

CITY OF JACKSONVILLE
COMMUNITY REDEVELOPMENT AGENCY
BOARD MEETING

Proceedings held on Wednesday, November 13, 2019,
commencing at 1:00 p.m., City Hall, Lynwood Roberts
Room, 1st Floor, 117 West Duval Street, Jacksonville,
Florida, before Diane M. Tropa, FPR, a Notary Public in
and for the State of Florida at Large.

BOARD MEMBERS PRESENT:

CRAIG GIBBS, Chairman.
RON MOODY, Vice Chair.
OLIVER BARAKAT, Board Member.
TODD FROATS, Board Member.
MARC PADGETT, Board Member.
CAROL WORSHAM, Board Member.

ALSO PRESENT:

LORI BOYER, Chief Executive Officer.
GUY PAROLA, DIA, Operations Manager.
JOHN CRESCIMBENI, DIA, Compliance Coordinator.
JOHN SAWYER, Office of General Counsel.
JOHNNY GAFFNEY, Office of the Mayor.
MICHAEL BOYLAN, City Council Liaison.
REGGIE GAFFNEY, City Council Member.
KAREN UNDERWOOD-EILAND, Executive Assistant.

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1 THE CHAIRMAN: Craig Gibbs, board chair.
2 BOARD MEMBER BARAKAT: Oliver Barakat,
3 board member.
4 BOARD MEMBER PADGETT: Marc Padgett, board
5 member.
6 MS. BOYER: Lori Boyer, CEO, DIA.
7 MR. SAWYER: John Sawyer, Office of
8 General Counsel.
9 MR. PAROLA: Guy Parola, DIA.
10 MR. CRESCIMBENI: John Crescimbeni, DIA.
11 THE CHAIRMAN: I, again, would like to
12 thank and welcome everyone for coming.
13 We'd like to begin our meeting with public
14 comments. I don't have any cards.
15 AUDIENCE MEMBERS: (No response.)
16 THE CHAIRMAN: No public comments. Let's
17 continue with the agenda then.
18 Let's begin the Community Redevelopment
19 Agency. Has everyone had an opportunity to
20 look at the board meeting minutes?
21 BOARD MEMBER WORSHAM: I'll move to
22 approve.
23 THE CHAIRMAN: Thank you.
24 BOARD MEMBER BARAKAT: Second.
25 THE CHAIRMAN: Approved by Ms. Worsham,
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1 P R O C E E D I N G S
November 13, 2019 1:00 p.m.

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3 THE CHAIRMAN: I'd like to call the
4 meeting to order.
5 Let's begin by reciting the Pledge of
6 Allegiance.
7 Please rise.
8 (Recitation of the Pledge of Allegiance.)
9 THE CHAIRMAN: I'd like to thank everyone
10 for coming today to the Downtown Investment
11 Authority.
12 Can we start by identifying ourselves for
13 roll call?
14 Mr. Gaffney.
15 COUNCIL MEMBER GAFFNEY: Reggie Gaffney,
16 District 7.
17 DR. GAFFNEY: Dr. Gaffney, mayor's office.
18 COUNCIL MEMBER BOYLAN: Michael Boylan,
19 City Council, District 6.
20 BOARD MEMBER FROATS: Todd Froats, board
21 member.
22 BOARD MEMBER WORSHAM: Carol Worsham,
23 board member.
24 BOARD MEMBER MOODY: Ron Moody, board
25 member.

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1 seconded by Mr. Barakat.
2 MS. BOYER: Mr. Chairman --
3 THE CHAIRMAN: Yes.
4 MS. BOYER: -- I did have a comment from
5 one of the members about a correction that was
6 required to be made in reference to the soil
7 testing and the resolution number, and those
8 changes have been made.
9 THE CHAIRMAN: Thank you.
10 Any further edits, omissions?
11 BOARD MEMBERS: (No response.)
12 THE CHAIRMAN: Any further discussion?
13 BOARD MEMBERS: (No response.)
14 THE CHAIRMAN: Hearing none, all those in
15 favor signify by saying aye.
16 BOARD MEMBERS: Aye.
17 THE CHAIRMAN: Opposition by like sign.
18 BOARD MEMBERS: (No response.)
19 THE CHAIRMAN: It passes unanimously.
20 The next item is Governance Committee
21 recommendations for committee structure.
22 Please, Ms. Boyer.
23 MS. BOYER: Thank you, Mr. Chairman.
24 You will see under the second tab in your
25 packet a brief memo outlining the discussion of
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1 the Governance Committee meeting as well as the
2 minutes from that meeting.

3 Essentially, we went over the background.
4 Just to remind everyone that we currently have
5 four standing committees; those are Governance,
6 which typically meets once a year; Finance and
7 Budget, which may meet several times a year;
8 Retail Enhancement, which has been meeting for
9 the purpose of reviewing and making
10 recommendations regarding the Retail
11 Enhancement Grant applications; and Strategic
12 Implementation, which had the bulk of other
13 responsibilities, a lot of them.

14 So the real reason for the meeting was the
15 fact that the Chair had mentioned earlier a
16 concern about committee quorums, and we were
17 talking about the appropriate number of members
18 on committees, and then looking at the
19 allocation of workload to ensure that it was
20 not unduly burdensome to Strategic
21 Implementation and properly balanced. The
22 essence of the recommendations of the meeting
23 appear at the bottom of the page.

24 First of all, Chairman Gibbs will serve as
25 a floater, filling in committee spots as
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1 required for a quorum. The bylaws already
2 provide that the Chair is a voting ex-officio
3 member of every committee. So if we have a
4 quorum shortage on any committee, we'll be
5 leaning on the Chair, if possible, to attend
6 and vote in order to provide a quorum on that.

7 Next we talked about the Governance
8 Committee and Budget and Finance. You'll see
9 our thought was that we could leave those each
10 with three members because of the nature of the
11 business they handle and the frequency with
12 which they meet. Mr. Gibbs will continue to
13 serve as Chair of Governance until a new board
14 member is appointed.

15 On Finance and Budget -- and Ms. Worsham
16 was added to the Governance Committee because
17 Mr. Grey had formerly been on that. So that
18 happened at the subcommittee meeting.

19 Finance and Budget, Mr. Froats will stay
20 as Chair and the membership is unchanged. We
21 haven't had any resignations there.

22 Strategic Implementation, the
23 recommendation is to have four members on
24 Strategic Implementation and on -- an expanded
25 Retail Enhancement Committee that would also

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1 have responsibility for property dispositions.
2 Strategic Implementation, Mr. Moody has
3 agreed to remain as Chair. And the suggestion
4 is that Mr. Ward, who is in the audience -- and
5 I will introduce him later -- will -- is an
6 appointee who is up for confirmation for
7 Mr. Grey's seat. And I hesitate to say that --
8 not to get too complicated, it's actually for
9 Mr. Gillam's seat. Mr. Gillam is moving to
10 Mr. Grey's slot, but filling that vacancy. The
11 thought would be that the chairman would serve
12 on Strategic Implementation until the time that
13 Mr. Ward is approved.

14 Moving on to the next page, the
15 responsibilities and subject matter areas
16 assigned to Strategic Implementation would be
17 parking; the market feasibility study we have
18 out right now; the DRI and BID plan update,
19 which will be updating our whole operating
20 plan; the parking study that is a Professional
21 Services contract we're undertaking this year;
22 and two-way street conversions.

23 We would move property dispositions to
24 Retail Enhancement. It would also have four
25 members. Mr. Barakat would serve as Chair.
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1 Mr. Froats, Ms. Worsham and Mr. Moody would
2 also serve on that committee, and Chair Gibbs
3 would serve in addition as ex-officio. That
4 committee would have responsibility for
5 specific Retail Enhancement Grant application
6 reviews, development of the new retail
7 restaurant focused program guidelines, and
8 consideration of responses to Notices of
9 Disposition.

10 So that was the recommendations that came
11 out of the Governance Committee meeting. These
12 do not need to be adopted by resolution, so you
13 don't have a resolution to address them. The
14 decision can simply be made by the Chair to
15 implement the recommendation since the
16 committees are created by the Chair and members
17 are appointed by the Chair, but I just wanted
18 to go over it with you so everyone understood
19 where we are and answer any questions, or if
20 anyone wanted to ask the Chair to be
21 reassigned, now would be the time.

22 THE CHAIRMAN: Does any member of the
23 board have any comments with regard to the
24 Governance Committee's action?

25 BOARD MEMBERS: (No response.)

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1 THE CHAIRMAN: Hearing none, I appreciate
2 each of your services in your respective
3 capacities.

4 Thank you very much, Ms. Boyer.

5 The next item is scheduled Resolution
6 2019-11-01.

7 MS. BOYER: Thank you.

8 Resolution 2019-11-01 is a reauthorization
9 for the two loan agreements that the board had
10 previously approved to FSCJ.

11 If I can explain, you have two different
12 term sheets attached. There's a Version A and
13 Version B. At the time, the 2015 resolution
14 was adopted, the board awarded a historic
15 preservation grant for improvements that were
16 made to the building. That grant was drawn
17 upon and fully paid. It is complete. That
18 aspect of the transaction is complete. That
19 was a \$600,000 grant.

20 In addition, the board had awarded two
21 \$300,000 loans, totalling 600,000. The two
22 loans to be made one after the other, in terms
23 of time, were each over a five-year period,
24 authorizing FSCJ to draw down up to \$60,000 a
25 year and they were designed to cover net

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1 operating losses.

2 The documentation on the loans was never
3 executed and there was not a request for
4 payment until -- within the last few months.
5 As a result, the term sheets from the original
6 transaction had all expired. I didn't have
7 authority to enter in new loan documents
8 without coming back to the board.

9 FSCJ, we met with Mr. Little, who is in
10 the audience, and he can answer questions if
11 you have them. But they requested that I bring
12 it back to the board for reauthorization.

13 I'm doing that in part because I think
14 there is value to honoring our commitments and
15 people believing that we are going to perform
16 on things that we commit to do.

17 That being said, we are at a different
18 point in time. Those documents could have been
19 executed at that time and pursued by FSCJ, as
20 well as by DIA. And at least several board
21 members raised a concern about, well, why would
22 we now invest 600,000 in these loans when the
23 property is already complete and substantially
24 leased or at least partially leased to
25 students.

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1 So the second version of the first version
2 of the term sheet basically mirrors the
3 original transaction. The second version of
4 the term sheet adds some additional provisions,
5 and what it adds is, it adds that they would
6 have to maintain 85 percent occupancy of the
7 residential units in order to be eligible to
8 draw a loan request -- to forward a loan
9 request and draw down an annual \$60,000
10 increment.

11 It requires that they would have to
12 maintain and operate a restaurant in the
13 restaurant space that would be open for
14 40 hours a week minimum in order to be able to
15 draw on the loan request.

16 And it eliminates any language that was
17 previously in the document that said in your
18 discretion, at the end of the term, you may
19 decide to make the loan forgivable.

20 So these are funded as true loans that
21 have to be paid as a balloon, but the old
22 documents had a provision in it that the board,
23 in its discretion, could decide at the end of
24 the term to convert it to a forgivable loan.

25 In reality, you have the authority to do

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1 that on any transaction if you choose to do it
2 after the fact, but -- you know, subject to
3 City Council approval on the ones that go to
4 City Council, but we're deleting that language
5 from this to make it clear that, don't expect
6 this is forgivable, this is a real loan.

7 So that's Term Sheet B, which is stricter
8 than the agreement that was previously
9 approved.

10 And, at this point, you can ask -- I can
11 answer questions for you or you can ask
12 questions of Mr. Little if you have any.

13 I do have some information that we got
14 yesterday regarding current occupancy, which is
15 higher than it was maybe a month ago when we
16 had our first meeting.

17 The building has 58 units of student
18 housing and one resident director space. Each
19 floor is 12 units except the director's unit,
20 which has 10. Each student's suite is about
21 1,000 square feet. There are now 45 units
22 occupied and FSCJ is expecting full occupancy
23 by January. So that's a significant effort
24 they have made in recent months because they
25 were not nearly that full a few months ago.

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1 And I don't know if FSCJ is willing to
2 disclose it, but I can tell you, because
3 somebody talked to me directly, that -- I
4 understand they do have a new restaurant tenant
5 who has signed a lease for the space. So I
6 don't know when that's going to open, but I
7 know everyone will be pleased to hear that.
8 THE CHAIRMAN: Thank you.
9 What is the pleasure of the board?
10 BOARD MEMBER MOODY: I make a motion that
11 we adopt Resolution 2019-11-01.
12 THE CHAIRMAN: Motion by Mr. Moody.
13 Do we have a second?
14 BOARD MEMBER PADGETT: I'll second.
15 THE CHAIRMAN: Thank you.
16 BOARD MEMBER PADGETT: You said Option B,
17 if I'm correct?
18 (Simultaneous speaking.)
19 THE CHAIRMAN: Would you please speak into
20 the mics?
21 BOARD MEMBER PADGETT: I was going to
22 circle back to Ron because I think we have to
23 pick Option A or Option B on that resolution
24 because there's two different options. One
25 requires 85 percent occupancy and the other one
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1 doesn't require any occupancy.
2 THE CHAIRMAN: What was your motion,
3 Mr. Moody?
4 BOARD MEMBER MOODY: Well, my motion would
5 be -- and we may have to tweak this a little,
6 but any occupancy with the idea that it will
7 get up to 80 percent. Right now it's
8 78 percent. How can we propose that?
9 MS. BOYER: Through the Chair to
10 Mr. Moody, you can make a motion to change
11 Term Sheet B to 80 if you want. Term Sheet B
12 contemplates that within a year they have to be
13 at 85 percent.
14 BOARD MEMBER MOODY: Within the year
15 starting when?
16 MS. BOYER: Actually, it's by
17 December 31st, 2020.
18 BOARD MEMBER MOODY: So I would make the
19 motion that we adopt this with the idea that
20 within the first year that they would achieve
21 85 percent occupancy to qualify for this.
22 THE CHAIRMAN: That sort of tracks with
23 Exhibit A, if I understand it. I'm sorry, B.
24 Let me check that term sheet. Yes, Term
25 Sheet B.
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1 Are you seconding, Mr. Padgett?
2 BOARD MEMBER PADGETT: Yes.
3 THE CHAIRMAN: Thank you.
4 Let's go for discussion.
5 Mr. Froats.
6 BOARD MEMBER FROATS: So I do have a
7 couple of questions for the people from FSCJ.
8 THE CHAIRMAN: Okay. Sir, would you
9 please come forward and identify yourself?
10 (Audience member approaches the podium.)
11 AUDIENCE MEMBER: Good afternoon.
12 My name is Al Little. I'm the vice
13 president of Business Services at FSCJ.
14 THE CHAIRMAN: Thank you. Welcome.
15 MR. LITTLE: Thank you.
16 THE CHAIRMAN: Mr. Froats.
17 BOARD MEMBER FROATS: Sir, can you tell us
18 a little bit about the occupancy and why it's
19 taken this long to fill it?
20 MR. LITTLE: Certainly.
21 First of all, FSCJ appreciates the
22 consideration of this. We certainly wanted to
23 go with the initial term sheet; however, the
24 delay in construction by the developer for over
25 a year is really the reason why this fell
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1 through, and then we did not understand that
2 there was not an agreement in place, so we
3 functioned for a year and had a loss and then
4 filed for the -- the money, and that's what
5 precipitated us being here today. So that's a
6 little bit of background on that.
7 BOARD MEMBER FROATS: Okay. So occupancy
8 took place about a year ago?
9 MR. LITTLE: So Initial occupancy took
10 place about a year ago.
11 BOARD MEMBER FROATS: Okay.
12 MR. LITTLE: We operated, but the timing
13 was very poor in that the developer could not
14 release the rooms to us until after the fall
15 term started, and it's very difficult to
16 recruit students in the middle of a term.
17 So in -- as far as that goes, fall leads
18 to spring. It's a precipator [sic] of what's
19 going to happen in the spring. So we operated
20 most of the year -- about 50 percent occupancy
21 last year. Our resident director left us. We
22 had a vacancy for a while. We've now filled
23 that with a very good resident director, and
24 that's the reason why we've been successful in
25 bringing on additional students. We're pretty
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1 close to 80 percent occupancy now. We see a --
2 we have a number of applications still in
3 process and we feel very good about getting the
4 full occupancy, but at this point in time we
5 have 47 students out of the 58 available.

6 BOARD MEMBER FROATS: Great. Thank you,
7 because when I first read it I thought it had
8 been vacant for -- not vacant, but
9 underutilized for three years, and that's not
10 the case.

11 MR. LITTLE: No, sir.

12 BOARD MEMBER FROATS: All right. Thank
13 you.

14 THE CHAIRMAN: Any further questions,
15 Mr. Froats?

16 BOARD MEMBER FROATS: No.

17 THE CHAIRMAN: Ms. Worsham.

18 BOARD MEMBER WORSHAM: I just have a
19 question about the restaurant. So the
20 restaurant, as part of B, is going to be
21 required to be open 40 hours a week; is that
22 correct? Is that -- I mean, it was run by FSCJ
23 students. Is that still the case or is it just
24 leasing out to --

25 MR. LITTLE: No, ma'am.

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1 BOARD MEMBER WORSHAM: -- (inaudible) very
2 good and the space is very nice.

3 MR. LITTLE: Thank you.

4 BOARD MEMBER WORSHAM: So I'm real glad to
5 hear that it's been leased.

6 Thank you.

7 THE CHAIRMAN: Thank you, Ms. Worsham.
8 Mr. Moody.

9 BOARD MEMBER MOODY: I think our original
10 intent was to help fund shortfalls and I think
11 we should stick to our original thoughts. I
12 think we're making good progress with the fact
13 that we do have a lease that's now in place for
14 the restaurant. And it looks to me, at
15 78 percent, it won't be long before you can
16 reach your occupancy level, so I would be in
17 favor of this.

18 And I think it's real important that
19 this -- like other developments downtown, we
20 need to give it a chance to be successful. We
21 need to show success downtown, and I think
22 that's -- that falls right in line with our
23 program and what we're doing -- what we're
24 supposed to be doing.

25 MR. LITTLE: Thank you, Mr. Moody.

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1 We ran a restaurant for approximately one
2 year. The idea was for our culinary program to
3 be on the front end of that and give them great
4 experience, which it's provided that
5 opportunity. Our expectation was that
6 restaurant would break even. And, in fact, it
7 lost another quarter million dollars, so we
8 really had no option but to stop that activity.

9 We immediately turned to look for
10 possibilities, after a few months of looking as
11 far as -- as well as negotiating. We have
12 signed a lease with Jumpin' Jax House of Food.
13 I honestly don't know what their hours are
14 going to be. I'd have to check to see if it
15 was 40 hours a week, and I hope it would be,
16 but I don't know at this point in time. We
17 haven't had that discussion, but we have signed
18 a lease and he has begun the process of
19 developing a restaurant, building it out for
20 his purposes.

21 BOARD MEMBER WORSHAM: All right. Thank
22 you. I've been in the restaurant and they have
23 done a great job. The students --

24 MR. LITTLE: The food was wonderful.
25 (Simultaneous speaking.)

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1 I'll add that the assistance from DIA was
2 imperative to the college's participation in
3 this -- the \$600,000 grant went to the
4 developer, not to the college. And the 600,000
5 in the loans was the college's portion of that,
6 and I'll tell you, because I -- obviously, I
7 prepared the pro formas for the college, and we
8 had to have 60,000 per year to make it work,
9 and even that was a real stretch.

10 We really haven't had a commitment to
11 helping with the downtown development and we
12 felt very, very strongly that we wanted to move
13 forward with this, but this was an imperative
14 part for us of making the project work
15 financially.

16 THE CHAIRMAN: Did I hear Ms. Boyer say
17 occupancy will be 100 percent by January,
18 anticipated?

19 MR. LITTLE: That's our -- we think it
20 will be. Things are moving in that direction.
21 We have additional applications. We only have
22 nine slots to fill. I can't sit here and
23 promise you it will be, but we feel very good
24 about the direction it's going.

25 THE CHAIRMAN: Nine slots out of how many?

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1 MR. LITTLE: Fifty-eight.
2 THE CHAIRMAN: Fifty-eight.
3 MR. LITTLE: We have 47 filled and --
4 THE CHAIRMAN: Thank you.
5 Mr. Barakat.
6 MR. LITTLE: I guess that's 11.
7 Fifty-eight minus 47 is 11.
8 THE CHAIRMAN: I have to get out my
9 calculator. Thank you, sir.
10 Mr. Barakat.
11 BOARD MEMBER BARAKAT: So the current
12 occupancy is approximately 85 percent; is that
13 correct?
14 BOARD MEMBER MOODY: Seventy-eight.
15 BOARD MEMBER BARAKAT: Seventy-eight.
16 So based on that, what is your -- are you
17 generating a monthly loss today?
18 MR. LITTLE: Yes.
19 BOARD MEMBER BARAKAT: Do you know what
20 that is?
21 MR. LITTLE: I'm sorry, I don't have that
22 number in front of me. I could probably
23 estimate. Probably \$5,000 a month.
24 BOARD MEMBER BARAKAT: That's 78 percent.
25 Okay.
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1 MR. LITTLE: Maybe a little bit more than
2 that, maybe 6,000.
3 BOARD MEMBER BARAKAT: And are you
4 generating market rents for -- in your mind?
5 MR. LITTLE: Yes, we believe we are.
6 We checked the other student housing, as
7 well as other apartments available. Of course,
8 we're a little different, the way we're
9 structured with the single-bedroom shared
10 space, so it's not quite the same as an
11 apartment, but our base rent starts at \$750 and
12 it goes a little bit higher if you have the
13 private bathroom. And we -- from our market
14 check, that's a fair rent to be charging
15 students.
16 BOARD MEMBER BARAKAT: Okay. Well, it
17 sounds like, if you do get to the desired
18 occupancy, you may not need this loan. I'm for
19 it. I was here in 2015 --
20 MR. LITTLE: I hope you're right, but I'll
21 tell you, our plans -- the pro formas that we
22 prepared, we needed the 60,000 per year to make
23 it work with those expected revenues and a very
24 high occupancy rate.
25 So perhaps -- you know, there's a lot of
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1 assumptions in that, obviously, in a pro
2 forma -- any pro forma is going to have
3 assumptions in it.
4 I think we did a little bit better last
5 year than we thought we might, but just looking
6 at the way the expenses fell through, I'd like
7 to -- I really need another year to be able to
8 fully assess what it's going to be because we
9 only had half occupancy last year.
10 We had an agreement with the developer.
11 We were only paying for rooms that we were
12 actually using. So it was a bit of a different
13 situation. I need another year to really fully
14 understand what it's going to be costing us
15 going forward.
16 BOARD MEMBER BARAKAT: Okay. The only
17 thing I'm getting at is the -- I think we're
18 protected as a board with the occupancy
19 threshold now. I mean, anybody can get to
20 85 percent occupancy by giving away the store.
21 So I think our expectation is, you would use
22 all reasonable efforts to lease at market
23 rates --
24 MR. LITTLE: Absolutely.
25 BOARD MEMBER BARAKAT: -- so that the
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1 deficits don't come into play.
2 MR. LITTLE: We would not anticipate
3 trying to cut rent in order to make that
4 threshold.
5 BOARD MEMBER BARAKAT: Thank you.
6 THE CHAIRMAN: Thank you, Mr. Barakat.
7 Mr. Padgett.
8 BOARD MEMBER PADGETT: I don't necessarily
9 have any questions. I think -- we want to do
10 what we said we would do back in -- I guess it
11 was in '15 when we did the agreement, but I'm
12 pretty sure the goal of the DIA was to get
13 heads in the beds, as they say, and we don't
14 feel like we've got that return back yet, so I
15 like Option 2 at 85 percent occupancy because
16 that -- that was the idea of us giving the
17 grant and us giving the loan, to get students
18 downtown, more people downtown. So I like the
19 idea of 85 percent and Option 2 for that
20 reason.
21 THE CHAIRMAN: Any further questions from
22 the board?
23 BOARD MEMBERS: (No response.)
24 THE CHAIRMAN: If not, how about council?
25 COUNCIL MEMBER BOYLAN: Just a couple of
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1 questions.

2 Just to be clear, the B form is not
3 forgivable, correct?

4 MS. BOYER: Through the Chair to
5 Councilman Boylan, that is correct.

6 Now, that is not to say that the board,
7 with a new resolution in that year, could
8 initiate that, but it doesn't speak to being
9 forgivable at all.

10 COUNCIL MEMBER BOYLAN: Right.

11 MS. BOYER: The other one also doesn't say
12 it's forgivable. It simply says that the board
13 in its discretion may choose to forgive it in
14 the fifth year, which is still going to require
15 another board action.

16 COUNCIL MEMBER BOYLAN: But it -- it isn't
17 addressed in the second form?

18 MS. BOYER: Correct.

19 COUNCIL MEMBER BOYLAN: So there is an
20 expectation at this point in time that that --
21 those -- whatever amount of a loan to you will
22 be due back at some point in time. I assume
23 with no interest; is that the case? Is there
24 any interest associated with the term?

25 MR. LITTLE: It's 0 percent.

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1 COUNCIL MEMBER BOYLAN: Zero percent.

2 MR. LITTLE: Yes, sir. I understand that.

3 I'll say that FSCJ did not request this
4 for cash flow purposes. We requested it
5 through -- in anticipation of asking for
6 forgiveness of the loan because the money is
7 needed to help us cover our losses -- our
8 anticipated losses.

9 So if at the end of the five years,
10 whether the forgiveness is -- wording is in
11 this or not, if we request -- forgiveness is
12 not granted, then FSCJ will be here
13 disappointed and likely not even pursue the
14 second of five years because the point is to
15 help us cover losses. If we do incur the
16 losses -- we certainly hope we wouldn't, but if
17 we do, it's not for cash flow. So a loan, per
18 se, isn't very helpful to us.

19 COUNCIL MEMBER BOYLAN: I guess the other
20 question is -- Ms. Boyer, in the context --
21 obviously, FSCJ is not the only higher
22 education that's moving into the downtown area.
23 Would we make similar opportunities available
24 to UNF or JU as well?

25 MS. BOYER: Well, in terms of loans,

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1 perhaps.

2 I went through my files to try to
3 determine the rationale for the loan structure
4 from the DIA perspective, and I don't have any
5 documentation that makes it clear why that was
6 chosen, but what I will say is there are some
7 ROI calculations, and we always strive to have
8 an ROI greater than one. And because this
9 received a historic preservation grant, and
10 that grant on a designated building -- that
11 additional investment is tax free for ten
12 years. You don't get a bump in the assessed
13 value of the property that you receive revenue
14 on, so then any further cash you advance on the
15 property is taking you into negative ROI.

16 So my guess is -- pure speculation -- that
17 the reason the board may have chosen to go with
18 a straight loan is, then, if the loan is paid
19 back, they're not in negative ROI territory.
20 And so that may have been the reason that it
21 was structured as a loan.

22 COUNCIL MEMBER BOYLAN: Is there a
23 multiyear lease on the restaurant space?

24 MR. LITTLE: Yes. It's a three-year lease
25 with the ability to renew up to the end of our

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1 current lease with --

2 COUNCIL MEMBER BOYLAN: Any is there any
3 net to the college through that lease?

4 MR. LITTLE: Any -- what do you mean by
5 that?

6 COUNCIL MEMBER BOYLAN: You'll see some
7 cash return. Obviously, it's -- it's their
8 space, but it will help offset some of your
9 other concerns in terms of getting occupancy?

10 MR. LITTLE: Well, it -- the lease is less
11 than the amount that we're having to pay the
12 developer, but it's -- we think it's a fair
13 market value lease.

14 COUNCIL MEMBER BOYLAN: All right. Just
15 for the record, I just walked by the
16 restaurant. It's got a big "Now Hiring" sign
17 outside, so they are moving forward.

18 THE CHAIRMAN: Thank you for that report.
19 Councilman Gaffney, any questions?

20 COUNCIL MEMBER GAFFNEY: No questions.

21 THE CHAIRMAN: Mr. Crescimbeni, any
22 questions?

23 MR. CRESCIMBENI: (Shakes head.)

24 THE CHAIRMAN: Anything from the mayor's
25 office, Dr. Gaffney?

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1 DR. GAFFNEY: No questions.
2 THE CHAIRMAN: Any further questions from
3 the board?
4 BOARD MEMBERS: (No response.)
5 THE CHAIRMAN: Hearing none, all those in
6 favor of Resolution 2019-11-01 signify by
7 saying aye.
8 BOARD MEMBERS: Aye.
9 THE CHAIRMAN: Any opposition by like
10 sign.
11 BOARD MEMBERS: (No response.)
12 THE CHAIRMAN: Show it unanimous.
13 MR. LITTLE: Thank you.
14 THE CHAIRMAN: Thank you, Mr. Little.
15 Next item is Resolution 2019-11-02, Fire
16 Station Number 2, Notice of Disposition.
17 MS. BOYER: Thank you.
18 Mr. Parola, do we have a map that is on a
19 visual for this? We closed this PowerPoint.
20 Do we have access to it or how do we get to it?
21 MR. PAROLA: Through the Chair to
22 Ms. Boyer, we were trying to pull up the
23 PowerPoint that was created earlier in the day,
24 but it seems to be crashing the system a little
25 bit. I can go upstairs and try to get a thumb
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1 drive or -- if you want to move on to another
2 item or --
3 MS. BOYER: I think we can discuss it
4 without it, but on the next item we're probably
5 going to need it, so if we can access it, that
6 would be helpful.
7 Okay. Resolution 2019-11-02 and 11-03
8 both relate to the land area, 1.21 acres, that
9 the City recently acquired in order to realign
10 Forest Street between Riverside Avenue and
11 Gefen Park. So that property was purchased by
12 the City. We had an appraisal done on that,
13 and that same appraisal is the basis that we're
14 using the -- Resolution -03.
15 -02 involves the disposition of the old
16 fire station building, a vacant building that
17 is located on this land. It is not a
18 disposition of any land or real estate, simply
19 of the building itself, and offering it to
20 anyone in the public who would like to take the
21 building and relocate it to an alternate site.
22 In the Notice of Disposition that is
23 attached -- you have a copy of it attached to
24 the resolution itself, and we ask that people
25 provide us with not only whatever purchase
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1 price they may be willing to offer for the
2 building, identification of where they're going
3 to take it, a commitment to preserve the
4 building. And then we provided, if any
5 proposer requests City funding, a business plan
6 for the proposed use of the structure,
7 including experience operating similar
8 businesses, expected ROI to the City, and --
9 including ad valorem and other tax generated,
10 and some other side cost estimate for moving,
11 et cetera.
12 So the point of this is that, if you want
13 to just take it and not ask for funding from
14 the City, that's certainly something we would
15 consider. And if you want to take it, but you
16 want us to also help you with the cost of
17 relocating it somewhere, then we want to know
18 that you have a business plan for the operation
19 of it once you get it to the site, that you
20 have site control over where you're going to
21 move it to and that you have a track record of
22 operating similar businesses.
23 I can tell you that we have had several
24 individuals contact us several months ago when
25 the City was acquiring the site, one of whom
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1 has -- we copied them all about the fact that
2 this was coming out today, and one of them has
3 definitely expressed interest and is trying to
4 work through the process of figuring out the
5 cost of relocating it, where it could be moved
6 to, et cetera. So we may have at least one
7 respondent. I can't predict that, but we do
8 have interest.
9 So this is a request that we issue a
10 Notice of Disposition, open it up for 30 days
11 to the public to see if there's anyone out
12 there who would like to take the building,
13 renovate it, relocate it to another site.
14 THE CHAIRMAN: Thank you, Ms. Boyer.
15 What's the pleasure of the board with
16 regard to Resolution 2019-11-02?
17 BOARD MEMBER WORSHAM: I move to approve.
18 BOARD MEMBER PADGETT: Second.
19 THE CHAIRMAN: Approved by Ms. Worsham,
20 seconded by Mr. Padgett.
21 Let's begin with questions.
22 Mr. Padgett, would you begin?
23 BOARD MEMBER PADGETT: I don't have any
24 questions. I think -- I don't want to comment,
25 but the cost of moving it is going to be a big
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1 factor, and I don't think anybody -- it's going
2 to be hard to figure that out.
3 I did actually put a call in to two
4 different companies today to find out if I
5 could get some kind of gauge on what it would
6 cost to move it so we could -- I know people
7 had questions, so -- I don't have anyone going
8 out there yet, but -- because you have to know
9 where they're taking it to. That's the hard
10 part.

11 MS. BOYER: Correct. I can tell you that
12 we have in our file -- and it references it in
13 the Notice of Disposition -- an estimate that
14 Hygema had prepared for someone else, for a
15 site that was only a few blocks away, but it
16 was in the nature of 500,000. So, I mean, that
17 gives people a range to work from. And they're
18 going to have to figure out the site that they
19 want to move it to, and the costs would vary
20 accordingly.

21 THE CHAIRMAN: Anything else, Mr. Padgett?

22 BOARD MEMBER PADGETT: I don't have
23 anything else.

24 THE CHAIRMAN: Thank you.
25 Mr. Barakat.

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1 BOARD MEMBER BARAKAT: I support --
2 generally support the resolution without, you
3 know, mixed emotions about this predicament
4 we're in because it's another historic building
5 that -- I don't like its chances given what
6 Mr. Padgett just said and given the realities
7 of the economics.

8 So it's unfortunate that, you know, unless
9 we get somebody to rise up here and get really
10 creative, we're going to lose another historic
11 structure, so -- it's for a very big and
12 significant development that we all know about
13 now, but it comes with a loss. So I think, you
14 know, we at least need to recognize that.

15 I don't know what else we could have done
16 as a city, but that building has been sitting
17 there a long time. We've all been staring at
18 it for a long time, so I just think going
19 forward, I think -- when we see that coming
20 down the pike, it would be nice if we get a
21 little bit more creative sooner than later to
22 try to get a win/win. It's a proverbial
23 (inaudible) -- a big win and a small loss.

24 That being said, there is one criteria
25 point that -- I can't find it in the

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1 resolution; Ms. Boyer, you mentioned it -- that
2 we would like the recipient of any potential
3 incentives to have experience in the business
4 that they are proposing. I would like to
5 eliminate that criteria. I think we're going
6 to have to get as many people with as many
7 creative possibilities as possible.

8 We can structure the incentive to be
9 performance based if that's what we're
10 concerned about, but I don't want it to negate
11 any potential recipients simply because they
12 don't have prior experience in their proposal.

13 So other than that, I'm for this
14 resolution, but I would like that to be -- I
15 don't know if that requires a friendly
16 amendment, I'll lean on Mr. Sawyer on that, but
17 I would like to hear comments from other board
18 members, or, Ms. Boyer, if you want to address
19 that.

20 MS. BOYER: And I will say -- I mean, I do
21 think it would require an amendment, but I do
22 say that that was initially included when we
23 had a property owner of a prospective site that
24 was a few blocks away who was willing to allow
25 their site to be used, but they wanted to make

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1 sure that any operator they were going to get
2 was going to have a going business and they
3 weren't going to be saddled with a building
4 that became vacant on their property.

5 So in that regard, I think the -- your
6 suggestion to eliminate prior experience is
7 less of an issue and something that we could do
8 since we don't know where it's going at this
9 point. They have to find their own site.

10 BOARD MEMBER BARAKAT: So that would be
11 the -- that one potential landowner but not
12 others, obviously?

13 MS. BOYER: Right.

14 BOARD MEMBER BARAKAT: Okay.

15 THE CHAIRMAN: Like you, I was looking in
16 the resolution for that language, and I'm glad
17 we can handle that without going through a
18 separate motion.

19 Mr. Moody.

20 MS. BOYER: It would require a motion.
21 It's in the term sheet under 3(i), on Page 1 of
22 Exhibit A.

23 THE CHAIRMAN: Thank you.

24 MS. BOYER: So if you want to delete the
25 including experience operating a similar

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1 facility, that would be a motion.
 2 BOARD MEMBER BARAKAT: So what is the
 3 resolution number? You said Number -03?
 4 THE CHAIRMAN: -02. It's 3(i).
 5 Mr. Barakat would like to eliminate the
 6 prior experience as a motion. Do we have a
 7 second?
 8 BOARD MEMBER PADGETT: I'll second.
 9 THE CHAIRMAN: Thank you.
 10 Any discussion on Mr. Barkat's motion?
 11 BOARD MEMBER WORSHAM: I think it's a good
 12 idea given the fact that we don't know where
 13 it's going.
 14 THE CHAIRMAN: Anyone else?
 15 BOARD MEMBERS: (No response.)
 16 THE CHAIRMAN: I think it's a good motion
 17 because it opens it up to anyone.
 18 Hearing no further discussion, all those
 19 in favor signify by saying aye.
 20 BOARD MEMBERS: Aye.
 21 THE CHAIRMAN: Show it unanimous.
 22 Now, on the motion itself.
 23 Mr. Moody.
 24 BOARD MEMBER MOODY: Likewise, in favor of
 25 this resolution. I share Oliver's concern.

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1 This is a historic building. It would be nice
 2 to move it into the -- maybe the Brooklyn area,
 3 a little side street. Maybe it could be a
 4 Firehouse Subs. But I'd love to see us hang on
 5 to it and reuse it again. I think it holds a
 6 lot of history for Jacksonville.
 7 THE CHAIRMAN: Thank you.
 8 Ms. Worsham.
 9 BOARD MEMBER WORSHAM: Likewise, I echo
 10 the comments made.
 11 I just want one clarification. It is an
 12 old building that is not a designated historic
 13 building; is this correct?
 14 MS. BOYER: That is correct.
 15 BOARD MEMBER WORSHAM: Right. I mean, it
 16 is necessary for these infrastructure
 17 improvements and I can see why we're doing it,
 18 but I just want to make sure we're all clear on
 19 that, it's not a designated structure.
 20 THE CHAIRMAN: Thank you.
 21 Mr. Froats.
 22 BOARD MEMBER FROATS: Mr. Padgett, do you
 23 think with the cost of moving it and the cost
 24 of renovations, it would balance out the --
 25 constructing a new building?

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1 BOARD MEMBER PADGETT: It would probably
 2 be significantly more.
 3 BOARD MEMBER FROATS: Ms. Boyer, do we --
 4 this is a 30-day notice?
 5 MS. BOYER: (Nods head.)
 6 BOARD MEMBER FROATS: If we extended it to
 7 60 days, does that cause delays in any other
 8 projects going on?
 9 MS. BOYER: Yes.
 10 The challenge that we have is we have this
 11 resolution and then the next resolution and a
 12 fairly tight time frame on getting this next
 13 disposition through City Council in order to
 14 make a closing date in April. So this --
 15 What I'm trying to do with the timing of
 16 this meeting -- we have the notice ready to
 17 publish with the hope that it would go to the
 18 Daily Record later today, potentially published
 19 Friday. And if someone requested an incentive
 20 from DIA to assist with the move, that we could
 21 take that up at our December meeting and not
 22 delay the process of having this actually
 23 removed from the site. I think the requirement
 24 is that it has to be removed in March.
 25 MR. PAROLA: That's correct.

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1 BOARD MEMBER FROATS: Okay. Thank you.
 2 Well, I'm optimistic that -- with a lot of
 3 the discussion around historic preservation,
 4 that there are a lot of individuals and groups
 5 and maybe there will be a combination of such
 6 to keep this going.
 7 Thank you.
 8 THE CHAIRMAN: Thank you, Mr. Froats.
 9 Any gentlemen of the Council?
 10 COUNCIL MEMBER BOYLAN: No.
 11 COUNCIL MEMBER GAFFNEY: No.
 12 THE CHAIRMAN: Hearing none, Dr. Gaffney?
 13 DR. GAFFNEY: I'm good.
 14 Thank you.
 15 COUNCIL MEMBER GAFFNEY: Let me ask a
 16 quick question. So if you don't get a response
 17 to the proposal, what happens with the
 18 building?
 19 MS. BOYER: I believe there was a
 20 demolition permit issued a number of years ago.
 21 And if there is no response to the proposal,
 22 then, as part of the construction of the
 23 roadway, the City will demolish the building.
 24 COUNCIL MEMBER GAFFNEY: Okay. Thank you.
 25 THE CHAIRMAN: Any further comments from

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1 the board?
2 BOARD MEMBERS: (No response.)
3 THE CHAIRMAN: Hearing none, all those in
4 favor of Resolution 2019-11-02 signify by
5 saying aye.
6 BOARD MEMBERS: Aye.
7 THE CHAIRMAN: Any opposition by like
8 sign.
9 BOARD MEMBERS: (No response.)
10 THE CHAIRMAN: Show it unanimously passes.
11 Thank you.
12 We are next at Resolution 2019-11-03.
13 MS. BOYER: So Resolution 2019-11-03 -- if
14 you turn behind you or you can see the
15 screen -- is really addressing the bright green
16 strip of property that is immediately adjacent
17 to the Florida Blue parking lot and the future
18 site of the FIS headquarters. And you can see
19 from that aerial, you can see the fire station
20 in the shadow, but you can see Forest Street
21 and how the alignment of Forest Street will
22 come all the way over to the existing TIAA Bank
23 building and then adjacent to that bright green
24 strip.
25 So what this resolution is is a Notice of
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1 Disposition for a strip that is approximately
2 40 feet wide in the location where it is
3 depicted, and you have attached to the
4 resolution both a legal description and an
5 actual survey of the parcel that indicates that
6 strip. That strip is surplus to the redesigned
7 right-of-way.
8 That surplus accomplishes two things by
9 the disposition as it is proposed. Number one
10 is that it adds to the space available for the
11 future FIS parking garage, and it also provides
12 20 feet adjacent to the sidewalk that will
13 become urban open space, consistent with the
14 Downtown Overlay design standards.
15 So between the sidewalk and the parking
16 garage there would also be 20 feet of urban
17 open space that is part of this 40-foot strip.
18 Based on the acreage and size of the 40-foot
19 strip, I believe it is .39 acres. And in the
20 term sheet, we now have the actual square
21 footage. The square footage is 16,971 square
22 feet, which, using the appraised price for when
23 the City acquired the land, has a value of
24 \$763,695.
25 In exchange for the conveyance, FIS would
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1 be providing to the City a parking restrictive
2 covenant, similar to what we received on the
3 Florida Blue parking garage, and they would
4 make 130 ground floor parking spaces available
5 nights, weekends, and national holidays within
6 their parking garage, a majority of which will
7 be located on their privately owned parcel,
8 20 feet of which would be located on this
9 property that we're conveying to them.
10 The value of those spaces, calculated
11 similarly to the calculation we did on Florida
12 Blue, exceeds the \$763,000, not including the
13 fact that it also then goes back on the tax
14 rolls with an ad valorem value that will add to
15 the revenue.
16 This is a request to issue a 30-day
17 negotiated Notice of Disposition, similar to
18 what we did on the VyStar parking garage. So
19 the Notice of Disposition would contemplate
20 these specific terms, and then we would offer
21 the 40-foot surplus strip to anyone else who
22 might want to make an offer on it but who was
23 also agreeing to provide us parking spaces --
24 public parking spaces in exchange.
25 THE CHAIRMAN: Thank you.
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1 What is the pleasure of the board with
2 regard to Resolution 2019-11-03?
3 BOARD MEMBER PADGETT: I move to approve
4 2019-11-03.
5 BOARD MEMBER MOODY: Second.
6 THE CHAIRMAN: Moved by Mr. Padgett,
7 seconded by Mr. Moody.
8 Let's get questions.
9 Mr. Froats, please.
10 BOARD MEMBER FROATS: I don't have any
11 questions. I just have a comment, that the
12 news of this FIS retention and expansion is
13 probably the best news this city has received
14 all year, so I'm in favor of the project.
15 THE CHAIRMAN: Thank you.
16 Ms. Worsham.
17 BOARD MEMBER WORSHAM: Agreed with the
18 comments and just, again, congratulate
19 Ms. Boyer on the creativity of getting public
20 parking spaces nights and weekends in an area
21 that we need it. It's a good negotiation tool.
22 MS. BOYER: I recall when I was
23 interviewing that some of you were pointing out
24 the window. We were in the TIAA Bank building
25 and we were looking at Unity Plaza, and the
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1 fact that it was vacant. And I think this is
2 one of those opportunities to provide nearby
3 public parking that should help with that.
4 There's also space in the TIAA Bank building
5 for a restaurant, which -- and the FIS garage
6 is planing to put retail bays along Riverside
7 Avenue, so I think the parking will serve all
8 those --

9 BOARD MEMBER WORSHAM: Great job. It's a
10 win/win for us.

11 Thank you.

12 THE CHAIRMAN: Thank you, Ms. Worsham.
13 Mr. Moody.

14 BOARD MEMBER MOODY: This does look like a
15 great deal for us. If I understand this right,
16 we will have 125 spaces, the use of 125 spaces
17 for 20 years, and I'm assuming we can rent the
18 spaces out?

19 MS. BOYER: The spaces are required -- the
20 restrictive covenant requires the spaces be
21 available for public parking.

22 BOARD MEMBER MOODY: So not rented out?

23 MS. BOYER: No. So they're not leased to
24 a particular tenant; however, that is not to
25 say that the City has control over whether

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1 there is a charge for those spaces in the
2 future, and there may or may not be a charge.
3 I mean, we may decide that it is appropriate to
4 charge for those garage spaces to provide
5 security at night or something else.

6 BOARD MEMBER MOODY: Okay. No further
7 questions.

8 THE CHAIRMAN: Thank you.
9 Mr. Barakat.

10 BOARD MEMBER BARAKAT: Yeah, I want to
11 echo the comments on the exchange between the
12 concession the City is providing and the public
13 parking. That's an area of downtown that needs
14 public parking, particularly with the Arts
15 Market every Saturday, et cetera.

16 One thing I do want to think about,
17 though, is, will the public know parking is
18 there? So there's an infamous story --
19 Ms. Boyer, you'd know it very well -- on the
20 Southbank we gave incentives to the Peninsula
21 and the Strand. One of the concessions we
22 asked for was public access to the riverfront,
23 and no one knows that access exists.

24 So these wins look like wins on paper
25 sometimes, but if the public doesn't know it's

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1 there, it's (inaudible). So how do we make
2 sure that the public will be made aware there's
3 actual public parking that's going on here?

4 MS. BOYER: That's a very good question,
5 but my suggestion is that, as part of the
6 garage structure we incorporate signage that
7 would indicate that, and perhaps it can be
8 something that indicates only the days and
9 hours it is available for the public so that it
10 is -- you know, it doesn't imply that there's a
11 blue P with public parking all the time, but
12 ultimately you're delving into the bigger topic
13 of parking management where I believe we do
14 need technology-based, app-based opportunities
15 to identify where public parking is available
16 throughout downtown.

17 BOARD MEMBER BARAKAT: So does it require
18 an amendment to the motion or do you feel
19 comfortable that it will occur?

20 MS. BOYER: I feel comfortable that it
21 will occur. I feel comfortable we can handle
22 that with the design review when we get to the
23 design review stage of the garage.

24 BOARD MEMBER BARAKAT: Thank you.

25 THE CHAIRMAN: Thank you, Mr. Barakat.

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1 Mr. Padgett.

2 BOARD MEMBER PADGETT: I have no further
3 questions.

4 THE CHAIRMAN: Thank you.

5 Dr. Gaffney, anything?

6 DR. GAFFNEY: No. I just think it's an
7 excellent -- something that we really needed,
8 so that's a great job.

9 THE CHAIRMAN: Thank you.

10 Any of the councilmen?

11 COUNCIL MEMBER BOYLAN: No.

12 COUNCIL MEMBER GAFFNEY: No.

13 THE CHAIRMAN: Any further discussion by
14 the board?

15 BOARD MEMBERS: (No response.)

16 THE CHAIRMAN: Hearing none, all those in
17 favor of Resolution 2019-11-03 signify by
18 saying aye.

19 BOARD MEMBERS: Aye.

20 THE CHAIRMAN: Opposition by like sign.

21 BOARD MEMBERS: (No response.)

22 THE CHAIRMAN: Hearing none, passes
23 unanimously.

24 We are next at Resolution 2019-11-04.

25 MS. BOYER: Resolution 2019-11-04 is a

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1 reauthorization granting me the authority to
2 make the necessary amendments or enter into
3 revised documentation to execute the intent of
4 the board with respect to the Tossgreen
5 Brooklyn restaurant incentive.

6 So the challenge has been that the date
7 for completion of all improvements has passed.
8 They are now completing all improvements. They
9 are delivering receipts to us. The time frame
10 in the original document was the same day as
11 the date of execution and they were unable to
12 comply with that.

13 And so this is really, in my mind, more in
14 the nature of a technical amendment, but it's
15 also part of this -- keeping our commitments.
16 Someone did the work, they were relying on the
17 fact that they would receive a grant that had
18 been awarded by DIA and now they're looking for
19 payment, and we're cleaning up the
20 documentation so that even when that payment is
21 made it's consistent with the paperwork.

22 THE CHAIRMAN: Thank you, Ms. Boyer.

23 Can we get a motion on Resolution
24 2019-11-04?

25 BOARD MEMBER MOODY: So moved.

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1 sign.

2 BOARD MEMBERS: (No response.)

3 THE CHAIRMAN: Passes unanimously.

4 Next is Resolution 2019-11-05.

5 MS. BOYER: 2019-11-05 is simply revising
6 the Notice of Disposition policy and the
7 unsolicited proposal policy that you adopted
8 several months ago to reflect that they are not
9 going to go to Strategic Implementation now,
10 they're going to go to the Retail Enhancement
11 Property Disposition Committee, just so that
12 the adopted policies reflect the actions of the
13 Governance meeting.

14 THE CHAIRMAN: Thank you.

15 What is the pleasure of the board with
16 regard to 2019- --

17 BOARD MEMBER BARAKAT: Motion to approve.

18 BOARD MEMBER PADGETT: Second.

19 THE CHAIRMAN: -- 2019-11-05?

20 Moved by Mr. Barakat, seconded by
21 Mr. Padgett.

22 Let's begin with comments or questions.

23 Mr. Froats.

24 BOARD MEMBER FROATS: No questions.

25 THE CHAIRMAN: Ms. Worsham.

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1 BOARD MEMBER WORSHAM: Second.

2 THE CHAIRMAN: Mr. Moody and Ms. Worsham.

3 Let's begin questions or comments.

4 Mr. Padgett.

5 BOARD MEMBER PADGETT: I have no comments.

6 THE CHAIRMAN: Thank you.

7 Mr. Barakat.

8 BOARD MEMBER BARAKAT: No comments.

9 BOARD MEMBER MOODY: No questions or
10 comments.

11 BOARD MEMBER WORSHAM: None.

12 BOARD MEMBER FROATS: No questions.

13 THE CHAIRMAN: Anything from council?

14 COUNCIL MEMBER BOYLAN: No.

15 THE CHAIRMAN: Dr. Gaffney?

16 DR. GAFFNEY: No questions.

17 THE CHAIRMAN: Okay. Thank you.

18 Any further comments or questions?

19 BOARD MEMBERS: (No response.)

20 THE CHAIRMAN: Hearing none, all those in
21 favor of the motion signify -- that is
22 motion -- Resolution 2019-11-04 signify by
23 saying aye.

24 BOARD MEMBERS: Aye.

25 THE CHAIRMAN: Any opposition by like

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1 BOARD MEMBER WORSHAM: None.

2 THE CHAIRMAN: Mr. Moody.

3 BOARD MEMBER MOODY: None.

4 THE CHAIRMAN: Mr. Barakat.

5 BOARD MEMBER BARAKAT: Nothing.

6 THE CHAIRMAN: Mr. Padgett.

7 BOARD MEMBER PADGETT: None.

8 THE CHAIRMAN: Anything from council?

9 COUNCIL MEMBER BOYLAN: No.

10 COUNCIL MEMBER GAFFNEY: No.

11 THE CHAIRMAN: Dr. Gaffney.

12 DR. GAFFNEY: None.

13 THE CHAIRMAN: Hearing none, all those in
14 favor of Resolution 2019-11-05 signify by
15 saying aye.

16 BOARD MEMBERS: Aye.

17 THE CHAIRMAN: Any opposition by like
18 sign.

19 BOARD MEMBERS: (No response.)

20 THE CHAIRMAN: Passes unanimously.

21 Thank you.

22 Next is Resolution 2019-11-08.

23 MS. BOYER: 2019-11-08 is an extension of
24 the time for closing on the LaVilla townhomes
25 disposition from December 31st to March 31st.

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1 We don't think it will take that long, but
 2 the -- Vestcor has been doing a lot of work on
 3 the site plan on this site. It's very tight.
 4 I will tell you that where they
 5 previously, in the RFP response, indicated they
 6 would provide a 20-foot tract for the Emerald
 7 Trail, that will probably only be 17 feet.
 8 That's what the current design is. And even to
 9 achieve that, the legislation that goes to City
 10 Council will request a right-of-way closure for
 11 one or two feet on Johnson Street because
 12 they're pushing the development back and taking
 13 part of the right-of-way on Johnson Street is
 14 their proposal.
 15 So I think there may still be some site
 16 plan challenges on the width along Adams Street
 17 and Forsyth Street and Houston Street, but
 18 they're working on that. Their real issue was
 19 trying to resolve the depth off of Lee, and I
 20 think we are now there on the depth off of Lee,
 21 but as a result of the revisions that they've
 22 been doing they're not going to make the
 23 December 31st closing date because this has not
 24 been filed with City Council because we didn't
 25 have legal descriptions.

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1 THE CHAIRMAN: Hearing none, all those in
 2 favor of Resolution --
 3 BOARD MEMBER PADGETT: I'm sorry, I have
 4 to interrupt real quick because there's a form
 5 I filled out because of our nature of business
 6 with Vestcor. We're not the contractor on this
 7 project. We have run a few numbers on it for
 8 Vestcor, but I did fill out the form, so I want
 9 to make sure I'm disclosing that, but I'm told
 10 I can still vote. So I just wanted to say that
 11 before you put the hammer down.
 12 THE CHAIRMAN: Thank you for putting that
 13 on the record.
 14 All those in favor of Resolution
 15 2019-11-08 signify by saying aye.
 16 BOARD MEMBERS: Aye.
 17 THE CHAIRMAN: Any opposition by like
 18 sign.
 19 BOARD MEMBERS: (No response.)
 20 THE CHAIRMAN: Passes unanimously.
 21 Thank you.
 22 We are next closing the Community
 23 Redevelopment Agency meeting.
 24 (The foregoing proceedings were adjourned
 25 at 1:55 p.m.)

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1 THE CHAIRMAN: Thank you.
 2 What is the pleasure of the board on
 3 Resolution 2019-11-08?
 4 BOARD MEMBER WORSHAM: Move to approve.
 5 THE CHAIRMAN: Moved by Ms. Worsham.
 6 BOARD MEMBER MOODY: Second.
 7 THE CHAIRMAN: Seconded by Mr. Moody.
 8 Mr. Padgett, comments, questions?
 9 BOARD MEMBER PADGETT: No comments.
 10 THE CHAIRMAN: Mr. Barakat.
 11 BOARD MEMBER BARAKAT: No comments.
 12 BOARD MEMBER MOODY: No comments.
 13 THE CHAIRMAN: Ms. Worsham.
 14 BOARD MEMBER WORSHAM: Only comment would
 15 be to say that I trust and I have full
 16 confidence in the ability to evaluate the site
 17 plan moving forward to ensure that that path of
 18 the Emerald Trail maintains its integrity.
 19 Three feet won't make a difference, but --
 20 THE CHAIRMAN: Okay. Mr. Froats.
 21 BOARD MEMBER FROATS: No questions.
 22 THE CHAIRMAN: Anything from council?
 23 COUNCIL MEMBER BOYLAN: No.
 24 THE CHAIRMAN: Dr. Gaffney?
 25 DR. GAFFNEY: No.

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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 23rd day of November 2019.
 16
 17
 18
 19 _____
 20 Diane M. Tropa
 21 Florida Professional Reporter
 22
 23
 24
 25

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