

CITY OF JACKSONVILLE
COMMUNITY REDEVELOPMENT AGENCY
BOARD MEETING

Proceedings held on Wednesday, February 21, 2018,
commencing at 2:30 p.m., City Hall, Lynwood Roberts
Room, 1st Floor, 117 West Duval Street, Jacksonville,
Florida, before Diane M. Tropa, a Notary Public in and
for the State of Florida at Large.

BOARD MEMBERS PRESENT:

JACK MEEKS, Acting Chairman.
JAMES BAILEY, Chairman.
OLIVER BARAKAT, Board Member.
BRENNA DURDEN, Board Member.
CRAIG GIBBS, Board Member.
RON MOODY, Board Member.
MARC PADGETT, Board Member.
BRAXTON GILLAM, Board Member.

ALSO PRESENT:

AUNDRA 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 PROCEEDINGS
February 21, 2018 2:30 p.m.

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3 VICE CHAIRMAN MEEKS: Please stand for the
4 Pledge of Allegiance.

5 (Recitation of the Pledge of Allegiance.)

6 VICE CHAIRMAN MEEKS: Thank you for being
7 here.

8 And for those who don't know, I'm not
9 Jim Bailey, but I hear Mr. Bailey is on his
10 way. In the meantime, we will carry on.

11 So, Mr. Wallace, if you want to take
12 things, we'll -- we're in the Community
13 Redevelopment Agency meeting, it appears.

14 MR. WALLACE: Are you going to call the
15 meeting to order?

16 VICE CHAIRMAN MEEKS: I think I've already
17 done that.

18 MR. WALLACE: All right. Aundra Wallace,
19 CEO, Downtown Investment Authority.

20 Mr. Chairman, on your agenda, you have
21 Letter A and Letter B, which is the
22 January 10th, 2018, CRA agency meeting minutes,
23 and Item B, which is the January 17th, 2018,
24 Community Redevelopment Agency meeting minutes.

25 Do you want to approve your minutes?

1 VICE CHAIRMAN MEEKS: Okay. The second
2 one says deferred, so I'm --

3 MR. WALLACE: I'm sorry, sir.

4 VICE CHAIRMAN MEEKS: We don't have
5 that --

6 MR. WALLACE: I didn't see "deferred"
7 here.

8 VICE CHAIRMAN MEEKS: Okay. Great.

9 So if I could have a motion to approve the
10 January 10th, 2018, CRA minutes.

11 BOARD MEMBER MOODY: So moved.

12 VICE CHAIRMAN MEEKS: Second?

13 BOARD MEMBER BARAKAT: Second.

14 VICE CHAIRMAN MEEKS: Any comments?

15 BOARD MEMBERS: (No response.)

16 VICE CHAIRMAN MEEKS: Otherwise, all in
17 favor, say aye.

18 BOARD MEMBERS: Aye.

19 VICE CHAIRMAN MEEKS: Okay. Mr. Wallace,
20 do you want to go to Resolution C?

21 MR. WALLACE: Yes, sir.

22 VICE CHAIRMAN MEEKS: Or Item C?

23 MR. WALLACE: Mr. Chairman, this is a
24 resolution, 2018-02-03. It's a resolution of
25 the Downtown Investment Authority initiating

1 legislation to appropriate funds in the
2 Downtown Economic Development Fund.

3 Mr. Chairman, in the fiscal year budget
4 process that concluded September 30th of 2017,
5 the City Council appropriated \$300,000 to the
6 Downtown Investment Authority to the Downtown
7 Economic Development Fund. However, they did
8 not put it in a specific line item. So we have
9 to get policy here, approve which line item it
10 will go in, and then we will file that
11 legislation, and the monies will be placed in
12 that particular line item so that we can
13 utilize it.

14 So what we're asking for is the following,
15 that you would support this resolution. The
16 funds would be put into a line item that is
17 pretty much --

18 (Mr. Bailey enters the proceedings.)

19 MR. WALLACE: Tom, correct me if I'm
20 incorrect. It will be for forgivable loans,
21 correct?

22 MR. DALY: Yes.

23 MR. WALLACE: And then we would use that
24 \$300,000 for forgivable loans as we move
25 forward.

1 That is the explanation, Mr. Chairman.

2 VICE CHAIRMAN MEEKS: Well, I'll turn this
3 over to Mr. Bailey after we finish this one
4 item. It looks like, then -- I'm a little
5 confused here, Mr. Wallace.

6 MR. WALLACE: Yes, sir.

7 VICE CHAIRMAN MEEKS: It looks like --
8 just looking at the one page I have in front of
9 me, it doesn't -- I'm not seeing where the
10 money is supposed to go.

11 MR. WALLACE: So, as I indicated to you
12 just a few seconds ago, look at the third
13 whereas, "Whereas, the DIA seeks to have the
14 aforementioned funds appropriated into the line
15 item Forgivable Loans."

16 VICE CHAIRMAN MEEKS: Well, it --

17 MR. WALLACE: Third whereas.

18 VICE CHAIRMAN MEEKS: Yeah, it doesn't say
19 that in mine.

20 MR. WALLACE: I'm sorry. What does it
21 say?

22 VICE CHAIRMAN MEEKS: It says, "Whereas
23 the DIA requests the City Council make the line
24 item appropriation as set forth in this DIA
25 Resolution 2018-02-03, now therefore."

1 BOARD MEMBER MOODY: That's the fourth
2 one.

3 BOARD MEMBER GIBBS: That's the fourth
4 one.

5 VICE CHAIRMAN MEEKS: Oh, forgivable
6 loans. Okay. I'm sorry, does that mean, then,
7 our Retail Enhancement Program?

8 MR. WALLACE: No. It's a line item.
9 The Retail Enhancement Program
10 specifically states Retail Enhancement Program.

11 VICE CHAIRMAN MEEKS: Okay.

12 MR. WALLACE: This forgivable loan line
13 item is where we did a -- previously, JU was
14 something we did out of that particular line
15 item as well.

16 VICE CHAIRMAN MEEKS: Okay. Well, let's
17 do this: If I could have a motion to approve
18 that and a second, then we'll discuss it.

19 BOARD MEMBER GIBBS: So moved.

20 BOARD MEMBER GILLAM: Second.

21 VICE CHAIRMAN MEEKS: All right. I think
22 we've got an approval and a second.

23 Mr. Barakat, let's start with you. Any
24 questions or comments you have about that?

25 BOARD MEMBER BARAKAT: I don't think so.

1 The Downtown Economic Development Trust
2 Fund was created in 2013, 2014 --

3 BOARD MEMBER GIBBS: He needs the mic.
4 You need the microphone.

5 MR. WALLACE: Created in Fiscal Year
6 '12/'13.

7 BOARD MEMBER BARAKAT: Okay. And that
8 was, from what I recall, a fund where we could
9 create different types of incentives falling
10 within a particular definition.

11 So I don't recall previously specific line
12 items needed to be attached to certain dollars.
13 Is that --

14 MR. WALLACE: When we did legislation --
15 should be -- our legislation in February 2015.
16 I can't think of the numbers right now, but I
17 know it's the legislation that approved your
18 BID document. Within that legislation, we laid
19 out some line items in which we would use the
20 5.2 or \$5.5 million that originally was given
21 to us. We had to break out how we were going
22 to use that money. Forgivable loans was
23 actually one of the line items that we
24 utilized.

25 BOARD MEMBER BARAKAT: Okay. So for this

1 appropriation -- staff has a term "forgivable
2 loans" as the line item. Just by way of
3 example, what other options would be within the
4 trust fund legislation?

5 MR. DALY: Generally, your other options
6 from a line item standpoint would be capital
7 improvements or loans, which would be loans
8 that actually repay. So we're forced to pick
9 from buckets on whether we do a forgivable
10 loan, which is forgiven over time, or we do a
11 loan that has a payment, but you don't -- can't
12 cross those funds over without an action.

13 BOARD MEMBER BARAKAT: Okay. Got it.

14 So the last question, so this line item,
15 is that based on what you see coming down the
16 pike or based on past use? Why this line item
17 versus the others?

18 MR. DALY: Through the Chair, that -- that
19 line item only has about \$91,000 (inaudible) --

20 BOARD MEMBER BARAKAT: And the others
21 have?

22 MR. DALY: About 400,000 for loans and
23 100,000 for capital improvements.

24 BOARD MEMBER BARAKAT: Okay. Thank you.

25 VICE CHAIRMAN MEEKS: Mr. Bailey whispers

1 to me that he's speechless, which I think is
2 the first time I've encountered that. We'll
3 continue to --

4 Do you want to say anything, Mr. Bailey,
5 or should we just go to --

6 BOARD MEMBER BAILEY: No.

7 VICE CHAIRMAN MEEKS: All right.

8 Mr. Gibbs.

9 BOARD MEMBER GIBBS: No comments.

10 BOARD MEMBER MOODY: No questions.

11 BOARD MEMBER DURDEN: Thank you,
12 Mr. Chairman.

13 Through the Chair to either Mr. Daly or
14 Mr. Wallace, so when was the -- how much money
15 was in the forgivable loan line item at the
16 beginning of this fiscal year budget? In other
17 words, have we spent any of it so far or --

18 MR. DALY: By way of example, we did the
19 JU downtown campus for \$274,000. That was a
20 forgivable loan.

21 BOARD MEMBER DURDEN: Was that in this
22 fiscal year budget?

23 MR. DALY: Yes.

24 BOARD MEMBER DURDEN: Okay.

25 MR. DALY: And we also did -- the previous

1 year we did 45 West Bay Street, which was
2 \$36,000, forgivable loan.

3 BOARD MEMBER DURDEN: And, again, through
4 the Chair to Mr. Wallace or maybe Mr. Sawyer,
5 in order to do a forgivable loan, does it have
6 to come out of this line item?

7 MR. WALLACE: Mr. Sawyer, I'll take that.
8 The answer to that question is yes.

9 BOARD MEMBER DURDEN: Okay. So is the
10 idea -- I noticed that further into the agenda,
11 we have a proposal for UNF. If we were not to
12 move this money into the forgivable loan line
13 item, would that make it impossible for us,
14 then, to approve the UNF as it is proposed?

15 MR. WALLACE: Through the Chair to
16 Ms. Durden, I would then have to go and move
17 funds elsewhere to cover that particular
18 expense, yes.

19 BOARD MEMBER DURDEN: And let me -- one
20 last question, if I may, Mr. Chairman.

21 And this might be -- Mr. Barakat may have
22 asked this a little bit differently. I wasn't
23 absolutely clear on his question, but is
24 this -- taking the money out of the Downtown
25 Economic Development Fund, could you just tell

1 us, number one, how much money would remain in
2 that fund, and -- so that we could continue to
3 hopefully do some other things that we -- it's
4 not going to zero out that fund?

5 MR. DALY: If I may, you're not moving
6 money out of the Economic Development Fund.
7 What you're doing is placing money that was not
8 placed in any particular bucket within that
9 fund. In other words, you have the fund, and
10 then you've got a number of buckets you have to
11 put the money in to use.

12 BOARD MEMBER DURDEN: Oh, within the --

13 MR. DALY: It's within the -- this is
14 within the fund. This is an accounting
15 procedure maneuver.

16 BOARD MEMBER DURDEN: Okay.

17 MR. DALY: This is not between sub-funds.

18 BOARD MEMBER DURDEN: Thank you very much.
19 No other questions.

20 VICE CHAIRMAN MEEKS: Mr. Padgett.

21 BOARD MEMBER PADGETT: No questions from
22 me.

23 VICE CHAIRMAN MEEKS: Mr. Gillam.

24 BOARD MEMBER GILLAM: No questions from
25 me.

1 VICE CHAIRMAN MEEKS: Are there any more
2 questions or comments?

3 BOARD MEMBERS: (No response.)

4 VICE CHAIRMAN MEEKS: Otherwise, I'll ask
5 for a vote on this.

6 I forgot to have public comments, I
7 suppose.

8 Well, before I do public comments, any
9 more questions or comments from our group?

10 BOARD MEMBERS: (No response.)

11 VICE CHAIRMAN MEEKS: Hearing none, any
12 public comments or questions about this item?

13 AUDIENCE MEMBERS: (No response.)

14 VICE CHAIRMAN MEEKS: Hearing none, all in
15 favor of this resolution, say aye.

16 BOARD MEMBERS: Aye.

17 VICE CHAIRMAN MEEKS: Any opposed?

18 BOARD MEMBERS: (No response.)

19 VICE CHAIRMAN MEEKS: All right. We shall
20 move forward.

21 MR. WALLACE: Thank you.

22 Mr. Chairman, Resolution 2018-02-04. This
23 is a resolution of the Downtown Investment
24 Authority initiating legislation to amend prior
25 years' budgets for the Southside Tax Increment

1 Trust Fund.

2 Mr. Chairman, if you may remember, we have
3 a project on the Southbank known as Riverplace
4 Boulevard Road Diet. In Fiscal Years '13/'14,
5 '14/'15, and '15/'16, you set aside
6 approximately \$5.5 million for this particular
7 project. To date, we have expended funds from
8 that project roughly in the amount of -- almost
9 \$775,000. So it leaves us the balance of that
10 to actually begin the actual construction.

11 We received roughly -- I'll say four to
12 five bids on the actual work, on the
13 construction work. They range variously high
14 and then we came up with the actual low bid
15 itself, and even the low bid was almost roughly
16 \$800,000 above what we already have available
17 to us, minus what was spent. So we should have
18 roughly 4.7- left to spend. And the bid
19 probably came in -- I'd say, roughly, about --
20 almost right back at that 5.5-.

21 So to make up the shortfall, I need to
22 move funds around to cover this particular
23 shortfall in order to get that project underway
24 and have it fully funded. You cannot start the
25 project unless it is fully funded. So what I'm

1 proposing to do is the following:

2 From various different fiscal years -- so
3 I'm going to take funds from -- we have some
4 unappropriated interest earnings on the
5 \$5.5 million. That's roughly about \$194,000.
6 Going to take funds out of our Southbank REP
7 program, roughly about 172,000. Going to take
8 funds out of the Southbank parking, roughly
9 277,000. And take 156,000, approximately, out
10 of our Professional Services line items on
11 the -- from the Southside TID. And that should
12 give us roughly the total we need, which is
13 roughly almost \$799,000.

14 I'll seek to replace and replenish these
15 accounts when we go through the budget process
16 later on this year, when we make a
17 recommendation for next fiscal year's budget,
18 but the immediate need is to get this
19 particular project funded and to move forward.

20 Mr. Chairman, I'm open to any questions
21 you may have.

22 VICE CHAIRMAN MEEKS: All right. Thank
23 you, Mr. Wallace.

24 If I could, so we can discuss this, could
25 I have a motion to approve?

1 BOARD MEMBER GILLAM: So moved.

2 VICE CHAIRMAN MEEKS: Second?

3 BOARD MEMBER MOODY: Second.

4 VICE CHAIRMAN MEEKS: Mr. Gillam, let's
5 start with you.

6 BOARD MEMBER GILLAM: I don't think I was
7 here originally when this project was approved.

8 I don't think I've got any questions other
9 than, how does -- there's a reference to -- in
10 the SB REP column, at the (inaudible) project,
11 why is there a relation between this change and
12 that particular project?

13 MR. WALLACE: So what I'm doing there
14 is -- Dogtopia has come in to talk to us about
15 an REP application. So I'm going to make sure
16 I reserve funding to take care of that and take
17 the balance right now to fund this particular
18 shortfall. And then when we do the budget
19 starting in -- we'll probably have our budget
20 hearing, as a board, probably somewhere in
21 April, May. I'll seek to replenish that
22 Southbank REP program with this 172- that I've
23 got to remove today.

24 BOARD MEMBER GILLAM: So that reference
25 only assures that -- by approving this, we're

1 not in any way impacting that other proposal?

2 MR. WALLACE: Absolutely.

3 BOARD MEMBER GILLAM: Okay.

4 MR. WALLACE: That's correct.

5 BOARD MEMBER GILLAM: No further question.

6 VICE CHAIRMAN MEEKS: Mr. Padgett.

7 BOARD MEMBER PADGETT: I think if we don't
8 do it now, it's just going to be more expensive
9 to do it later. I don't think we have a choice
10 to move forward with it.

11 I did have one question on -- there's
12 400,000 in contingency included in the number,
13 I believe. So are we basically spending that
14 contingency now just to get started? Because
15 it concerns me a little bit. If we get
16 underway, what do we do if there's a change or
17 something that comes up, how do we cover that
18 if we use the 400,000 now?

19 MR. PAROLA: Thank you.

20 Through the Chair to Mr. Gillam [sic],
21 when we get a bid from Public Works --

22 VICE CHAIRMAN MEEKS: That's Padgett,
23 but --

24 MR. PAROLA: I'm sorry?

25 MR. WALLACE: That's Padgett.

1 MR. PAROLA: My apologies. I don't know
2 who to apologize to, though --

3 VICE CHAIRMAN MEEKS: One has a beard, the
4 other doesn't.

5 MR. PAROLA: I guess I'll apologize to
6 Mr. Padgett.

7 When Public Works gets contracts from
8 contractors for the low bid, they typically
9 don't have a contingency built into the
10 contractor's number. They get built into the
11 overall project number so that we don't have to
12 do this contract amendment by change order. So
13 the 400,000 is going to sit there. Hopefully,
14 it doesn't get spent, and then it would go back
15 to the account of origin.

16 BOARD MEMBER PADGETT: So you'll have -- I
17 was more worried about the contingency not
18 being on the contractor's side as I was on --
19 as I was adding on our side in case something
20 came up that we had to do, something
21 unforeseen, so --

22 I'm on board with everything. I just
23 wanted to make sure we were looking out for
24 that issue in case it arose.

25 No further questions from me.

1 VICE CHAIRMAN MEEKS: Yes, ma'am.

2 BOARD MEMBER DURDEN: Thank you.

3 So through the Chair, either to
4 Mr. Wallace or -- or whoever he says, what
5 would be the balance in the three accounts; the
6 Southbank parking, the REP, and the
7 Professional Services?

8 MR. WALLACE: If you will ask me your next
9 question, Tom is looking up those answers, and
10 I'll get right back with you.

11 BOARD MEMBER DURDEN: Okay. And I recall,
12 when we were working on the District -- this is
13 the second question. I recall when we were
14 working on the District that we had set aside
15 over -- historically, some funds.

16 MR. WALLACE: Correct.

17 BOARD MEMBER DURDEN: What, if any, impact
18 to that funding that we've set aside for the
19 District, historically -- will this have any
20 impact?

21 MR. WALLACE: No.

22 BOARD MEMBER DURDEN: Those dollars will
23 still be available? Because I think --

24 MR. WALLACE: I did not touch any funds
25 allocated to the Southside JEA -- to the JEA

1 Southside Generating Station.

2 BOARD MEMBER DURDEN: And so the main
3 concern that I have is, if the balances -- and
4 the reason I asked about the balances was
5 because I know that we had some pretty
6 significant projects we were looking at in
7 regards to the Southbank parking and to some
8 professional services that we were hoping,
9 so --

10 And I understand and agree with
11 Mr. Padgett's statement that, if we wait, it's
12 likely to even be more expensive, but I would
13 like for us to -- at least to understand, if
14 this is going to wipe out those accounts, that
15 we won't be able to do those projects this
16 year, we'll have to wait until the next fiscal
17 year; is that correct?

18 MR. WALLACE: It will not zero out the
19 accounts. I've left enough funds in there to
20 get us through September 30th of 2018 with
21 regards to -- whether it's the Southbank
22 parking, with regards to REP, which is Retail
23 Enhancement, as well as Professional Services.

24 BOARD MEMBER DURDEN: Okay. So there is
25 funding left over to the extent that you think

1 that what we want to do between now and
2 September would be --

3 MR. WALLACE: That is correct.

4 BOARD MEMBER DURDEN: Okay. Thank you
5 very much.

6 No other questions.

7 VICE CHAIRMAN MEEKS: I think Mr. Daly was
8 working on some answers to your first question,
9 if -- if that's still pertinent.

10 BOARD MEMBER DURDEN: Well, the main issue
11 was, I wanted to make sure there was money left
12 in those accounts. So, you know, I don't need
13 to know the specific number, if that's helpful.

14 VICE CHAIRMAN MEEKS: All right. Well --

15 MR. WALLACE: Through the Chair to
16 Ms. Durden, we will -- once he does the
17 accounting, we will come back and provide you
18 with the answer before you vote, but, through
19 the Chair, if you want -- if Ms. Durden doesn't
20 have any more questions, I'll take the
21 additional questions and then we'll conclude.

22 Go ahead.

23 MR. DALY: So the REP program would have
24 the -- \$78,000 reserved for the --

25 BOARD MEMBER DURDEN: I'm sorry. Can you

1 repeat the --

2 MR. DALY: The Southbank REP --

3 MR. WALLACE: The Southbank Retail
4 Enhancement Program will have \$78,000 left.

5 BOARD MEMBER DURDEN: Okay.

6 MR. DALY: The Southbank parking would
7 have \$273,347 left. And Southbank Professional
8 Services would have \$420,000 left.

9 BOARD MEMBER DURDEN: Thank you very much.

10 VICE CHAIRMAN MEEKS: Mr. Moody.

11 BOARD MEMBER MOODY: I'm on board.

12 No questions.

13 VICE CHAIRMAN MEEKS: Mr. Gibbs.

14 BOARD MEMBER GIBBS: I want to echo
15 Mr. Padgett's concern. We originally approved
16 this in 2014?

17 MR. WALLACE: Yes, sir.

18 You started in Fiscal Year '13/'14,
19 '14/'15, and '15/'16. You did three years of
20 funding allocations.

21 BOARD MEMBER GIBBS: And if we don't do it
22 now, it's going to cost a whole lot more, so
23 I'm on board.

24 MR. WALLACE: Thank you.

25 VICE CHAIRMAN MEEKS: Mr. Barakat.

1 BOARD MEMBER BARAKAT: Yeah, just -- I
2 wanted to confirm, when is "now"?

3 MR. WALLACE: The bids came in in
4 December. The numbers are good for 120 days.
5 So it means that I've got until probably
6 about -- somewhere within April of this year or
7 those numbers are no longer good.

8 So moving forward today -- so I can file
9 legislation probably later on, right after this
10 meeting, so that I can get into City Council
11 expeditiously. Councilwoman Boyer has agreed
12 to sponsor the legislation. It will give us
13 enough time to meet the deadline from the
14 procurement standpoint and lock in the actual
15 construction contract.

16 BOARD MEMBER BARAKAT: Okay. No further
17 questions.

18 Thank you.

19 VICE CHAIRMAN MEEKS: Any public comments
20 or questions?

21 AUDIENCE MEMBERS: (No response.)

22 VICE CHAIRMAN MEEKS: Seeing none, any
23 more comments or questions from our group?

24 BOARD MEMBERS: (No response.)

25 VICE CHAIRMAN MEEKS: All those in favor,

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say aye.

BOARD MEMBERS: Aye.

VICE CHAIRMAN MEEKS: Any opposed?

BOARD MEMBERS: (No response.)

VICE CHAIRMAN MEEKS: It looks like we can close the Redevelopment Agency meeting. The last two items, I think, are informational items only. So I can close that meeting.

(The above proceedings were adjourned at 3:07 p.m.)

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CERTIFICATE OF REPORTER

STATE OF FLORIDA)
)
COUNTY OF DUVAL)

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

DATED this 1st day of March 2018.

Diane M. Tropa
Florida Professional Reporter

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