25 million over a 15-year time frame. A	4 5	it is a 1.22 rate of return on City funds. We strive to be one-to-one or better. We are better on this particular scenario. So the public benefits: Removal of significant blight from the Northbank riverfront; creates a year-round theme destination of downtown; increases private
2 3 4 5 6 7 8	stormwater credits. So staff recommends the DIA support or recommend to the City for the following incentives, because this would not these incentives would not be through the CRA: An operating performance grant. That would be 8.25 million over a 15-year time frame. A project completion grant that would be	4 5 6 7 8	it is a 1.22 rate of return on City funds. We strive to be one-to-one or better. We are better on this particular scenario. So the public benefits: Removal of significant blight from the Northbank riverfront; creates a year-round theme destination of downtown; increases private investment in the city; and generates an ROI of
2 3 4 5 6 7 8 9	stormwater credits. So staff recommends the DIA support or recommend to the City for the following incentives, because this would not these incentives would not be through the CRA: An operating performance grant. That would be 8.25 million over a 15-year time frame. A project completion grant that would be available at the completion and CO of this	4 5 6 7 8 9	it is a 1.22 rate of return on City funds. We strive to be one-to-one or better. We are better on this particular scenario. So the public benefits: Removal of significant blight from the Northbank riverfront; creates a year-round theme destination of downtown; increases private investment in the city; and generates an ROI of 1.22 to 1; activates our riverfront, which
2 3 4 5 6 7 8 9 10	stormwater credits. So staff recommends the DIA support or recommend to the City for the following incentives, because this would not these incentives would not be through the CRA: An operating performance grant. That would be 8.25 million over a 15-year time frame. A project completion grant that would be available at the completion and CO of this project. A parking incentive grant through the	4 5 6 7 8 9	it is a 1.22 rate of return on City funds. We strive to be one-to-one or better. We are better on this particular scenario. So the public benefits: Removal of significant blight from the Northbank riverfront; creates a year-round theme destination of downtown; increases private investment in the city; and generates an ROI of 1.22 to 1; activates our riverfront, which we've been actively talking about and commend
2 3 4 5 6 7 8 9 10 11	stormwater credits. So staff recommends the DIA support or recommend to the City for the following incentives, because this would not these incentives would not be through the CRA: An operating performance grant. That would be 8.25 million over a 15-year time frame. A project completion grant that would be available at the completion and CO of this project. A parking incentive grant through the Parking Enterprise Fund, and I will talk to you	4 5 6 7 8 9 10 11	it is a 1.22 rate of return on City funds. We strive to be one-to-one or better. We are better on this particular scenario. So the public benefits: Removal of significant blight from the Northbank riverfront; creates a year-round theme destination of downtown; increases private investment in the city; and generates an ROI of 1.22 to 1; activates our riverfront, which we've been actively talking about and commend our councilwoman for taking on that challenge
2 3 4 5 6 7 8 9 10 11 12	stormwater credits. So staff recommends the DIA support or recommend to the City for the following incentives, because this would not these incentives would not be through the CRA: An operating performance grant. That would be 8.25 million over a 15-year time frame. A project completion grant that would be available at the completion and CO of this project. A parking incentive grant through the Parking Enterprise Fund, and I will talk to you about where the funds would come from to take	4 5 6 7 8 9 10 11 12	it is a 1.22 rate of return on City funds. We strive to be one-to-one or better. We are better on this particular scenario. So the public benefits: Removal of significant blight from the Northbank riverfront; creates a year-round theme destination of downtown; increases private investment in the city; and generates an ROI of 1.22 to 1; activates our riverfront, which we've been actively talking about and commend our councilwoman for taking on that challenge for sometime; creates approximately 75 new
2 3 4 5 6 7 8 9 10 11 12 13	stormwater credits. So staff recommends the DIA support or recommend to the City for the following incentives, because this would not these incentives would not be through the CRA: An operating performance grant. That would be 8.25 million over a 15-year time frame. A project completion grant that would be available at the completion and CO of this project. A parking incentive grant through the Parking Enterprise Fund, and I will talk to you about where the funds would come from to take on that particular parking incentive.	4 5 6 7 8 9 10 11 12 13	it is a 1.22 rate of return on City funds. We strive to be one-to-one or better. We are better on this particular scenario. So the public benefits: Removal of significant blight from the Northbank riverfront; creates a year-round theme destination of downtown; increases private investment in the city; and generates an ROI of 1.22 to 1; activates our riverfront, which we've been actively talking about and commend our councilwoman for taking on that challenge for sometime; creates approximately 75 new jobs; and provides for a theme destination for
2 3 4 5 6 7 8 9 10 11 12 13 14	stormwater credits. So staff recommends the DIA support or recommend to the City for the following incentives, because this would not these incentives would not be through the CRA: An operating performance grant. That would be 8.25 million over a 15-year time frame. A project completion grant that would be available at the completion and CO of this project. A parking incentive grant through the Parking Enterprise Fund, and I will talk to you about where the funds would come from to take on that particular parking incentive. Should you support this, the incentive	4 5 6 7 8 9 10 11 12 13 14	it is a 1.22 rate of return on City funds. We strive to be one-to-one or better. We are better on this particular scenario. So the public benefits: Removal of significant blight from the Northbank riverfront; creates a year-round theme destination of downtown; increases private investment in the city; and generates an ROI of 1.22 to 1; activates our riverfront, which we've been actively talking about and commend our councilwoman for taking on that challenge for sometime; creates approximately 75 new jobs; and provides for a theme destination for downtown Jacksonville which should generate
2 3 4 5 6 7 8 9 10 11 12 13 14 15	stormwater credits. So staff recommends the DIA support or recommend to the City for the following incentives, because this would not these incentives would not be through the CRA: An operating performance grant. That would be 8.25 million over a 15-year time frame. A project completion grant that would be available at the completion and CO of this project. A parking incentive grant through the Parking Enterprise Fund, and I will talk to you about where the funds would come from to take on that particular parking incentive. Should you support this, the incentive package uses a traditional set of	4 5 6 7 8 9 10 11 12 13 14 15	it is a 1.22 rate of return on City funds. We strive to be one-to-one or better. We are better on this particular scenario. So the public benefits: Removal of significant blight from the Northbank riverfront; creates a year-round theme destination of downtown; increases private investment in the city; and generates an ROI of 1.22 to 1; activates our riverfront, which we've been actively talking about and commend our councilwoman for taking on that challenge for sometime; creates approximately 75 new jobs; and provides for a theme destination for downtown Jacksonville which should generate tourism.
2 3 4 5 6 7 8 9 10 11 12 13 14 15 16	stormwater credits. So staff recommends the DIA support or recommend to the City for the following incentives, because this would not these incentives would not be through the CRA: An operating performance grant. That would be 8.25 million over a 15-year time frame. A project completion grant that would be available at the completion and CO of this project. A parking incentive grant through the Parking Enterprise Fund, and I will talk to you about where the funds would come from to take on that particular parking incentive. Should you support this, the incentive package uses a traditional set of performance-based incentives. They're REV	4 5 6 7 8 9 10 11 12 13 14 15 16	it is a 1.22 rate of return on City funds. We strive to be one-to-one or better. We are better on this particular scenario. So the public benefits: Removal of significant blight from the Northbank riverfront; creates a year-round theme destination of downtown; increases private investment in the city; and generates an ROI of 1.22 to 1; activates our riverfront, which we've been actively talking about and commend our councilwoman for taking on that challenge for sometime; creates approximately 75 new jobs; and provides for a theme destination for downtown Jacksonville which should generate tourism. Mr. Chairman, I'm going to if you will
2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17	stormwater credits. So staff recommends the DIA support or recommend to the City for the following incentives, because this would not these incentives would not be through the CRA: An operating performance grant. That would be 8.25 million over a 15-year time frame. A project completion grant that would be available at the completion and CO of this project. A parking incentive grant through the Parking Enterprise Fund, and I will talk to you about where the funds would come from to take on that particular parking incentive. Should you support this, the incentive package uses a traditional set of performance-based incentives. They're REV Grant performance based. They don't build,	4 5 6 7 8 9 10 11 12 13 14 15 16 17	 it is a 1.22 rate of return on City funds. We strive to be one-to-one or better. We are better on this particular scenario. So the public benefits: Removal of significant blight from the Northbank riverfront; creates a year-round theme destination of downtown; increases private investment in the city; and generates an ROI of 1.22 to 1; activates our riverfront, which we've been actively talking about and commend our councilwoman for taking on that challenge for sometime; creates approximately 75 new jobs; and provides for a theme destination for downtown Jacksonville which should generate tourism. Mr. Chairman, I'm going to if you will indulge me for a few minutes to ask Mr. Stewart
2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18	stormwater credits. So staff recommends the DIA support or recommend to the City for the following incentives, because this would not these incentives would not be through the CRA: An operating performance grant. That would be 8.25 million over a 15-year time frame. A project completion grant that would be available at the completion and CO of this project. A parking incentive grant through the Parking Enterprise Fund, and I will talk to you about where the funds would come from to take on that particular parking incentive. Should you support this, the incentive package uses a traditional set of performance-based incentives. They're REV Grant performance based. They don't build, they don't get the REV Grant.	4 5 6 7 8 9 10 11 12 13 14 15 16 17 18	it is a 1.22 rate of return on City funds. We strive to be one-to-one or better. We are better on this particular scenario. So the public benefits: Removal of significant blight from the Northbank riverfront; creates a year-round theme destination of downtown; increases private investment in the city; and generates an ROI of 1.22 to 1; activates our riverfront, which we've been actively talking about and commend our councilwoman for taking on that challenge for sometime; creates approximately 75 new jobs; and provides for a theme destination for downtown Jacksonville which should generate tourism. Mr. Chairman, I'm going to if you will indulge me for a few minutes to ask Mr. Stewart if he would come forward and have a few words
2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19	stormwater credits. So staff recommends the DIA support or recommend to the City for the following incentives, because this would not these incentives would not be through the CRA: An operating performance grant. That would be 8.25 million over a 15-year time frame. A project completion grant that would be available at the completion and CO of this project. A parking incentive grant through the Parking Enterprise Fund, and I will talk to you about where the funds would come from to take on that particular parking incentive. Should you support this, the incentive package uses a traditional set of performance-based incentives. They're REV Grant performance based. They don't build, they don't get the REV Grant. Disposition of CRA property, which is a	4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19	it is a 1.22 rate of return on City funds. We strive to be one-to-one or better. We are better on this particular scenario. So the public benefits: Removal of significant blight from the Northbank riverfront; creates a year-round theme destination of downtown; increases private investment in the city; and generates an ROI of 1.22 to 1; activates our riverfront, which we've been actively talking about and commend our councilwoman for taking on that challenge for sometime; creates approximately 75 new jobs; and provides for a theme destination for downtown Jacksonville which should generate tourism. Mr. Chairman, I'm going to if you will indulge me for a few minutes to ask Mr. Stewart if he would come forward and have a few words as to why he chose to undertake this particular
2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20	stormwater credits. So staff recommends the DIA support or recommend to the City for the following incentives, because this would not these incentives would not be through the CRA: An operating performance grant. That would be 8.25 million over a 15-year time frame. A project completion grant that would be available at the completion and CO of this project. A parking incentive grant through the Parking Enterprise Fund, and I will talk to you about where the funds would come from to take on that particular parking incentive. Should you support this, the incentive package uses a traditional set of performance-based incentives. They're REV Grant performance based. They don't build, they don't get the REV Grant. Disposition of CRA property, which is a brownfield, with a price reduction for	4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20	 it is a 1.22 rate of return on City funds. We strive to be one-to-one or better. We are better on this particular scenario. So the public benefits: Removal of significant blight from the Northbank riverfront; creates a year-round theme destination of downtown; increases private investment in the city; and generates an ROI of 1.22 to 1; activates our riverfront, which we've been actively talking about and commend our councilwoman for taking on that challenge for sometime; creates approximately 75 new jobs; and provides for a theme destination for downtown Jacksonville which should generate tourism. Mr. Chairman, I'm going to if you will indulge me for a few minutes to ask Mr. Stewart if he would come forward and have a few words as to why he chose to undertake this particular project, or someone from his team.
2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21	stormwater credits. So staff recommends the DIA support or recommend to the City for the following incentives, because this would not these incentives would not be through the CRA: An operating performance grant. That would be 8.25 million over a 15-year time frame. A project completion grant that would be available at the completion and CO of this project. A parking incentive grant through the Parking Enterprise Fund, and I will talk to you about where the funds would come from to take on that particular parking incentive. Should you support this, the incentive package uses a traditional set of performance-based incentives. They're REV Grant performance based. They don't build, they don't get the REV Grant. Disposition of CRA property, which is a brownfield, with a price reduction for environmental conditions.	4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21	 it is a 1.22 rate of return on City funds. We strive to be one-to-one or better. We are better on this particular scenario. So the public benefits: Removal of significant blight from the Northbank riverfront; creates a year-round theme destination of downtown; increases private investment in the city; and generates an ROI of 1.22 to 1; activates our riverfront, which we've been actively talking about and commend our councilwoman for taking on that challenge for sometime; creates approximately 75 new jobs; and provides for a theme destination for downtown Jacksonville which should generate tourism. Mr. Chairman, I'm going to if you will indulge me for a few minutes to ask Mr. Stewart if he would come forward and have a few words as to why he chose to undertake this particular project, or someone from his team. (Mr. Leapley approaches the podium.)
2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22	stormwater credits. So staff recommends the DIA support or recommend to the City for the following incentives, because this would not these incentives would not be through the CRA: An operating performance grant. That would be 8.25 million over a 15-year time frame. A project completion grant that would be available at the completion and CO of this project. A parking incentive grant through the Parking Enterprise Fund, and I will talk to you about where the funds would come from to take on that particular parking incentive. Should you support this, the incentive package uses a traditional set of performance-based incentives. They're REV Grant performance based. They don't build, they don't get the REV Grant. Disposition of CRA property, which is a brownfield, with a price reduction for environmental conditions. A parking grant. This is the same concept	4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22	 it is a 1.22 rate of return on City funds. We strive to be one-to-one or better. We are better on this particular scenario. So the public benefits: Removal of significant blight from the Northbank riverfront; creates a year-round theme destination of downtown; increases private investment in the city; and generates an ROI of 1.22 to 1; activates our riverfront, which we've been actively talking about and commend our councilwoman for taking on that challenge for sometime; creates approximately 75 new jobs; and provides for a theme destination for downtown Jacksonville which should generate tourism. Mr. Chairman, I'm going to if you will indulge me for a few minutes to ask Mr. Stewart if he would come forward and have a few words as to why he chose to undertake this particular project, or someone from his team. (Mr. Leapley approaches the podium.) MR. LEAPLEY: Good afternoon.
2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23	stormwater credits. So staff recommends the DIA support or recommend to the City for the following incentives, because this would not these incentives would not be through the CRA: An operating performance grant. That would be 8.25 million over a 15-year time frame. A project completion grant that would be available at the completion and CO of this project. A parking incentive grant through the Parking Enterprise Fund, and I will talk to you about where the funds would come from to take on that particular parking incentive. Should you support this, the incentive package uses a traditional set of performance-based incentives. They're REV Grant performance based. They don't build, they don't get the REV Grant. Disposition of CRA property, which is a brownfield, with a price reduction for environmental conditions. A parking grant. This is the same concept that was used probably during the Peyton	4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23	 it is a 1.22 rate of return on City funds. We strive to be one-to-one or better. We are better on this particular scenario. So the public benefits: Removal of significant blight from the Northbank riverfront; creates a year-round theme destination of downtown; increases private investment in the city; and generates an ROI of 1.22 to 1; activates our riverfront, which we've been actively talking about and commend our councilwoman for taking on that challenge for sometime; creates approximately 75 new jobs; and provides for a theme destination for downtown Jacksonville which should generate tourism. Mr. Chairman, I'm going to if you will indulge me for a few minutes to ask Mr. Stewart if he would come forward and have a few words as to why he chose to undertake this particular project, or someone from his team. (Mr. Leapley approaches the podium.) MR. LEAPLEY: Good afternoon. I'm Robert Leapley of Akerman, LLP. I
2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24	stormwater credits. So staff recommends the DIA support or recommend to the City for the following incentives, because this would not these incentives would not be through the CRA: An operating performance grant. That would be 8.25 million over a 15-year time frame. A project completion grant that would be available at the completion and CO of this project. A parking incentive grant through the Parking Enterprise Fund, and I will talk to you about where the funds would come from to take on that particular parking incentive. Should you support this, the incentive package uses a traditional set of performance-based incentives. They're REV Grant performance based. They don't build, they don't get the REV Grant. Disposition of CRA property, which is a brownfield, with a price reduction for environmental conditions. A parking grant. This is the same concept that was used probably during the Peyton administration when they did the Parador	4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24	it is a 1.22 rate of return on City funds. We strive to be one-to-one or better. We are better on this particular scenario. So the public benefits: Removal of significant blight from the Northbank riverfront; creates a year-round theme destination of downtown; increases private investment in the city; and generates an ROI of 1.22 to 1; activates our riverfront, which we've been actively talking about and commend our councilwoman for taking on that challenge for sometime; creates approximately 75 new jobs; and provides for a theme destination for downtown Jacksonville which should generate tourism. Mr. Chairman, I'm going to if you will indulge me for a few minutes to ask Mr. Stewart if he would come forward and have a few words as to why he chose to undertake this particular project, or someone from his team. (Mr. Leapley approaches the podium.) MR. LEAPLEY: Good afternoon. I'm Robert Leapley of Akerman, LLP. I represent the developer.
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	29		31
1	with the City, General Counsel, it's 500 East	1	BOARD MEMBER GREY: So moved.
2	Bay, LLC. That was just confusing on the	2	THE CHAIRMAN: Second?
3	initial drafts of the development. So 500 East	3	BOARD MEMBER GILLAM: Second.
4	Bay actually owns the Berkman II site now and	4	THE CHAIRMAN: Okay. And if we want to
5	they're the developer. So we just wanted to	5	start the discussion Mr. Barakat, why don't
6	clarify that.	6	we start with you this time.
7	Everything Aundra said was a great	7	BOARD MEMBER BARAKAT: Okay. Sure.
8	presentation of a wonderful project that we	8	THE CHAIRMAN: If you want to we'll
9 10	think 500 East Bay is going to undertake. I wanted to the introduce one of the	9 10	call you up if needed. I'm not sure who we're going to need or what questions he might have,
10	development team members. We also have the	11	so
12	architect, George Fletcher, with Adache, who	12	MR. LEAPLEY: Great. Thank you very much.
13	worked real hard to get a more detailed site	13	THE CHAIRMAN: Sure.
14	plan for this presentation. So if you have any	14	BOARD MEMBER BARAKAT: Actually, you know
15	questions, George is here.	15	what, sir, you might as well stay up here.
16	I have Cono Caranna, who is with the	16	You're probably best to answer this question.
17	development team, and he can answer some	17	So I understand the 240 hotel rooms. I
18	questions. I think one thing Cono wanted to	18	understand the 640 parking spaces.
19	point out, we anticipate 700 new jobs	19	MR. CARANNA: 631.
20	associated with the project through the	20	BOARD MEMBER BARAKAT: Sorry?
21	operation phase. So just to Aundra had a	21	MR. CARANNA: 631.
22	lot of information to present, so we just	22	BOARD MEMBER BARAKAT: 631, of which you
23	wanted to clarify that.	23	are, through a right, allowing the public to
24	But, with that, I want to introduce Cono.	24	park, and 200 of those spaces
25	And, again, George is here. We also have Lori	25	MR. LEAPLEY: The 200 would be the public
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1	30 Stewart and Greg Stewart, principals with the	1	32 parking space component.
2	project. So we have the full team here today,	2	BOARD MEMBER BARAKAT: And we can talk a
	and we appreciate this opportunity to present	3	little bit more about that in a second.
4	the project, and we hope you will support us in	4	So I understand those two components of
5	connection with the proposed redevelopment.	5	the project. So let's talk about the
6	So with that, Cono, do you want to speak	6	amenities, which is not the type of project
7	briefly and answer any questions?	7	we've seen this at board at all over the years.
8	(Mr. Caranna approaches the podium.)	8	We've certainly talked about an aquarium in
9	MR. CARANNA: Thank you for having us.	9	this area and we've talked about other types of
10	We're happy to be here.	10	recreational uses similar to what you're
11	I don't want to repeat everything he just	11	proposing to stimulate a demand for retail and
12	said, but he did an excellent job on explaining	12	stimulate a demand for other uses and our other
13	everything. So I can defer the time to any	13	occupiers downtown.
14	questions if you'd like instead of just	14	So, in theory, I have no issues at all
15 16	repeating the obvious.	15 16	with the amenities you're proposing in concept, but I'd like a little more meat on the table as
16	THE CHAIRMAN: Okay. Thank you very much. And your last name was?	10	far as exactly what amenities are going to be
17	MR. CARANNA: Caranna.	17	built, and will all of those amenities be
19	THE CHAIRMAN: Thank you.	19	accessible to the public or will they only be
20	Let's go around. And we know you're here.	20	accessible to the hotel guests?
21	We'll call you back up if we have any specific	21	MR. CARANNA: The only amenity not
22	questions.	22	accessible to the hotel guests is going to be
23	MR. CARANNA: Okay. Good.	23	what we coined the (inaudible) to the
24	THE CHAIRMAN: At this time, let me get a	24	public, excuse me, is the water playground.
25	motion from the board on 2018-09-02.	25	It's the resort pool for the hotel guests only.
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1	It's just an oversized pool, lazy river slides,	1	development is an observation wheel. It's
2	swim (inaudible). So you have to be a hotel	2	approximately a 200-foot-tall Ferris wheel with
3	guest in order to access that area.	3	climate-controlled gondolas. There will be
4	All of the other outdoor amusement rides	4	approximately 36 6-passenger, fully
_	are completely open to the public, as is the	-	
5		5	air-conditioned and heated gondolas. And then
6	family entertainment center. So that's why	6	there's a cluster of family attractions; mini
7	it's off-side to the hotel entrance. They're	7	swings, some thrill rides for teenagers,
8	connected for the hotel patrons to be able to	8	(inaudible) family-friendly attractions.
9	go there as well, but those doors are open for	9	BOARD MEMBER BARAKAT: And this is a
10	everybody.	10	one-payment system where one ticket gets you to
11	MR. LEAPLEY: As well as the restaurant.	11	all of the amenities except for what's reserved
12	MR. CARANNA: Yeah, as well as the	12	for the hotel?
13	restaurants and (inaudible)	13	MR. SCHNEIDER: Not necessarily like an
14	THE CHAIRMAN: Is that mic on?	14	amusement park where you pay at the gate, but
15	MR. CARANNA: As is the family	15	more so pay by the ride or a cluster of rides
16	entertainment center, but it's open to the	16	or, you know, a wrist band package. So
17	public and (inaudible).	17	different price points.
18	THE CHAIRMAN: We need to get a mic up for	18	BOARD MEMBER BARAKAT: Thank you.
19	the	19	As far as the parking is concerned, the
20	BOARD MEMBER BARAKAT: So as far as what's	20	400 spaces, is that for the hotel and the
21	open to the public, can you be a little bit	21	amenity center or is it for both?
22	descriptive on what the amenities are? I've	22	MR. CARANNA: It'll be mixed use, sir.
23	read some things in the paper, but I'd like a	23	BOARD MEMBER BARAKAT: So the 400 spaces
24	little more detail from you as to what you	24	reserved privately will be for both uses?
25	anticipate those amenities will be.	25	MR. CARANNA: Correct.
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City of Jacksonville

September 19, 2018

	nunity Redevelopment Agency Board Meeting		Uncertified Condensed Copy
	37		39
1	and what percent is going to the amenities?	1	along our riverfront, so I was encouraged to
2	MR. LEAPLEY: I think we just they have	2	see that, but I do have some questions. In
3	the budget they presented to Aundra. I think	3	regards to the completion grant for the CO
4	it's a general budget for construction and	4	and this could be staff or I want to hear a
5	improvements. I don't think it's necessarily	5	confirmation from the applicant.
6	been segmented. They could probably segment	6	In regards to the completion grant, that
7	it. Dennis with our development team is	7	is the redevelopment completion grant of 3.2, I
8	working on the budget. As you can see, it's	8	want to be make certain that that is for
_		-	
9	overall improvement costs. So it hasn't been	9	completion of both Phase I and Phase II. The
10	segmented, but I'm sure they'll be able to	10	way it's worded in our term sheet, it's very
11	break down the if needed, the costs between	11	unclear, especially if you go up and look at
12	the different buildings, the hotel, the family	12	the very first paragraph, it talks about the
13	fun center, and the parking garage.	13	total development being Phase I and Phase II.
14	BOARD MEMBER BARAKAT: And this estimate	14	There's some confusion, an overlapping of the
15	of \$122 million, is that based on what did	15	term "family entertainment amenity."
16	you say, 10 percent schematic drawings,	16	So I am suggesting that when this board
17	25 percent schematic?	17	approves or when they vote on this, one of
18	MR. LEAPLEY: I would say it's less than	18	the things to make clear is that the completion
19	10 percent, but George Fletcher is here. He	19	grant be made available only upon the
20	can confirm that.	20	completion of both of everything, Phase I
21	George, what would you say is the level of	21	and Phase II.
22	the schematics?	22	I also have a question in regards to the
23	THE CHAIRMAN: Mr. Fletcher, if you can	23	environmental credit. It's been explained to
23	come forward and identity yourself.	23	me as being up to \$1 million. However, this
24 25	And because we have multiple speakers, if	24	isn't a brownfield. The brownfield is a tax
25		25	
	Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203
	(904) 821-0300		(904) 821-0300
	38		40
1	you don't mind, mention your name when you sit	1	credit program. And what I would recommend to
2	down and speak so our	2	
	•	_	staff and to the board is that, the credit that
3	MR. FLETCHER: Sure.	3	the applicant should get from the City, if you
3 4	MR. FLETCHER: Sure. For the record, George Fletcher, 550 South		
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4	MR. FLETCHER: Sure. For the record, George Fletcher, 550 South	3 4	the applicant should get from the City, if you will, should only be that amount that they
4 5	MR. FLETCHER: Sure. For the record, George Fletcher, 550 South Federal Highway, Fort Lauderdale, Florida.	3 4 5	the applicant should get from the City, if you will, should only be that amount that they don't somehow already get through the
4 5 6	MR. FLETCHER: Sure. For the record, George Fletcher, 550 South Federal Highway, Fort Lauderdale, Florida. Thank you for the opportunity,	3 4 5 6	the applicant should get from the City, if you will, should only be that amount that they don't somehow already get through the brownfield or have the potential to get from
4 5 6 7	MR. FLETCHER: Sure. For the record, George Fletcher, 550 South Federal Highway, Fort Lauderdale, Florida. Thank you for the opportunity, Mr. Chairman and board. We are currently just transitioning into	3 4 5 6 7	the applicant should get from the City, if you will, should only be that amount that they don't somehow already get through the brownfield or have the potential to get from the brownfield program. That is a straight-out 50 percent tax
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City of Jacksonville Community Redevelopment Agency Board Meeting

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	41		43
1	program.	1	primary reason for this incentive is the
2	And be aware that sometimes that's	2	following: If you go back and look, which you
3	delayed, the tax program. The tax credit can	3	don't have before you but I can tell you, when
4	be delayed, so but they should be able to	4	we did the USS Adams they have a strategy
5	tell you what that figure is. So that's	5	and plan for parking. Actually, it was going
6	another clarification that I think is	6	to be a surface parking lot, just temporarily,
7	necessary.	7	on the riverfront.
8	THE CHAIRMAN: Do you want to get that	8	We've eliminated the need for the USS
9	clarification now or	9	Adams to come forward with somewhere between 60
10	BOARD MEMBER DURDEN: Well, I	10	to 80 different parking spaces right there by
11	MR. WALLACE: I think the question,	11	bringing forward the ability to have 200
12	Mr. Chairman, is, is she making comments, she	12	parking spaces dedicated to the public for
13	wants us to make an edit, or is she asking	13	short-term parking purposes in this particular
14	questions?	14	parking garage. And that's how you got the
15	BOARD MEMBER DURDEN: Yes. I think that	15	incentive of 3.5 million.
16	those things should be made part and parcel	16	No different than how the City did the
17	these two things that I've mentioned so far	17	Parador parking garage. Those 200 parking
18	should be made clear by the board when we	18	spaces were in that particular garage and they
19	approve this or I should say vote on it,	19	were not to be used for long-term parking
20	assuming that it's approved, that these things	20	purposes. As a matter
21	should be made very clear to our staff that	21	BOARD MEMBER DURDEN: Which one?
22	that's part and parcel of our approval vote.	22	MR. WALLACE: I'm sorry, the SunTrust
23	So I'm a little concerned. I read this to	23	garage. As a matter of fact, there was
24	be in regards to the parking, I'm a little	24	language in there that we could have offered
25	concerned. I read it to be that the 200	25	that particular parking for short-term purposes
	Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203
	(904) 821-0300		(904) 821-0300
	42		44
1	spaces in the term sheet, it says that those	1	for another particular amenity in the
1	spaces in the term sheet, it says that those 200 spaces are to be perpetually through a	1	for another particular amenity in the particular area, but that particular developer
2	200 spaces are to be perpetually through a	2	particular area, but that particular developer
2 3	200 spaces are to be perpetually through a restrictive covenant available to the public	2 3	particular area, but that particular developer chose not to accept that particular short-term
2 3 4	200 spaces are to be perpetually through a restrictive covenant available to the public for short-term parking.	2 3 4	particular area, but that particular developer chose not to accept that particular short-term parking arrangement in that particular garage.
2 3 4 5	200 spaces are to be perpetually through a restrictive covenant available to the public for short-term parking. I guess when I read that, I understood	2 3 4 5	particular area, but that particular developer chose not to accept that particular short-term parking arrangement in that particular garage. Again, the language is consistent with
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2 3 4 5 6 7	200 spaces are to be perpetually through a restrictive covenant available to the public for short-term parking. I guess when I read that, I understood that it was going to be actually available to this board, that we would be able to	2 3 4 5 6 7	particular area, but that particular developer chose not to accept that particular short-term parking arrangement in that particular garage. Again, the language is consistent with what we've done before. BOARD MEMBER DURDEN: But in that one, the
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	nunity Redevelopment Agency Board Meeting		Uncertified Condensed Copy
	45		47
1	be clear, that incentive is coming from what	1	because, of course, that's going to be the most
2	fund?	2	public thing and that's going to draw the
3	MR. WALLACE: Great question.	3	people to this area, which is very important to
4	Because we were successful in luring	4	this board.
	-	-	
5	VyStar to downtown, VyStar needs those 200	5	Is it modeled on another one of the
6	parking spaces. So VyStar is going to pay back	6	projects that was shown on the screen where you
7	the \$3.5 million that we gave the prior	7	have the same kind of mix with the family
8	developer for those 200 parking spaces to be in	8	entertainment indoors and then this multiple
9	perpetuity, for which they sold the project to	9	number of rides on the exterior?
10	another developer out of South Florida, who now	10	MR. LEAPLEY: Through the Chair to
11	has sold the project to VyStar who needs the	11	Ms. Durden, just to go back because you
12	parking. They will pay back the 3.5. They'll	12	asked one question two questions that we
13	deposit that. And this particular project gets	13	hadn't answered, so I just wanted to answer
14	done. Use that \$3.5 million to cover this	14	them. One's real easy that we should clarify.
15	particular 200 parking spaces in perpetuity.	15	It's a one-phase project now, so now is I
16	That's what we're talking about doing.	16	think the term sheet came out a little bit
17	BOARD MEMBER DURDEN: Will that be a part	17	more. So from a standpoint of there's not
18	of this redevelopment agreement that Mr. Sawyer	18	Phase I and Phase II, it's just Phase
19	is going to be drafting?	19	there's just one project now. So that will
20	MR. WALLACE: Yes.	20	simplify that question and that could be
21	BOARD MEMBER DURDEN: This kind of like	20	clarified, unless there's Mr. Wallace has
22	domino effect?	22	any clarifications for that. So hopefully that
23	MR. WALLACE: Yes.	23	answers your question.
24	BOARD MEMBER DURDEN: Okay. And then the	24	
		24 25	And then, I think, when we get a chance, I'd like to talk a little bit more about the
25	last thing that I wanted I actually have one	25	
	Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203
	(904) 821-0300		(904) 821-0300
	46		48
1	question for the applicant, but before I get to	1	remediation grant that's separate, and then
2	that, I also want to be sure that this is	2	I'll let Cono answer your question on what the
3	very important to me because of our DIA funds,	3	family entertainment center is modeled on. So
4	what is in our TIF funds. And I want to make	4	the only one I think we have to come back to is
5	sure that it's on the record, as I have	5	probably that discussion on the \$1 million
6	understood it, that the operational performance		• •
	· · ·	6	remediation and the tax credits. We could talk
7	subsidy is coming out of the General Fund	6 7	• •
7 8	· · ·	_	remediation and the tax credits. We could talk
	subsidy is coming out of the General Fund	7	remediation and the tax credits. We could talk about that, but and I can talk about that,
8	subsidy is coming out of the General Fund obligations, and that will be the only source	7 8	remediation and the tax credits. We could talk about that, but and I can talk about that, but Cono, do you want to answer the questions
8 9	subsidy is coming out of the General Fund obligations, and that will be the only source of those dollars, not the DIA TIF funds. The	7 8 9	remediation and the tax credits. We could talk about that, but and I can talk about that, but Cono, do you want to answer the questions on what the FEC is modeled on?
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City of Jacksonville

September 19, 2018

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1	the	1	or some you know, let's say the cost they
2	Mr. Sawyer, I think you were going to	2	end up spending 500,000 and they could get them
3	answer that?	3	250 If we want to give them the other 250-,
4	MR. SAWYER: If I could jump in, through	4	I don't have a problem with that. I just don't
5	the Chair. The City is aware of the issue that	5	want it to go I don't want them to get both
		-	
6	you've pointed out and we've been working on	6	the tax credit for and save the dollars that
7	that. At the same time, there have been	7	way, and then also get the full amount from us.
8	discussions with the developer and the FDEP	8	I think that that's just a fair way to do it.
9	about how do we amend the BSRA, both for this	9	It's not going to cut down on the cost of
10	project as a standalone and down the line, when	10	what they're going to what it's going to
11	the shipyard gets going, on a parcel by parcel	11	cost them. It's still going to make them
12	basis, how do we do that, who has the right to	12	whole, but I don't think that if the purpose
13	apply for the tax credits, what's that process	13	of it is to accommodate their environmental
14	going to look like.	14	costs, then it should reflect their
15	The City made the offer, the	15	environmental costs, their out-of-pocket costs.
16	million-dollar offer for the environmental	16	THE CHAIRMAN: Thank you, Ms. Durden.
17	set-off on the purchase price. That was done	17	Mr. Froats, I'm going to come over to you,
18	because the City, in essence, had made a	18	but I'll go to Dane in case you have something
19	decision it was going to bring the site back	19	to add to the parking.
20	into full compliance. So a having 2-foot cap.	20	BOARD MEMBER GREY: No.
21	That was an estimate of those costs. So since	21	THE CHAIRMAN: Okay. That was answered?
			•
22	the City was going to spend that money without	22	BOARD MEMBER GREY: Yes.
23	the project, is willing to contribute them to	23	THE CHAIRMAN: Okay. Then, Mr. Froats, go
24	the project.	24	ahead. Any questions or comments?
25	And, ultimately, I would suggest that that	25	BOARD MEMBER FROATS: Just before I get
	Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203
	(904) 821-0300		(904) 821-0300
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1		1	52 into the numbers, so is there also an anchor
1	be the board's recommendation, that those	1	into the numbers, so is there also an anchor
2	be the board's recommendation, that those concepts come in, but the City ultimately has	2	into the numbers, so is there also an anchor restaurant here? Is it Margaritaville or is it
2 3	be the board's recommendation, that those concepts come in, but the City ultimately has the final say on what it will sell that	2 3	into the numbers, so is there also an anchor restaurant here? Is it Margaritaville or is it a different restaurant that's going in there?
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Comn	nunity Redevelopment Agency Board Meeting	r	Uncertified Condensed Copy
	53		55
1	based on where this project stands today, I	1	So I think we can work through your issue
2	think it's it's a number that makes sense	2	there, that there won't be any double dipping
3	with the ROI that you have come up with.	3	in the sense that the tax credits, which are, I
4	I just have another question for you on	4	think, 500,000 a year, that are eligible, which
5	the ROI. Does the ROI include if we can go	5	will take some time to get, the developer
6	back to the calculation. Does that include	6	wouldn't claim the City could have those
7	other things like the bed tax that comes to the	7	credits if they can get them, but we won't
8	City and economic impact and all of that sort	8	claim them
9	of thing?	9	BOARD MEMBER DURDEN: The City can't
10	MR. WALLACE: Yes.	10	MR. LEAPLEY: Well, we would not be double
		-	
11	BOARD MEMBER FROATS: Okay. And then	11	dipping, essentially, to answer your question,
12	also, because this has to be approved by City	12	to clarify that. So hopefully that helps
13	Council, you had mentioned that the ROI	13	answer that question because I think it was an
14	calculation is also reviewed by the City	14	open question.
15	auditor; is that correct?	15	THE CHAIRMAN: Mr. Sawyer, do you have
16	MR. WALLACE: Yes.	16	anything to add to that?
17	BOARD MEMBER FROATS: Okay. Thank you.	17	MR. SAWYER: No. Just speaking about the
18	THE CHAIRMAN: Thank you, Mr. Froats.	18	time frames. To amplify Mr. Leapley's point,
19	Mr. Grey.	19	whoever puts the general way that those tax
20	BOARD MEMBER GREY: Just two quick	20	credits work, whoever puts the remediation
21	questions. What's the estimated date to	21	money in the ground is the entity eligible for
22	actually break ground on the project?	22	the tax credits if they're on the BSRA.
23	Understanding that it's proposed.	23	The City can do that work and get those
24	MR. CARANNA: Right now it's tentatively	24	tax credits, but we can't use them, obviously.
25	going to be November or December.	25	But we can sell the tax credits, if we so
	Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203
	(904) 821-0300		(904) 821-0300
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1	54 BOARD MEMBER GREY: November or December?	1	
1	BOARD MEMBER GREY: November or December?	1	chose.
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	unity Redevelopment Agency Board Meeting		Uncertified Condensed Copy
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1	any effect on that?	1	THE CHAIRMAN: Thank you, Mr. Moody.
2	MR. WALLACE: Through the Chair to	2	Mr. Gillam.
3	Mr. Gibbs, the recommended mooring for the	3	BOARD MEMBER GILLAM: Most of my questions
4	USS Adams, for the most part, has always been	4	have been answered. I just would echo some of
5	at the most western edge of the shipyards	5	the comments. One is that this has been a
	property, in front of these three acres. So it	-	
6		6	blight, I mean, a true blight. We get a little
7	was always contemplated that whomever	7	bit of TV now because the Jaguars are in that
8	controlled that property, that the principals	8	same area, and it's the picture you always see.
9	for the USS Adams would have to enter into an	9	So I think we all would like to see something
10	arrangement or an agreement with that	10	happen here other than what we've seen in the
11	particular entity.	11	last 11 years.
12	Considering the fact that these three	12	My concern was the same as Mr. Froats. I
13	acres will be part of this development, they	13	thought this is a richer ask than what we have
14	would need to get into an agreement with this	14	ever approved in the past, but I think in light
15	proposed developer, for which is the reason why	15	of the conditions the obvious blighted
16	we brought the two parties together. And you	16	conditions, it's not a project that everyone
17	have seen the renderings that suggest that they	17	wanted to step up and stand for and take
18	are in some agreement that it would be moored	18	responsibility for. That may mean we need to
19	exactly where it has always been recommended,	19	do a little bit extra for the developer. I
			•
20	and they would be in agreement with the	20	think it's a great concept. I'd like to see us
21	USS Adams being there should they acquire the	21	move forward with it.
22	property from us, the City.	22	THE CHAIRMAN: Thank you.
23	BOARD MEMBER GIBBS: Thank you.	23	It has been a billboard it's been
24	THE CHAIRMAN: Thank you.	24	called a billboard of our failure. It's been
25	Mr. Moody.	25	out there for so many years that we have to
	Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203
	(904) 821-0300		(904) 821-0300
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1	BOARD MEMBER MOODY: All right. Just a	1	look at it. You're aware of all the people
1 2	BOARD MEMBER MOODY: All right. Just a couple of comments and then one question.	1 2	
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2	couple of comments and then one question. No question, this eyesore is a real	2	look at it. You're aware of all the people that have come forth in the past to look at this project and nobody could or would or it
2 3 4	couple of comments and then one question. No question, this eyesore is a real positive for the City. I think everyone can	2 3 4	look at it. You're aware of all the people that have come forth in the past to look at this project and nobody could or would or it wasn't the best deal for the taxpayers of the
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(904) 821-0300

City of Jacksonville Community Redevelopment Agency Board Meeting

(904) 821-0300

	61		63
1	Have you raised private debt and equity so	1	have, let's say, 25 percent schematic drawings
2	far for this project? Is it ready to go?	2	for this project? Would that be next month,
3	MR. CARANNA: Yeah. I mean, we're going	3	based on the picture (inaudible)?
4	to have cash into it as well, but, like he	4	MR. CARANNA: Mr. Fletcher will kill me
5	said, the building is there, so some work can	5	for saying this, but I think that we'll have it
6	begin right now faster than some of the other	6	in six, eight weeks. I think we'll be through
7	ones, framing and shoring the building up,	7	schematics in six to eight weeks, but I can
8	so speaking of the work, you know, I don't	8	assure you we won't (inaudible) ourselves.
9	know exactly what you wouldn't see it	9	This thing will not go down in cost. It's
10	necessarily, but it would be inside that	10	actually going to be more than what we've
11	existing structure.	11	projected there, so which shouldn't affect
12	BOARD MEMBER BARAKAT: Is it possible when	12	the
13	you finalize your debt and equity (inaudible)	13	(Simultaneous speaking.)
14	the market, they may ask you to scale down the	14	THE CHAIRMAN: Mr. Wallace.
15	project?	15	MR. CARANNA: We could spend more.
16	MR. CARANNA: I	16	MR. WALLACE: Through the Chair to
17	BOARD MEMBER BARAKAT: I assume that's	17	Mr. Barakat, I've set the cap at 122 million,
18	I understand that's a possibility.	18	first draft of the construction numbers. If
	(Audience member approaches the podium.)	-	you see that number up there, it says July 11,
19	,	19	
20	AUDIENCE MEMBER: Hi. I'm Greg Stewart.	20	2018. We're now September 19, 2018. We left
21	We won't be asked to scale back the	21	the number at 122
22	project. If we have to pledge other assets we	22	He's really roughly about \$150 million on
23	have to accommodate this project, we'll do	23	this project in terms of costs, but I just
24	that. We have the wherewithal to pool what we	24	decided we'd keep this capped right at the
25	have (inaudible), so that shouldn't be a	25	\$122 million time frame I mean, number.
	Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203
	(904) 821-0300		(904) 821-0300
			(001) 021 0000
	60		64
	62		64
1	problem.	1	That's where we really, truly are. And we came
2	problem. BOARD MEMBER BARAKAT: Okay. Well, that's	2	That's where we really, truly are. And we came to that particular agreement negotiating back
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City of Jacksonville Community Redevelopment Agency Board Meeting

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1	so much preliminary information, and they are	1	the City's favor. So it says, and it should
2	asking us to approve hard incentive dollars	2	say, our minimum capital investment for the
3	based on preliminary information. And I'm	3	developer for the all-in, all project costs,
4	wondering whether we should defer this another	4	improvements, et cetera, not less than
5	month to get some more ask them to get some	5	\$122 million.
6	more data and an update on the costs and get	6	THE CHAIRMAN: Okay. Mr. Gillam, did you
7	some more details on the drawings and the	7	have a question?
8	amenities of the development.	8	BOARD MEMBER GILLAM: No, sir.
9	I'm just thinking out loud and want to	9	THE CHAIRMAN: Mr. Moody.
10	caucus that among other board members and get	10	BOARD MEMBER MOODY: None.
11	their thoughts.	11	THE CHAIRMAN: Mr. Gibbs.
12	The \$36 million package is one of the	12	BOARD MEMBER GIBBS: We don't have ten
13	bigger packages we'll be approving, and we	13	developers waiting in line to do this project.
14	usually get a fair amount of more detail. I	14	And for that reason, I commend the staff for
15	appreciate the expediency that they are trying	15	bringing this developer to this board. I'm
16	to move, and I'm also in favor of the project	16	going to vote in favor.
17	and the concept, but as far as some of these	17 4 0	THE CHAIRMAN: And, Ms. Durden, did you have another question?
18 19	hard dollars, I just need to think about it. THE CHAIRMAN: Do we have any other board	18 19	BOARD MEMBER DURDEN: I do.
20	members with comments?	20	I appreciate the answer on the phases.
21	Let me start with Mr. Grey.	21	Our term sheet still shows the different ones,
22	BOARD MEMBER GREY: Just out of curiosity,	22	so I'm assuming that staff will correct that
23	are we on the hook for anything going over	23	when we which is an attachment to this
24	122 million?	24	resolution.
25	MR. WALLACE: No.	25	Going back to the environmental, I think
	Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203
	(904) 821-0300		(904) 821-0300
	66		68
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2	BOARD MEMBER GREY: Okay. THE CHAIRMAN: Mr. Froats.	2	that a very simple concept, the credit that the credit they get should be up to the amount
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1	sure that that appraisal was a comp when they	1	waiting for a long time for a project like
2	actually did their appraisal.	2	this.
3	BOARD MEMBER MOODY: We did not do the	3	And what I haven't heard yet and this
4	appraisal, but I'm aware of the District site	4	is a question to you guys. I'm not sure what
5	that recently sold for \$14 a square foot, and	5	kind of JSEB you probably are not familiar
6	it had a lot of limitations that had to be	6	with that acronym, but that is dealing with the
7	overcome.	7	small and emerging businesses in Jacksonville.
8	If you look at the 584,000 per acre, that	8	What kind of incentives did you set aside for
9	equates to 13.41 per square foot. So while you	9	this particular project?
10	could get an up-to-the-minute, up-to-date	10	MR. LEAPLEY: Through the Chair to
11	appraisal, this is going to be probably pretty	11	Councilman Gaffney and John could answer it.
12	close, considering the challenges of the same.	12	There's a specific JSEB requirement that we
13	THE CHAIRMAN: Thank you.	13	honor up to X percent, and I don't have it at
14	BOARD MEMBER DURDEN: So, if I may, I		my fingertips. It's in the draft agreement.
		14	
15	think that just bolsters the issue in regards	15	But it's significant and we're committed to the
16	to the credit that they're going to get, up to	16	requirements that the City (inaudible).
17	a million dollars on this three acres. So I	17	John, do you know what the percentage is?
18	would ask my fellow board members to take that	18	MR. SAWYER: Through the Chair to the
19	into account.	19	board, currently it's sitting at 20 percent,
20	And very simply, directions to the staff,	20	but I do not believe that the JSEB office has
21	that the credits should be up to the amount	21	vetted the project yet to see if that number
22	that does not qualify for a tax credit.	22	would fluctuate downward.
23	BOARD MEMBER GREY: Mr. Chairman.	23	COUNCIL MEMBER GAFFNEY: Thank you.
24	THE CHAIRMAN: Mr. Grey.	24	MR. LEAPLEY: Thank you.
25	BOARD MEMBER GREY: Just a quick question	25	THE CHAIRMAN: Okay. Any other
	Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203
			-
	(904) 821-0300		(904) 821-0300
	(904) 821-0300 70		(904) 821-0300 72
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25 this into consideration because we've been Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203

(904) 821-0300

25 many of these entertainment amenities. I mean,

City of Jacksonville

Community Redevelopment Agency Board Meeting

September 19, 2018

Uncertified Condensed Copy

Comm	unity Redevelopment Agency Board Meeting		Uncertified Condensed Copy
	73		75
1	if they put in one swing, does that count as a	1	public?
2	family entertainment center? Because at the	2	MR. LEAPLEY: I have one more just
3	moment your term sheet doesn't have any of that	3	follow-up. Robert Leapley. Just to
4	detail.	4	Ms. Durden on the I think the only thing we
5	But I think you would be remiss in taking	5	had to clear up was on the remediation cost,
6	this to council without that kind of detail	6	credit of a million dollars.
7	because, kind of back to Mr. Barakat's point	7	I think the easiest way to clarify it and
8	about the \$122 million base investment, that's	8	hopefully address your concerns, that the
9	one parameter, but I think the various	9	developer wouldn't claim tax credits for up
10	categories here contemplate that there are	10	to the million dollars that it receives from
11	other public benefits to this development, not	11	the City in the grant.
12	just a dollar investment. And as a result, I	12	BOARD MEMBER DURDEN: Well, why would you
13	think you need to provide some specificity on	13	just leave that on the table, then? That
14	what is being committed that is part of the	14	doesn't make any sense to me at all.
15	project. If it were built as an office	15	MR. LEAPLEY: Well, through the Chair to
16	building that was \$122 million, would you give	16	Ms. Durden, I thought you were concerned that
17	the same incentives?		
		17	the developer would get a million dollars from
18	So at the moment on the term sheet itself,	18	the City and get tax credits for the same in
19	it simply says hotel parking facility and	19	credit.
20	family entertainment amenity with no definition	20	BOARD MEMBER DURDEN: No. The magic of
21	as to how big the hotel is, what a family	21	being in a brownfield is that you get the tax
22	entertainment amenity is or how big the parking	22	credit. So you are getting reimbursed for that
23	garage is. I know some of that has been in the	23	amount of money that you're spending for the
24	presentations, but it's not in the term sheet.	24	remediation. So I don't I don't think it's
25	So I would just encourage you to develop that	25	an advantage to the City that you just say,
	Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203
	(904) 821-0300		(904) 821-0300
	74		76
1	74 specificity before you have the workshop at	1	
1	specificity before you have the workshop at	1	we're not going to ask for the tax credit.
2	specificity before you have the workshop at council and before you try to advance it	2	we're not going to ask for the tax credit. That doesn't make any sense at all. You're
2 3	specificity before you have the workshop at council and before you try to advance it further, and maybe you have that information	2 3	we're not going to ask for the tax credit. That doesn't make any sense at all. You're suggesting that we won't ask for it, but it's
2 3 4	specificity before you have the workshop at council and before you try to advance it further, and maybe you have that information and could include it in your resolution.	2	we're not going to ask for the tax credit. That doesn't make any sense at all. You're suggesting that we won't ask for it, but it's available to you.
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City of Jacksonville

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Comm	nunity Redevelopment Agency Board Meeting 77		Uncertified Condensed Copy 79
1	dollars, when we and it's a stringent	1	MR. LEAPLEY: Through the Chair to
2	standard. We have to get the CO, show we're	2	BOARD MEMBER DURDEN: which basically
3	done, but I don't want to get confused that we	3	is reducing the cost of that piece of property
4	would prefer a credit over an actual	4	by I think the total was 1.7 million. So
5	dollar-for-dollar cost of something we had no	5	they're going to be able to purchase the
6	involvement in causing, so	6	property let's say if they use up the entire
7	THE CHAIRMAN: Right. I think what she	7	million dollars in remediation. They're buying
8	was saying is don't seek the reimbursement,	8	three acres for 700
9	but and return it to the City, is	9	And I understand, if it was our property,
10	appropriate.	10	we would have to do that work, but we would
11 12	Mr. Sawyer, can you clarify that? MR. SAWYER: Through the Chair, I	11 12	certainly apply for the tax credit and then be able to sell those tax credits on the open
13	understand the concept, and it's difficult to	12	market. We wouldn't get the whole, you know,
14	really kind of discuss how you would structure	14	amount, but
15	it legally.	15	MR. LEAPLEY: I think there's a solution
16	The first draft I would take is that	16	that may help solve that may be now that
17	the the developer has to document their	17	I see your John, I don't think we would have
18	legitimate environmental costs. They have to	18	a problem saying we would apply. And to the
19	have their engineer document to the City what	19	extent of the million dollars of eligible costs
20	their costs are for removing, handling on site.	20	that if we do get credit, we'll assign you
21	And if it has to be taken to Trail Ridge or	21	those credits. You can have them, you can
22	otherwise disposed of or it's put back in the	22	do if you have a market for them, great, or
23	ground or they do some cleaning on site,	23	you will direct us to assign them, as long as
24	whatever it may be, they have to document all	24	there's no tax impact to us.
25	that to the City. So the City can keep a tab	25	BOARD MEMBER DURDEN: But that's also
	Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203
	(904) 821-0300		(904) 821-0300
1	78 of what that work is.	1	⁸⁰ begging the question, Robert, that you know,
2	So what the developer has offered is, on	2	you can apply for them and get the full credit.
3	the first million dollars of that eligible	3	If we try to sell them on the open market,
4	work, they will not use that work to apply for	-	we're only going to 80 or 85 percent on the
5	a tax credit. And you have to apply to get it.	5	dollar. So it just seems like it's a fair
6	It doesn't automatically go to you. And you	6	very fair. If you qualify for a tax credit for
7	apply on an annual basis.	7	the work, then we shouldn't then the credit
8	So for that scope of work, if you will,	8	that we're giving to you, according to the term
9	for that first million dollars, the developers	9	sheet, that is to offset those environmental
10	agree that contractually he will not apply for	10	costs, should be the amount that's not that
11	that and will not be eligible for it.	11	you don't qualify for the tax credit.
12	If the number goes higher than that, if	12	So I've said enough about it. I don't
13	they have \$1.7 million in eligible	13	want to belabor it, but it just seems to me to
14	environmental work, they would they are	14	be a very basic you know, I want to make
15	saying they would want to apply for that	15	sure that the board understands that what
16	additional 700,000 of work, and they get that	16 17	you're saying is, hey, \$1.7 million, but we're
17 18	on that 50 percent basis up to the cap. BOARD MEMBER DURDEN: I perfectly	17 18	going to get whatever our costs are up to a million dollars. So they're buying the three
10	understand what Mr. Sawyer is saying and also	19	acres for 750,000 instead of 1.7. And that's
20	what Mr. Leapley is saying. I don't understand	20	what it boils down to.
21	why we, as a City, are going to tell them, "No,	21	BOARD MEMBER GILLAM: Mr. Chairman, I call
22	leave that money on the table," you know, "We	22	the question.
23	don't care that that 500,000 is available to	23	BOARD MEMBER DURDEN: So it's a small
24	you at the State level." They want the million	24	part
24			
24 25	bucks, so	25	THE CHAIRMAN: The question has been
		25	THE CHAIRMAN: The question has been Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203
	bucks, so	25	

		1	
	81		83
1	called.	1	BOARD MEMBERS: (No response.)
2	BOARD MEMBER GIBBS: Second.	2	THE CHAIRMAN: Any discussion from the
3	THE CHAIRMAN: All in favor of the	3	public?
4	question.	4	AUDIENCE MEMBERS: (No response.)
5	Any comments?	5	THE CHAIRMAN: Seeing no discussion from
6	BOARD MEMBERS: (No response.)	6	the public, all in favor, say aye.
7	THE CHAIRMAN: All in favor, say aye.	7	BOARD MEMBERS: Aye.
8	BOARD MEMBERS: Aye.	8	THE CHAIRMAN: Opposed, like sign.
9	THE CHAIRMAN: Opposed, like sign.	9	BOARD MEMBERS: (No response.)
10	BOARD MEMBERS: (No response.)	10	THE CHAIRMAN: Back to the motion
11	THE CHAIRMAN: Okay. That brings us back	11	2018-09-02. All in favor of the motion on
12	to the motion on 2018-09-02. We asked for	12	09-02?
13	public comment, had no public comment. We've	13	BOARD MEMBER GREY: So moved.
14	had I'm sorry, Mr. Sawyer.	14	BOARD MEMBER GIBBS: Second.
15	MR. SAWYER: I apologize to the board for	15	THE CHAIRMAN: We have a motion and a
16	interrupting.	16	second.
17	We probably need to make a motion to	17	BOARD MEMBER DURDEN: Motion as amended.
18	amend, simply to get the correct developer	18	THE CHAIRMAN: Yes. Okay. As amended.
19	entity into the resolution right now. It's	19	All in favor, say aye.
20	MVJFL, LLC. The correct entity is 500 East	20	BOARD MEMBERS: Aye.
	Bay, LLC.		
21		21	THE CHAIRMAN: Opposed, like sign.
22	THE CHAIRMAN: Okay.	22	BOARD MEMBERS: (No response.)
23	BOARD MEMBER GREY: I make the motion.	23	THE CHAIRMAN: Great. Okay. It is 3:30.
24	MR. LEAPLEY: Do you want to reference it	24	We're going to take a brief break.
25	as one phase too?	25	It's been an hour and a half on two
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	82		84
1	82 MR. SAWYER: And that it will be a	1	⁸⁴ projects. The next project is 2018-09-03,
1		1 2	-
	MR. SAWYER: And that it will be a		projects. The next project is 2018-09-03, Ambassador Hotel.
2	MR. SAWYER: And that it will be a one-phase project. THE CHAIRMAN: And one phase.	2	projects. The next project is 2018-09-03,
2 3	MR. SAWYER: And that it will be a one-phase project. THE CHAIRMAN: And one phase. BOARD MEMBER GREY: Mr. Chairman, I'll	2 3	projects. The next project is 2018-09-03, Ambassador Hotel. We're going to take a ten-minute break. (Brief recess.)
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	nunity Redevelopment Agency Board Meeting		Uncertified Condensed Copy
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1	connection therewith to effectuate the purposes	1	I missed it, but has it been acquired or is to
2	of this resolution.	2	be acquired if this is approved?
3	Mr. Chairman, this is a project at 420	3	MR. DALY: The last I know, they have it
4	North Julia Street. What is being proposed is	4	under contract, but I don't know whether
5	the following: It's the restoration of the	5	they've actually gone through with the purchase
6	Ambassador Hotel into roughly 127 hotel rooms,	6	yet. The developer is here to answer
-		-	
7	as well as wrapping it around with 200 units of	7	questions.
8	apartments.	8	AUDIENCE MEMBER: We closed on the
9	There are two funding opportunities here	9	property in July.
10	that are needed to move this project forward:	10	BOARD MEMBER GILLAM: Do we know what
	· •		
11	On the Ambassador Hotel, which is roughly	11	hotel is going to be
12	a \$15 million project, a historic preservation	12	(Audience member approaches the podium.)
13	grant would be needed of \$1.5 million. It	13	THE CHAIRMAN: If you can give us your
14	would not be obtainable to the developer until	14	name and address, please.
15	they complete the restoration of the Ambassador	15	AUDIENCE MEMBER: Yes. George Bochis,
16	Hotel.	16	with Augustine Development, 215 Anastasia
17	Second, to move forward with the 200 units	17	Boulevard, St. Augustine, Florida.
18	of market-rate apartments around this	18	THE CHAIRMAN: Okay. The question was
19	particular around the Ambassador Hotel, it	19	closing
	•		-
20	will require a REV Grant, a REV Grant of	20	MR. BOCHIS: Yes. We purchased the
21	\$4.9 million. That is 75 percent for 15 years.	21	property in July of this year.
22	This is a project that is in our plan,	22	BOARD MEMBER GILLAM: And do we know who
23	being proposed right now for restoration and	23	the hotel operator is going to be or is that
24	new construction. From the staff's standpoint,	24	MR. BOCHIS: We're still in negotiations
	• •		-
25	we support this particular project,	25	right now.
	Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203
	(904) 821-0300		(904) 821-0300
	86		88
1	Mr. Chairman	1	BOARD MEMBER GILLAM: Okay I have no
1	Mr. Chairman.	1	BOARD MEMBER GILLAM: Okay. I have no
2	THE CHAIRMAN: Thank you, Mr. Wallace.	2	further questions.
	THE CHAIRMAN: Thank you, Mr. Wallace. Do we have a motion on 2018-09-03?		further questions. THE CHAIRMAN: Mr. Gillam, I don't know if
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City of Jacksonville Community Redevelopment Agency Board Meeting

	89		91
1	Mr. Barakat.	1	BOARD MEMBER BARAKAT: So there's
2	BOARD MEMBER BARAKAT: Thank you,	2	currently 5.1 in the fund, correct?
3	Mr. Chairman.	3	MR. WALLACE: No. The fund is committed
4	It is nice to see, hopefully, this	4	to projects. You probably have a balance in
5	Ambassador building finally being brought back	5	less than \$300,000, but you have commitments
		_	
6	to life. It's been talked about for many	6	BOARD MEMBER BARAKAT: Let me rephrase it.
7	decades, so thank you for taking on this	7	There's been a bucket of money for a
8	project.	8	Historic Preservation Trust Fund for projects
9	The 1.5 million from the Historic Trust	9	that meet that fund criteria. And had that
10	Fund, which is currently the current	10	bucket of money been \$5.1 million sitting in
11	funds the current dollars in the fund are	11	some bank account for all these years, is
12	fully spoken for; is that correct, Mr. Wallace?	12	that since it was created in the year 2001,
13	MR. WALLACE: That is correct, sir.	13	plus interest it's earned?
14	BOARD MEMBER BARAKAT: And so these	14	MR. WALLACE: Initially, there were funds
15	dollars, are they already earmarked in the	15	set into the Historic Preservation Trust Fund
16	City's budget to go towards the fund and we are	16	account, which over the time you've not
			· · ·
17	now in advance of earmarking those funds for	17	necessarily all you, but others have committed
18	this project?	18	projects to that fund. You had a balance,
19	MR. WALLACE: Mr. Chairman, to	19	let's just call it roughly \$4.3 million, and
20	Mr. Barakat, how we work with through the	20	then we committed \$4 million to the existing
21	administration and through to council is the	21	cash to the Barnett Building, which left you
22	following: We have a viable project and it	22	only \$300,000.
23	needs let's just say it needs an infusion of	23	BOARD MEMBER BARAKAT: I understand.
24	Historic Preservation Trust Funds, we bring the	24	So the fund is now, quote, depleted or
25	project forward, and we go to the MBRC and we	25	almost depleted. And before, we had a limited
	Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203
	(904) 821-0300		(904) 821-0300
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	90		92
1		1	92 amount of funds to work with and we had the
1	make our case for the funding. This is no	1	amount of funds to work with and we had the
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1	the Barnett Trio, where they know because	1	AUDIENCE MEMBERS: (No response.)
2	it's paid off at the time of the CO, you're	2	THE CHAIRMAN: Council Member Boyer.
3	always going to be two or three years, whatever	3	COUNCIL MEMBER BOYER: Thank you.
4	that time frame is, down the road. So for the	4	I have a question. And I think I know the
5	Barnett Trio, they authorized the grant, but	5	answer, but I just didn't hear it stated. So
6	they're not going to appropriate it for another	6	in your BID plan, you have already a
7	two years or so because they know they won't	7	multifamily REV Grant program. Does the
8	need the money until then.	8	multifamily REV Grant that is proposed comply
9	So they've done it both ways. I don't	9	with the multifamily REV Grant program that you
10	know what their will would be this time, but	10	created criteria for about four or five years
11	it when it is encumbered at whatever point	11	ago?
12	in time, it remains encumbered until paid in	12	MR. DALY: To the councilwoman, through
13	accordance with the RDA or the RDA has been	13	the Chair, it does, to the amount that it's
14	terminated due to default.	14	being requested.
15	MR. WALLACE: And through the Chair to	15	COUNCIL MEMBER BOYER: Okay.
16	Mr. Barakat, part of his first question I	16	THE CHAIRMAN: Thank you.
17	think where you're going is, what's the time	17	Okay. Do we have any comments from the
18	frame for them to be able to develop this? I	18	public?
19	think what is a reasonable time frame that we	19	AUDIENCE MEMBERS: (No response.)
20	have done for other particular projects,	20	THE CHAIRMAN: Seeing none from the
21	particularly being historic projects, I've	21	public, we have a motion Mr. Barakat, did
22	always started at 60 months and you always	22	you
23	pushed me back to 48 months. So 48 to	23	BOARD MEMBER BARAKAT: I'd like to make an
24	60 months is somewhere in a good time frame to	24	amendment to the motion that the developer must
25	get an historic restoration project done and	25	receive a Certificate of Occupancy within
	Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 3220
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1	wrap it around with new construction for this	1	48 months of the development agreement in order
2	project. But remember, they have to get a CO	2	to receive Historic Trust Fund grant funds.
3	in order to have accessibility to the	3	BOARD MEMBER DURDEN: And we were going t
4	\$1.5 million.	4	correct the name well, actually, correct the
5	BOARD MEMBER BARAKAT: I understand.	5	first whereas clause because it still cites to
6	So a four-year time frame to get the CO	6	the that it's under contract, when we know
7	would be reasonable. And we have already set	7	that Augustine Development is actually the
8	precedents for that?	8	owner now.
9	MR. WALLACE: Yes, you have.	9	BOARD MEMBER BARAKAT: I'll incorporate
10	BOARD MEMBER BARAKAT: And that's not	10	that into the motion.
1	currently in the term sheet, correct?	11	THE CHAIRMAN: So we can remove
	MR. WALLACE: We can put that in.	12	MR. BOCHIS: Excuse me, Mr. Chair?
	•		
13	BOARD MEMBER BARAKAT: I would like a	13	THE CHAIRMAN: Yes.
13 14	BOARD MEMBER BARAKAT: I would like a point, when we get to the point of a friendly	13 14	MR. BOCHIS: Sorry. The entity we took
3 4 5	BOARD MEMBER BARAKAT: I would like a point, when we get to the point of a friendly motion, to amend the motion for that time frame	13 14 15	MR. BOCHIS: Sorry. The entity we took ownership in is Axis Hotels, LLC, with
13 14 15 16	BOARD MEMBER BARAKAT: I would like a point, when we get to the point of a friendly motion, to amend the motion for that time frame restriction.	13 14 15 16	MR. BOCHIS: Sorry. The entity we took ownership in is Axis Hotels, LLC, with Augustine Development as a general partner.
13 14 15 16 17	BOARD MEMBER BARAKAT: I would like a point, when we get to the point of a friendly motion, to amend the motion for that time frame restriction. No further questions.	13 14 15 16 17	MR. BOCHIS: Sorry. The entity we took ownership in is Axis Hotels, LLC, with Augustine Development as a general partner. THE CHAIRMAN: Okay. Tell me that again.
13 14 15 16 17 18	BOARD MEMBER BARAKAT: I would like a point, when we get to the point of a friendly motion, to amend the motion for that time frame restriction. No further questions. THE CHAIRMAN: Ms. Durden.	13 14 15 16 17 18	MR. BOCHIS: Sorry. The entity we took ownership in is Axis Hotels, LLC, with Augustine Development as a general partner. THE CHAIRMAN: Okay. Tell me that again. MR. BOCHIS: Axis Hotels, LLC.
13 14 15 16 17 18 19	BOARD MEMBER BARAKAT: I would like a point, when we get to the point of a friendly motion, to amend the motion for that time frame restriction. No further questions. THE CHAIRMAN: Ms. Durden. BOARD MEMBER DURDEN: No questions.	13 14 15 16 17 18 19	MR. BOCHIS: Sorry. The entity we took ownership in is Axis Hotels, LLC, with Augustine Development as a general partner. THE CHAIRMAN: Okay. Tell me that again. MR. BOCHIS: Axis Hotels, LLC. THE CHAIRMAN: Mr. Barakat, can you
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1	MR. BOCHIS: Yes.	1	development of a convention center hotel,
2	MR. WALLACE: Okay. Thank you.	2	parking garage, and public convention center
3	THE CHAIRMAN: Okay. The completion date,	3	space, released by the DIA on April 1st, 2018,
4	48 months. And what else? And eliminate the	4	the solicitation; and authorizing the CEO of
5	"under contract for purchase," correct?	5	the DIA to commence negotiations of the
6	BOARD MEMBER BARAKAT: That's correct.	6	necessary documents on behalf of the DIA with
7	THE CHAIRMAN: Okay. We have an	7	-
		-	the developer in accordance with the
8	amendment. Do we have a motion?	8	solicitation.
9	BOARD MEMBER GILLAM: Motion to amend.	9	Mr. Chairman, attached to this is
10	THE CHAIRMAN: Second?	10	Exhibit A. Let me back up for a minute. The
11	BOARD MEMBER DURDEN: Second.	11	Evaluation Committee was comprised of three
12	THE CHAIRMAN: Any discussion?	12	individuals; myself, as your CEO and chairman
13	BOARD MEMBERS: (No response.)	13	of the Evaluation Committee. The chairman,
14	THE CHAIRMAN: Okay. In all in favor, say	14	Mr. Bailey, appointed Mr. Barakat as the DIA
15	aye.	15	board member to the Evaluation Committee. The
16	, BOARD MEMBERS: Aye.	16	third member was appointed by the
17	THE CHAIRMAN: Opposed, like sign.	17	administration, and that member was the Public
18	BOARD MEMBERS: (No response.)	18	Works director, John Pappas.
	,		
19	THE CHAIRMAN: A motion on the original	19	We received these proposals on August 1st.
20	amendment?	20	We went through a process separately,
21	MR. SAWYER: You just approved the	21	independently reviewing those three responses
22	amendment, so now it would be a motion to	22	to the solicitation that was let. The scope of
23	approve the resolution as amended.	23	services in the solicitation was approved by
24	THE CHAIRMAN: Okay. Approve the	24	this body, the Downtown Investment Authority
25	Resolution, 2018-09-03. We have a motion and a	25	board of directors.
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1	second. All in favor, say aye.	1	The scope of services for that
1 2		1 2	
	second. All in favor, say aye.		The scope of services for that
2	second. All in favor, say aye. BOARD MEMBERS: Aye. THE CHAIRMAN: Opposed, like sign.	2	The scope of services for that solicitation was driven and derived from the Convention Center Feasibility Study prepared by
2 3 4	second. All in favor, say aye. BOARD MEMBERS: Aye. THE CHAIRMAN: Opposed, like sign. BOARD MEMBERS: (No response.)	2 3	The scope of services for that solicitation was driven and derived from the Convention Center Feasibility Study prepared by the Strategic Advisory Group. Subsequently,
2 3 4 5	second. All in favor, say aye. BOARD MEMBERS: Aye. THE CHAIRMAN: Opposed, like sign. BOARD MEMBERS: (No response.) THE CHAIRMAN: Thank you.	2 3 4 5	The scope of services for that solicitation was driven and derived from the Convention Center Feasibility Study prepared by the Strategic Advisory Group. Subsequently, that has been acquired by Jones Lang LaSalle.
2 3 4 5 6	second. All in favor, say aye. BOARD MEMBERS: Aye. THE CHAIRMAN: Opposed, like sign. BOARD MEMBERS: (No response.) THE CHAIRMAN: Thank you. At this point, we're going to deviate from	2 3 4	The scope of services for that solicitation was driven and derived from the Convention Center Feasibility Study prepared by the Strategic Advisory Group. Subsequently, that has been acquired by Jones Lang LaSalle. The site, the square footage for
2 3 4 5 6 7	second. All in favor, say aye. BOARD MEMBERS: Aye. THE CHAIRMAN: Opposed, like sign. BOARD MEMBERS: (No response.) THE CHAIRMAN: Thank you. At this point, we're going to deviate from our agenda. We're going to go to Resolution	2 3 4 5 6 7	The scope of services for that solicitation was driven and derived from the Convention Center Feasibility Study prepared by the Strategic Advisory Group. Subsequently, that has been acquired by Jones Lang LaSalle. The site, the square footage for exhibition hall, the square footage for the
2 3 4 5 6 7 8	second. All in favor, say aye. BOARD MEMBERS: Aye. THE CHAIRMAN: Opposed, like sign. BOARD MEMBERS: (No response.) THE CHAIRMAN: Thank you. At this point, we're going to deviate from our agenda. We're going to go to Resolution 2018-09-05, the convention center hotel.	2 3 4 5 6 7 8	The scope of services for that solicitation was driven and derived from the Convention Center Feasibility Study prepared by the Strategic Advisory Group. Subsequently, that has been acquired by Jones Lang LaSalle. The site, the square footage for exhibition hall, the square footage for the ballroom, the number of breakout rooms, as well
2 3 4 5 6 7 8 9	second. All in favor, say aye. BOARD MEMBERS: Aye. THE CHAIRMAN: Opposed, like sign. BOARD MEMBERS: (No response.) THE CHAIRMAN: Thank you. At this point, we're going to deviate from our agenda. We're going to go to Resolution 2018-09-05, the convention center hotel. MR. WALLACE: Mr. Chairman, I think I	2 3 4 5 6 7 8 9	The scope of services for that solicitation was driven and derived from the Convention Center Feasibility Study prepared by the Strategic Advisory Group. Subsequently, that has been acquired by Jones Lang LaSalle. The site, the square footage for exhibition hall, the square footage for the ballroom, the number of breakout rooms, as well as the number of spaces for the parking garage,
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Comm	unity Redevelopment Agency Board Meeting	r –	Uncertified Condensed Copy
	101		103
1	So now that I've commenced with the	1	That is where your CEO, at this point, is
2	formalities with regards to how we got to this	2	leaving this discussion with the board.
3	particular place, the scoring was derived as	3	With regards to the actual proposals, I
4	the following:	4	will tell you the following, and having read
5	Jacobs Engineering, when you take all	5	them again last night, they are three groups
		6	that equally could take up this particular
6	three reviewers and average their particular	-	
7	score, along with the public interviews that	7	project without a doubt, but there will always
8	took place on September 11th in this room,	8	be someone that is ranked higher than others.
9	Jacobs' final score derived was 92.67, a	9	And you can look at the proposals and you can
10	combination of all three reviewers of the	10	tell who put in a great deal in the amount of
11	Evaluation Committee.	11	work, and they all did. Some had better
12	The second ranked proposer, highest rank	12	designs than others. Some had immaculate
13	proposer, Preston Hollow Capital, received a	13	financing structures to it that are better than
14	score of 80, combined scores of all three	14	some of the others equally as well. Some of
15	evaluators.	15	them had the best local teams put together that
16	Rimrock Devlin and DeBartolo received a	16	probably know our bureaucracy better than
17	score of 78.34, combined scores of all three	17	others equally as well.
18	evaluators.	18	But the Evaluation Committee spoke with
19	Mr. Chairman, my recommendation to you	19	regards to three proposals that it received.
20	will be the following: This is a generational	20	I'm not going to belabor the point and go
21	decision that will be made at some point. And	21	through all of the actual proposals itself and
22	due to the fact that it is a generational	22	things of that nature, but my comment to you is
23	decision and I say that from a cost	23	the following: Conclude your process by
24	standpoint. 2013, when I arrived, no one was	24	adopting the rankings of your Evaluation
25	talking about a convention center. No one	25	Committee, and then there's real conversations
	Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203
	(904) 821-0300		(904) 821-0300
	102		104
1	102 believed in the marketplace of downtown	1	104 that have to be had with regards to a
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2	believed in the marketplace of downtown Jacksonville. In fact, I know people that,	2	that have to be had with regards to a convention center in downtown. Are you, as a
2 3	believed in the marketplace of downtown Jacksonville. In fact, I know people that, quite frankly, told me, "You're out of your	2 3	that have to be had with regards to a convention center in downtown. Are you, as a city, ready for this conversation? Because the
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2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24	believed in the marketplace of downtown Jacksonville. In fact, I know people that, quite frankly, told me, "You're out of your mind to release this particular RFP. The market will not respond." The market spoke, and it told you they are not going to build you a convention center for free. So if you want to have a conversation about doing a convention center, it is going to take a public/private partnership, but nobody is going to do it for free. And because of that, and the limited resources of the Downtown Investment Authority, you cannot go at this project alone. You must get with the administration and have a conversation, primarily because of the cost, and, two, because there's an alternative discussion with regards to a convention center along our riverfront. Your RFP process is based upon a City-sponsored, paid-for Convention Center Feasibility Study that identified a location. You need to send your chairman to talk to the administration about what are the next steps	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 9 20 21 22 23 24	that have to be had with regards to a convention center in downtown. Are you, as a city, ready for this conversation? Because the cost will range anywhere from roughly a half a billion upwards to 1.3 billion in terms of cost. I'm not going to sit here and tell anyone that this is just a basic construction cost. When you buy a house or you buy a condo, interest gets calculated in as well. So this is what you have. I can take any questions with regards to any of the actual proposals itself, but this is the rankings that were prepared from the Procurement Department independently. Mr. Barakat, Mr. Pappas and I submitted our evaluations to the Procurement Department, and the attached Exhibit A is what they sent back to me. Thank you. THE CHAIRMAN: Thank you, Mr. Wallace. Is there a motion on Resolution 2018-09-05? BOARD MEMBER GILLAM: I'll make the motion. THE CHAIRMAN: Do we have a second?

	Jacksonville		September 19, 2018
Comn	unity Redevelopment Agency Board Meeting 105		Uncertified Condensed Copy 107
1	THE CHAIRMAN: Let's start the discussion	1	It has to have the right team and it has to not
2	with Mr. Barakat since he was on the	2	be afraid to make the proper investment to be
3	subcommittee.	2	successful or else don't do it.
3 4	BOARD MEMBER BARAKAT: I don't have any	3 4	So I felt that I had the confidence that
	questions, obviously, but I'll make some	4 5	this was the right team that could get us
5 6	comments.	6	there, value engineered and designed if we need
7	I'll echo Mr. Wallace's general comment in	7	to.
8	that convention centers are not inexpensive	8	They also proposed it as a two-step
9	projects. This will obviously be. If we're	9	project, a project integration phase and a
10	going to do this, if we're going to do a	10	project, a project integration phase and a project development phase. And during the
11	convention center project, this will be a major	11	project integration phase the City could engage
12	commitment on behalf of the City.	12	in a tweaking of the overall plan, whether it's
13	I had also ranked Jacobs as the higher of	13	the design, the size, maybe the financing
14	the three recipients for a number of reasons.	14	arrangement. And, to me, that felt like a
14	One, they brought a lot of people to the	14	little bit more of a walk-before-you-run type
16	meeting, and almost every one of those folks at	16	of arrangement, which is probably prudent given
17	the meeting possessed a high level of	17	the size of the investment required by the
18	proficiency, not only in hotel development but	18	City.
19	in convention center development, convention	19	I may have missed some points, but
20	center construction and convention center	20	generally that was my sentiment, the reason I
21	management. And they had some interesting	21	voted or scored the way I did.
22	comments regarding what we had RFP'd from a	22	THE CHAIRMAN: Thank you for those
23	size standpoint. They had some comments that	23	comments.
24	some of the aspects of what we had RFP'd	24	Ms. Durden.
25	were particularly along the services line of	25	BOARD MEMBER DURDEN: Well, thank you,
	Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203
	(904) 821-0300		(904) 821-0300
	106		108
1	106 the building, as far as the services, back of	1	108 Mr. Chairman.
1		1 2	Mr. Chairman. I want to say thank you to the staff
2	the building, as far as the services, back of the house and services department, that it was actually not as large as what they typically	-	Mr. Chairman. I want to say thank you to the staff first. This was a tremendous amount of work.
2	the building, as far as the services, back of the house and services department, that it was actually not as large as what they typically see for successful convention centers.	2	Mr. Chairman. I want to say thank you to the staff first. This was a tremendous amount of work. I also want to thank the committee, both Aundra
2 3	the building, as far as the services, back of the house and services department, that it was actually not as large as what they typically see for successful convention centers. I just bring that up as an example of	2	Mr. Chairman. I want to say thank you to the staff first. This was a tremendous amount of work. I also want to thank the committee, both Aundra and Oliver for their efforts. It takes a lot
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Comm	109		111
1	asking our chairman to have these very in-depth	1	I'll be honest, we got lucky. When I say
2	conversations.	2	"we got lucky," we did it right professionally
3	I would like for this board to be able to	3	and got three good responses. I know other
4	have some further say about it at some point.	4	cities that have done this and got one or zero.
5	I don't know when that might be, but I would	5	So from that standpoint, we rolled the dice and
6	definitely like it if even if it's just	6	we got good proposals from three good,
7	courtesy, to come back to us, but I would	7	top-notch entities, but you're at a dilemma
8	prefer more than courtesy, I would prefer	8	because, as I indicated, it's a generational
9	for us to have a little bit of say-so or	9	decision because if you get it wrong
10	"input" maybe is a better way to describe it,	10	I don't want to criticize what took place
11	at some point. So I would ask the chairman to	11	well before, when we had the Prime Osborn,
12	contemplate that when he's working with the	12	because they were probably great ideas and
13	administration.	13	great concepts about what to do. It didn't
14	Thank you.	14	materialize. And we're in 2018 having a
15	THE CHAIRMAN: Thank you, Ms. Durden.	15	conversation about what didn't take place some
16	Mr. Froats.	16	years ago with regards to the convention
17	BOARD MEMBER FROATS: I'm in favor of the	17	center. I implore you to get it right if
18	recommendation by Mr. Wallace.	18	you're going to move forward, and that takes
19	THE CHAIRMAN: Thank you.	19	everybody coming together.
20	Mr. Grey.	20	THE CHAIRMAN: Further comments, Mr. Grey?
21	BOARD MEMBER GREY: So just out of	21	BOARD MEMBER GREY: No.
22	curiosity, we're only voting on Mr. Bailey	22	THE CHAIRMAN: Mr. Gillam.
23	going back to talk to the administration on	23	BOARD MEMBER GILLAM: Based on your
24	whether or not they want to do this, so	24	comments of both earlier and just now,
25	THE CHAIRMAN: We're voting on the	25	Mr. Wallace, it seems like we need to amend the
	Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203
	(904) 821-0300		(904) 821-0300
	110		112
1	resolution.	1	resolution because the resolution says
2	BOARD MEMBER GREY: Yeah.	2	something entirely different than what you're
3	MR. WALLACE: Through the Chair to	3	and a second
		5	now recommending.
4	Mr. Grey, you're not voting on sending your CEO	4	It seems like Section 1 and Section 2 are
4 5	Mr. Grey, you're not voting on sending your CEO to start some negotiations. What you're voting	4 5	It seems like Section 1 and Section 2 are fine, but Section 3 states something different.
4 5 6	Mr. Grey, you're not voting on sending your CEO	4	It seems like Section 1 and Section 2 are
	Mr. Grey, you're not voting on sending your CEO to start some negotiations. What you're voting on is one, you're accepting the Evaluation Committee's process and final rankings of one,	4 5	It seems like Section 1 and Section 2 are fine, but Section 3 states something different. So how do we do that? What do you want it to say?
6	Mr. Grey, you're not voting on sending your CEO to start some negotiations. What you're voting on is one, you're accepting the Evaluation Committee's process and final rankings of one, two, and three.	4 5 6	It seems like Section 1 and Section 2 are fine, but Section 3 states something different. So how do we do that? What do you want it to say? MR. WALLACE: Which section?
6 7	Mr. Grey, you're not voting on sending your CEO to start some negotiations. What you're voting on is one, you're accepting the Evaluation Committee's process and final rankings of one, two, and three. And I'm also saying in this motion that,	4 5 6 7	It seems like Section 1 and Section 2 are fine, but Section 3 states something different. So how do we do that? What do you want it to say? MR. WALLACE: Which section? BOARD MEMBER GILLAM: You brought this
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1	revise it at this point.	1	THE CHAIRMAN: Any discussion from the
2	BOARD MEMBER GILLAM: So how do you want	2	public on the amendment?
3	to say it? What is your proposal to us?	3	AUDIENCE MEMBERS: (No response.)
4	MR. WALLACE: I think my proposal to you	4	THE CHAIRMAN: Hearing none, all those in
5	is, at this junction, your chairman of the	5	favor, signify by saying aye.
6	board goes and talks to the administration with	6	BOARD MEMBERS: Aye.
7	regards to next steps with regards to the	7	THE CHAIRMAN: Any opposition?
8	current location that is proposed for the	8	BOARD MEMBERS: (No response.)
9	actual convention center.	9	THE CHAIRMAN: Mr. Moody, would you like
10	BOARD MEMBER GILLAM: And I move to amend	10	to address the amendment? I didn't give you
11 12	the motion to say effectively what Mr. Wallace	11 12	the opportunity to do that. I'm sorry, the original resolution.
12	just articulated. THE CHAIRMAN: So you want to amend	12	BOARD MEMBER MOODY: I, likewise, would
14	Section 3?	14	really like to thank the Evaluation Committee.
15	BOARD MEMBER GILLAM: Yes.	15	It's a lot of work and the price per hour is
16	THE CHAIRMAN: Is there a second on that	16	not that great, trust me. So thank you for
17	amendment?	17	your work.
18	BOARD MEMBER GREY: Second.	18	And I trust this committee. I think they
19	THE CHAIRMAN: The chairman of the board	19	made a good decision. I think it's an informed
20	talks with the administration as to how to	20	decision. A lot of experience comes from the
21	proceed?	21	different backgrounds, and I think we're right
22	MR. WALLACE: Next steps.	22	where we need to be.
23	THE CHAIRMAN: As to next steps.	23	THE CHAIRMAN: Thank you.
24	Thank you.	24	Mr. Bailey, would you like to make any
25	BOARD MEMBER DURDEN: Could you read that	25	comments?
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1	one last time?	1	BOARD MEMBER BAILEY: No comment.
2	THE CHAIRMAN: Sure.	2	THE CHAIRMAN: Do we have any public
3	The chairman of the board talks with the	3	comment?
4	administration as to next steps, Section 3.	4	AUDIENCE MEMBERS: (No response.)
5	BOARD MEMBER DURDEN: Do we want it to	5	THE CHAIRMAN: Hearing none, all those in
6	actually say, including the location, expressly	6	favor of Resolution 2018-09-05 as amended,
7	adding that? I heard those words.	7	signify by saying aye.
8	THE CHAIRMAN: Mr. Gillam.	8	BOARD MEMBERS: Aye.
9	BOARD MEMBER GILLAM: Well, I think what I	9	THE CHAIRMAN: Any opposition?
10	heard Mr. Wallace say is the next steps. If we	10	BOARD MEMBERS: (No response.)
11	will adopt the recommendation from the	11	THE CHAIRMAN: That carries.
12	committee and then give the CEO authority to go	12	Mr. Bailey.
13 14	speak to the administration of what we're going to do next with	13 14	(Chairman Bailey resumes the chair.) THE CHAIRMAN: Thank you, Mr. Gibbs.
14	BOARD MEMBER DURDEN: The chairman.	14	Appreciate it.
16	BOARD MEMBER GILLAM: I'm sorry, the	16	At this time, we're going to go to
17	chairman.	17	Resolution 2018-09-04, Dyal-Upchurch Building.
18	BOARD MEMBER DURDEN: Okay. Thank you.	18	MR. WALLACE: Mr. Chairman, this is a
19	BOARD MEMBER GILLAM: Thank you.	19	resolution of the Downtown Investment Authority
20	THE CHAIRMAN: Any further amendments?	20	supporting the execution of a redevelopment and
21	BOARD MEMBERS: (No response.)	21	incentive agreement between the Downtown
22	THE CHAIRMAN: You moved it?	22	Investment Authority and 10H Investments, LLC;
	BOARD MEMBER GILLAM: Yes, sir.	23	authorizing the CEO of the Downtown Investment
23			
24	THE CHAIRMAN: And we have a second?	24	Authority to negotiate the loan agreement;
	THE CHAIRMAN: And we have a second? BOARD MEMBER GREY: Second.	24 25	authorize the CEO of the Downtown Investment
24	THE CHAIRMAN: And we have a second?		

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1	Authority to execute such agreements; and	1	for this type of deal?
2	finding that the plan of development is	2	MR. WALLACE: We have done a deal of this
3	consistent with the DIA's Business Investment	3	magnitude before. It wasn't necessarily a
4	and Development Plan.	4	forgivable loan, it was an actual loan, but
5	Mr. Chairman, this is a project right on	5	they didn't necessarily have the tenants that I
6	Bay Street that presently is sitting with about	6	see in the creative class. And I would
7	a 28 percent vacancy rate, for which I think	7	certainly like to make sure that our young
8 9	most vacancy rates within downtown is at 18 percent or a little bit less.	8 9	millennial population that are working in that particular building feel as though they've got
9 10	The \$280,000 would go a long way in terms	10	state-of-art everything and really want to
11	of assisting with some of the improvement costs	11	remain working in downtown, and that's the
12	with the facility that range almost to about	12	reason why I structured it in that manner.
13	\$1.4 million.	13	BOARD MEMBER FROATS: Thank you.
14	We most recently, in the last 90 days, I	14	THE CHAIRMAN: Thank you.
15	think we approved an incentive there was a	15	Ms. Durden.
16	parking incentive for a prospective tenant that	16	BOARD MEMBER DURDEN: Two things. One, is
17	has gone into this particular building. City	17	there any provision that requires the landlord
18	Council has also approved an incentive for that	18	to have that tenant mix that you're looking at,
19	particular tenant as well, and they've gotten	19	or can we and if not currently, can we add
20	some State incentives.	20	that?
21	There's a need to keep this particular	21	MR. WALLACE: Add whatever you desire.
22	building, make it much more modern and current.	22	BOARD MEMBER DURDEN: It sounds to me like
23	It has what I call more of our creative class.	23	that's an important part of why you're
24	It tends to translate into some younger	24	recommending that we do this. So is there a
25	millennials that work in that particular	25	way that we can is there some language that
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1	118 building, and they desire certain things in	1	120 we could have that would describe that tenant
2	terms of from a workplace standpoint, as	2	mix of this artistic group? I'm not sure
3	well as I know that this particular building	3	exactly what words you used.
4	owner is looking at one of the tenants that are	4	MR. WALLACE: That would be difficult to
5	existing in the building to potentially expand	5	do, but from the monitoring standpoint, I'm
6	to the fifth floor, as well as attracting	6	more concerned with the 80 percent occupancy,
7	another particular business there as well.	7	trying to retain those businesses that are
8	\$280,000 would be structured as a	8	already there. That's what I really, truly
9	forgivable loan, based on roughly and, Tom,	9	want to do.
10	correct me if I'm incorrect 10-year term.	10	BOARD MEMBER DURDEN: And then the second
11	Within that ten years, seven of those years	11	thing that I have in regards to that issue is
12	they must have that building at 80 percent	12	that, the 80 percent occupancy I've noticed
13	occupancy or better. If they do that, then	13	in other locales, downtown areas, that one of
14	they get a portion of that particular debt	14	the problems that we have is that we will have
15	forgiven.	15	empty storefronts. And even though there is
16 17	Funding for this would come from our Downtown Economic Development Fund.	16 17	already there may be an existing lease, the lessee has moved out but is still on the hook
17	Mr. Chairman, I'll entertain any questions	18	for the money. And so sometimes the landlord
19	that you might have at this point in time.	19	is not so greatly interested in making sure
20	THE CHAIRMAN: Thank you, Mr. Wallace.	20	that those storefronts are occupied, that those
21	Okay. Mr. Grey, any questions of	21	spaces are actually occupied by businesses.
22	Mr. Wallace?	22	So I would ask us to say that, of those
23	BOARD MEMBER GREY: Not at this time.	23	seven years that require the 80 percent
24	THE CHAIRMAN: Mr. Froats.	24	occupancy, that they'd actually be occupied
25	BOARD MEMBER FROATS: Is there a precedent	25	rather than just looking to a lease and saying
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1	that the lease is in existence.	1	BOARD MEMBER BARAKAT: So when we usually
2	MR. DALY: Through the Chair to	2	do these deals there is a clear number of jobs
3	Ms. Durden, we will change that to leased and	3	or there's a type of company that we know
4	occupied.	4	that's being attracted. In most instances, we
5	BOARD MEMBER DURDEN: Okay. Thank you.	5	have done it that way.
6	I wish that there was some way that we	6	When I look at this list, the scope of
7	could accomplish the first item that I	7	work, I see a lot of repair and maintenance;
8	mentioned, but it may not be possible.	8	HVAC compressors, elevator modernization,
9	THE CHAIRMAN: As far as the tenant mix?	9	waterproofing, upgraded common areas, TI
10	BOARD MEMBER DURDEN: Correct.	10	numbers for to-be-determined tenants.
11	THE CHAIRMAN: Okay. Mr. Barakat.	11	My concern with the concept here is I
12	I'm sorry, let me jump to Mr. Moody.	12	can line up almost every owner downtown
13	BOARD MEMBER MOODY: Well, I had a comment	13	Jacksonville that needs similar work in their
14	about the tenant mix and guaranteeing it. Best	14	building, and they do it themselves. Most of
15	I can tell, the millennial market is big and	15	our incentives have been in buildings that are
16	growing and it's big for Jacksonville, and I	16	so far gone and are not generating any NOI, and
17	think the marketplace will take care of itself.	17	they need help in making capital improvements
18	So guaranteeing that he has to have a certain	18	or code compliance, or if the building is not
19	class and messing with the entrepreneurial part	19	in that category there's a specific deal on the
20	of it, let the marketplace what is really	20	line, jobs coming to downtown, that we can, as
21	happening downtown, I think that will happen.	21	a board, understand the impact.
22 23	BOARD MEMBER DURDEN: We can hope that by	22 23	What I'm sensing here is there's a
23 24	giving them the money, they'll actually want to stay.	23 24	hypothetical deal, but the award we're giving this developer is not hypothetical, and the
24 25	THE CHAIRMAN: Mr. Barakat.	24 25	scope of work is repair and maintenance. And I
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1	BOARD MEMBER BARAKAT: So just to confirm,	1	never envisioned the Downtown Economic
2	there's no actual deal on the line or this	2	Development Trust Fund being towards repair and
3	is a plan to help the building make some	3	maintenance. That is not, in my opinion,
4	renovations so that he's in a better position	4	catalytic enough to justify or warrant an
5	to be successful in retaining and attracting	5	incentive.
6	tenants; is that essentially the concept?	6	So I appreciate the developer owning the
7	MR. WALLACE: Partly, yes, but I do know	7	building, I appreciate them investing in the
8	that they are in negotiations with two	8	building. From what I heard, they are a
9	prospective tenants, yes, one internally, one	9	quality entity and a quality development and
10	externally.	10	quality owner, but I'm concerned about the
11	BOARD MEMBER BARAKAT: And those	11	precedent we're setting here as word gets out
12 13	negotiations, the outcome of those do not impact the outcome of this board, correct?	12 13	that we are incentivizing these kind of repair and maintenance items.
13	Whether or not the leases get signed do not	13 14	THE CHAIRMAN: Mr. Daly.
14	impact whether or not we perform?	14	MR. DALY: If I may, to Mr. Barakat,
16	MR. DALY: Through the Chair to	16	through the Chair, just to remind the board
17	Mr. Barakat, I would actually go with the	17	that we did approve a \$130,000 loan to
18	inverse of that. I think whether this gets	18	100 North Laura Street for pretty much the
19	approved determines whether those leases get	19	exact same purposes; unknown potential
20	signed because I believe in their discussions	20	occupants for vacant space, for waterproofing,
21	with the building owner, these both of these	21	chiller repairs, elevator maintenance, lobby
22	entities are in that creative class and they	22	improvements. So there is precedent.
23	want the updated, high-tech security systems,	23	BOARD MEMBER BARAKAT: And that was not
24	the elevator that has controls on what floor	24	without controversy with the board members at
0-	you get off and on.	25	the time. And there were some tenants that
25			
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1	we knew they were going to be working with,	1	downtown, new development opportunity to bring
2	including the retail tenant they have now	2	new employment downtown. There's none of the
3	attracted on the bottom floor. That was also	3	kind of things I'd expect us to see and we've
4	occurring at the same meeting.	4	seen before when we've supported these kind of
5	It was not the same incentive, I agree,	5	efforts.
6	but we knew that there was another important	6	And, again, I I mean, generally, I
7	retail tenant they were attracting. And that	7	would say it's a gift. It's not I mean, we
8	developer was making exterior improvements to	8	can call it a loan, but it's not really a loan,
9	the building, which does have other positive	9	and so I have a hard time with it, particularly
10	impacts on surrounding properties.	10	the size of it. If you look at the percentage
11	So somewhat similar, but not exactly. I	11	of what they're asking for and what they're
12	don't see the same impact here, and there's	12	projecting to do, it begs the question, you
13	just no specificity about the type of tenancy	13	know, how much was this negotiated into the
14	that would be attracted to this building.	14	deal when they bought the project very
15	MR. DALY: I just wanted to point out the	15	recently?
16	precedent, that we had similar	16	So I don't know. I have concerns.
17	BOARD MEMBER BARAKAT: I understand. I	17	THE CHAIRMAN: Mr. Wallace, do you have
18	just wanted to notate the differences.	18	any comments or anything to add?
19 20	THE CHAIRMAN: Okay. Thank you, Mr. Barakat.	19 20	MR. WALLACE: We could certainly revise this and tie this incentive strictly to TI for
20	Mr. Gibbs.	20	new tenants in the actual building, only be
21	BOARD MEMBER GIBBS: Does the developer	21	available if they lock in the actual tenant
23	have a market survey with regard to the	22	itself. Would that be amenable to you? If so,
24	80 percent tenant occupancy potential?	24	we'll amend that.
25	MR. WALLACE: Not that was verified to us.	25	BOARD MEMBER BARAKAT: I just want to make
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1	BOARD MEMBER GIBBS: That's it, then.	1	sure I understand the proposed amendment.
2	Thank you.	2	So the scope of work would be limited to
3	THE CHAIRMAN: Mr. Moody.	3	tenant improvement dollars and not the other
4	BOARD MEMBER MOODY: No questions.	4	items listed in the exhibit?
5	THE CHAIRMAN: Mr. Gillam.	5	MR. WALLACE: Correct.
6	BOARD MEMBER GILLAM: Well, I want to add	6	BOARD MEMBER BARAKAT: And then, two, they
7	to the concerns Mr. Barakat raised. I want to	7	would only be awarded in the event the
8	be clear. This is not a \$1.4 million project.	8	to-be-determined tenant signs a lease?
9	About 450-, almost 500,000 has already been	9	MR. WALLACE: Correct.
10	done because they bought the building and they	10	BOARD MEMBER BARAKAT: There are so many
11	knew the kind of work that the developer does	11	hypotheticals. I mean, are we talking about a
12	when they buy a building, they deal with	12 13	five-year lease? Are we talking about a
13 14	address the issues. You know, this is about \$900,000, potential project, I guess. It may	14	one-year lease? And, you know, without knowing the tenant and and we just talked about
14	happen or may not, depending on what we do	14	restricting the industry not being a good
16	here.	16	mechanism
17	And it does look like, to me, that it's	17	Is there a reason why we can't wait for
18	the same kind of stuff that every building	18	the lease to be almost fully baked and then
19	downtown has to do, and so they're asking for	19	come back? Which is our typical MO.
20	basically 30 percent of their projected cost,	20	MR. WALLACE: Mr. Chairman.
21	about 750- of which is TI. So really they're	21	THE CHAIRMAN: Yes, Mr. Wallace.
22	asking for, you know, 30 percent of a TI	22	MR. WALLACE: Can we table this one?
23	project.	23	THE CHAIRMAN: Yes.
24	And we haven't been given any information	24	MR. WALLACE: I'll bring you back the
25	about it being a special tenant, new tenant to	25	actual lease for the tenant improvements and
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1	then move forward at that point in time.	1	they're now seeking 75 percent, 20 years. That
2	THE CHAIRMAN: Okay. Is that acceptable?	2	will require approval by the Downtown
3	BOARD MEMBER BARAKAT: Yes.	3	Investment Authority, as well as they would
4	THE CHAIRMAN: Okay. Move to table	4	have to move forward to City Council.
5	2018-09-04 until our next meeting.	5	So that I'm clear with all the movements
6	Moving to Resolution 2018-09-10, Ventures	6	that are taking place here Tom, what's the
7	Development Group.	7	cap on the REV Grant fees?
8	MR. WALLACE: Mr. Chairman, Resolution	8	MR. DALY: 7,810,000.
9	2018-09-10, a resolution of the Downtown	9	MR. WALLACE: Okay. So
10	Investment Authority authorizing the chief	10	MR. DALY: Up from 7,660,000.
11	executive officer, CEO, to negotiate an	11	MR. WALLACE: So it's up
12	amendment to the Economic Development Agreement	12	MR. DALY: 250,000.
13	authorizing a market-rate multifamily housing	13	MR. WALLACE: Yeah. So
14	Recapture Enhanced Value Grant, known as a REV	14	MR. DALY: 150,000.
15	Grant, between the Downtown Investment	15	MR. WALLACE: Right. 150,000.
16	Authority and the Ventures Development Group,	16	So they're looking for a longer period in
17	LLC; authorizing the CEO of the Downtown	17 ₄∘	order to get to that \$7.8 million, and that's where the extra five years comes in, in order
18 19	Investment Authority to execute such an agreement.	18 19	to allow them to do that. It would go from
20	I think Ms. Underwood is passing out a	20	75 percent, 15 years to 75 percent, 20 years.
21	document at the present time.	21	And that would allow them to come to the
22	The board previously approved a REV Grant	22	\$7.8 million number.
23	for this project in early 2017 for a term of	23	Mr. Chairman, I think I've adequately
24	15 years in the amount not to exceed	24	explained this one. It's a project that has
25	\$7.66 million. At that time, the project was	25	already gotten approval from you before and is
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1	slated to be roughly about 300 apartments, had	1	seeking a revision to the existing
2	a capital expenditure in excess of \$60 million.	2	redevelopment agreement that will now have to
3	Subsequent to that, there were a number of	3	run its way back through to City Council.
4	different meetings that took place from a	4	THE CHAIRMAN: Okay. Can I get a motion
5	design review aspect that ended up getting	5	on
6	appealed to the full DIA board, that ended up	6	BOARD MEMBER GILLAM: Move to approve.
7	getting appealed to City Council, that ended up	7 8	THE CHAIRMAN: Second? BOARD MEMBER GREY: Second.
8 9	going to court no ended up going to City Council, getting remanded back "remanded"	о 9	THE CHAIRMAN: Thank you very much.
10	may be the wrong term, but getting sent back to	10	Now for discussion, Mr. Gillam.
11	DDRB, that then, post the DDRB's decision,	11	How many board members were around at that
12	ended into litigation. Now, post all of that,	12	time it went through? Mr. Moody, Mr. Barakat,
13	the litigation, there's now been a settlement	13	Mr. Grey, Mr. Gibbs. Okay.
14	between the parties involved.	14	You remember it went from 300 it's down
15	So what is being proposed before you?	15	to 185?
16	It's a modification down from 300 units, down	16	MR. DALY: Yes.
17	to 185 units. The expenditure that was	17	THE CHAIRMAN: Okay. Mr. Gillam, go
18	previously roughly correct me if I'm	18	ahead. I'm sorry.
19	incorrect, Tom 62.1, has now gone down to	19	BOARD MEMBER GILLAM: I don't have any
20	right at about \$44 million, if I'm not	20	questions. I've looked at it. I'm comfortable
21	mistaken, for the project, 44.8.	21	with it.
22	Previously, the REV Grant and this is a	22	THE CHAIRMAN: Okay. Mr. Moody.
23	Southbank project was 75 percent, 15 years.	23	BOARD MEMBER MOODY: I'm very much for it.
24	That is something that can be done directly	24 25	No questions.
25	here at the Downtown Investment Authority, but	25	THE CHAIRMAN: Mr. Gibbs.
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1	BOARD MEMBER GIBBS: No comments. I'm for	1	original application was 6 percent. I know
2	it.	2	that the City, the DIA staff, used a different
3	THE CHAIRMAN: Mr. Barakat.	3	discount rate in this application versus the
4	BOARD MEMBER BARAKAT: I'm just curious.	4	original one. But if you keep the discount
5	Were you able to renegotiate your land price?	5	rate constant and if you compare apples to
6	(Mr. Diebenow approaches the podium.)	6	apples, the net present value of the REV Grant
7	MR. DIEBENOW: Steve Diebenow, 1	7	that we're seeking today is less than the net
8	Independent Drive, Suite 1200. I'm here on	8	present value of the discount rate the net
9	behalf of the applicant.	9	present value of the grant that we're seeking
10	By the way, John, just to correct the	10	today is less than the net present value of the
11	name, the actual entity that the REV Grant is	11	original REV Grant that was approved.
12	in is Southbank Apartment Ventures, LLC. I	12	So the answer to your question is, it is a
13	think the name that Aundra read was different,	13	more expensive REV Grant on a per-unit basis in
14	but I know we'll pick that up when we do the	14	absolute dollars, but in net present value it's
15	legislation.	15	also a little bit higher on a per-unit basis as
16	The answer is yes, a little bit, not	16	well, but I would say the benefits are greater
17	nearly enough.	17	as well. And let me answer that using a couple
18	BOARD MEMBER BARAKAT: Okay. Well,	18	of illustrations.
19	whatever you got you earned. So the City is	19	And, yes, everybody shared in this pain.
20	not the only one giving a little on this.	20	The land owner took a cut in the purchase price
21	Anyway, I just wanted to check that box.	21	of the property, but the developer is bearing
22	Thank you.	22	the majority of the costs, and I'll illustrate
23	MR. DIEBENOW: Yes.	23	those with a picture here.
24	THE CHAIRMAN: Ms. Durden.	24	So what you have here is a revised plan
25	BOARD MEMBER DURDEN: I'm glad you're	25	view of the development with the new footprint
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1	here.	1	of the building in green and the reoriented
1 2	here. I have a question, if I might, to the	1 2	of the building in green and the reoriented driveway and road in red. What you can see
	here.		of the building in green and the reoriented
2	here. I have a question, if I might, to the	2	of the building in green and the reoriented driveway and road in red. What you can see
2 3	here. I have a question, if I might, to the applicant.	2 3	of the building in green and the reoriented driveway and road in red. What you can see from this drawing is that the primary change
2 3 4	here. I have a question, if I might, to the applicant. THE CHAIRMAN: Yes.	2 3 4	of the building in green and the reoriented driveway and road in red. What you can see from this drawing is that the primary change is that the road, if you may recall originally,
2 3 4 5	here. I have a question, if I might, to the applicant. THE CHAIRMAN: Yes. BOARD MEMBER DURDEN: So here's the thing that I am not a hundred percent that I'm not	2 3 4 5	of the building in green and the reoriented driveway and road in red. What you can see from this drawing is that the primary change is that the road, if you may recall originally, used to go right down along the railroad tracks. And what the developer is doing is
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	nunity Redevelopment Agency Board Meeting	r	Uncertified Condensed Copy
	137		139
1	that ratio is going in the right direction.	1	BOARD MEMBER DURDEN: Thank you.
2	They're getting the same Riverwalk;	2	Will the redesign of the project still
3	they're getting the same pedestrian access;	3	have to go to DDRB?
		-	-
4	they're getting a better oriented intersection	4	MR. DIEBENOW: It will. And let me share
5	at Palm, so they're getting a safer pedestrian	5	one last picture with you to show you a little
6	access.	6	bit about what that might be, because I had a
7	The integration of this site with the new	7	feeling that might come up.
8	Baptist garage to the south, across Prudential	8	(Tenders documents to the board members.)
9	Drive is better. And they're getting better	9	So this is the architect's first cut at
		-	
10	access to the garage. They're also not not	10	what the project will look like. The building
11	the City, but Baptist is getting an outparcel	11	materials are the same, the Riverwalk is the
12	there on the corner where that construction	12	same. Don't be thrown off by what appears to
13	trailer is that's more developable.	13	be stairs coming down off the structure into
14	BOARD MEMBER DURDEN: The triangle?	14	the Riverwalk. That's not how it will look.
15	MR. DIEBENOW: The triangle, correct.	15	The Riverwalk will look exactly the way it does
16	That semi-triangular piece with the	16	in our original designs. This is just their
17	construction trailer, that is a true outparcel	17	first this was really done to give a
18	that's developable rather than just being kind	18	perspective on what this building will look
19	of a scrap remnant.	19	like next to the One Call building. And so
20	And we've also created a kind of a	20	this gives you a really good perspective of the
21	triangular L piece to the left of the red road	21	five-over-two design that Niles Bolton is
22	that is available for some sort of retail	22	working on.
23		23	-
	development that wraps around the garage		And so we're projecting that this will go
24	around the Aetna garage or the former Aetna	24	to DDRB in October, and it will reflect the
25	building garage.	25	terms of the settlement with GV-IP, which is
	Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203
	(904) 821-0300		(904) 821-0300
	138		140
1		1	
	So the redevelopment potential that is		the owner of the One Call Center, as well as
2	So the redevelopment potential that is created by this REV Grant not only enables the	2	the owner of the One Call Center, as well as Baptist. And it will also include the details
2 3	So the redevelopment potential that is created by this REV Grant not only enables the development of these units, but it also enables	2 3	the owner of the One Call Center, as well as Baptist. And it will also include the details of the reconfiguration of the driveway and all
2 3 4	So the redevelopment potential that is created by this REV Grant not only enables the development of these units, but it also enables the development of two additional parcels,	2 3 4	the owner of the One Call Center, as well as Baptist. And it will also include the details of the reconfiguration of the driveway and all of the access changes that are being made to
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City of Jacksonville Community Redevelopment Agency Board Meeting

	City of Jacksonville September 19, 2018 Community Redevelopment Agency Board Meeting Uncertified Condensed Cop			
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1	taken some sacrifices, and I'm in favor of it.	1	materials stay the same. And that all, again,	
2	THE CHAIRMAN: Thank you.	2	will be reviewed at the October DDRB meeting.	
3	Mr. Grey.	3	THE CHAIRMAN: Any other comments from the	
4	BOARD MEMBER GREY: No comment.	4	board?	
5	THE CHAIRMAN: Okay. Thank you,	5	Councilwoman Boyer.	
6	Mr. Diebenow.	6	COUNCIL MEMBER BOYER: Thank you.	
7	By the way, who owns the southeast	7	Through the Chair to the board and to	
8	triangle?	8	Mr. Sawyer, just two comments, one of which	
9	MR. DIEBENOW: Well, right now, it's	9	I've already mention to Mr. Diebenow. It is	
10	there's actually three parties that own a piece	10	characterized as a 20-year REV Grant, but, as	
11	of it. Right now the long, skinny road that runs parallel to the railroad tracks is owned	11	you know, the Southside Tax Increment District	
12 13	by Hines, and then kind of right where the	12 13	terminates in 2041. So we just need to be sure that however we're writing this, it terminates	
13	construction trailer is is owned by Baptist,	14	on the earlier of 20 years or the termination	
15	and then a portion of the driveway is owned by	15	of the district because it would not extend	
16	the One Call Center.	16	beyond the termination of the Tax Increment	
17	So there's actually three parties that are	17	District.	
18	going to be swapping parcels. So there's a	18	And then the second thing is, Mr. Wallace	
19	tri-party land swap of about 11,000 square	19	mentioned this was going to City Council. Does	
20	feet. We have beautiful pictures of it if	20	it require a waiver of your so the same	
21	you'd like to see it. I'd be happy to share it	21	question I asked earlier of Mr. Daly	
22	with you and	22	regarding does it comply with the BID plan	
23	THE CHAIRMAN: No. Thank you.	23	requirements for a multifamily REV Grant? I	
24	MR. DIEBENOW: in great detail.	24	think the answer is he's shaking his head	
25	THE CHAIRMAN: So the parking wall or	25	that it does still comply with the BID Plan	
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1	142 the wall facing the Riverwalk, that is going to	1	144 multifamily REV Grant criteria?	
2	remain similar to the design	2	THE CHAIRMAN: Mr. Daly.	
3	MR. DIEBENOW: Yes. The wall there	3	MR. DALY: To Councilwoman Boyer, through	
4	will be units on the front of the building that	4	the Chair, it does still comply with the	
5	face the river, that wrap the garage, that's	5	multifamily, the market rate multifamily REV	
6	correct, yes.	6	Grant, as it did before	
7	THE CHAIRMAN: And the width of the	7	COUNCIL MEMBER BOYER: Except for the	
8	Riverwalk will remain the same?	8	20 years?	
9	MR. DIEBENOW: The width of the Riverwalk	9	MR. DALY: The 20 years triggers requiring	
10	remains the same. The footprint of the	10	council action. It's not a waiver. It's just,	
11	building in green that you see here is exactly	11	if it's up to 15 years, DIA board action is	
12	the same, with the exception of the piece that	12	enough	
13	goes toward the railroad tracks.	13	COUNCIL MEMBER BOYER: I can't see you	
14 15	That portion of the building that goes closer to the street is the amenities and the	14 15	through the but in terms of the calculation of the per-unit value, even with the reduced	
15	leasing office that pushes out towards the	16	number of units and the value of the REV Grant,	
17	street, so that's and it doesn't violate any	17	as Ms. Durden was it still complies with the	
18	of the setbacks, but that actually makes it	18	BID Plan criteria?	
19	more compliant with our Downtown Overlay	19	MR. DALY: Yes.	
20	because the building is getting closer to the	20	COUNCIL MEMBER BOYER: Great. Thank you.	
21	street.	21	THE CHAIRMAN: Thank you.	
22	But the part that everyone was most	22	Any other comments?	
23	concerned about, which is the river side, the	23	BOARD MEMBERS: (No response.)	
24	Riverwalk stays the same, the all the	24	THE CHAIRMAN: Seeing none, any comments	
25	setbacks stay the same, and the front facade	25	from the public?	
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1	AUDIENCE MEMBERS: (No response.)
2	THE CHAIRMAN: Seeing no comments from the
3	public okay. So, Mr. Wallace, the only
4	change we discussed I think you were out of
5	the room it says Ventures Development Group.
6	It's Southbank Apartment Ventures Development
7	Group?
8	MR. DIEBENOW: Southbank Apartment
9	Ventures, LLC.
10	THE CHAIRMAN: So it's a change on the
	5
11	resolution. Very good. And we have a motion
12	and second. Okay. Seeing no further
13	discussion, all in favor, say aye.
14	BOARD MEMBERS: Aye.
15	THE CHAIRMAN: Opposed, like sign.
16	BOARD MEMBERS: (No response.)
17	THE CHAIRMAN: Thank you.
18	And thank you to the developer for hanging
19	in there and getting through this. This is
20	
-	great to see.
21	Okay. With that, I think the Community
22	Redevelopment Agency meeting is adjourned.
23	(The above proceedings were adjourned at
24	4:46 p.m.)
25	
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2 3 4	(904) 821-0300 146 CERTIFICATE OF REPORTER STATE OF FLORIDA)) COUNTY OF DUVAL)
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2 3 4 5 6 7	(904) 821-0300 146 CERTIFICATE OF REPORTER STATE OF FLORIDA)) COUNTY OF DUVAL) I, Diane M. Tropia, Florida Professional
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