

CITY OF JACKSONVILLE
COMMUNITY REDEVELOPMENT AGENCY
BOARD MEETING

Proceedings held on Wednesday, December 18, 2019, commencing at 2:00 p.m., City Hall, Lynwood Roberts Room, 117 West Duval Street, Jacksonville, Florida, before Patijo Brown, a Notary Public in and for the State of Florida at Large, a Registered Professional Reporter and a Florida Professional Reporter.

BOARD MEMBERS PRESENT:

CRAIG GIBBS, Chairman.
RON MOODY, Vice Chair.
BRAXTON GILLAM, Board Member.
OLIVER BARAKAT, Board Member.
CAROL WORSHAM, Board Member.
TODD FROATS, Board Member.
DAVID WARD, Board Member.
MARC PADGETT, 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.
MICHAEL BOYLAN, City Council Liaison.

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THE CHAIRMAN: Two minutes.
MS. BOYER: You got cut.
MR. WARD: My name's David Ward. I recently was appointed to and confirmed to the Downtown Investment Authority as you all know by my presence here.

I most recently served for the last year and a half, going on two years, on the Planning Commission. This is not my first board, but this is my first board meeting for DIA, so I'm really looking forward to getting more involved and being a contributing member to DIA.

Thank you very much for having me. For those who I haven't met already, I hope to meet you very soon. Thank you very much.

THE CHAIRMAN: Thank you. We noticed you in the audience last month, but now you're official. So we welcome you to join us. And anything we can do to help, holler.

MR. WARD: I appreciate it.

THE CHAIRMAN: The first item is the minutes of November 13, 2019. Has everyone had an opportunity to review them? If so, we'll take a motion.

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PROCEEDINGS
December 18, 2019 2:00 p.m.

THE CHAIRMAN: Let's call the meeting to order. Let's begin the meeting. We welcome everyone. Let's begin the meeting with the Pledge of Allegiance.

(Recitation of the Pledge of Allegiance.)

THE CHAIRMAN: Thank you all for coming.

Our first item on the agenda is public comments. I don't have any cards. We'll take public comments in two minutes.

(No response.)

THE CHAIRMAN: Hearing none, we can begin the Community Redevelopment Agency meeting.

But before we do that, I'd like to welcome our newest member to the Board, Mr. Ward.

MR. WARD: Thank you so much. I appreciate it.

THE CHAIRMAN: Give us two minutes about yourself, please.

MR. WARD: Two?

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MR. MOODY: Move they be approved.

MR. FROATS: Second.

THE CHAIRMAN: Approved by Mr. Mood; seconded by Mr. Froats.

Any discussion?

BOARD MEMBERS: (No response.)

THE CHAIRMAN: Hearing none, all those in favor signify by saying aye.

BOARD MEMBERS: Aye.

THE CHAIRMAN: Opposition by like sign.

BOARD MEMBERS: (No response.)

THE CHAIRMAN: Pass.

The next item on the agenda, B, Resolution 2019-12-01.

MS. BOYER: I've got to turn the mike on. Here we go. Now we have it. Good afternoon.

THE CHAIRMAN: Good afternoon.

MS. BOYER: Mr. Chairman, we are withdrawing 2019-12-01.

THE CHAIRMAN: Okay. The next item is Resolution 2019-12-02.

MS. BOYER: Resolution 2019-12-02 addresses an extension requested by Hyatt Place. So you will recall Hyatt Place is the

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successor entity or the name we are referring to the former Parador Partners, and they acquired the property that is what we call the Sister City's Parcel and are planning to build a Hyatt Place Hotel on it.

They have gone through 10-Step Review already, but they have not obtained their building permit. Their original deed had a right of reverter in it and a commencement of construction date that was April 26, 2019, I believe. So that time has come and gone.

And they have requested an extension of time that is the earlier of six months after the new amended quitclaim deed is executed, or September 2020. So no later than September 2020. They still have a right reverter but they will be commencing construction prior to that time. They just needed some additional time in order to get their building permit.

Mr. Parola might be able to add more detail. He has been working with them on it. But they are moving forward and working in that direction.

THE CHAIRMAN: Mr. Parola?

MR. PAROLA: Thank you.

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As Ms. Boyer said, they've been continuously making forward progress. There's a couple of things that they had to handle legislatively which backed their ability to commence construction on. One of those was obtaining an air rights easement from the city, and that legislative process ended up taking a little bit longer than anticipated. This Board said they have made it through 10-Step.

They do apologize for not being here in person today. They had some logistical errors getting from New York to Jacksonville in time to the meeting. Otherwise, I'll answer any questions.

THE CHAIRMAN: What is the pleasure of the Board?

MR. GILLAM: I move to approve the resolution.

MS. WORSHAM: Second.

THE CHAIRMAN: Approved by Mr. Gillam; seconded by Ms. Worsham.

Discussion? Mr. Padgett?

MR. PADGETT: I have no questions.

THE CHAIRMAN: Okay. Mr. Ward?

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MR. WARD: Neither do I.

THE CHAIRMAN: Ms. Worsham?

MS. WORSHAM: Just looking forward to groundbreaking.

THE CHAIRMAN: Mr. Moody?

MR. MOODY: Keep this project going.

THE CHAIRMAN: Mr. Barakat?

MR. BARAKAT: No questions.

THE CHAIRMAN: Anything from counsel?

MR. SAWYER: No.

THE CHAIRMAN: I agree, we should keep this project on target. It's a good extension.

Any further discussion?

BOARD MEMBERS: (No response.)

THE CHAIRMAN: Hearing none, all those in favor signify by saying aye.

BOARD MEMBERS: Aye.

THE CHAIRMAN: Any opposition, like sign.

BOARD MEMBERS: (No response.)

THE CHAIRMAN: It passes unanimously.

Thank you.

Next is Resolution 2019-12-03.

MS. BOYER: Resolution 2019-12-03 deals

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with the Historic Preservation Trust Fund Grant on the Ambassador Hotel.

You will recall when this project was approved by the Board about a year ago, it had two components. It had the adaptive reuse and renovation of the historic building, which is the Ambassador Hotel, and it had new construction of a parking garage racked by apartments on the remainder of the site.

Since the owner of property has acquired nearby property that they intend -- the former Independent Life building -- that they intend to redevelop, they want to modify the parking garage in order to provide enough spaces to accommodate the other property as well.

We don't want to hold up their ability to move forward on the historic renovation improvements on the Ambassador. So what we're proposing is that we split the existing RDA into two: one piece stand-alone is the historic preservation grant on the Ambassador Hotel.

They'll be coming forward with a new request for the rev grant on the apartments and parking garage once that new facility is

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designed. It may take them six months or more to complete the redesign of that building and know exactly where they are depending on their work on the Independent Life building. So they didn't want to hold up the Ambassador in the meantime.

So this is just to approve the same million-and-a-half historic preservation trust fund grant for the Ambassador only and separating it.

THE CHAIRMAN: Thank you. What is the pleasure of the Board on 2019-12-03?

MR. GILLAM: Move to approve.

MR. PADGETT: Second.

THE CHAIRMAN: Approved by Mr. Gillam and seconded by Mr. Padgett.

We'll start with Mr. Gillam. Questions? Comments?

MR. GILLAM: Just to be clear. This is still City Council. We're resolving to approve this proposed change. It's got to go to Council?

MS. BOYER: Correct.

THE CHAIRMAN: Mr. Barakat?

MR. BARAKAT: Just another confirmation.

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The incentives in the development agreement is exactly the same other than we are simply delinking the historic project with the new construction project; is that correct?

Everything else remains the same?

MS. BOYER: Correct. Except essentially the old portion, that was the rev grant on the apartments and the garage, will not be going back to City Council at this time as a separate agreement because we know the terms of that are going to change. So it will just be the stand-alone piece that is identical to what was previously authorized on the historic preservation.

THE CHAIRMAN: Thank you.

Mr. Froats?

MR. FROATS: No questions.

THE CHAIRMAN: Mr. Moody?

MR. MOODY: No questions.

THE CHAIRMAN: Ms. Worsham?

MS. WORSHAM: No.

THE CHAIRMAN: Mr. Ward?

MR. WARD: No.

THE CHAIRMAN: Mr. Padgett?

MR. PADGETT: Just another project that

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we need to keep moving forward. One that has a lot of potential and the restoration of it will be great. I look forward to seeing that happen. No questions.

THE CHAIRMAN: Thank you, Council.

Hearing none, any further discussion?

BOARD MEMBERS: (No response.)

THE CHAIRMAN: All those in favor signify by saying aye.

BOARD MEMBERS: Aye.

THE CHAIRMAN: Any opposition by like sign?

BOARD MEMBERS: (No response.)

THE CHAIRMAN: It passes unanimously.

Next resolution, 2019-12-04.

MS. BOYER: Resolution 2019-12-04 deals with an extension requested by Southeast Ventures. Southeast Ventures is the property that is seeking development approval on the Southbank, next to the Acosta Bridge, adjacent to the former Aetna building that's now the One Call Center.

As you recall, that was approved sometime ago. There was a lawsuit with adjacent property owners. They were unable to

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move forward. Their outside closing date in our development agreement is December 31st. They've requested an extension until January 31st.

The agreement gives this Board the right to extend it for up to six months. So what my proposal is is to extend it two months, which is 30 days more than they requested, but just so we don't have to come back in January if there's a small slip to give them until March 1st to go ahead and complete closing on the property.

THE CHAIRMAN: Thank you.

What is the pleasure of the Board on 2019-12-04?

MR. MOODY: Move to approve.

MS. WORSHAM: Second.

THE CHAIRMAN: Mr. Moody and Ms. Worsham.

Mr. Gillam?

MR. PADGETT: I have to recuse myself from this one too. I can announce that now or later, but I want to make sure that I let everyone to know that.

THE CHAIRMAN: Thank you for that

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disclosure.

Mr. Gillam?

MR. GILLAM: No questions.

THE CHAIRMAN: Mr. Barakat?

MR. BARAKAT: I appreciate the guy's tenacity.

No questions.

THE CHAIRMAN: Mr. Froats?

MR. FROATS: No questions.

THE CHAIRMAN: Mr. Moody?

MR. MOODY: I'm looking forward to this one coming out of the ground in 2020.

We're not waiting on title work or environmental issues or anything like that? Is that all --

MS. BOYER: As it has been represented to me, everything is ready for closing, but for -- they had to -- once they had to redesign the building pursuant to the settlement agreement. The price came in too high based on the number of units that they could now build, so then they had to go back and do Value Engineering, and now they're going back to their equity partner to get the Value Engineering approved. And that Board

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meeting happens in early January.

THE CHAIRMAN: May I follow-up on that question 2A? It says to obtain fee simple title, but your statement is they have it.

MS. BOYER: No. The closing date. Their obligation to obtain title. They would not close on the property until they get this Board approval on the equity side to move forward with the construction. I'm sure that Equity Partner is provided some funding to close.

To answer Mr. Moody's question, in terms of the title for exam and the preparation for closing, my understanding is all that has been completed and we're only awaiting this one.

THE CHAIRMAN: Okay. Thank you.

Ms. Worsham?

MS. WORSHAM: No further questions.

THE CHAIRMAN: Mr. Ward?

MR. WARD: No.

THE CHAIRMAN: Any further comment, Mr. Padgett?

MR. PADGETT: No.

THE CHAIRMAN: Nothing from Council? (No response.)

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THE CHAIRMAN: Any further discussion?

BOARD MEMBERS: (No response.)

THE CHAIRMAN: Hearing none, all those in favor signify by saying aye.

BOARD MEMBERS: Aye.

THE CHAIRMAN: Opposition by like sign.

BOARD MEMBERS: (No response.)

THE CHAIRMAN: So it unanimously passes. Thank you.

Next item is F, Forest Street Property Notice of Disposition.

MS. BOYER: So with respect to items F and G, you will recall that at last month's Board meeting, we issued notices of disposition on two improvements in the vicinity -- one parcel and one improvement in the vicinity of Forest Street and Riverside Avenue.

The first was a negotiated notice of disposition where we had authorized -- the Board had authorized conveyance to FIS of a 40-foot strip adjacent to the to-be-constructed Forest Street right of way.

And in exchange, we were going to receive 130 parking spaces, nights and on

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weekends, in a parking garage they were going to construct.

There were no other respondents to that RFP and, as such, we are proceeding with drafting the documentation that we will be filing with City Council in early January to move forward with all transactions.

Just to update you, we continue to have meetings with the engineers and designers that are working on the Forest Street design, and other adjacent property owners, and that project is moving along quickly, but there are a lot of pieces yet to be resolved in the details of the construction of the roadway.

That will probably not be coming back to this Board because it will not use DIA funds, it will be a Public Works project. But if you hear about it, it will be something that will be part of City Council legislation in the months of January or February, so we're moving forward with that.

THE CHAIRMAN: You anticipate demolition then beginning early next year?

MS. BOYER: So with respect to the next item, G, which is the fire station. You're

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asking about the fire station?

THE CHAIRMAN: I am.

MS. BOYER: We did not receive -- unfortunately, and I was really disappointed, we didn't receive a single response or bid proposal.

As you will recall, we had not only offered to provide the building, but we had opened the door to consideration of incentives to help people, and no one stepped forward that was willing to take on the project, even with our assistance.

So at this point it now is within the Public Works Department's domain as they begin work on the road project.

We, as DIA, asked for permission to at least put out the disposition before they started to do work on the road. We tried.

I can tell you that prior to the notice going on the street, I know Ms. Worsham and I both had individual calls with at least one individual who was interested. I had telephone conversations with representatives of the Jacksonville Historical Society, who were interested in it. There were a couple of

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property owners who had offered potential sites for it. So we were trying to put all these people together to see if they could come up with a proposal, but we did not receive one.

THE CHAIRMAN: Okay. Any discussions on F and G from the Board?

BOARD MEMBERS: (No response.)

THE CHAIRMAN: Further questions?

BOARD MEMBERS: (No response.)

THE CHAIRMAN: Hearing none, let's move to H. Resolution 2019-12-07.

MS. BOYER: This meeting keeps getting shorter and shorter. You're going to love it. So we're going to defer H until January.

So I will tell you what H was since many of you did not get briefed on it because it's a late addition to the agenda.

You'll recall at last month's meeting we reauthorized the agreement with FSCJ regarding the dormitory or student housing space and the restaurant space at 20 West Adams.

The authorization and term sheet required that they enter into the agreement prior to December 15th. They had a board

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meeting and some questions were raised at their board meeting, so they were not able to execute it by December 15th. And we were going to come back today and ask for an extension that took them until February 15th. Their next board meeting is not until early February, so we're trying to give them time to get through their process.

It's now come to our attention that we made need to clarify something else in the term sheet as well. We don't have that ready for you today. So since we have time to do this, we will do this at the January meeting and take it up then. And we'll have it all wrapped in a bow for you at that point where we can present to you what they are requesting and what we are recommending and it will be up to you to act on it at that time if you wish.

THE CHAIRMAN: Thank you.

That closes the Committee Redevelopment Agency Meeting.

(The foregoing proceedings were adjourned at 2:16 p.m.)

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CERTIFICATE OF REPORTER
STATE OF FLORIDA)

)
4 COUNTY OF DUVAL)

5 I, Patijo Brown, Registered Professional
6 Reporter and Florida Professional Reporter, certify
7 that I was authorized to and did stenographically
8 report the foregoing proceedings and that the
9 transcript is a true and complete record of my
10 stenographic notes to the best of my ability and
11 understanding.

12 DATED this 7th day of January 2020.
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PATIJO BROWN, RPR, FPR

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