

CITY OF JACKSONVILLE
COMMUNITY REDEVELOPMENT AGENCY
BOARD MEETING

Proceedings held on Tuesday, November 21, 2017,
commencing at 2:05 p.m., Ed Ball Building, 214 North
Hogan Street, 8th Floor, Jacksonville, Florida, before
Diane M. Tropa, a Notary Public in and for the State of
Florida at Large.

BOARD MEMBERS PRESENT:

JAMES BAILEY, Chairman.
OLIVER BARAKAT, Board Member.
DANE GREY, Board Member.
BRENNAN DURDEN, Board Member.
CRAIG GIBBS, Board Member.
RON MOODY, Board Member.
BRAXTON GILLAM, Board Member.

ALSO PRESENT:

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

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1 THE CHAIRMAN: Thank you.
2 Okay. The Downtown Investment
3 Authority -- actually, Community Redevelopment
4 Agency meeting we call to order, and the first
5 item is the minutes from the previous meeting.
6 Everyone saw the minutes. You can review them
7 and look at them, but they're verbatim. I
8 don't know if there's anything, of course, to
9 approve because you have the transcript in the
10 back.
11 So do I have a motion to approve the
12 October 31 Community Redevelopment Agency
13 meeting minutes?
14 BOARD MEMBER GIBBS: So moved, Mr. Chair.
15 THE CHAIRMAN: Second?
16 BOARD MEMBER GREY: Second.
17 THE CHAIRMAN: Any discussion?
18 BOARD MEMBERS: (No response.)
19 THE CHAIRMAN: All in favor, say aye.
20 BOARD MEMBERS: Aye.
21 THE CHAIRMAN: Opposed, like sign.
22 BOARD MEMBERS: (No response.)
23 THE CHAIRMAN: Okay. Item B, Resolution
24 2017-11-01, Brooklyn land swap.
25 Who is going to tee that up?
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1 P R O C E E D I N G S
November 21, 2017 2:05 p.m.

2 - - -

3 THE CHAIRMAN: Welcome, everybody, to the
4 Downtown Investment Authority meeting of
5 November 21.

6 I want to go around quickly. Any press
7 out there? I see David. How are you all?
8 Thank you for being here.

9 As I say, please ask for anything you
10 need. Let's make sure you have the information
11 so you can help report what's going on in the
12 DIA. It's valuable to us and we appreciate it.

13 We open our meeting -- before we call the
14 meeting to order, we open with the Pledge, and
15 we don't have a flag. Does anybody have one on
16 their phone they can hold up or anybody have
17 anything that they can hold up? Look at
18 Braxton. He's done this. I've got a bail
19 bondman's card with a flag on it.

20 Are you able to find anything,
21 Mr. Gillam?

22 BOARD MEMBER GILLAM: I'll make this work.
23 (Discussion held off the record.)

24 THE CHAIRMAN: That's good.

25 (Recitation of the Pledge of Allegiance.)
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1 MR. WALLACE: Mr. Chairman, I've got that.
2 Mr. Chairman, Resolution 2017-11-01 is a
3 resolution of the Downtown Investment Authority
4 accepting and approving the fee-simple
5 conveyance of City-owned real property,
6 identified by Exhibit A, to the Ferber Company;
7 subject to terms and conditions contained in
8 Exhibit B; and recommending that the City
9 Council adopt legislation effectuating the
10 purposes of this resolution; and instructing
11 the DIA's chief executive officer to take all
12 necessary action in connection therewith to
13 effectuate the purposes of this resolution.
14 Mr. Chairman, this project has been heard
15 in committee, been before you once before.
16 And, as we indicated, there's a resolution -- I
17 mean, I'm sorry, there's Exhibit A that
18 outlines in red the lands to be conveyed to the
19 developer in exchange for those lands outlined
20 in orange; as well as Exhibit A, the current
21 parcel ownership; and also outlines the sketch
22 of the surface parking lot equally as well.
23 So what you have in terms of attachments,
24 we have a rate of return analysis. We've got
25 Leila Street construction estimates, as well as
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1 the surface parking lot estimates, as well as
2 the appraisals for both the City-owned
3 property, which is known as the "jughandle,"
4 and May Street, as well as part of May Street,
5 as well as the City-owned piano key appraisal.
6 So what are the terms and conditions?
7 Under the City, we're going to convey property
8 comprised of what is known as the "jughandle"
9 and a portion of May Street. We'll allocate at
10 no cost to Ferber up to about 15,000 square
11 feet of commercial retail Phase I development
12 rights. We will also contribute \$99,500 for
13 the construction of the surface parking area
14 and we'll contribute the necessary credit acres
15 of water quality compensatory credits.
16 Ferber's responsibility will be, they'll
17 convey to the City those nonCity-owned parcels
18 that comprise of a surface parking lot. They
19 will pay for and reconstruct that portion of
20 Leila Street, generally described as being
21 north of May Street, in accordance with the
22 scope and the cost estimates that are contained
23 within.
24 We'll construct the surface parking lot on
25 those parcels being conveyed to the City. They
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1 will carry the cost above the 99,500. And
2 we'll pay for all costs associated with
3 environmental inspection analysis and
4 remediation, if any, for the City properties
5 that are going to be conveyed by the City to
6 them. And they'll comply with a requirement
7 that the buildings will be oriented along
8 Riverside Avenue so as to maintain the building
9 profiles along Riverside Avenue, between
10 Stonewall Street and Leila Street.
11 Mr. Chairman, this product has a very good
12 rate of return analysis, which is an internal
13 document that we utilized, well above a
14 one-to-one ratio.
15 At this time, I could entertain any
16 particular questions that the board may have.
17 THE CHAIRMAN: Let's go around --
18 We can do a motion first. Anybody --
19 BOARD MEMBER GILLAM: Motion to approve
20 it.
21 THE CHAIRMAN: Second?
22 BOARD MEMBER MOODY: Second.
23 THE CHAIRMAN: Okay. Any discussion?
24 Dane, do you want to start?
25 BOARD MEMBER GREY: I don't have any at
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1 this time.
2 THE CHAIRMAN: Okay. Mr. Gillam.
3 BOARD MEMBER GILLAM: We talked about this
4 issue --
5 THE CHAIRMAN: I'm sorry. I started all
6 the way over, except the end guy.
7 Mr. Moody.
8 BOARD MEMBER MOODY: No real comments.
9 We looked at this in committee and we were
10 behind it. It looks to me like it's even a
11 sweeter deal now. The appraisals that we
12 looked at earlier look like they were in line,
13 so I really don't have any problems with it.
14 THE CHAIRMAN: Good. Thank you.
15 Mr. Gillam.
16 BOARD MEMBER GILLAM: Same.
17 THE CHAIRMAN: Mr. Gibbs.
18 BOARD MEMBER GIBBS: No comments.
19 THE CHAIRMAN: Ms. Durden.
20 BOARD MEMBER DURDEN: We did discuss --
21 thank you, Mr. Chairman.
22 We did discuss this at the committee
23 level, and I think that -- I think that, in
24 spite of the fact that I still have concerns
25 about the City taking ownership of a parcel
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1 that we're going to use for parking, the
2 overall project seems to be appropriate.
3 I've also -- during the committee meeting,
4 I know that our staff, including Aundra, has
5 talked about the idea that the acreage that
6 we're going to be accepting in this deal is --
7 that they fully expect and anticipate that that
8 property will not be in City ownership within,
9 you know, the -- several -- two or three years.
10 And in light of that, I do think it's a good
11 project and I'm in support of it.
12 THE CHAIRMAN: Thank you.
13 Mr. Barakat.
14 BOARD MEMBER BARAKAT: We've already
15 approved this in concept. So the only reason
16 they're back is because the BID is completed;
17 is that correct? And there was a slight
18 refinement to Exhibit B in the resolution?
19 I just wanted to make sure I understood.
20 What were the slight refinements?
21 MR. PAROLA: Through the Chair, there are
22 essentially three refinements. We were
23 splitting the cost of the construction of
24 Leila Street and they were going to purchase
25 the stormwater credits. That has changed.
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1 They're going to cover the entire cost of
2 Leila Street, which is a 173- number, somewhere
3 around 173,000, somewhere within putting
4 distance of that.
5 They are also going to contribute up to --
6 I believe it's \$54,000 or \$55,000 and change
7 for the construction of the surface parking lot
8 that the City will operate as public parking.
9 That, when it went through the Strategic
10 Implementation Committee back in October, it
11 was going to be gravel. We have since gotten
12 instructions from Public Works and from certain
13 elements of the administration that that lot
14 should be developed to City standards, which
15 would include asphalt and everything that goes
16 with it.
17 Inside of your informational packet are
18 the construction costs estimated by -- I
19 believe ETM is the firm. We're covering
20 \$99,500 of that and they are covering the
21 difference of 55- and change.
22 What it means to us -- if you just look at
23 our total contribution between the October
24 Strategic Implementation Committee and now, I
25 think we're in it for another 10,000 in actual
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1 cash and our in-kind contribution of stormwater
2 credits.
3 The reason why we chose to do that is
4 because we have a large number of -- relatively
5 speaking, of stormwater credits and not a large
6 number of cash. So that was our in-kind
7 contribution.
8 BOARD MEMBER BARAKAT: Thank you. That's
9 helpful.
10 Do you know what the net is after our
11 additional contribution and the developer's
12 additional contributions? Are we in the red or
13 in the black based on the last --
14 MR. PAROLA: Through the Chair, I think
15 you look at the RMI. We're 4.3 or --
16 BOARD MEMBER BARAKAT: No. I don't mean
17 the total. I mean --
18 (Simultaneous speaking.)
19 MR. PAROLA: Raw numbers, we're still
20 (inaudible) --
21 BOARD MEMBER BARAKAT: (Inaudible)?
22 MR. WALLACE: Yeah. We're --
23 BOARD MEMBER BARAKAT: Are we ahead or are
24 we behind?
25 MR. WALLACE: Way more ahead.
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1 THE CHAIRMAN: I think, Mr. Barakat, we
2 were sharing Leila Street up to 89,000. This
3 is 99,500 going toward the parking and they're
4 going to do all of Leila, but the parking is
5 going to be improved over what we were looking
6 at before, so --
7 BOARD MEMBER BARAKAT: Well, they're
8 saving money by not paying for stormwater
9 credits, so -- so there's some deduction off of
10 what you just -- that's what I'm trying to get
11 at. What's the --
12 THE CHAIRMAN: What's the difference?
13 MR. PAROLA: The difference is a cash
14 contribution of \$55,000 more from the developer
15 because the lot is getting paved.
16 THE CHAIRMAN: Is that it?
17 BOARD MEMBER BARAKAT: That's it.
18 Thank you.
19 THE CHAIRMAN: Ms. Durden.
20 BOARD MEMBER DURDEN: Thank you.
21 So I wasn't aware of the change to now
22 building this parking lot to City standards.
23 One of the reasons that -- as explained at the
24 committee level, at the time, that there was
25 this idea that this property is not going to
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1 stay a parking lot for very long that made
2 sense to me was the fact that we were only
3 doing gravel.
4 So I'm a little more concerned now that
5 we're going to build this parking lot to City
6 standards and commit that amount of money.
7 Now, let me be clear on that. The only amount
8 that we're committing is the 55,000 towards the
9 parking?
10 MR. PAROLA: No.
11 BOARD MEMBER DURDEN: We're committing the
12 99,000?
13 MR. PAROLA: Yes, ma'am.
14 BOARD MEMBER DURDEN: And are we going to
15 have meters and everything in that parking lot?
16 MR. WALLACE: We'll probably have a kiosk
17 out there and we will monitor through the
18 Office of Public Parking.
19 But at the end of the day, the reason why
20 it's going to be paved is City administration
21 wanted it paved. And the Downtown Investment
22 Authority cannot own property based upon our
23 legislation. So, therefore, we have to have
24 the agreement from the City to accept the
25 property. And one of the conditions and
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1 requirements that the City wanted, if they're
2 going to accept the property, they want the lot
3 paved. So we're complying with that condition.
4 THE CHAIRMAN: Does that answer your --
5 BOARD MEMBER DURDEN: Thank you.
6 THE CHAIRMAN: Okay. Any other questions
7 of the board?
8 BOARD MEMBERS: (No response.)
9 THE CHAIRMAN: Any comments from the
10 public? Anyone?
11 AUDIENCE MEMBERS: (No response.)
12 THE CHAIRMAN: Okay. With that, we have a
13 motion and second.
14 All in favor of Resolution 2017-11-01, say
15 aye.
16 BOARD MEMBERS: Aye.
17 THE CHAIRMAN: Opposed, like sign.
18 BOARD MEMBERS: (No response.)
19 THE CHAIRMAN: Okay. Thank you.
20 That moves us to Resolution 2017-11-02,
21 Notice of Disposition, Duval County Tax Parcel
22 089133 0000.
23 And who will tee that up?
24 MR. WALLACE: Mr. Chairman, this is a
25 resolution of the Downtown Investment Authority
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1 instructing the chief executive officer to
2 issue a Notice of Disposition for City-owned
3 real property generally located at the
4 intersection of Park Street and Stonewall
5 Street, and is more fully identified by Duval
6 County Tax Parcel Number 089133 0000;
7 instructing the chief executive officer to take
8 all necessary action in connection therewith to
9 effectuate the purposes of this resolution.
10 Mr. Parola can explain the committee's
11 action and how this was brought forward to you.
12 MR. PAROLA: Thank you.
13 To the Chair and to the board, I think it
14 was in November of this year or last year, the
15 Strategic Implementation Committee meeting, the
16 committee voted unanimously to dispose of this
17 property. Actually, voted unanimously to issue
18 the required noticing based on this unsolicited
19 proposal.
20 It's fairly straightforward. We have a
21 buyer that wishes to purchase the property from
22 us at the appraised value. We had the property
23 appraised, as we always do. So if this board
24 approves this resolution, we will issue the
25 required 30-day notice to the world and accept
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1 a -- bring forward a recommendation of
2 acceptance of some form or fashion to the
3 board.
4 And because this property is under \$25,000
5 appraised value, this doesn't move further
6 after the board, no City Council is required.
7 A couple of conversation things. We
8 are -- the proposed purchaser is a contiguous
9 property owner that, if you look at the map and
10 you understand the area, really is the only
11 realistic property to incorporate this into
12 when you factor in site accessibility. You
13 just -- you really couldn't access the site
14 without this property.
15 And I'm here for any questions.
16 THE CHAIRMAN: Thank you, Mr. Parola.
17 Do we have a motion on 2017-11-02?
18 BOARD MEMBER MOODY: So moved.
19 THE CHAIRMAN: A second?
20 BOARD MEMBER BARAKAT: Second.
21 THE CHAIRMAN: Okay. And for discussion,
22 Mr. Barakat, do you want to begin?
23 BOARD MEMBER BARAKAT: No questions.
24 THE CHAIRMAN: Ms. Durden.
25 BOARD MEMBER DURDEN: No questions.
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1 THE CHAIRMAN: Mr. Gibbs.
2 BOARD MEMBER GIBBS: No questions.
3 THE CHAIRMAN: Mr. Gillam.
4 BOARD MEMBER GILLAM: No questions.
5 THE CHAIRMAN: Dane.
6 BOARD MEMBER GREY: No questions.
7 THE CHAIRMAN: Ron.
8 BOARD MEMBER MOODY: Looks good.
9 THE CHAIRMAN: Very good.
10 And, by the way, the Strategic Planning
11 [sic] Committee -- Ron is chair. Braxton,
12 you're on it. Who else is --
13 BOARD MEMBER MOODY: And Brenna.
14 THE CHAIRMAN: Brenna is on it.
15 Okay. Thank you for that work too.
16 Any comments from the public?
17 AUDIENCE MEMBERS: (No response.)
18 THE CHAIRMAN: Seeing no comments from the
19 public, all in favor of 2017-11-02, say aye.
20 BOARD MEMBERS: Aye.
21 THE CHAIRMAN: Opposed, like sign.
22 BOARD MEMBERS: (No response.)
23 THE CHAIRMAN: Thank you. Good job.
24 Okay. That brings us to 2017-11-03,
25 Notice of Disposition of Tax Parcel So and So.
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1 Mr. Wallace.
2 MR. WALLACE: This is a resolution of the
3 Downtown Investment Authority instructing the
4 chief executive officer to issue a Notice of
5 Disposition for City-owned real property
6 generally located on Elm Street, west of its
7 intersection with Jackson Street, more fully
8 identified by Duval County Tax Parcel Number
9 089313 0000; instructing the chief executive
10 officer to take all necessary action in
11 connection therewith to effectuate the purposes
12 of this resolution.
13 Mr. Chairman, Mr. Parola will walk you
14 through this item and the action of the
15 Strategic Implementation Committee.
16 MR. PAROLA: Thank you.
17 To the Chair and to the board, this is a
18 sliver of a piece of property and in the truest
19 definition; it's under 4 feet wide. It's
20 reminiscent of an easement that was closed and
21 somehow turned into a parcel. I honestly don't
22 know how something like this gets created.
23 What I do know is we have an adjoining
24 property owner that wishes to incorporate it
25 into their property. They have offered us,
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1 again, the appraised value as a purchase price.
2 We will then go ahead, if the board
3 approves it, issue the required 30 days' notice
4 to the unsolicited proposal. Because the
5 appraised value is under \$25,000, this would be
6 considered final action by the City on this.
7 We provide 30 days' notice to City Council and
8 then whatever purchase and sale documents are
9 required get executed.
10 That's it. I feel there's a question
11 coming on.
12 THE CHAIRMAN: For the record, it's
13 Tax Parcel 089313 0000. I didn't have it in
14 front of me. I couldn't see. So thank you for
15 entering that.
16 Okay. Do we have a motion on Resolution
17 2017-11-03?
18 BOARD MEMBER GREY: So moved.
19 BOARD MEMBER MOODY: Second.
20 THE CHAIRMAN: And for discussion,
21 Councilwoman Boyer. Welcome. And thank you
22 for being here.
23 COUNCIL MEMBER BOYER: Thank you.
24 If the map I am looking at correctly
25 depicts this parcel, it runs from Elm Street to
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1 McCoy's Creek. And we have a significant
2 project planned on McCoy's Creek, having access
3 to McCoy's Creek at all possible locations.
4 Public access is very important. I would ask
5 that you consider deferring action on
6 disposition of this piece until we have a
7 chance to look at whether there is value to
8 this as a public access location on
9 McCoy's Creek.
10 THE CHAIRMAN: Okay. Any further
11 discussion?
12 Oliver.
13 BOARD MEMBER BARAKAT: I'm just trying to
14 absorb Councilwoman Boyer's information.
15 Is that mentioned? I did not read the
16 appraisal, so --
17 THE CHAIRMAN: That's the appraised value.
18 BOARD MEMBER BARAKAT: The appraised value
19 is --
20 THE CHAIRMAN: And correct me if I'm
21 wrong, it's 4 feet wide?
22 MR. PAROLA: Yes, to the Chair.
23 BOARD MEMBER MOODY: Mr. Chairman, the
24 committee did look at this. We reviewed the
25 appraisal. It is truly a 4-foot strip of land.
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1 The only use would be to assemble it with the
2 piece next door.
3 COUNCIL MEMBER BOYER: Or to provide a
4 sidewalk.
5 BOARD MEMBER MOODY: Sorry?
6 COUNCIL MEMBER BOYER: Or to provide a
7 sidewalk.
8 BOARD MEMBER MOODY: Yes.
9 Anyway, there was an appraisal. We had no
10 problem with that. But if we need to defer it,
11 it's not a problem.
12 THE CHAIRMAN: Mr. Lucas [sic].
13 I'm sorry, Mr. Grey.
14 BOARD MEMBER GREY: I'm sorry, I need a
15 moment to digest this.
16 THE CHAIRMAN: Okay. Mr. Gillam, do you
17 have any comments?
18 BOARD MEMBER GILLAM: Well, I mean, I
19 guess I'd like to know more. Councilwoman
20 Boyer is here and had some thoughts. I'd love
21 to hear more about what's really going on. I
22 can't conceive of any other use of the
23 property, but I -- but I'd love to hear more.
24 THE CHAIRMAN: And maybe that's my
25 question. Is a 4-foot strip -- it's perfect
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1 for a sidewalk, but when you get to the
2 sidewalk to the waterfront, what can you do
3 there?
4 Ms. Boyer.
5 BOARD MEMBER GILLAM: Where are you going
6 to park to get to the sidewalk?
7 COUNCIL MEMBER BOYER: So the proposal
8 is -- it's a combination of -- essentially,
9 there are three or four elements to the
10 proposal that are -- we are actively pursuing.
11 One is a stormwater and resiliency solution
12 that runs from Hollybrook Park to Myrtle, and
13 then a second segment that runs from Myrtle to
14 the waterfront, to the connection with the
15 St. Johns River. And those would involve, in
16 some cases, deepening the channel of the creek,
17 et cetera.
18 There is public right-of-way --
19 essentially 90 percent of the creek frontage on
20 both sides of the creek. It's publicly owned.
21 In some sections it runs all the way from
22 McCoy's Creek Boulevard to the creek. In other
23 sections it might be a narrower strip next to
24 the creek.
25 There is also -- so part of it is a
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1 stormwater proposal. Part of it is -- there is
2 an ash remediation requirement and there are a
3 number of parcels along there that have yet to
4 be remediated as part of the Forest Street
5 incinerator ash remediation agreement that
6 we're working on.
7 A third element of that is, we have in the
8 CIP a greenway project that would provide a
9 multiuse path and greenway that would run all
10 the way from Hollybrook Park down to the mouth
11 of McCoy's Creek, and it would mostly run on
12 the south side of the creek, which is where
13 this would be adjacent to.
14 It is our intention to make use of the
15 park properties, like you see next to Jackson.
16 There are multiple properties where the City
17 owns both sides. In fact, this -- this segment
18 of McCoy's, from Jackson to the mouth, we
19 envision being our kind of San Antonio canal
20 area. We have money in this year's budget to
21 remove pipes that cross the creek and are
22 impediments to navigation.
23 So this is kind of a multifaceted project
24 we're working on. We are contemplating that --
25 something like a greenway, like the Atlanta
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1 BeltLine or something would follow the creek
2 all the way from Hollybrook Park to the
3 waterfront, and that is funded in various
4 phases through different sources already.
5 So all I'm saying is, can we just hold off
6 long enough to look at whether this provides
7 access in a location that would be helpful to
8 us?
9 MR. WALLACE: Mr. Chairman.
10 THE CHAIRMAN: Yes.
11 MR. WALLACE: From the staff's standpoint,
12 I support deferral.
13 THE CHAIRMAN: Okay. Mr. Gibbs, any
14 comments?
15 BOARD MEMBER GIBBS: Did the SIC committee
16 have this information when they unanimously
17 approved --
18 MR. WALLACE: Mr. Chairman, to Mr. Gibbs,
19 no, not at that particular point in time, but
20 in working hand in hand with the councilwoman,
21 with waterfront activation and with regards to
22 nodes and things of that nature along the
23 actual riverfront, and that McCoy's Creek does
24 play a role in this, in light of that, I
25 support 100 percent deferral of this particular
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1 item.
2 BOARD MEMBER GIBBS: Thank you.
3 THE CHAIRMAN: Ms. Durden.
4 BOARD MEMBER DURDEN: I would support a
5 deferral.
6 THE CHAIRMAN: Okay. And, Mr. Grey, back
7 to you.
8 BOARD MEMBER GREY: I support the
9 councilwoman's --
10 THE CHAIRMAN: Okay. Mr. Parola, does the
11 same property owner own the parcel next to this
12 that's -- the one purchasing or requesting to
13 purchase this 4-foot strip, does he own the
14 parcel on either side or --
15 MR. PAROLA: To the Chair, no.
16 BOARD MEMBER DURDEN: Neither of them?
17 Neither of the parcels?
18 MR. PAROLA: Through the Chair, yes, one
19 of them. No, not straddling.
20 THE CHAIRMAN: Okay.
21 MR. PAROLA: Only one of two properties
22 straddling it does the --
23 BOARD MEMBER DURDEN: Right. That's why I
24 questioned your answer, because I remember
25 during our committee meeting that you had said
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1 that he owned one of them.
2 MR. PAROLA: Yes. We have gotten firm
3 direction that contiguous property owners and
4 property assemblage is a high priority.
5 THE CHAIRMAN: Okay. And Councilwoman
6 Boyer, is there a time understanding on this?
7 Is it through a period of time for a meeting in
8 particular or something that needs to be
9 determined within a given period of time?
10 COUNCIL MEMBER BOYER: Through the Chair,
11 I would like the opportunity to get with staff
12 and show them what phase we are at in the
13 plans. It's a rapidly developing and very
14 encouraging project, but as it is moving as
15 quickly as it is, I think it -- they need to
16 get updated because things have happened.
17 By the way, just for everybody here's
18 reference, there is a national Redevelopment
19 Rodeo that the brownfields conference is having
20 in either Philadelphia or Pittsburgh coming up,
21 next week, I believe, and this project is one
22 of the five featured national projects.
23 THE CHAIRMAN: Okay. With that, do we
24 have any comments from the public?
25 AUDIENCE MEMBERS: (No response.)
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1 THE CHAIRMAN: Seeing none from the
2 public, the motion was made to approve.
3 Do we have a motion to defer? Or,
4 actually --
5 BOARD MEMBER GILLAM: Move to defer.
6 BOARD MEMBER GIBBS: We have to vote the
7 other down.
8 THE CHAIRMAN: Yeah. Okay.
9 We have a motion and a second to approve.
10 All in favor, say aye.
11 BOARD MEMBERS: Aye.
12 THE CHAIRMAN: To approve.
13 BOARD MEMBER GIBBS: Okay.
14 THE CHAIRMAN: Opposed, like sign.
15 BOARD MEMBERS: No.
16 THE CHAIRMAN: Okay. So it was not
17 approved.
18 And now do I have a motion to defer this?
19 BOARD MEMBER DURDEN: Motion to defer.
20 THE CHAIRMAN: Second?
21 BOARD MEMBER GREY: Second.
22 THE CHAIRMAN: Any discussion?
23 BOARD MEMBERS: (No response.)
24 THE CHAIRMAN: Any discussion from the
25 public?
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1 AUDIENCE MEMBERS: (No response.)
2 THE CHAIRMAN: All in favor, say aye.
3 BOARD MEMBERS: Aye.
4 THE CHAIRMAN: Opposed, like sign.
5 BOARD MEMBERS: (No response.)
6 THE CHAIRMAN: Thank you.
7 Very good.
8 Councilwoman Boyer, did this come out of
9 the ULI discussion or was this previous -- at
10 your activation meeting or --
11 COUNCIL MEMBER BOYER: This has been part
12 of water activation for a year. It is just
13 that, in part, because of Hurricane Irma and
14 the emphasis on flood mitigation, it kind of
15 bumped up in funding priority for a number of
16 federal and state programs, and then we also
17 found some -- Groundwork's is very engaged in
18 it and is working on it now, has made it their
19 top project. There just have been a lot of
20 resources that have come to bear which give us
21 opportunities.
22 THE CHAIRMAN: And do we have anyone going
23 to this rodeo in Philadelphia or --
24 COUNCIL MEMBER BOYER: I believe
25 Colin Moore is, but I'm not sure. And I know
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1 Ms. Ehas has talked to me about it.
2 Mr. Murphy, who was here from ULI last
3 week, is going to be there and was planning to
4 meet with our folks on McCoy's while he's
5 there. He's very up to speed on the McCoy's
6 project and excited about it.
7 THE CHAIRMAN: Well, good. Okay. Well,
8 please keep us posted. That's really exciting
9 news.
10 BOARD MEMBER DURDEN: Mr. Chairman.
11 THE CHAIRMAN: Yes.
12 BOARD MEMBER DURDEN: When this item comes
13 back to us, could we have some additional
14 information regarding ownership in the area? I
15 know that you had included the immediately
16 adjacent north, south, east, west property
17 ownership, but I'd like to have a little bit
18 more information about the area. And I think
19 that that will probably have an influence on --
20 or be informative, at least for me, as to what
21 other activities may be occurring.
22 Thank you.
23 THE CHAIRMAN: Thank you.
24 COUNCIL MEMBER BOYER: Mr. Chairman.
25 THE CHAIRMAN: Yes.
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1 COUNCIL MEMBER BOYER: To respond to
2 Ms. Durden, I can probably disclose safely -- I
3 mean, it will be apparent from the record --
4 that there is at least one other developer who
5 is amassing quite a few parcels in this area
6 for development.
7 BOARD MEMBER DURDEN: Okay. Thanks.
8 THE CHAIRMAN: Okay. Thank you very much.
9 That brings us to Resolution 2017-11-04,
10 ISP-0510, Notice of Disposition, Duval County
11 Tax Parcel 089567 0000.
12 Mr. Wallace.
13 MR. WALLACE: Mr. Chairman, a resolution
14 of the Downtown Investment Authority approving
15 the sale of City-owned property identified by
16 Duval County Tax Parcel 089567 0000 to 089566
17 0000, a contiguous property owner and the only
18 entity that submitted a proposal in response to
19 ISP-0510-17, Notice of Disposition/invitation
20 to purchase; and instructing the chief
21 executive officer to provide City Council with
22 30 days' notification of intent to accept the
23 proposal; and instructing the chief executive
24 officer to take all necessary action in
25 connection therewith to effectuate the purposes
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1 of this resolution.
2 Mr. Chairman, Mr. Parola will walk us
3 through this particular item.
4 MR. PAROLA: Thank you.
5 To the Chair and to the board, the City
6 owns a .08-acre parcel. As Mr. Wallace pointed
7 out, we caused to be issued a Notice of
8 Disposition. That was the ISP number that was
9 just read. To that, we received one response,
10 and that's the contiguous property owner to --
11 we'll call it the west. That combined parcel
12 with the City parcel comes to about .16 of an
13 acre. It becomes developable at that point and
14 takes care of the last remaining developable
15 parcels on Elm Street. I say the last
16 "developable parcels" because the rest of the
17 parcels on Elm Street are owned by FDOT and are
18 used for retention purposes.
19 On one of the maps -- I apologize, I don't
20 believe I put a map number on it, but it shows
21 Nuvo self-storage. You recall there was
22 90,000, plus or minus, square feet of personal
23 property self-storage allocated to that site a
24 couple of years ago. That's a point of
25 reference for you. It kind of shows you how
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1 that side of Elder Street gets built out.
2 I'm here for any questions.
3 THE CHAIRMAN: Thank you.
4 Do we have a motion on 2017-11-04?
5 BOARD MEMBER MOODY: So moved.
6 THE CHAIRMAN: Second?
7 BOARD MEMBER DURDEN: Second.
8 THE CHAIRMAN: Any discussion?
9 Mr. Moody.
10 BOARD MEMBER MOODY: This piece was
11 appraised for 16,000. I think that's the sales
12 price as well. It looks to me like -- well, I
13 guess we discussed it in committee and voted on
14 it before. It looks to me like it's a pretty
15 good utilization of the land.
16 THE CHAIRMAN: Thank you, Mr. Moody.
17 Mr. Grey, I apologize for calling you
18 Mr. Lucas. I was reading something on
19 Dane Lucas today, who used to operate the boats
20 out here, the dinner boats, and I just -- I
21 just thought of Dane, so ...
22 Mr. Grey.
23 BOARD MEMBER GREY: No comment.
24 THE CHAIRMAN: Mr. Gillam.
25 BOARD MEMBER GILLAM: We did talk about
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1 this in the strategic development -- I mean,
2 the one thing I know, I'm not sure this parcel
3 can be used unless it's assembled. So it's
4 basically a useless parcel unless the
5 neighboring property owner buys it. And it's
6 going to be behind his self-storage facility,
7 so it seems reasonable to me. So I'm in favor.
8 THE CHAIRMAN: Mr. Gibbs.
9 BOARD MEMBER GIBBS: In light of our last
10 proposal, does the City Council have any plans
11 for this property?
12 THE CHAIRMAN: No.
13 Ms. Durden.
14 COUNCIL MEMBER BOYER: I'm sorry, I didn't
15 hear the question. My apologies.
16 BOARD MEMBER GIBBS: In light of our last
17 proposal, does the City Council have any plans
18 for this property?
19 COUNCIL MEMBER BOYER: No.
20 BOARD MEMBER GIBBS: Thank you.
21 COUNCIL MEMBER BOYER: No. Just if it's
22 on the water -- if it's on the waterfront or
23 connects to a waterfront, ask first.
24 THE CHAIRMAN: Ms. Durden.
25 BOARD MEMBER GIBBS: That's why I asked.
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1 THE CHAIRMAN: Ms. Durden.
 2 BOARD MEMBER DURDEN: No comments.
 3 THE CHAIRMAN: Mr. Barakat.
 4 BOARD MEMBER BARAKAT: No comments, other
 5 than, do we know if Nuvo, or whatever they are
 6 called, is moving forward?
 7 MR. PAROLA: Through the Chair, yes.
 8 They've gone through ten-set and are
 9 actually a little bit anxious to have this
 10 property conveyed to the property owner so that
 11 they can use it as an interim staging area for
 12 their development until such time as the parcel
 13 is developed, but they -- they had an
 14 opportunity to submit a proposal.
 15 BOARD MEMBER BARAKAT: Thank you.
 16 THE CHAIRMAN: Thank you.
 17 Seeing no more comments -- Councilwoman?
 18 COUNCIL MEMBER BOYER: No.
 19 THE CHAIRMAN: Seeing no more comments, do
 20 we have any comments from the public?
 21 AUDIENCE MEMBERS: (No response.)
 22 THE CHAIRMAN: Seeing no comments from the
 23 public, all in favor of Resolution 2017-11-04,
 24 say aye.
 25 BOARD MEMBERS: Aye.
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1 THE CHAIRMAN: Opposed, like sign.
 2 BOARD MEMBERS: (No response.)
 3 THE CHAIRMAN: Okay. That brings us -- as
 4 you will see after that, the transcript of the
 5 last meeting.
 6 And, with that, the DIA -- I mean the
 7 Community Redevelopment meeting is closed and
 8 we open the Downtown Investment Authority
 9 meeting.
 10 (The above proceedings were adjourned at
 11 2:40 p.m.)
 12 - - -
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1 CERTIFICATE OF REPORTER
 2
 3 STATE OF FLORIDA)
 4)
 5 COUNTY OF DUVAL)
 6
 7 I, Diane M. Tropa, Florida Professional
 8 Reporter, certify that I was authorized to and did
 9 stenographically report the foregoing proceedings and
 10 that the transcript is a true and complete record of my
 11 stenographic notes.
 12
 13
 14
 15 DATED this 28th day of November 2017.
 16
 17 _____
 18 Diane M. Tropa
 19 Florida Professional Reporter
 20
 21
 22
 23
 24
 25
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