

CITY OF JACKSONVILLE  
DOWNTOWN INVESTMENT AUTHORITY  
BOARD MEETING

Proceedings held on Friday, April 12, 2019,  
commencing at 2:30 p.m., City Hall, 117 West Duval  
Street, Conference Room C, Third Floor, Jacksonville,  
Florida, before Diane M. Tropa, FPR, a Notary Public in  
and for the State of Florida at Large.

BOARD MEMBERS PRESENT:

JAMES BAILEY, Chairman.  
CRAIG GIBBS, Vice Chair.  
RON MOODY, Secretary.  
OLIVER BARAKAT, Board Member.  
DANE GREY, Board Member.  
TODD FROATS, Board Member.

ALSO PRESENT:

BRIAN HUGHES, Interim CEO, Via Telephone.  
GUY PAROLA, DIA, Redevelopment Manager.  
JOHN SAWYER, Office of General Counsel.  
JOHNNY GAFFNEY, Office of the Mayor.  
KAREN UNDERWOOD-EILAND, Executive Assistant.

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1 I'll walk you through the resolution, and  
2 then I'll pause and maybe Mr. Hughes will have  
3 something to add in.

4 Let me just say that this is not new to  
5 us. What we're doing we've done on previous  
6 properties, albeit on a smaller scale. We have  
7 what we've referred to as an unsolicited  
8 proposal to come in and purchase a piece of  
9 property from the City. They've offered, for  
10 fee simple, \$2.6 million. They've not included  
11 any sort of ask of incentives or environmental  
12 offsets or anything like that, so this just  
13 seems to be a straight purchase and sale.

14 We've provided you all with an appraisal.  
15 The operative part of that appraisal is on  
16 Page 3, so the second double-sided page, which  
17 says we have an appraised value of 2.3 million.  
18 So what's going to jump out at you is that the  
19 proposal is \$300,000 more than the appraised  
20 value, which is good.

21 Let me say this, though: Chapter 163,  
22 Florida Statutes, and Chapter 122 of the local  
23 Ordinance Code requires that -- because we are  
24 in a Community Redevelopment Area, that we  
25 provide, at minimum, a 30-day notice so that

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1 P R O C E E D I N G S  
2 April 12, 2019 2:30 p.m.

3 - - -

4 THE CHAIRMAN: I'd like to call to order  
5 the Downtown Investment Authority meeting of  
6 April 12.

7 I want to thank the board members for  
8 being here today. We've got a quorum:  
9 Mr. Barakat; Mr. Grey; Mr. Moody; Mr. Gibbs;  
10 Mr. Froats; and myself, Jim Bailey.

11 Thank you all for being here.  
12 Let's start with the Pledge of Allegiance,  
13 if everyone will please rise.

14 (Recitation of the Pledge of Allegiance.)

15 THE CHAIRMAN: Okay. We are here today  
16 for one item, Resolution 2019-04-01. This is a  
17 one-and-a-half-acre piece of property that  
18 we've got an appraisal on.

19 And, Mr. Hughes, are you on the phone?  
20 Maybe you can't respond, but --

21 MR. HUGHES: I'm listening.

22 THE CHAIRMAN: Good. Okay. Thank you for  
23 being here.

24 Mr. Parola, would you like to walk us  
25 through this resolution?

MR. PAROLA: Yes, Mr. Chairman.  
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1 other folks can submit a proposal in response  
2 to what's been provided to us. So that is what  
3 we're asking of the board today. We are not  
4 asking of the board to say whether this deal is  
5 preferred or not. Obviously, you need to make  
6 that decision based on whatever else gets  
7 submitted.

8 So today is very straightforward. All  
9 you're giving us permission to do is submit the  
10 notice to meet, again, Florida requirements and  
11 local requirements. And then in 30 days that  
12 will be decision-making time.

13 I don't know if our General Counsel or  
14 Mr. Hughes has anything to add to that, but I'm  
15 here for any questions.

16 I think the folks that have submitted the  
17 proposal are here. I don't know if they're  
18 making a presentation or not. That would be at  
19 the pleasure of the chairman.

20 Thank you.

21 THE CHAIRMAN: Mr. Hughes, anything to  
22 add?

23 MR. HUGHES: I think Mr. Parola has done  
24 an outstanding job setting the table.

25 THE CHAIRMAN: Okay. Mr. Sawyer.  
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1 MR. SAWYER: Nothing to add.  
 2 THE CHAIRMAN: Okay. I think we would  
 3 like to hear from the -- from our interested  
 4 party. Who is here representing --  
 5 MR. DIEBENOW: Do you want to hear --  
 6 Mr. Chairman, Steve Diebenow. I'm here on  
 7 behalf of the party that made the unsolicited  
 8 offer, but would you like to hear from the  
 9 JEA --  
 10 THE CHAIRMAN: Yeah.  
 11 MR. DIEBENOW: -- as being the interested  
 12 party that you're referring to?  
 13 THE CHAIRMAN: Yes, please.  
 14 MR. DIEBENOW: And we're available for  
 15 questions, but I think you want to hear from  
 16 the JEA.  
 17 THE CHAIRMAN: Mr. Howard, are you going  
 18 to make that --  
 19 MR. HOWARD: Gosh, we hadn't talked about  
 20 it. I'll take the first stab. If I don't  
 21 address it all, Mr. Bailey, I'll certainly  
 22 yield to more qualified and knowledgeable  
 23 people.  
 24 My name is Alan Howard. I serve as  
 25 chairman the board -- former chair of the board  
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1 of JEA, that coveted title, but I am here to  
 2 urge the Downtown Investment Authority to act  
 3 on the proposal to publish notice, and -- and  
 4 failing any competing bids, to accept the  
 5 bid -- unsolicited bid of Ryan Companies.  
 6 After a long, a very thorough, and  
 7 objective process on the part of JEA staff, our  
 8 outside consultants, and legal counsel, the  
 9 board of JEA, on April 2nd, concurred with  
 10 their recommendation and selected Ryan  
 11 Companies in this location as the preferred  
 12 site for JEA's future headquarters.  
 13 We believe it is essential to JEA's  
 14 business continuity, to the engagement of our  
 15 customers and to the attraction and retention  
 16 of a qualified workforce that we have a new  
 17 headquarters and that it be located at this  
 18 site.  
 19 So with that, we would like to request  
 20 that the Downtown Investment Authority act on  
 21 the solicited bid, publish the notice, and  
 22 failing any competing bids, accept the bid of  
 23 Ryan Companies.  
 24 And again, I'll yield to more  
 25 knowledgeable people if there are questions  
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1 from the DIA board.  
 2 THE CHAIRMAN: Okay. Thank you,  
 3 Mr. Howard.  
 4 We are going to go around the room.  
 5 Mr. Moody, you've had a chance to look at  
 6 this appraisal.  
 7 BOARD MEMBER MOODY: I have.  
 8 THE CHAIRMAN: And what are your thoughts  
 9 on this?  
 10 BOARD MEMBER MOODY: Well, good appraisal.  
 11 There was one other sale, the Greyhound bus  
 12 station one block away, previously sold in  
 13 2017. It's in the same range that this  
 14 property would be selling for.  
 15 So based on the appraisal, based on  
 16 historic sales -- as a real estate appraiser  
 17 I've been aware of, historically, a lot of the  
 18 sales downtown, and this falls in line, so --  
 19 THE CHAIRMAN: Okay. With that, let's  
 20 start with Mr. Barakat.  
 21 Mr. Barakat, do you have questions of  
 22 Mr. Parola or anyone here?  
 23 BOARD MEMBER BARAKAT: No. I think today  
 24 we're simply deciding whether or not to move  
 25 forward with a solicitation process, not  
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1 necessarily whether the offer is a good one or  
 2 not. That will be decided at a future meeting  
 3 date.  
 4 Given what we know about the applicant's  
 5 development plans, given the scale, given the  
 6 fact that almost a thousand jobs would be  
 7 retained in the core, I think most of us at  
 8 least want to consider, at a minimum, that this  
 9 move forward and we analyze the sale of this  
 10 property to this applicant.  
 11 I think -- I can't speak for all board  
 12 members, but I think a lot of board members  
 13 would be happy to retain this large  
 14 organization that's contemplated in this  
 15 long-term lease on this site inside the  
 16 Urban Core, so I think we should move forward  
 17 with this solicitation as soon as possible.  
 18 THE CHAIRMAN: Thank you, Mr. Barakat.  
 19 Mr. Grey.  
 20 BOARD MEMBER GREY: Through the Chair,  
 21 just for clarity, if no bid comes back in  
 22 30 days, we're moving forward based on this  
 23 vote today; is that correct?  
 24 MR. PAROLA: Through the Chair, Mr. Grey,  
 25 you still would look at this. You would just  
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1 be looking at it through a lens of one. Again,  
 2 the solicitation doesn't compel you to do  
 3 anything, but you can't do anything without the  
 4 solicitation.  
 5 BOARD MEMBER GREY: Okay. Thank you.  
 6 THE CHAIRMAN: This solicitation gives us  
 7 enough time to be able to have this discussion  
 8 at our May meeting.  
 9 BOARD MEMBER GREY: Got it.  
 10 THE CHAIRMAN: Mr. Moody.  
 11 BOARD MEMBER MOODY: Okay. Great  
 12 location. I was encouraged that they selected  
 13 this location. I think it's going to be great  
 14 for downtown Jacksonville.  
 15 I did have a question on the contamination  
 16 issue and who is responsible for that, but I  
 17 think, based on what I was hearing Oliver say,  
 18 that's not a discussion we should have today.  
 19 THE CHAIRMAN: Good.  
 20 Mr. Gibbs.  
 21 BOARD MEMBER GIBBS: I would like to make  
 22 a motion so we have something on the table to  
 23 discuss.  
 24 THE CHAIRMAN: I'm sorry, you're correct.  
 25 Could I have a motion?  
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1 MR. HUGHES: I'm happy that my meeting  
 2 efficiency continues even if I'm not there.  
 3 Thank you.  
 4 THE CHAIRMAN: Enjoy yourself.  
 5 MR. HUGHES: Thanks.  
 6 THE CHAIRMAN: Okay. Very good.  
 7 Thank you. Appreciate all your effort in  
 8 getting this accomplished quickly.  
 9 Thank you, Karen, for putting all this  
 10 together.  
 11 We're adjourned.  
 12 (The above proceedings were adjourned at  
 13 2:39 p.m.)  
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1 BOARD MEMBER GIBBS: I'd like to move  
 2 Resolution 2019-04-01.  
 3 THE CHAIRMAN: Thank you.  
 4 And do we have a second?  
 5 BOARD MEMBER GREY: Second.  
 6 THE CHAIRMAN: Okay. Very good.  
 7 And further discussion, Mr. Froats?  
 8 BOARD MEMBER FROATS: I have no questions.  
 9 THE CHAIRMAN: Okay. Mr. Hughes, do you  
 10 have anything to add?  
 11 MR. HUGHES: No, sir.  
 12 THE CHAIRMAN: Okay. Anyone else have any  
 13 comments at this time from the public? Do we  
 14 have any comments?  
 15 AUDIENCE MEMBERS: (No response.)  
 16 THE CHAIRMAN: Okay. We have a motion and  
 17 a second.  
 18 All in favor of approval of Resolution  
 19 2019-04-01 say aye.  
 20 BOARD MEMBERS: Aye.  
 21 THE CHAIRMAN: And opposed like sign.  
 22 BOARD MEMBERS: (No response.)  
 23 THE CHAIRMAN: Okay. Very good.  
 24 That's all we needed. Mr. Hughes, thank  
 25 you.  
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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 20th day of April 2019.  
 16  
 17  
 18  
 19 \_\_\_\_\_  
 Diane M. Tropa  
 Florida Professional Reporter  
 20  
 21  
 22  
 23  
 24  
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