

CITY OF JACKSONVILLE
COMMUNITY REDEVELOPMENT AGENCY
BOARD MEETING

Proceedings held on Wednesday, March 20, 2019,
commencing at 2:00 p.m., at the Ed Ball Building,
214 North Hogan Street, 8th Floor, Jacksonville,
Florida, before Diane M. Tropia, FPR, a Notary Public in
and for the State of Florida at Large.

BOARD MEMBERS PRESENT:

CRAIG GIBBS, Acting Chairman.
RON MOODY, Secretary.
TODD FROATS, Board Member.
MARC PADGETT, Board Member.
BRAXTON GILLAM, Board Member.
CAROL WORSHAM, Board Member.

ALSO PRESENT:

BRIAN HUGHES, Interim Chief Executive Officer.
LORI BOYER, City Council Member.
GUY PAROLA, DIA, Redevelopment Manager.
JOHN SAWYER, Office of General Counsel.
KAREN UNDERWOOD-EILAND, Executive Assistant.

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1 to give a report.
2 THE CHAIRMAN: Please.
3 BOARD MEMBER MOODY: Our last meeting --
4 we held a meeting on February 6th of the
5 Strategic Implementation Committee regarding
6 the Cathedral District Master Plan. We had
7 four choices, four options that we were looking
8 at. One was that the DIA remains neutral and
9 takes no action, and that is no action on the
10 district plan presented by the Cathedral
11 District.
12 The proponents of the master plan
13 (inaudible) their attendance at DIA, the DIA
14 committee meetings or the DDRB. That would be
15 Option A.
16 Option B that we considered was that the
17 DIA adopt a resolution saying that the master
18 plan, to -- to the extent that the plan is not
19 in conflict with the BID and the CRA plans,
20 will be a consideration in DIA decisions.
21 Option C that we looked at was the DIA
22 incorporates in total the master plan into the
23 BID plan and as an exhibit or an attachment.
24 The recommendation process for this would be
25 through a five-year review and update the DIA
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1 PROCEEDINGS
2 March 20, 2019 2:00 p.m.
3 - - -
4 THE CHAIRMAN: It's 2 o'clock. Let's call
5 this meeting to order. Let's start by please
6 standing and joining us for the Pledge of
7 Allegiance.
8 (Recitation of the Pledge of Allegiance.)
9 THE CHAIRMAN: I want to thank everyone
10 for coming today and begin the meeting with the
11 Community Redevelopment Agency meeting.
12 Has the board had an opportunity to look
13 at the minutes?
14 BOARD MEMBER GILLAM: Move to approve.
15 THE CHAIRMAN: Moved to approve.
16 BOARD MEMBER FROATS: Second.
17 THE CHAIRMAN: Properly moved and
18 seconded.
19 All those in favor signify by saying aye.
20 BOARD MEMBERS: Aye.
21 THE CHAIRMAN: Opposition by like sign.
22 BOARD MEMBERS: (No response.)
23 THE CHAIRMAN: Thank you.
24 The next item on the agenda is the
25 Cathedral District Master Plan.
BOARD MEMBER MOODY: Okay. We would like
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1 will undertake in 2019 in order to meet the
2 February 2020 deadline. The effect of this
3 would be that the master plan as a whole is now
4 an element of the BID plan.
5 And we had a fourth option, and this is
6 the option that we felt like was best and that
7 we would like to recommend to the board, is
8 that the DIA incorporates part of the master
9 plan into its BID plan either as an exhibit,
10 attachment or incorporated into the BID plan
11 text. For example, redevelopment goals,
12 strategic objectives. The recommended process
13 for this would be through a five-year review
14 and update process that DIA will undertake in
15 2019 in order to meet the February 2020
16 deadline. This would be consistent with how
17 the Downtown Master Plan that is celebrating
18 the river, a plan for downtown Jacksonville,
19 was incorporated into the BID plan.
20 So we have -- as a committee, we have
21 voted that Option B be presented to the board.
22 And really, effectively, what this is stating
23 is that no formal action by the DIA board is
24 requested at this time. The BID plan update
25 will begin once a permanent CEO is hired.
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1 THE CHAIRMAN: Could you catch that in a
2 form of a motion, please?
3 BOARD MEMBER MOODY: Well, do we need a
4 motion?
5 THE CHAIRMAN: To have action, you need
6 motions, for an orderly process.
7 BOARD MEMBER MOODY: Okay. So what the --
8 I'd like to make a motion that we, as the DIA,
9 incorporate parts of the master plan into the
10 BID plan, either as an exhibit -- this will be
11 Option D as published in our packets.
12 BOARD MEMBER PADGETT: So moved.
13 THE CHAIRMAN: Properly moved.
14 Second?
15 BOARD MEMBER FROATS: Second.
16 THE CHAIRMAN: Any discussion?
17 Mr. Gillam, any comments, discussion?
18 BOARD MEMBER GILLAM: No. I agree with
19 the resolution -- or the proposed resolution.
20 THE CHAIRMAN: Mr. Froats.
21 BOARD MEMBER FROATS: I'm not a member of
22 the committee, but I was at the committee
23 meeting, so I got to hear all about it there,
24 and I'm in favor of that.
25 THE CHAIRMAN: Ms. Worsham.
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1 BOARD MEMBER WORSHAM: Agreed. I attended
2 the committee meeting to learn more about it.
3 In agreement with the decision.
4 THE CHAIRMAN: Okay. Any further
5 comments?
6 BOARD MEMBERS: (No response.)
7 THE CHAIRMAN: Mr. Moody, any further
8 comments?
9 BOARD MEMBER MOODY: Well, what I would
10 say too is that representatives from the
11 Cathedral District were there and they were
12 pleased with this action.
13 THE CHAIRMAN: Very good.
14 Any public comment?
15 AUDIENCE MEMBERS: (No response.)
16 THE CHAIRMAN: Seeing none, all in favor
17 signify by saying aye.
18 BOARD MEMBERS: Aye.
19 THE CHAIRMAN: Opposition by like sign.
20 BOARD MEMBERS: (No response.)
21 THE CHAIRMAN: It's unanimous.
22 Next item on the agenda is Resolution
23 2019-03-01.
24 BOARD MEMBER MOODY: Okay. I, again, have
25 a report from the Strategic Implementation
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1 meeting on February 26th. We met on this
2 resolution and discussed it.
3 We had three choices to look at. Now, I
4 can tell you that A, B and C -- we have
5 recommended that we will take Recommendation C
6 to the board.
7 So of the three choices we had in front of
8 us -- and this is regarding the courthouse
9 annex site:
10 Number one, we accepted the Riverplace
11 Walk Development Plan. That was the mixed-use
12 plan. It was an unsolicited bid -- or
13 proposal. That choice would be to accept it
14 and negotiate terms, then issue a 30-day notice
15 stating that the DIA intends to accept the
16 terms and conditions, and if no other offer
17 comes in that we would then negotiate with that
18 group.
19 Our second issue that we looked at was to
20 issue a Request For Information, seeking
21 general concepts from the site, issue an RFI.
22 Basically, we put it out. We asked for ideas
23 on how the site could be developed. The ideas
24 come in. That's a much longer process. We're
25 not sure that it would be as effective.
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1 And then the third option that we had was
2 to go back and issue a Notice of Disposition
3 with a set of development plans and criteria
4 parameters. And we felt like this would be the
5 best choice. We decided that the Notice of
6 Disposition, Option C, was the best path.
7 Okay. To that end, what is before the DIA
8 board in this resolution, that is 2019-03-01,
9 is the authorization for the DIA CEO, with the
10 assistance of the board, to procure the
11 services of a real estate specialist for the
12 following. This specialist will help recommend
13 the highest and best use of the site, the
14 marketability of the site, create a scoring
15 matrix to assist the board in grading
16 responses.
17 Also, this real estate specialist would be
18 assisting and developing of the Notice of
19 Disposition, testing class marketing
20 collateral, et cetera. And then, thirdly, the
21 distribution of the Notice of Disposition to
22 the marketplace, make sure that he gets to the
23 areas and exposure that it needs. And then
24 also this outside expert would provide
25 assistance in vetting the proposal submitted in
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1 response to the Notice of Disposition.
2 So Resolution 2019, as published, 03-01,
3 authorizes the DIA CEO and one DIA board member
4 to act as a selection committee for the City's
5 Professional Services Evaluation Committee.
6 Any contract for services with a fee totaling
7 greater than \$50,000 will require DIA approval
8 prior to the execution.

9 So the committee would recommend to the
10 board that we adopt this resolution.

11 THE CHAIRMAN: Mr. Hughes.

12 MR. HUGHES: I would just add to
13 Mr. Moody's summary, which was exactly correct.
14 Since the resolution does call for one board
15 member to work with the CEO, I would suggest
16 that we name the board member. And I could
17 tell you that, from that committee meeting,
18 Board Member Barakat was very helpful in
19 analyzing the potential of \$50,000 to be the
20 right number in the fee structure to sort of
21 get the result that I think was the
22 recommendation from the committee.

23 I guess we would be volunteering the guy
24 that's not here, but I think he would accept
25 such an assignment if it were offered, so --

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1 do that.

2 BOARD MEMBER PADGETT: I agree with
3 proposing Board Member Barakat for that as
4 well.

5 THE CHAIRMAN: Thank you.

6 Anything further, Mr. Moody?

7 BOARD MEMBER MOODY: No.

8 THE CHAIRMAN: Any public comment?

9 AUDIENCE MEMBERS: (No response.)

10 THE CHAIRMAN: Seeing none, all those in
11 favor of the resolution signify by saying aye.

12 BOARD MEMBERS: Aye.

13 THE CHAIRMAN: Any opposition like sign.

14 BOARD MEMBERS: (No response.)

15 THE CHAIRMAN: It's unanimous.

16 Thank you.

17 We will close the Community Redevelopment
18 Agency meeting.

19 (The above proceedings were adjourned at
20 2:12 p.m.)

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1 but either way, as long as -- I think it would
2 be important to name one of the members for
3 that position if the resolution is adopted.

4 THE CHAIRMAN: Okay. Would you like to
5 couch that resolution in the form of a motion?

6 BOARD MEMBER MOODY: Yes. I would
7 recommend that we adopt Resolution 2019-03-01.

8 BOARD MEMBER WORSHAM: Second.

9 THE CHAIRMAN: Properly moved and
10 seconded.

11 Any further discussion?

12 Mr. Gillam.

13 BOARD MEMBER GILLAM: No.

14 THE CHAIRMAN: Mr. Froats.

15 BOARD MEMBER FROATS: I just want to point
16 out that the proposal that we received was a
17 very good proposal. I think we'd all be very
18 happy with that, but I do think it's prudent
19 that we get other options on the table. So I'm
20 in favor of the amendment.

21 BOARD MEMBER WORSHAM: Again, I attended
22 the committee meeting and agree with the
23 decision. And I fully expect that Oliver will
24 accept the nomination. He seemed very willing
25 to do that and I think he's the best person to

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1 CERTIFICATE OF REPORTER

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3 STATE OF FLORIDA)
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4 COUNTY OF DUVAL)

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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 April 2019.

Diane M. Tropa
Florida Professional Reporter

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