

CITY OF JACKSONVILLE
COMMUNITY REDEVELOPMENT AGENCY
BOARD MEETING

Proceedings held on Wednesday, January 18, 2017,
commencing at 2:05 p.m., Ed Ball Building, 214 North
Hogan Street, 8th Floor, Jacksonville, Florida, before
Diane M. Tropa, a Notary Public in and for the State of
Florida at Large.

BOARD MEMBERS PRESENT:

JAMES BAILEY, Chairman.
JACK MEEKS, Vice Chair.
OLIVER BARAKAT, Board Member.
DANE GREY, Board Member.
BRENNAN DURDEN, Board Member.
CRAIG GIBBS, Board Member.
RON MOODY, Board Member.
MARC PADGETT, Board Member.
KAY HARPER-WILLIAMS, Board Member.

ALSO PRESENT:

AUNDRA WALLACE, DIA, Chief Executive Officer.
LORI BOYER, President, City Council.
TOM DALY, DIA, Redevelopment Analyst.
GUY PAROLA, DIA, Redevelopment Manager.
JIM KLEMENT, DIA, Development Coordinator.
JOHN SAWYER, Office of General Counsel.
KAREN UNDERWOOD, DIA, Executive Assistant.

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1 we'd like to start with --
2 THE VICE CHAIRMAN: Oh, I'm sorry. Your
3 name, sir, for the --
4 MR. ALLEGRETTI: I'm sorry.
5 THE VICE CHAIRMAN: -- record.
6 MR. ALLEGRETTI: I'm Tony Allegretti, 1500
7 East Tree Circle, South.
8 I'm the Executive Director of the Cultural
9 Council. We oversee the Art in Public Places
10 program, which we're here to talk to you about
11 today.
12 But first, we'd like to talk about an
13 initiative that the Cultural Council is
14 consulting on that's a private initiative
15 that -- our former Chairs, Dave Engdahl and
16 Preston Haskell, are going to come up and give
17 you guys some specific information. But as
18 they come up to approach the dais, I'd like to
19 point out that this is exactly like I think we
20 want to see with downtown development in
21 general, which is, you know, you guys investing
22 in art and culture will inspire and have a
23 ripple effect on private-side investment.
24 And I don't want to steal the show, so I'd
25 like to call up Dave Engdahl and Preston
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1 P R O C E E D I N G S
2 January 18, 2017 2:05 p.m.
3
4 THE VICE CHAIRMAN: We're going to call
5 the meeting to order.
6 Mr. Bailey should be here any moment, so
7 you won't have to put up with me for very long
8 hopefully, but we will start. We will start
9 with the Pledge of Allegiance.
10 The only complication is we don't have a
11 flag, but I suppose we can face the back of the
12 room and do that. So here we go.
13 BOARD MEMBER GIBBS: We've got a flag on
14 the iPad up here.
15 THE VICE CHAIRMAN: Okay.
16 (Recitation of the Pledge of Allegiance.)
17 THE VICE CHAIRMAN: Thank you.
18 It looks like the first thing that we have
19 is a presentation from the Cultural Council,
20 which, I suppose, means our former associate
21 and Mr. Preston Haskell.
22 So, gentlemen, the floor is yours.
23 (Mr. Allegretti approaches the podium.)
24 MR. ALLEGRETTI: I thank you all.
25 So we have quite a robust amount of
information to share with you guys today, and
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1 Haskell to come up and discuss the -- what
2 we're -- this is a working, title by the way.
3 It's Community Downtown Sculpture Initiative.
4 In the office, we call it the Haskell Project,
5 but he's not doing this for gaining
6 recognition, because he's got it, but he's
7 doing this for our community.
8 So let me hand the mic over to these guys,
9 and then I'll see you guys in a minute.
10 (Mr. Haskell approaches the podium.)
11 MR. HASKELL: Thank you, Tony.
12 I'm Preston Haskell, 111 Riverside Avenue,
13 Jacksonville.
14 The information and presentation which
15 we're giving you today is for information only.
16 We're not asking for any action or approval at
17 this point, but we would enjoy having your
18 input and feedback and any questions that you
19 might have about the initiative.
20 (Chairman Bailey enters the proceedings.)
21 MR. HASKELL: It is well underway, so we
22 thought it appropriate to notify the important
23 public agencies, particularly those having to
24 do with downtown, about what we're doing.
25 So far, it's taking place on private
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1 property entirely, but it will soon include
2 sidewalks and other public spaces as well.
3 The entire concept -- and it's one which I
4 derived from visiting cities like Chicago and
5 Denver in this country and even Johannesburg,
6 South Africa -- are filled with wonderful,
7 vibrant, colorful, large-scale,
8 three-dimensional sculptures by important
9 contemporary artists.
10 And I thought to myself, what a great
11 thing it would be if we could do the same thing
12 for Jacksonville and fill it with wonderful,
13 colorful sculpture, and we have already done so
14 in a small way. For those of you who have seen
15 the sculpture at the Chamber of Commerce, that
16 is an example of one which we would like to
17 follow.
18 We have already -- and Dave will give you
19 a more comprehensive view of those which we
20 have in progress or in place in other places as
21 well. And it is our hope and expectation that
22 over the next year to two years, we might have
23 as many as 10 or 12 of them in place, but we
24 have no real stopping point.
25 We would like to continue indefinitely and
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1 fill our downtown -- and at some of the
2 wonderful building corners, as well as other
3 public sites -- with these large,
4 three-dimensional, colorful works.
5 My approach to the building owners and --
6 or those -- the owners of buildings on whose
7 property this will be situated -- or in some
8 cases, the building owner does not own the
9 land, but, in effect, has the sidewalk, large
10 sidewalks in most cases, adjacent to the
11 building.
12 And Dave is working with the appropriate
13 Public Works agencies to get permission for the
14 necessary foundation and lighting and other
15 things for that.
16 If any of you are familiar with the
17 sculpture in front of MOCA Jacksonville on
18 North Laura Street, just south of Duval Street,
19 that's a perfect example of a sculpture on
20 public property.
21 And my approach to the building owners,
22 whether it's in the sidewalk or in a portion of
23 the building's property that is not on the
24 sidewalk, is that I will pay half if they will
25 pay half, and that has met with -- with good
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1 acceptance.
2 We hope that as more and more come to
3 fruition that the building owners will want to
4 come. It's a pretty good deal for anyone who
5 really would like to enhance their building
6 with three-dimensional artwork.
7 So that's kind of a background of my
8 thinking and what I would like to do for our
9 city. And Dave Engdahl, who is a wonderful
10 colleague in this effort, will give you a bit
11 more detail.
12 (Mr. Engdahl approaches the podium.)
13 MR. ENGDAHL: Thanks, Preston.
14 Dave Engdahl, 934 Sorrento Road,
15 Jacksonville.
16 As Preston mentioned, this is the
17 sculpture that he commissioned on the east side
18 of the Chamber of Commerce Building. It's 20
19 feet high and was done by a local artist,
20 Aisling Millar McDonald. So that was the first
21 one in place.
22 You're all familiar with this, probably.
23 This is a Jubran sculpture -- Hanna Jubran is a
24 man -- sculpture from North Carolina, and
25 Preston purchased this and gifted it to the
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1 Friends of Hemming. And it's the intention of
2 Friends of Hemming to go through the process to
3 gift this to the city for the Art in Public
4 Places collection. This sculpture is 14 feet
5 high, just to give you a feel for scale.
6 So this is a sculpture that's proposed in
7 front of Enterprise Center at Water Street and
8 Hogan Street. It is -- will be 28 feet high,
9 and it will sit atop a pedestal that's already
10 5 feet high. So that's a lot of height.
11 This sculpture -- and I'll flip through
12 here. So those are the Wrench pieces that are
13 in progress. This is a sculptor from Oregon,
14 rural Oregon. So this sculpture is about 95
15 percent complete. We're really waiting on the
16 site preparation.
17 And this -- this is really -- two building
18 tenants are involved, the building owner as
19 well as Preston. So it's a multiparty
20 adventure -- venture, excuse me.
21 This is one that -- a piece, again, by
22 Hanna Jubran that will go at the corner of Main
23 and Adams Street, the northeast corner. And
24 Preston's partner on this piece is Eddie Farah.
25 This piece is 20 feet tall. It will sit on the
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1 ground, and it will go right on the corner,
2 down from the Burrito Gallery.
3 And that little paved area where I'm
4 standing, that can't be used for parking. And
5 it'll form -- we're going to improve that --
6 that area, and people will be able to walk to
7 this. So this is totally on private property,
8 but -- and then the piece is just about
9 finished in North Carolina. We're actually
10 waiting on the site work.
11 The last of the five pieces is a -- this
12 is a 20-foot-high sculpture, aluminum, being
13 done by a sculptor couple in Clearwater. And
14 this is one that we would like to place on the
15 sidewalk.
16 Again, it's a partnership between Eddie
17 Farah and Preston, but the sculpture would be
18 placed on the sidewalk, just about 40-feet
19 north of Forsyth Street on Laura Street. So
20 right at that intersection. And that gives you
21 an idea of the placement of that piece.
22 This is a piece that will be gifted. The
23 intention is to gift this to the city for its
24 Art in Public Places collection.
25 So I guess that's kind of the images. In
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1 total, the five pieces that I showed you, if
2 you add up all the costs of sculptor --
3 sculpture, all the costs of the site
4 improvements that are required for the
5 installation, it's in the range of \$350,000.
6 It's all gifted to the city. No cost to the
7 city whatsoever.
8 MR. HASKELL: And that's only the
9 beginning.
10 MR. ENGDahl: Yeah.
11 MR. HASKELL: We hope that this is,
12 perhaps, one-third of what we will see over the
13 next couple of years.
14 One personal request I would like to make,
15 and that is, I don't want my name associated
16 with this. I would like to be anonymous.
17 We are working to create a title for it in
18 connection with the Cultural Council, who will
19 eventually become the vehicle from -- through
20 whom all of this is accomplished.
21 (Chairman Bailey assumes the Chair.)
22 THE CHAIRMAN: Mr. Haskell, I want to
23 thank you. You're an institution in the arts
24 community, among many, many other things.
25 This is a public meeting and the media is
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11

1 here, so it's a little hard to keep you
2 anonymous at this point, but I understand. But
3 it is a public meeting today.
4 It's amazing, some of the things, when
5 people like you step up. And I've heard you so
6 many times, I want to do my part, I want to do
7 my part for my city, and this is a great
8 example. And I know the city is very
9 appreciative of this.
10 And you mentioned, over a period of time,
11 to have 10 or 12 more pieces. What was that
12 period of time? Two years or ten years?
13 MR. HASKELL: Yes. It's usually a 6- to
14 12-month process, from the beginning of
15 contacting the building owner or major tenant,
16 and then going through an artist selection
17 process. Dave has a very good, long list of
18 sculptors throughout -- contemporary sculptors
19 throughout the country.
20 And between the owner and myself and the
21 Cultural Council and other arts community
22 representatives, consensus is reached on the
23 work itself. And usually they are not existing
24 works but are works to be commissioned, and so
25 the whole thing is about a year.
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1 I think that once we get three or four of
2 these in place -- and the Wrench sculpture,
3 which is at the southeast corner of the 100
4 Water Street Building, Enterprise Center, will
5 be in place, I hope, in the next 30 days. We
6 have the one at Hemming Park. We have the one
7 at the Chamber of Commerce. We have the one in
8 front of MOCA. Shortly thereafter, we will
9 have the Eddie Farah sculpture on Adams Street.
10 And I want to emphasize, the picture of
11 Dave Engdahl in a parking space is not what's
12 going to really be there. Dave has created a
13 very nice, little, park-like setting for it.
14 It will be grassed and paved and will have
15 seating, it will be illuminated at night, that
16 type of thing. So it really will be more than
17 a sculpture, it will be a small people place.
18 But back to the timeline, that should be
19 our next one within, what, 60 days, Dave?
20 MR. ENGDahl: Yes, March sometime is
21 the --
22 MR. HASKELL: Okay. So March of -- March
23 of this year?
24 MR. ENGDahl: -- anticipated installation
25 of that first one. Yeah.
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1 MR. HASKELL: Exactly. And then the Laura
2 Street one?
3 MR. ENGDAHL: We've got to go through the
4 City process of getting it approved as a gift
5 through the agencies, through Art in Public
6 Places, through the mayor's office before we
7 really will --
8 MR. HASKELL: So that will take a little
9 bit longer, but I hope by -- certainly by the
10 end of May, first of June, there will be enough
11 that people will actually notice, hey,
12 something is going on here, and it will make
13 the process of engaging other building owners
14 easier than it is now. They will actually see
15 the impact.
16 THE CHAIRMAN: I think it displays a sense
17 of pride in our community. And I think it's
18 important. And I think once the -- you invent
19 the wheel, everyone can get in line and
20 participate. And I hope that continues. And I
21 would love to see it further down toward the
22 Hyatt and Bay Street, toward the stadium,
23 and --
24 MR. HASKELL: Right.
25 THE CHAIRMAN: -- and so on. So if
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1 there's something we can do, let us know.
2 MR. HASKELL: I'll give you a ring.
3 THE CHAIRMAN: Okay. We would love to see
4 that. If we don't have space, maybe we could
5 hang it over the parking lot.
6 I want to apologize for being late. I
7 went over to City Hall to see which one of you
8 fools would go over there for our meeting
9 instead of here, but -- it's been a busy day,
10 but thank you very much.
11 Do any of the board members have comments,
12 like to say anything to Mr. Haskell or
13 Mr. Engdahl?
14 BOARD MEMBERS: (No response.)
15 MR. ENGDAHL: Could I make one more
16 comment?
17 THE CHAIRMAN: Sure.
18 MR. ENGDAHL: As Tony alluded, we think --
19 we see this as a potentially bigger thing that
20 we can generate through the Cultural Council;
21 you know, a bigger, long-term program, maybe
22 going beyond the (inaudible).
23 THE CHAIRMAN: Thank you very much.
24 Okay. Yes?
25 BOARD MEMBER DURDEN: Thank you very much,
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1 first and foremost, for the vision to see how
2 important Art in Public Places is. I really --
3 I'm sure I speak for all of the board members.
4 I also want you to know that if there's
5 anything that we can do as you're moving
6 through the process, whether through -- with
7 Tony or anything else, please let, you know,
8 Aundra know or contact one of us because I do
9 think that it is so important to downtown.
10 And I'm hoping that maybe it will spread,
11 as Chairman Bailey said, to, you know, some
12 other parts, but I like the idea that you're
13 focused on the urban core.
14 Thank you again.
15 MR. HASKELL: Yes, indeed.
16 Thank you.
17 (Applause.)
18 THE CHAIRMAN: Okay. Tony.
19 (Mr. Allegretti approaches the podium.)
20 MR. ALLEGRETTI: Sorry. Is it okay with
21 the Chair if I keep going?
22 THE CHAIRMAN: Please do.
23 MR. ALLEGRETTI: Awesome.
24 So I'm going to try to make this as -- I
25 would like to talk about the Skyway, sorry.
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1 THE CHAIRMAN: Fill out a speaker card and
2 you can.
3 MR. ALLEGRETTI: Yeah, okay.
4 So I'll try to be as brief as possible.
5 I've got a lot of information. So at any point
6 I need to slow down and hit the brakes, just
7 let me know. You can ask at the end, however
8 you guys like.
9 So I'm here on behalf of Art in Public
10 Places, which is housed in the Cultural
11 Council. Art in Public Places is a City
12 ordinance mandate. It's a percentage-for-art
13 program that is, by its foundation, a set-aside
14 for capital improvement projects for the City.
15 So when the City does vertical building,
16 there's a lot of sort of guardrails, but when
17 the City does a CIP Project, .75 of 1 percent
18 is to be dedicated to public art.
19 So we have had some good fortune with the
20 Downtown Investment Authority and some other
21 City agencies in being able to find funding for
22 public art, because it's so important and adds
23 to our quality of life in such a way that we
24 have been able to get projects outside of that
25 percentage-for-art program.
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1 As you guys know, the DIA Urban Arts
2 Project is one of those. The total is just
3 about \$400,000, which is really impressive when
4 you hear Dave and Preston talk about their
5 initiative. They're one sculpture away from
6 hitting that number. So you can really feel
7 good that you've inspired, before they've even
8 really gotten their footing yet, almost an
9 equal amount of public art. And so that's a
10 really impressive thing.

11 So I will jump straight into the DIA Urban
12 Arts Project. Many of you were around when
13 this was first brought. I was actually a DIA
14 board member at that time. It was before I got
15 this job when this idea was -- when this idea
16 surfaced.

17 And I am really proud of our team. We
18 have a small staff, and we've got a lot of
19 work. And we are just really pleased to be so
20 busy and working so hard on this for our
21 downtown community.

22 This is the overlay that we use for the
23 APP projects for Phase I. It's our Phase I
24 area. The purple you can see there, you might
25 recognize that. That's the columns under the
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1 Skyway. So it's a tremendous amount of
2 projects all in one line there.

3 A lot of these projects complement other
4 art that we have downtown. We have lots of
5 murals. We have some of the sculptures that
6 Dave and Preston talked about. And, of course,
7 we have art activities. We have Art Walk. We
8 have the museum, the contemporary arts museum.
9 But, you know, just along that -- those purple
10 circles are some independent galleries and
11 studios. And so we really are a very art and
12 culture and creative downtown, and you guys are
13 contributing a lot to that.

14 So we started about a year ago with a
15 thing called the Urban Arts Project Symposium.
16 This was a public event that we held to bring
17 in artists. We -- it culminated in an overview
18 of the (inaudible) artists that -- we will see
19 some of the outcomes of that -- so that the
20 artist community and art lovers could come and
21 learn more about that.

22 The prelude to that is we brought in a few
23 artists to talk. One of the artists was a guy
24 named HENSE. He did this church behind -- it's
25 in Atlanta. He's connected to one of the
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1 attorneys that we worked with with JTA. Of
2 course, we had to work with JTA on the Skyway
3 columns. And he worked with this artist in
4 Atlanta. This artist was a -- sort of a
5 troublesome graffiti artist that was in a lot
6 of trouble in Atlanta, learned how to harness
7 his eye and his creativity and became a very
8 successful public artist that would answer
9 calls and RFPs, such as the ones that we have,
10 but he also now is just completely in demand.
11 So he's being commissioned all over the world.
12 So it's a great guy for our local artists to
13 come in and get to know and see that there is a
14 path to these massive works. So that was --
15 again, that was a year ago.

16 This is our public arts project schedule.
17 These are the things that we've done. As you
18 see at the bottom, these we'll be fabricating
19 and installation will happen this month through
20 April. So we'll be done and dusted with all of
21 these 34 works by these six artists by April.

22 This wouldn't fit on the slide, but this
23 is our -- our -- our sort of -- this is our
24 project timesheet that we kind of look at
25 what -- what certain -- I mean, it's so small,
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1 I can't even read it. I'm so old now.
2 But there are so many things that we have
3 to do to get this. If you can imagine, the
4 City is not the most sophisticated art buyer,
5 so we have to broker that. And then we're
6 buying things that are semipermanent or
7 permanent, that are, you know, really meant to
8 last forever and, you know, art subjective.
9 That's why we have 31 flavors. So we've got to
10 kind of handle all of that, and it's just been
11 a lot of work.

12 We're going to make this available to you
13 guys because it's really interesting, all of
14 the things that we have to do, so that you can
15 see that, but it's also worth knowing that this
16 starts in 2016. The DIA, our projects
17 obviously predate that. So this is the work
18 that we've done so far.

19 Design review criteria -- again, a lot of
20 this is reviewed. You know, artistic
21 integrity, the artist's qualifications, is the
22 site appropriate, functionality, objectives,
23 tourist standards, does it appear to be safe
24 and appropriate for an outdoor space use.
25 These are some of the guidelines that we take
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1 into consideration.
2 This is a look at pre-installed Skyway
3 columns. Kind of boring. I saw Brad earlier.
4 I mean, come on, Brad. Just kidding.
5 So this is the artist -- one of the
6 artists. There's two artists. So the columns
7 on Hogan will be Cecilia. Here (indicating),
8 this is a -- this is an artist rendering.
9 Don't -- don't throw anything at me. This is
10 likely close to what it will look like. It's
11 very colorful. It really will pop. The
12 columns aren't that close together, as you
13 know.
14 Here's some more. The one all the way to
15 the left is a sort of collaborative effort
16 where Hogan meets Bay. So we have another
17 artist for Bay Street, which I'll get to. They
18 are collaborating on that one, so it's kind of
19 a dual artist thing that we're doing.
20 One of the awesome things about this
21 project -- and it was, I don't know, number 40
22 or so on this list -- is, we brought the
23 artists that were selected by the Art Selection
24 Panel to Jacksonville so they could meet one
25 another, so they could collaborate, so they
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22

1 could share ideas, but mostly so they could
2 hear from the public, so they could hear from
3 our local artists, stakeholders like you guys.
4 We had really good turnout for that and good
5 dialogue, and all the artists seemed to be very
6 jazzed about working here downtown.
7 So this is Andrew Reed. This is some of
8 his work. He's on the Bay Street side. A lot
9 of his work is very alliterative, very -- got a
10 lot of symbolism, got a lot of -- where the --
11 the -- Hogan Street is more abstract. This is
12 a little more literal, a little more -- got
13 a -- got a bit of a cartoon feel, but we think
14 is -- will look really successful as a
15 promenade.
16 It's a really nice walk. If you've never
17 walked kind of just north of the Omni, down
18 this path, there's some really -- some really
19 great foliage. It'll be a nice strolling
20 gallery for that walk.
21 This is a bit more detail of Andrew's
22 work. That is a yet-to-be-adorned traffic
23 signal cabinet. So this -- there's seven, I
24 believe -- yeah, seven traffic signal cabinets
25 that we have an artist working on.
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1 That's Michelle Weinberg. This is
2 something -- she's very -- got a very
3 geographic -- not geographic.
4 BOARD MEMBER HARPER-WILLIAMS: Geometric?
5 MR. ALLEGRETTI: Yeah. Thank you, Kay.
6 Yeah, geometric. Thanks. Yeah, sophomore year
7 was the best three years of my life.
8 (Laughter.)
9 MR. ALLEGRETTI: Look and feel.
10 And so these are -- these are some of the
11 examples of her ideas for the wraps. This is
12 close to what the finished product might look
13 like as we -- as we see them installed in those
14 seven places.
15 This is the first time we've done traffic
16 signal cabinets. They're -- they're wraps.
17 They -- they may prove very successful, wildly
18 successful, and people love them, and we'll do
19 more. We really want public feedback, and we
20 want to know if this is something that the City
21 wants to do because neighborhoods call us all
22 the time about being an acceptable place to --
23 to have this kind of art.
24 The City prefers -- is consistent with the
25 State, which is -- they prefer wraps as opposed
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24

1 to -- as opposed to paint. That's okay with us
2 right now because we really kind of want to
3 see -- see what these look like.
4 So bike racks. That's not one. Lance
5 Vickery is our bike rack artist. The one on
6 the left is supposed to sort of mimic
7 graffiti-style writing. It's a very cool bike
8 rack.
9 Some of these bike racks are so artistic
10 that we have to, you know, like plant bikes on
11 there, so people will understand that it's
12 functional.
13 We had a bike -- this is anecdotal. We
14 had a bike rack. And this was the -- Main
15 Street was part of our Spark grantee who had
16 the sculpture initiative in Main Street Park.
17 One of the bike racks actually saved a
18 life. Somebody jumped a curb and ran into a
19 bike rack while somebody was sitting right near
20 it. Council Member Crescimbeni actually saw
21 it, and so we have an art advocate for life now
22 because it's -- he was there when a life was
23 saved.
24 So this is just some of the technical
25 information that Lance provided -- he's a
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1 professor at UNF -- about the bike racks that
2 he's doing. We can make all this, if you're
3 interested, accessible to you guys.
4 We did talk about things like how many
5 bikes could be, you know, locked to it, you
6 know, what's the sort of functionality where
7 they -- where they stand. And so these are all
8 considerations that Lance built into his -- his
9 designs.
10 And so street furnishings are next. And
11 this is Jenny Hager. So that's an original
12 Jenny Hager that was also on the Main Street
13 Park project. These are some really cute --
14 multiple seats. If you're, you know, kind of
15 all sitting on this lilly pad here -- how many
16 seatings did we do?
17 AUDIENCE MEMBER: Two. Two people can sit
18 on each of those two.
19 MR. ALLEGRETTI: How many total furniture
20 did we do?
21 AUDIENCE MEMBER: Oh, two.
22 MR. ALLEGRETTI: Two. Okay. So --
23 AUDIENCE MEMBER: For this -- this phase.
24 The next phase more.
25 MR. ALLEGRETTI: Okay. And then -- so we
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1 have an outdoor sculpture. So outdoor
2 sculpture is Rafael Consuegra. The piece on
3 the right is from St. Petersburg in Russia.
4 Raphael's got sculptures all over the world.
5 He was the artist chosen for -- in front of
6 Snyder Memorial. It's more like this one
7 (indicating). And so he's got some great notes
8 about the arrows pointing north, and it follows
9 the river. It's representative of the river.
10 And so our -- this is our guardian of the
11 river, and she will -- I think she will be in
12 front of Snyder Memorial. Let's go back and
13 just kind of look where -- right there
14 (indicating). So we have an idea where Raphael
15 will be.
16 So these are the next steps. The
17 artwork's being fabricated. Much of the
18 artwork has -- has commenced. We've gone to
19 contract with all the artists now, installation
20 of these 34 works downtown.
21 The Phase II is going to give some pop to
22 the elbow district, so that's where we're
23 heading next. And then by the summer of 2018,
24 we will have the Phase III call to artists for
25 the entire project.
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1 Which is how many pieces total? I'm just
2 quizzing --
3 AUDIENCE MEMBER: I'm not sure.
4 MR. ALLEGRETTI: A lot?
5 AUDIENCE MEMBER: A lot.
6 MR. ALLEGRETTI: She failed that quiz.
7 I'm just joking.
8 So the -- there's a -- there's a large --
9 so there are 34 in Phase I. We have three
10 phases, so it will be a large number of works.
11 These all really complement all the art
12 and culture that we have going on downtown, as
13 well as the new initiatives that pop up, such
14 as the one that Preston and Dave presented to
15 you guys earlier.
16 So that is Art in Public Places. I am
17 available if you guys have any questions after
18 the meeting.
19 By the sign-in, we have a survey that the
20 public and the board are welcome to help
21 provide feedback so that we can best do our
22 work.
23 THE CHAIRMAN: Thank you, Tony.
24 (Audience member approaches the podium.)
25 THE CHAIRMAN: Is she coming up to say
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1 something?
2 AUDIENCE MEMBER: I am.
3 THE CHAIRMAN: Okay.
4 AUDIENCE MEMBER: We have Water Street.
5 MR. ALLEGRETTI: Oh, yeah. Sorry. Never
6 mind. I thought I was done. I actually do
7 have a Water Street presentation up next.
8 Karen, I don't know if it's attached or --
9 AUDIENCE MEMBER: It's on the same --
10 MR. ALLEGRETTI: Oh, it's on the same --
11 Sorry. Okay. So I'll keep going. Sorry.
12 Now we'll go into Water Street, too. As
13 we mentioned with the -- with the DIA, Water
14 Street is also one of those projects that is
15 not part of our Percentage for Art Program, so
16 it did not come from a CIP -- directly from
17 the .75 of 1 percent from a CIP project. It's
18 one that was contemplated years before I
19 actually arrived at the Cultural Council.
20 And the thought there was, if we're going
21 to spend hundreds of thousands on painting the
22 parking garage, what if we adorned it with art
23 for the same price, which is very forward
24 thinking. It's something to be proud of in
25 this city.
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1 So here's the Water Street parking garage
2 public arts project. Again, we've -- we've
3 been working on this for a number of years. In
4 fact, I -- I helped with this before I was even
5 in this role when I was back at the Chamber.

6 So this is -- shows some parts of the
7 Water Street garage that are up for
8 improvement. You know, we've got kind of a
9 gross metal fence on the left, that inset that
10 you see. You know, of course, this is a
11 gateway to downtown as you come through all the
12 progress and beauty of the new Brooklyn, you
13 get into downtown, and the first thing -- one
14 of the first things that you see is this
15 garage, so -- it's got two very prominent
16 corners there that you see, and then there's
17 a -- there's a brick wall that could use some
18 improvement.

19 And these are our semifinalists. We had
20 hundreds of respondents to this call to
21 artists. The three are shown, and we'll go
22 into each of these. We brought each of these
23 guys and girls into Jacksonville to meet with
24 the community and have a charrette.
25 Unfortunately, it was right at Hurricane

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1 Matthew, so they flew in, they got checked into
2 the Omni, and then panicked, and then we got
3 them on flights out before all the flights were
4 canceled, so -- but they are very cool. We've
5 been communicating with them and have been
6 collecting dialogue and feedback and sharing it
7 with them throughout the process.

8 That's David Griggs from Denver. This is
9 some of his work. It's a parking garage. So
10 you can see why that's relevant in this case,
11 lots of color and lots of pop.

12 This is Haddad Drugan, LLC, from Seattle.
13 They specialize in site-specific art, such as
14 this. So here's a very handsome lit
15 silo/industrial surface there that they have --
16 that they've done, which -- I don't know if we
17 have a -- the daytime picture of this
18 particular piece looks like a completely
19 different piece of art.

20 We can make all these available to you
21 guys, too, so you can see where the selection
22 panel was coming from.

23 And then Ray King from Philly. Ray
24 actually has a couple of pieces in our
25 collection now, right?

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1 AUDIENCE MEMBER: David Griggs.
2 MR. ALLEGRETTI: David Griggs. Sorry.
3 So the first guy has a couple of pieces
4 on -- if you've ever noticed the pieces that
5 are on the side of the Ritz museum in LaVilla,
6 there's some really interesting sort of
7 successful, small public art on that building.

8 So Ray King has the sort of translucent
9 and reflective installation. So by day, you
10 can see where the shadow and the play on the
11 light -- the natural light is part of the work.
12 And then at night, it also has sort of a
13 reflective quality that gives it a little more
14 movement and a little pop to it as well.

15 So this was -- we had -- this was our
16 meeting. Did we do this one? No. This was
17 Hurricane Matthew. Yeah, so this one was wiped
18 out by the hurricane. I'm so mad at Hurricane
19 Matthew. We had -- we had -- for that weekend
20 alone, we had these three artists, and we had
21 another artist, a video artist, come in called
22 Mark Amerika to give a lecture at MOSH. It
23 was -- it was terrible. We had -- we brought
24 in -- you know, we imported a lot of artists.
25 And, sadly, we brought them in on hurricane

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1 week.

2 So this is the -- sorry. This is the
3 survey that I mentioned earlier. It's where we
4 are asking for input from the parkers of the
5 garage. You know, obviously, that's a --
6 that's a full garage. In fact, the Cultural
7 Council used to park there, but it is so packed
8 all of the -- your -- all of the parking is
9 full all the way to the top. And it's a really
10 successful parking garage in that respect, and
11 so we feel it's fitting to reward those --
12 those workers and those downtown constituents
13 with some good art.

14 It already has a bagpiper that plays every
15 Friday, so -- I don't know if you knew that.
16 So there they are (indicating). It's just
17 proof that they were here right before the
18 storm hit. And so we did do -- we did do tours
19 of the building. They got to see the structure
20 itself. They've been given the available
21 drawings and CAD and things that they will need
22 to pull off a project.

23 They all get along. One thing that's cool
24 is, this stuff is very competitive, especially
25 when you get to this level of public artists,

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1 but there's a lot of camaraderie, and there's a
2 lot of information sharing.
3 So the overview of the next steps,
4 September 5th, we had -- this is 2014 -- how
5 old were you when this happened -- 177
6 applicants from 35 states. The three
7 semifinalists came to visit us. The
8 anticipated proposal due date is in a couple of
9 months, and then the installation date will be
10 summer of next year. This is a massive
11 project. It's one of the largest in the
12 history of the Art in Public Places Project,
13 and it's got a lot of input.
14 On that art selection panel alone was
15 Council Member Anderson and Council Member
16 Crescimbeni. So we got really good sort of
17 top-down feedback from not just our users and
18 the folks that are on the street, but City Hall
19 as well.
20 So -- and I think that's just -- oh, on
21 our web page, this is a good segue, we have all
22 types of surveys and touch points for the
23 community to give us feedback. You know,
24 coming up, we've got the courthouse Public Art
25 Project. So we've got a tremendous amount
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1 of -- we've been blogging and casting nets for
2 lots of good input on that, and so that's
3 the -- once these are done, that's the next
4 big, very large project.
5 THE CHAIRMAN: Thank you, Tony.
6 Any comments from any members?
7 BOARD MEMBERS: (No response.)
8 THE CHAIRMAN: Great. I don't know why I
9 envision a chihuahua on crack, but thank you
10 very much for that presentation.
11 Anybody have any questions, concerns? Do
12 you need anything else from us at this point?
13 MR. ALLEGRETTI: No, I think we are -- we
14 are very good. We look forward to bringing
15 Phase II back, once -- once these guys all get
16 installed.
17 THE CHAIRMAN: We would like to see some
18 of the pieces that you didn't put in the
19 package that we could look at when we can. And
20 then keep us posted on those dates, any events
21 or anything else that we could be aware of.
22 You covered an awful lot of area in a short
23 period of time, and I appreciate you.
24 MR. ALLEGRETTI: Cool. No problem.
25 Would you -- would you like us to do that
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1 through Karen? We can just, like, let her
2 know, and then she can, you know --
3 THE CHAIRMAN: Yeah, that would be fine.
4 And then she can keep us apprised of any
5 events or any things that are coming up, any
6 openings, dates that you complete some of these
7 things. So --
8 MR. ALLEGRETTI: Awesome.
9 THE CHAIRMAN: -- we definitely want to be
10 involved and want to -- want to be there.
11 MR. ALLEGRETTI: Awesome.
12 THE CHAIRMAN: Okay.
13 MR. ALLEGRETTI: Well, it's certainly our
14 pleasure. And I just want to thank our staff.
15 We do -- we do a lot of -- we do a lot of work,
16 and I -- I get all the, you know, credit, and
17 these guys are the ones who really --
18 THE CHAIRMAN: Okay. We won't give you
19 any credit.
20 Great job.
21 MR. ALLEGRETTI: Thank you.
22 THE CHAIRMAN: Okay. With that, we are
23 going to move on to the JTA Skyway update.
24 MR. WALLACE: Mr. Chairman.
25 THE CHAIRMAN: I'm sorry.
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1 MR. WALLACE: Let's -- Let's move into our
2 resolutions under the CRA area --
3 THE CHAIRMAN: Okay.
4 MR. WALLACE: -- as well as the DIA, then
5 we'll come right back to the Skyway.
6 THE CHAIRMAN: Okay. At this time, we're
7 calling the meeting of the Community
8 Redevelopment Agency meeting first. And you
9 have in your minutes, the Redevelopment Agency
10 meeting minutes. We do have transcription, so
11 I guess the minutes are really just a summary
12 of the transcription. Everyone had a chance to
13 read them? And do we have a motion to approve
14 those minutes?
15 BOARD MEMBER HARPER-WILLIAMS: So moved.
16 BOARD MEMBER MOODY: Second.
17 THE CHAIRMAN: Okay. We have a second?
18 BOARD MEMBER MOODY: Yes. Second.
19 THE CHAIRMAN: Okay. Any discussion?
20 BOARD MEMBERS: (No response.)
21 THE CHAIRMAN: All in favor, say aye.
22 BOARD MEMBERS: Aye.
23 THE CHAIRMAN: Opposed, like sign.
24 BOARD MEMBERS: (No response.)
25 THE CHAIRMAN: Okay. The first item is
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1 Southbank parking.
2 MR. WALLACE: Mr. Chairman, Resolution
3 2017-01-01 is a resolution of the Downtown
4 Investment Authority Board of Directors,
5 instructing the DIA Chief Executive Officer,
6 through the Office of Public Parking, to take
7 all necessary action to effectuate a public
8 parking agreement with FDOT for use and
9 operation and management of certain surface
10 parking facilities within the FDOT right-of-way
11 as illustrated by Exhibit A itself.
12 This Board has already taken the action to
13 expend up to \$575,000 of Southside TID funds
14 for improvements necessary for the use of the
15 aforementioned parking facilities and
16 requesting that the Jacksonville City Council,
17 via a resolution or ordinance, effectuate the
18 purpose of this resolution.
19 Mr. Chairman, Exhibit A references seven
20 lots throughout the Southbank itself. We have
21 been working hand in hand with Council
22 President Boyer; as well as Mr. Mousa, the
23 Chief Administrative Officer for the City; with
24 FDOT, and we've been able to work out a
25 situation where we would -- we would take over
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1 the management and operation of these seven
2 parking lots from JTA, once we go through the
3 legislative process with the City.
4 We have to make sure these seven lots are
5 for public parking purposes. We can only
6 recoup the cost for operations. We've been
7 fortunate enough to negotiate with a no annual
8 lease fee payment to FDOT. So long as we have
9 public parking, we're not into the revenue
10 sharing and things of that nature having to do
11 with a fair market appraisal for those
12 particular lots.
13 We will bring back the lease terms to you
14 for your February consideration -- February
15 Board meeting -- February Board meeting
16 consideration and approval, then we can then
17 move it on into the City Council legislative
18 process either late in February or early March.
19 And hoping to get this out through the City's
20 legislative process. More than likely, it will
21 probably be early to mid April itself.
22 Again, this is important because this is
23 to essentially help us promote riverfront
24 activation along the Southbank and also clear
25 up any issues with regards to, number one,
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1 where do you park; number two, for the public,
2 making sure they know that they can come down
3 and visit the Riverwalk itself.
4 Mr. Chairman, if there's any additional
5 questions, I'll be glad to entertain them at
6 this time.
7 THE CHAIRMAN: Okay. Let's go around to
8 individual board members.
9 Mr. Gibbs, do you have any questions or
10 comments?
11 BOARD MEMBER GIBBS: I'm glad to see you
12 that you have five -- I'm sorry -- four lots
13 there near Friendship Park for the public, and
14 I think this is a great idea.
15 BOARD MEMBER PADGETT: I have no comments.
16 BOARD MEMBER GREY: No comments at this
17 time.
18 THE CHAIRMAN: Brenna.
19 BOARD MEMBER DURDEN: Thank you.
20 I just want to make sure that the
21 dollars -- I've seen in the -- one of the
22 whereas clauses that the 550- is in 2015-16
23 fiscal year, but has that been carried over to
24 the current fiscal year?
25 MR. WALLACE: Mr. Chairman, through to
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1 Ms. Durden, part of the funds were approved --
2 would have been for fiscal year '15-'16, and
3 then part of the funds approved for fiscal year
4 '16-'17, for which we're in right now. So that
5 would give you the total of the \$575,000 that's
6 already been approved.
7 BOARD MEMBER DURDEN: Okay. So the prior
8 commitment is still valid then?
9 MR. WALLACE: Yes, that is correct. We
10 have three years to expend those particular
11 funds.
12 BOARD MEMBER DURDEN: Okay. The only
13 other thing is that I did hear you say that you
14 would be -- even though this authorizes you to
15 effectuate and execute the agreement, you would
16 actually be bringing it back to us in February?
17 MR. WALLACE: That is correct. It will be
18 back on your February -- February board
19 meeting.
20 BOARD MEMBER DURDEN: Thank you. That's
21 all I had.
22 THE CHAIRMAN: Mr. Moody.
23 BOARD MEMBER MOODY: With all the activity
24 we have on the Southbank, plus what's planned
25 in the future and the nearby future, I think
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1 it's a great idea.
2 MR. CHAIRMAN: Thank you.
3 BOARD MEMBER MOODY: Real positive.
4 THE CHAIRMAN: Mr. Barakat.
5 BOARD MEMBER BARAKAT: Yes. Thank you.
6 Two things. The agreement that's coming
7 back to us in February, is that the public
8 parking agreement referencing Section 2?
9 MR. WALLACE: That would be the -- that
10 would be the lease terms for the agreement
11 itself that would come back to you.
12 BOARD MEMBER BARAKAT: So that's -- is
13 that -- is that different from the public
14 parking agreement?
15 MR. WALLACE: No.
16 BOARD MEMBER BARAKAT: That's the same
17 thing?
18 MR. WALLACE: Same thing, sir.
19 BOARD MEMBER BARAKAT: And then, secondly,
20 it will be under our purview to manage and
21 operate these. Does that include the
22 maintenance of these lots?
23 MR. WALLACE: Yes, it does.
24 BOARD MEMBER BARAKAT: Okay. So any
25 vandalism or any landscape improvements needed
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1 over time, that will be on the DI- -- from the
2 DIA budget?
3 MR. WALLACE: That is going -- that is
4 going to come up under our purview, yes.
5 BOARD MEMBER BARAKAT: And do you
6 anticipate that coming from the public parking
7 revenues, or does that come from our
8 operating -- it would be another line item in
9 our future operating budget?
10 MR. WALLACE: What I certainly hope is
11 that we're going to capitalize this initiative
12 with the \$575,000 that we've appropriated thus
13 far, then we're going to be able to recoup our
14 costs, hopefully, through being able to charge
15 for -- for public parking.
16 If there are -- if that does not generate
17 enough revenue for us to cover whatever --
18 whatever issues that may arise, then, yes, I
19 will have to come back to you and talk about,
20 these are some costs that we have, and
21 appropriate use of funds that could necessarily
22 be for the Southside TID.
23 BOARD MEMBER BARAKAT: Thank you.
24 THE CHAIRMAN: Mr. Meeks.
25 THE VICE CHAIRMAN: No comments.
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1 THE CHAIRMAN: Okay. Any comments?
2 BOARD MEMBER HARPER-WILLIAMS: I'm just
3 glad to see that this is coming forward. We
4 talked about this quite sometime ago, so I'm
5 happy to see it on our agenda.
6 THE CHAIRMAN: Thank you.
7 Mr. Wallace, does -- the two next to
8 Hendricks Avenue, those are still staging for
9 the Overland expressway. Are they going to be
10 accessible to us, the two that were -- they
11 don't seem to be highlighted on here, but
12 between -- west of Flagler -- I mean, west
13 of -- yeah, Flagler, east of Hendricks Avenue.
14 MR. WALLACE: Mr. Chairman, if there is --
15 if there is not a "P" on here, then --
16 THE CHAIRMAN: Okay. I'm looking at the
17 copy. There's a "P" under there.
18 MR. WALLACE: Well, if there's a "P"
19 there, then those are the ones that we're going
20 to be -- those will be coming to us.
21 THE CHAIRMAN: Coming, but they're still
22 being used as staging, I think, right now.
23 MR. WALLACE: Yeah, but as that stages --
24 THE CHAIRMAN: Okay.
25 MR. WALLACE: -- phases out --
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1 THE CHAIRMAN: Phases out. Okay.
2 MR. WALLACE: Yes, that is correct.
3 THE CHAIRMAN: Okay. Very good.
4 Council President Boyer, do you have
5 anything you want to add?
6 COUNCIL PRESIDENT BOYER: No.
7 THE CHAIRMAN: Okay. With that, we have
8 Resolution 2017-01-01. Do we have a motion?
9 BOARD MEMBER GIBBS: So moved.
10 THE CHAIRMAN: Second?
11 BOARD MEMBER HARPER-WILLIAMS: Second.
12 THE CHAIRMAN: Any discussion?
13 BOARD MEMBERS: (No response.)
14 THE CHAIRMAN: If there's no further
15 discussion, I want to open up to the audience.
16 Anyone from the public who would like to talk
17 about 2017-01-01?
18 AUDIENCE MEMBERS: (No response.)
19 THE CHAIRMAN: Seeing no one, with that,
20 all in favor, say aye.
21 BOARD MEMBERS: Aye.
22 THE CHAIRMAN: Opposed, like sign.
23 BOARD MEMBERS: (No response.)
24 THE CHAIRMAN: Very good. Thank you.
25 Mr. Wallace, Resolution 2017-01-02,
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1 Southbank Apartment Ventures.
2 MR. WALLACE: Yes, sir. Mr. Chairman,
3 this is a resolution of the Downtown Investment
4 Authority authorizing the Chief Executive
5 Officer to negotiate an economic development
6 agreement authorizing a market-rate multifamily
7 housing Recapture Enhanced Value Grant, known
8 as a REV Grant, between the Downtown Investment
9 Authority and Ventures Development Group, LLC,
10 and authorizing the CEO of the Downtown
11 Investment Authority to execute such agreement.
12 Mr. Chairman, hang on one second. I've
13 got a document I want to pull up.
14 BOARD MEMBER DURDEN: And while you're
15 looking for that, Mr. Chairman --
16 MR. WALLACE: Go ahead.
17 BOARD MEMBER DURDEN: Is this one of the
18 hand notes that we were given an update on --
19 MR. WALLACE: Yes.
20 BOARD MEMBER DURDEN: Thank you.
21 THE CHAIRMAN: It should be in your other
22 things.
23 MR. WALLACE: Mr. Chairman, in short, this
24 is a project on the Southbank itself. The
25 property is probably known in the marketplace
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1 as the Hines property. I think the site is
2 roughly about 2.9 acres itself.
3 What is being proposed on this particular
4 site is -- is roughly 297 units of apartments.
5 I think we'll see an item later on, on this
6 particular agenda, for -- to address an
7 allocation of development rights, but
8 presently, at this particular point in time,
9 they did come forward to us in a prior month to
10 get an allocation of development rights. There
11 has been extensive conversation with regards to
12 this project ranging from -- particularly, most
13 importantly, from a design aspect.
14 We, from a staff standpoint, as -- we have
15 worked with the developer on the design, and
16 that design will be heard at DDRB tomorrow at
17 2 o'clock. And this particular -- there was a
18 slide there, but it's no longer there, but
19 nevertheless, the property is right to the --
20 it's on the Southbank, again, next to what is
21 known -- what is currently occupied now by
22 Aetna in that building. So the property is to
23 the east of that.
24 One of the things that we've worked with
25 the developer is to make sure that we have
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1 adequate Riverwalk capacity and space itself.
2 If I'm not mistaken, I think that we now will
3 end up having roughly about 20 feet of
4 Riverwalk space, and it will be in a tiered
5 aspect, about 8 feet on a lower level and about
6 12 feet on a higher -- higher level itself, but
7 still giving us 20 feet along the Riverwalk
8 accessibility there.
9 Also, what this -- is taking place is, as
10 you go south, on the eastern edge of the actual
11 property, going down by the actual river -- I
12 mean, by the actual railroad tracks, that will
13 also accompany improvements along that
14 particular area as well. So if you are walking
15 in front of the building, on the actual
16 Riverwalk and you make a right, you'll be able
17 to walk down towards the -- on the -- going
18 south, also on the eastern side of that
19 building, and you will be able to go directly
20 to Prudential, then walk over the actual
21 railroad tracks and then come along, hopefully,
22 San Marco Boulevard, and then wind your way
23 back towards the actual Riverwalk itself.
24 So one of the other concerns that came out
25 of -- on the actual design itself, happened to
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1 be from a garage aspect, would it be seen or
2 would it not be seen. As you can see, what I'm
3 talking to you right here in terms of the
4 design itself, as you see, there's improvements
5 going along, all the way down -- from the
6 Riverwalk all the way down to Prudential.
7 Please give me the next slide.
8 That's -- that's the project site -- keep
9 moving the slides for me -- but that is the
10 actual site itself.
11 So in terms of the project cost, the total
12 project cost -- keep moving -- we are going to
13 have a total project cost for this particular
14 project at roughly \$62.3 million for this
15 particular project.
16 What they are actually seeking is a REV
17 Grant. As you -- as I talked earlier about a
18 tier, you see the top level, it's roughly
19 12 feet. The bottom level is actually 8 feet.
20 But combined, it gives you Riverwalk capacity
21 and capability along there of about 20 feet
22 itself.
23 So there's apartments, more townhouses
24 that front the actual garage, so you do not see
25 the garage from the actual -- as you see the
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1 townhouses, they do not -- you do not see the
2 actual parking garage itself.
3 And that is the complete site right here
4 (indicating) of this particular project.
5 So I would venture to say that staff, in
6 doing its job, we've attempted to mitigate any
7 particular concerns that I actually heard at
8 DDRB. Also, getting some improvements, I
9 think, from the Riverwalk itself and working
10 with the developer. And again, with the
11 300 units, that would be the allocation, but in
12 their pro forma, they're running it at 297
13 units.
14 And so they will be seeking a REV Grant of
15 75 percent for 15 years. So basically, we run
16 this over a 20-year time frame. So the total
17 taxes that would be collected over that
18 particular 20 years would be \$14.8 million.
19 That's what would come into us. And the
20 outflow -- what I mean by that is the
21 75 percent REV Grant -- would be approximately
22 \$7.6 million that would go to the developer
23 over a 15-year time frame, leaving a net of
24 \$7.1 million to our actual TIF over that
25 particular 20-year time frame itself.
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1 So from this standpoint, Mr. Chairman, I
2 think that -- not that I think, I know that
3 from a staff standpoint, we have done as good a
4 job as we possibly can on this particular
5 project itself.
6 One of the things to also note, as I
7 indicated, the construction is \$62 million.
8 They've got a land acquisition cost at about
9 40 -- at about 4.25 million. So they've got a
10 total price, total unit in terms of land of
11 roughly \$14,000. Hard cost is roughly about
12 51 million. So that's roughly about \$171,000 a
13 unit itself.
14 So all in, with the other soft costs and
15 financing costs, you know, they're running
16 right at about \$210,000 a unit cost on this
17 particular project.
18 So, Mr. Chairman, I can entertain any
19 questions that the board may actually have. I
20 know that, you know, some will say, well,
21 they've got to go through DDRB. Yes, they do.
22 They will be at DDRB tomorrow. That will be
23 conceptual. They have not gone through final.
24 The final will be in February.
25 I'm trying -- I've already received a copy
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1 of the correspondence from their equity
2 partner. This project is looking at a
3 construction loan of roughly about \$40 million.
4 And then the equity in this project is going to
5 be roughly about \$21.8 million. So from an
6 equity side, they're looking for, roughly,
7 about a 7 percent rate of return on that
8 particular money, so -- you know, but that's
9 also predicated by knowing that they're going
10 to potentially get -- not potentially, that
11 they're going to get this particular REV Grant.
12 So I definitely do not want to stymie
13 anything with regards to their credit
14 underwriting process, but I think this project
15 has -- from the time that we saw it initially,
16 until now, this project has definitely come a
17 long way.
18 THE CHAIRMAN: You said tomorrow is
19 conceptual?
20 MR. WALLACE: Yes, sir.
21 THE CHAIRMAN: Okay.
22 MR. WALLACE: Yes, sir. Tomorrow's
23 conceptual.
24 THE CHAIRMAN: Yeah. Let's -- let's go
25 around.
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1 Ms. Harper-Williams, any questions?
2 BOARD MEMBER HARPER-WILLIAMS: No. I -- I
3 think that -- I mean, I can't speak for DDRB,
4 but I don't have any concerns about the design
5 of this building. I think it does a service,
6 or at least is -- acknowledges the river, I'll
7 say that.
8 So it looks like a great deal of detail
9 has been paid to that, and I can appreciate
10 that we can't see the parking garage, and I
11 think that this will be a sought after -- these
12 are apartments?
13 MR. WALLACE: Yes.
14 BOARD MEMBER HARPER-WILLIAMS: You
15 mentioned townhomes, so I wasn't sure. So I
16 think that this will be a highly sought after
17 building once -- once it's up.
18 THE CHAIRMAN: Thank you.
19 Jack Meeks.
20 THE VICE CHAIRMAN: I just want to
21 compliment Mr. Wallace and your staff. I --
22 from a financial standpoint, I don't think I
23 can probe you for any more questions. That was
24 a good presentation.
25 And I think I understood that there has
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1 been a workshop regarding the design of the
2 building?
3 MR. WALLACE: Yes, sir. There was a
4 workshop in November, well attended, also
5 attended by members from the board itself, but
6 I will say, there was engaging conversation
7 from the DDRB and frank conversations.
8 And I concluded that meeting by saying I
9 heard everyone. I heard DDRB, I heard our
10 board members. And I've also heard from the
11 district councilperson equally as well. So I
12 attempted to listen to all three, work with the
13 developer and come up with what I think does
14 work, and also gets us the ability to have 300
15 additional units hopefully come online.
16 THE VICE CHAIRMAN: Again, thank you for
17 your efforts.
18 THE CHAIRMAN: Mr. Barakat.
19 BOARD MEMBER BARAKAT: Thank you,
20 Mr. Chairman. Just one question to Mr. Wallace
21 or Mr. Daly.
22 The 7.1 million, I think you mentioned
23 going to the City, correct, that's the total
24 dollars over 15 years? How much of that is
25 going to the school district and how much will
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1 remain in the district?
2 MR. WALLACE: Mr. Chairman, to
3 Mr. Barakat, the \$14.8 million that I talked to
4 you about, that is the amount that is actually
5 going to come in to the actual TIF. The other
6 portion has already gone out to the -- to the
7 school board. I don't have what that
8 allocation is going to be right now.
9 Tom, if you want to look that up --
10 BOARD MEMBER BARAKAT: That's all right,
11 that response.
12 MR. WALLACE: But what I've given you, of
13 the \$14.8 million that comes in to the TID and
14 the outflow to the actual developer would be
15 \$7.6 million, leaving us with -- the actual net
16 is roughly \$7.1 million that stays with us over
17 that 20-year time frame. He's collecting his
18 over 15. I'm telling you what we're getting
19 over -- over a 20-year time frame, which is the
20 7.1.
21 BOARD MEMBER BARAKAT: That adds up to
22 more. Okay.
23 MR. DALY: Through the Chair, the school
24 board portion would be \$9,956,000, as an
25 estimate.
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1 BOARD MEMBER BARAKAT: And that is
2 untouched?
3 MR. DALY: Untouched. Correct.
4 MR. WALLACE: Untouched.
5 BOARD MEMBER BARAKAT: Thank you.
6 THE CHAIRMAN: Mr. Moody.
7 BOARD MEMBER MOODY: If they can get
8 300 units in an area that I thought was a very
9 challenging site -- and it looks good. I mean,
10 it's a good design, and I think it's going to
11 be a real asset to that area.
12 No other comments.
13 THE CHAIRMAN: Thank you, Mr. Moody.
14 Ms. Durden.
15 BOARD MEMBER DURDEN: I want to follow up
16 on a question that Mr. Barakat had. I noticed
17 that we're talking, on one hand, about 15
18 years, and then we're also talking about
19 20 years. Could you tell us what the -- how
20 much the number is over the 15-year period
21 where we -- as opposed to the 20?
22 In other words, how much of that 7.1 comes
23 in the last 5 years and how much is in the
24 first 15?
25 MR. WALLACE: Okay. Tom, break that down
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1 for me and get back --
2 THE CHAIRMAN: Okay. And we can -- we can
3 go on to Mr. Grey and come back to that while
4 he finds that.
5 BOARD MEMBER GREY: I have no comment.
6 THE CHAIRMAN: Mr. Padgett.
7 BOARD MEMBER PADGETT: I don't have
8 anything major. We've talked many times about
9 what we can get per foot in rent and what it
10 cost to build. We have to cover the gap to be
11 able to do projects like this in Jacksonville.
12 So this is -- we have to say "yes" if we want
13 to have these units on the river down there.
14 THE CHAIRMAN: Thank you.
15 Mr. Gibbs.
16 BOARD MEMBER GIBBS: My concern was public
17 access. What's the width of that walkway that
18 runs southwest?
19 THE CHAIRMAN: Along the railroad track?
20 BOARD MEMBER GIBBS: Correct.
21 THE CHAIRMAN: Yeah, that improvement
22 along there is still angled parking and so on,
23 but -- or parking along that site, but what
24 does that -- that landscape walkway look like?
25 MR. PAROLA: To Board Member Gibbs,
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1 there's a 12-foot walkway on -- it's flanked on
2 either side by 4 feet of landscaping. It
3 becomes colinear with the Riverwalk, which is
4 20 feet, as Aundra explained, divided the
5 existing 8, plus an existing above grade 12 --
6 BOARD MEMBER GIBBS: Thank you.
7 MR. PAROLA: -- for a total of 20.
8 BOARD MEMBER GIBBS: Okay. Great.
9 There's the amount.
10 Thank you.
11 THE CHAIRMAN: Okay. If you guys --
12 BOARD MEMBER DURDEN: So --
13 THE CHAIRMAN: Ms. Durden, I think they've
14 got your response.
15 MR. DALY: Yes, through the Chair to Board
16 Member Durden, over the first 15-year period,
17 the estimated inflows are 10,200,000.
18 BOARD MEMBER DURDEN: Well, we're only
19 getting 7.1 for the entire 20 years. My
20 question was --
21 MR. DALY: No, no. That's the total. He
22 was giving you the net. I'm just giving you
23 the total inflows. So the net would be 3- --
24 THE CHAIRMAN: Ms. Durden, were you going
25 to ask another question? While they --
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1 BOARD MEMBER DURDEN: I was.
2 THE CHAIRMAN: Go ahead.
3 BOARD MEMBER DURDEN: I was. I wasn't
4 sure we were allowed to talk about design
5 because, of course, that's been my big concern
6 about the project. Can we -- if I'm allowed to
7 talk about design, then I do have a couple of
8 questions.
9 One of the slides showed that the
10 apartments on the first level -- could we go
11 back to that slide?
12 THE CHAIRMAN: Karen, could you go back
13 to -- that one, or do you want to see the --
14 BOARD MEMBER DURDEN: I want to -- well,
15 that one's okay. I was trying to get a feel
16 for -- that one, yeah.
17 So my question is, does that mean -- I'm
18 trying to figure out. Is it one apartment,
19 townhouse that's going to go up three stories
20 from -- is that what -- or are there separate
21 or -- I'm just trying to get a feel for how
22 high the residential is going to be at -- and
23 wrapping that garage is what I understand,
24 wrapping the garage, and I don't know -- I was
25 trying to get a handle around how much of the
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1 parking garage is actually wrapped with those
2 apartments and how high that's going up. Is it
3 going up to the level where the pool is going
4 to be?
5 THE CHAIRMAN: Mr. Diebenow, do you want
6 to introduce yourself and then --
7 (Mr. Diebenow approaches the podium.)
8 BOARD MEMBER DURDEN: And then how much
9 of -- if you're looking at the whole -- you
10 know, the surface, Steve, for a better -- I
11 don't know what the word is from an
12 architectural perspective, but, you know, how
13 much of that wall, going up from the ground, up
14 to where the pool is --
15 THE CHAIRMAN: You're talking about this
16 (indicating)?
17 BOARD MEMBER DURDEN: Yeah.
18 THE CHAIRMAN: Right.
19 BOARD MEMBER DURDEN: How much of that
20 wall --
21 THE CHAIRMAN: How much of that is
22 townhomes and how many townhomes are --
23 MR. DIEBENOW: Right.
24 My name is Steve Diebenow, 1 Independent
25 Drive, Suite 1200.
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1 I'm here on behalf of the developer, who
2 is also with me in the audience, Sean Siebert,
3 who many of you have met, but the -- if you go
4 back to the other slide that shows the whole
5 facade --
6 So across that entire length, about
7 70 percent, it's entire garage. The first
8 three stories of the structure are garage. So
9 the entirety of that facade that's along the
10 river is -- is garage, but the units, which
11 there are about 15 townhomes, cover 70 percent
12 of the facade.
13 So where you see the palm trees, right in
14 the middle of the slide, along the river, you
15 see a little -- there's a set of three palm
16 trees. That is a garden seating area that is
17 basically indented or between the two sets of
18 townhomes. That area is about 30 percent of
19 the facade, and it has a green wall behind it.
20 So only about 30 percent of the garage is the
21 first thing that you see. Again, you're really
22 seeing a green wall between the Riverwalk and
23 the garden area, and then the cars behind the
24 green wall.
25 But to give you an idea of the scale, the
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1 setback from the bulkhead to the units is about
2 25 feet. It's 20 feet of Riverwalk and then
3 about 5 feet of the landscaping. The setback
4 from the bulkhead to the back of the garden
5 seating area, to the green wall, is 43 feet.

6 And so what we've done is, we've pushed
7 the building back, based on the feedback we got
8 at DDRB. Basically, every parking spot that
9 was on the site that was 90-degree parking has
10 been made parallel. And so what that allowed
11 us to do was -- although we lost a significant
12 number of parking spaces, what it allowed us to
13 do was to make the sidewalk along the railroad
14 tracks, instead of being 8 feet wide with maybe
15 a foot of landscaping on either side, it became
16 12 feet wide with two 4-foot landscape islands
17 on either side of the walkway.

18 BOARD MEMBER DURDEN: So it's a total of
19 20?

20 MR. DIEBENOW: So it's -- no. Along the
21 railroad tracks it's 16 feet wide, 12 feet of
22 pavement and then 4 feet of landscaping on each
23 side. Twenty, yeah. I'm sorry. I can't do
24 math. Twelve, plus 4 plus 4. Twenty feet wide
25 along the railroad tracks.

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1 And then by pushing the building back,
2 away from the water, we were able to make the
3 Riverwalk 25 feet wide minimum with that one
4 43-foot indentation for the garden seating area.

5 All of that area in front of the building,
6 between the building and the Riverwalk, is
7 public. It's intended to be public, except
8 there will be terraces coming out into those
9 5-foot areas, off of the -- the ground floor,
10 four units of the townhomes, but the 20-foot
11 Riverwalk, entirely public. The garden seating
12 area is intended and entirely public.

13 And you can't really see it in this
14 picture, but there are stairs kind of midway
15 down the Riverwalk that allows you to go from
16 the 8-foot level up to the 12-foot level and
17 then back into the -- the garden seating area.

18 It's a long answer. I'm sorry.

19 BOARD MEMBER DURDEN: No, that's okay.
20 Thank you very much.

21 Just for clarification, then, you're
22 saying that from the ground floor up to the
23 first, second and third floors of this area are
24 going to be apartments.

25 Now, just for one -- is that correct?

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1 MR. DIEBENOW: Yeah, they're townhomes.

2 Correct.

3 BOARD MEMBER DURDEN: Okay. And then on
4 the side of the building that is in this
5 diagram, on the left-hand side, are there
6 apartments on that side too?

7 MR. DIEBENOW: That's the garage.

8 BOARD MEMBER DURDEN: Okay.

9 MR. DIEBENOW: So you're looking on the --
10 on the -- the eastern elevation.

11 BOARD MEMBER DURDEN: The river is on the
12 right side?

13 MR. DIEBENOW: Adjacent to the -- to the
14 railroad tracks.

15 BOARD MEMBER DURDEN: Yeah. Okay.

16 MR. DIEBENOW: That is a -- that's a
17 screened section of the parking garage. It
18 looks blue or light blue in that rendering.

19 THE CHAIRMAN: Okay.

20 BOARD MEMBER DURDEN: That was -- that's
21 all my questions as far as the design, but I'd
22 like to know how much money the TIF is actually
23 going to get --

24 THE CHAIRMAN: Yeah, we're getting back
25 to -- Tom, are you ready for --

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1 BOARD MEMBER DURDEN: -- in those first 15
2 years.

3 MR. DALY: Yeah. So the total inflows
4 over the 15-year period would be 10,200,000,
5 and the total outflows remaining, 7.6 million,
6 for an approximately \$2.6 million net inflow.

7 BOARD MEMBER DURDEN: During the 15 years,
8 2.6?

9 MR. DALY: During the 15-year period,
10 correct.

11 BOARD MEMBER DURDEN: To the TIF?

12 MR. DALY: Correct.

13 BOARD MEMBER DURDEN: So most of the 7.1.

14 In other words, we're going to have to
15 wait to that 16th year to really get the -- the
16 big bump.

17 MR. DALY: If I may, the simple math is
18 the 75 percent REV Grant.

19 BOARD MEMBER DURDEN: Thank you.

20 THE CHAIRMAN: Okay. Does that answer
21 everyone's questions?

22 BOARD MEMBERS: (No response.)

23 THE CHAIRMAN: Okay. Any more discussion?

24 BOARD MEMBERS: (No response.)

25 THE CHAIRMAN: Council President Boyer,

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1 any comments?

2 COUNCIL PRESIDENT BOYER: (Shakes head.)

3 THE CHAIRMAN: Do we have anybody from the

4 public that would like to speak on this issue?

5 AUDIENCE MEMBERS: (No response.)

6 THE CHAIRMAN: None. Okay.

7 With that --

8 BOARD MEMBER GIBBS: Mr. Chairman, I'd

9 like to move to approve this particular

10 resolution, 2017-01-02.

11 THE CHAIRMAN: Thank you.

12 We have a motion to approve.

13 Second?

14 BOARD MEMBER GIBBS: Thank you, sir.

15 BOARD MEMBER PADGETT: Second.

16 THE CHAIRMAN: Okay. No further

17 discussion, all in favor, say aye.

18 BOARD MEMBERS: Aye.

19 THE CHAIRMAN: Opposed, like sign.

20 BOARD MEMBERS: (No response.)

21 THE CHAIRMAN: Very good. Thank you.

22 I think there was a lot of hard work, a

23 lot of cooperation, and I'm sure a lot of

24 expense by a lot of people to get here, but it

25 looks good.

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1 That brings us to Resolution 2017-01-03,

2 One Call REV Grant.

3 MR. WALLACE: Mr. Chairman, this is a

4 resolution of the Downtown Investment Authority

5 to support an execution of a Business

6 Attraction Incentive Agreement between the

7 Downtown Investment Authority and IP Capital

8 Partners and One Call Medical, Inc. This is

9 authorizing the CEO of the Downtown Investment

10 Authority to negotiate the Business Attraction

11 Incentive Grant agreement itself.

12 Mr. Chairman, this particular property is

13 currently where Aetna is located right now.

14 And as we have discussed before, Aetna and

15 Humana are working on a merger and both of them

16 will be vacating downtown at some particular

17 point in time.

18 I know that Aetna will be vacating, based

19 upon this lease, late fall, in September. They

20 currently occupy 165,000 square feet of space

21 in that building with over 850 employees, not

22 to count the Humana individuals that will be

23 moving out of the SunTrust building.

24 But specifically, on to the Southbank

25 itself, with 165,000 square feet of space that

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1 will be coming back on the market, that will

2 significantly increase our vacancy rate. And

3 we don't want to be in a situation where this

4 landlord comes in and tries to go to the Value

5 Adjustment Board and get their ad valorem taxes

6 adjusted.

7 So they have a current tenant there, One

8 Call Medical, that does Workers' Compensation

9 claims processing, back office work. One Call

10 Medical currently has about 550 employees

11 located in the suburbs of Northeast Florida

12 itself. They will be looking to bring 550

13 employees -- 554 employees from Baymeadows to

14 this particular site.

15 In addition to that, they will be creating

16 107 new jobs, and those positions are the

17 following:

18 Customer care coordinator, they will hire

19 60 of those individuals at an annual wage of

20 \$29,000.

21 They're going to have customer care

22 supervisors. They're going to have five of

23 those, and their salary is \$40,000.

24 They're going to have a customer care

25 manager. They're going to have two of those,

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1 and each one of them will be making \$55,000 a

2 year.

3 They will have people in the IT-related

4 industry, and they're going to hire 34 of those

5 individuals, making roughly \$110,000 a year.

6 And then they've got a director. There

7 will be two of those that will be making

8 roughly about \$150,000 a year.

9 And they're going to hire four people in

10 their general accounting and finance, making

11 roughly about \$40,000 a year.

12 So it's 107 employees. Total wages and

13 benefits, included annually, is roughly about

14 \$8.1 million. So bringing those particular

15 jobs into downtown and backfilling

16 80-plus-thousand square feet of that 165,000

17 square feet of space that will be coming back

18 on the market is important.

19 What's also good is we've got a plethora

20 now -- I don't want to -- I can use "plethora."

21 We've got a number of different housing options

22 for people in these particular income ranges.

23 If you're making \$29,000 a year, we've got

24 130 units of apartments coming available in

25 LaVilla that's a mile away from where they

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1 would be potentially be working. You've got
2 264 units coming up next to the school board.
3 Hopefully, we'll have almost 300 units coming
4 available right next door to them. And not to
5 leave out the 295 units that you approved last
6 month over in the Brooklyn neighborhood.
7 So I think that we can promote our housing
8 opportunity to these particular individuals
9 that will be working in that particular site,
10 but getting back on this particular topic, for
11 a million dollar incentive, spread out over a
12 10-year time frame of a hundred thousand
13 dollars a year, we would bring these 107 new
14 jobs to the actual Southbank, along with the
15 554 individuals that will be relocating from
16 Baymeadows to downtown.
17 So, Mr. Chairman, this is what we have
18 before us today. This will be coming out of
19 the Southside TID as an incentive to lure this
20 particular business to the Prudential Drive
21 building where Aetna is currently located.
22 (Vice Chairman Meeks assumes the Chair.)
23 THE VICE CHAIRMAN: Thank you,
24 Mr. Wallace.
25 I hadn't expected this to be such an
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1 active day for me, but oh, well.
2 Mr. Gibbs, we'll start with you. Any
3 questions or comments?
4 BOARD MEMBER GIBBS: I think it would be
5 great that some of these individuals could live
6 in LaVilla, jump on the Skyway Express and get
7 off at San Marco and get to work.
8 Also, as Mr. Wallace pointed out, having
9 300 units, those individuals could perhaps walk
10 to work.
11 I think it's a great project.
12 THE VICE CHAIRMAN: Thank you.
13 Mr. Padgett.
14 BOARD MEMBER PADGETT: I agree with
15 Mr. Gibbs.
16 No other comments.
17 THE VICE CHAIRMAN: Mr. Grey.
18 BOARD MEMBER GREY: I concur.
19 THE VICE CHAIRMAN: Ms. Durden.
20 BOARD MEMBER DURDEN: No comment.
21 THE VICE CHAIRMAN: Moving right along
22 here, Mr. Moody.
23 BOARD MEMBER MOODY: I hate to sound like
24 a broken record, but there's a lot of positives
25 here. And a guy like Oliver could certainly
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1 tell us what the impact is to downtown to fill
2 up this much space this quickly. It looks like
3 a no-brainer to me.
4 THE VICE CHAIRMAN: Mr. Barakat, it sounds
5 like you're up.
6 BOARD MEMBER BARAKAT: Sounds like I was
7 set up here, yeah.
8 So yeah, anytime you can bring in an
9 80,000-square-foot tenant to downtown is a --
10 it's a -- it's a good day for any submarket,
11 let alone downtown Jacksonville.
12 The only -- the only question I have is
13 coming up with the \$100,000 per year. Is
14 that -- the methodology, is that based on the
15 forecasted ad valorem or the increase in the
16 assessment based upon this tenant's occupancy
17 of that building? Is there some relationship
18 between that forecasted increased assessment
19 and the 100,000 per year?
20 MR. DALY: Yes, it's based off a two-step
21 process. In this case, we worked with the
22 property appraiser's office, told what the
23 maximum effect of Aetna leaving would be on the
24 ad valorem and then what the positive impact of
25 backfilling this space would be.
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1 BOARD MEMBER BARAKAT: And are we -- with
2 this hundred-thousand-dollar-per-year grant,
3 are we at a wash, or will we still be ahead
4 once the backfill occurs?
5 MR. DALY: With the lease space, it's a
6 more exact science than a regular REV grant, as
7 you know, but we should be slightly ahead. I
8 mean, we're trying to backfill the space.
9 BOARD MEMBER BARAKAT: So the benefit is
10 slightly ahead in tax revenue, although that's
11 an unknown, and the multiplier effect
12 referenced by prior board members and
13 Mr. Wallace?
14 MR. DALY: (Nods head.)
15 MR. WALLACE: Also, Mr. Chair, the one
16 real motivating factor was how long would the
17 165,000 square feet space stay on the market.
18 Didn't know.
19 Two, if they went to the Value Adjustment
20 Board, that's going to have an impact on the
21 actual TIF because what they would potentially
22 be paying in taxes could very well have gone
23 down if that 165,000 square feet of space
24 stayed vacant.
25 And would certainly like to avoid any --
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1 too much adverse impact to the Southside TID.
2 I would certainly like to avoid that since it
3 is definitely performing nicely. So getting
4 that space backfilled, as quickly as it has, is
5 going to be very good for us.
6 BOARD MEMBER BARAKAT: I agree, but I
7 think we're also signing up for a hundred
8 thousand dollar reduction for ten years.
9 MR. WALLACE: That is true.
10 BOARD MEMBER BARAKAT: But we may still
11 benefit from additional revenue depending on
12 the outcome of the assessment.
13 MR. WALLACE: True.
14 BOARD MEMBER BARAKAT: But we're getting a
15 headquarters facility expanding their presence
16 in downtown Jacksonville.
17 MR. WALLACE: True.
18 BOARD MEMBER BARAKAT: So I think that
19 multiplier effect is a tiebreaker.
20 Mr. Daly?
21 THE VICE CHAIRMAN: I'll finish this one
22 up for you.
23 BOARD MEMBER BARAKAT: I have no further
24 comment.
25 THE VICE CHAIRMAN: Okay.
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1 Ms. Harper-Williams.
2 BOARD MEMBER HARPER-WILLIAMS: I just did
3 the math. What it amounts to, the hundred
4 thousand dollars a year, if you look at the new
5 jobs that they are bringing, the 107, it's
6 about \$934 a job per year. Did I say that
7 right? Yes, I said it right.
8 So I think that the benefits that the
9 board has already mentioned and broken down in
10 smaller terms as opposed to the hundred
11 thousand dollars, to look at the per-job impact
12 or incentive that the City would be providing,
13 or the board would be providing is -- is an
14 advantageous scenario. So I support it for
15 that reason.
16 (Chairman Bailey resumes the Chair.)
17 THE CHAIRMAN: Thank you.
18 Mr. Meeks.
19 THE VICE CHAIRMAN: Thank you.
20 One comment and/or question. Mr. Gibbs,
21 you remember when we were on the JEDC all those
22 years ago that --
23 BOARD MEMBER GIBBS: It depends on which
24 question it is. Sometimes my memory is kind of
25 fuzzy.
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1 THE VICE CHAIRMAN: It might be after we
2 actually rotated off.
3 There were issues that some of the
4 tracking, monitoring that should have been done
5 was not appropriately done. And it would seem,
6 over time, that we are adding more monitoring
7 or tracking opportunities and responsibilities
8 to our staff.
9 And this one, if I understand it
10 correctly, Mr. Wallace, is actually, as I would
11 style it, a cliff measurement. So they have to
12 meet a certain standard or they don't get this
13 at all, not a graduated or a (inaudible) kind
14 of basis. So I just want to make sure that
15 you're confident that we have sufficient staff
16 to monitor the things that we already have and
17 monitor now another additional opportunity.
18 MR. WALLACE: In short answer, yes.
19 We just made an offer to an accountant to
20 come onboard that will basically handle
21 accounting, as well as work with us on the
22 compliance matters equally as well. So one,
23 I'm confident on that.
24 Two, on this particular project, you know,
25 they have to maintain, through that duration of
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1 that 10 years, a lease of a minimum 80,000
2 square feet of space; make sure that they
3 always have, from a payroll certification
4 standpoint, 600 jobs. So that is going to be
5 monitored all the way up through these
6 particular 10 years itself.
7 And yes, we have a staff person to make
8 sure that we alleviate the load right now.
9 THE VICE CHAIRMAN: Thank you, sir.
10 THE CHAIRMAN: So 80,000 square feet is
11 about -- is -- you said 8,000?
12 MR. WALLACE: No. I'm sorry. It should
13 have been 80,000.
14 THE CHAIRMAN: SO 80,000.
15 MR. WALLACE: Yes.
16 THE CHAIRMAN: Now. About half of their
17 165.
18 MR. WALLACE: What they would -- Aetna is
19 vacating 165,000 square feet of space. They
20 are going to take on -- One Call will take on a
21 lease of 83,000 square feet of space. They
22 have to make sure that -- through the duration
23 of this 10-year time frame, that they will be
24 on their lease for nothing less than 80,000
25 square feet of space.
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1 THE CHAIRMAN: Okay. And 600 employees.
2 MR. WALLACE: Six hundred employees.
3 BOARD MEMBER BARAKAT: Mr. Chairman.
4 THE CHAIRMAN: Okay. Great.
5 Yes, Mr. Barakat.
6 BOARD MEMBER BARAKAT: So the agreement is
7 between the owner and the City; is that
8 correct?
9 MR. WALLACE: I'm sorry?
10 BOARD MEMBER BARAKAT: The development
11 agreement.
12 MR. WALLACE: Between us and the landlord.
13 BOARD MEMBER BARAKAT: Okay. And so who
14 will be monitoring the tenant's employment? I
15 mean, is the tenant going to be a counterparty
16 to the agreement in any way?
17 MR. WALLACE: Yeah, we'll make sure they
18 sign equally as well.
19 BOARD MEMBER BARAKAT: Okay. So it is a
20 three-party agreement?
21 MR. DALY: If I may, through the board, it
22 will be a tri-party agreement between us, the
23 landlord and the tenant. The reason for that
24 is so that we have an enforcement mechanism
25 against the tenant.

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1 BOARD MEMBER BARAKAT: Okay. And then
2 secondly, the tenant has an existing presence
3 in the building. So are these benchmarks based
4 upon their expansion or their total employment?
5 MR. WALLACE: The total employment.
6 MR. DALY: This would be based off of the
7 total employment.
8 BOARD MEMBER DURDEN: So --
9 THE CHAIRMAN: Wait. Let me make sure we
10 got -- did that answer --
11 BOARD MEMBER BARAKAT: That answered
12 my question, but I'll defer to
13 Ms. Harper-Williams's questions.
14 THE CHAIRMAN: Okay. Go ahead,
15 Ms. Harper.
16 BOARD MEMBER HARPER-WILLIAMS: Thank you.
17 Through the Chair, I just noticed a couple
18 of --
19 MR. WALLACE: Discrepancies?
20 BOARD MEMBER HARPER-WILLIAMS: Yes.
21 MR. WALLACE: Yes.
22 BOARD MEMBER HARPER-WILLIAMS: Okay.
23 You've already --
24 MR. WALLACE: I'll fix that. It's 165,000
25 square feet of space that (inaudible). There's

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1 a 155- number in there somewhere.
2 BOARD MEMBER HARPER-WILLIAMS: Okay.
3 MR. WALLACE: Omit the 155-.
4 BOARD MEMBER HARPER-WILLIAMS: The
5 resolution. Okay.
6 MR. WALLACE: It's 165,000 square feet of
7 space.
8 BOARD MEMBER HARPER-WILLIAMS: Okay. The
9 other thing is the 80 number. So --
10 MR. WALLACE: 80 or 80,000?
11 BOARD MEMBER HARPER-WILLIAMS: I'm sorry,
12 80,000. On this memo, it's 80,000 down here
13 and then 83- up here. I just want to make sure
14 that everybody is --
15 MR. WALLACE: Yeah. So the lease is
16 83,000 square feet of space, making sure
17 that -- from a monitor standpoint, that they
18 are going to have nothing less than 80,000
19 square feet of space throughout the duration.
20 BOARD MEMBER HARPER-WILLIAMS: Okay. So
21 that's not --
22 MR. WALLACE: If you want to fix it at --
23 if you want to fix it and say it's 83,000
24 square feet of space throughout the duration of
25 this actual lease, that's your call, I think.

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1 I'll take that as an amendment from the board
2 itself. And if you want to adjust it on the
3 numbers, you tell me now.
4 THE CHAIRMAN: Okay.
5 BOARD MEMBER HARPER-WILLIAMS: I'm not
6 sure that I --
7 MR. WALLACE: Not you. I think someone
8 else may.
9 BOARD MEMBER HARPER-WILLIAMS: Well, I'm
10 just saying, I'm not sure that I have a hard
11 and fast opinion about that. I just wanted to
12 make sure that there was not a typo. If -- if
13 there is room for them to play with that,
14 somewhere between the 3,000 -- or the 80,000
15 and the 83,000, and that seems reasonable, then
16 I don't have any heartburn with that, but I
17 just wanted to make sure that we were all on
18 the same page.
19 THE CHAIRMAN: Okay. I want to follow up.
20 And is that -- Ms. Harper?
21 BOARD MEMBER HARPER-WILLIAMS: Yes.
22 THE CHAIRMAN: Let Mr. Barakat finish his
23 question. I think he had another question.
24 BOARD MEMBER BARAKAT: Yeah. So getting
25 back to the last question, so they already have

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1 600 employees downtown. I don't know how many
2 they have today. We're giving them incentive
3 to bring 600. If they -- as long as they
4 maintain a total of 600, the -- the incentive
5 remains?
6 MR. WALLACE: Do they have 600 out there?
7 MR. DALY: They have nowhere close to 600
8 employees downtown right now.
9 BOARD MEMBER BARAKAT: I'm sorry?
10 MR. DALY: They have nowhere close to 600
11 employees downtown right now.
12 BOARD MEMBER BARAKAT: Do you know how
13 many they have?
14 MR. DALY: We have -- we have a
15 representative from One Call here.
16 THE VICE CHAIRMAN: I thought you told us
17 that was 107.
18 MR. WALLACE: What I said was the
19 following: You're going to move 554 employees
20 from Baymeadows to downtown.
21 THE VICE CHAIRMAN: Yeah.
22 MR. WALLACE: Okay? Then create 107
23 additional jobs on top of the 554 that they are
24 bringing downtown itself.
25 MR. DALY: Repeat that one more time,
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1 please.
2 MR. WALLACE: So 554 employees in
3 Baymeadows will move from there to downtown.
4 They will be creating 107 new, additional jobs.
5 (Audience member approaches the podium.)
6 THE CHAIRMAN: If you will give us your
7 name and address.
8 AUDIENCE MEMBER: Sure.
9 Keith Goldfaden, NAI Hallmark Partners,
10 6675 Corporate Center Parkway, broker for
11 the -- for One Call Care Management.
12 And I'll let Caryn introduce herself.
13 (Audience member approaches the podium.)
14 AUDIENCE MEMBER: Caryn Carraro, Cushman &
15 Wakefield, and I represent the developer, 841
16 Prudential.
17 THE CHAIRMAN: Thank you.
18 Okay. So you're moving 554. You're going
19 to create 107 more for a total of 661, but you
20 must maintain 600?
21 MR. GOLDFADEN: That's correct.
22 THE CHAIRMAN: Okay. Is that clear?
23 BOARD MEMBER BARAKAT: I guess what I'm
24 getting at, I'm fine with providing the
25 incentive to attract the 600 jobs. I think the
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1 issue is, I don't know how many they have
2 today. Maybe you can -- how many employees
3 are --
4 MR. GOLDFADEN: I don't have an actual
5 count.
6 BOARD MEMBER BARAKAT: So they occupy how
7 many square feet?
8 MR. GOLDFADEN: They're at 120,000'ish.
9 BOARD MEMBER BARAKAT: Okay. So that
10 could be close to 500.
11 MR. GOLDFADEN: Yeah, call it --
12 BOARD MEMBER BARAKAT: So the way this is
13 written, I think, they could fire all the
14 people they bring downtown Jacksonville, still
15 remain at their current level of employment,
16 and the incentive still remains in place; is
17 that -- is that correct?
18 THE CHAIRMAN: No.
19 BOARD MEMBER BARAKAT: Well, I -- the way
20 this is read is, they have to maintain 600
21 jobs.
22 BOARD MEMBER GREY: Mr. Chair, is there a
23 way that we can have language or we can get the
24 total number and have language written so that
25 the combined number stays the same? Because --
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1 MR. WALLACE: The existing plus the new?
2 BOARD MEMBER GREY: Right.
3 MR. WALLACE: I'm fine -- I'm fine with
4 that amendment.
5 THE CHAIRMAN: So with the 550 existing
6 that are relocating --
7 MR. WALLACE: Mr. Chairman, bifurcate what
8 they currently already have, that number, plus
9 these two numbers, which is the 554 and the
10 107, that's what you're looking at to make sure
11 that is remaining within that particular
12 building.
13 BOARD MEMBER DURDEN: Mr. Chairman.
14 THE CHAIRMAN: Yes, Ms. Durden.
15 BOARD MEMBER DURDEN: Thank you.
16 The problem with that is, that is not, at
17 all, what Resolution 2017-01-03 says. I mean,
18 it's only talking about 80,000, and -- the
19 80,000-square feet. And it's not talking
20 about -- it doesn't even -- actually, I'm
21 trying to see where it actually talks about the
22 number of employees, and I don't see that
23 either in the resolution.
24 So, you know, if we're -- if they're
25 already leasing 120,000 right now, and our
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1 resolution says all they have to do in the
2 future is have 80,000, then we are, in fact,
3 doing exactly what I think somebody else said,
4 which is not requiring them to -- this should
5 be on top of what they've already got.
6 MR. GOLDFADEN: Mr. Chairman.
7 THE CHAIRMAN: Hold on. Hold on just a
8 second. Okay. Do you have -- are you making a
9 statement or are you clarifying?
10 BOARD MEMBER DURDEN: I -- I feel like we
11 need to have some pretty --
12 THE CHAIRMAN: Yeah.
13 BOARD MEMBER DURDEN: -- significant
14 changes made to the resolution --
15 THE CHAIRMAN: Okay. Just --
16 BOARD MEMBER DURDEN: -- before we vote on
17 it.
18 THE CHAIRMAN: Okay. Yeah, that's what --
19 BOARD MEMBER DURDEN: And I'd like to know
20 exactly which one it's going to be.
21 THE CHAIRMAN: That's where we're going.
22 That's where we're going.
23 Mr. Grey.
24 BOARD MEMBER GREY: The resolution, from
25 what I'm understanding, is, it's for the space.
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1 THE CHAIRMAN: Right.
2 BOARD MEMBER GREY: And then the term
3 sheet is for -- has approval for the staffing
4 levels, which is privy to what the DIA has the
5 power to enforce from a staff level; is that
6 correct?
7 THE CHAIRMAN: That's correct.
8 BOARD MEMBER GREY: Okay.
9 THE CHAIRMAN: Yeah.
10 BOARD MEMBER GREY: So, in essence, what
11 we are voting on, under my understanding, is
12 the resolution and giving DIA the power to
13 enforce the term sheet.
14 THE CHAIRMAN: That's correct.
15 BOARD MEMBER GREY: Okay.
16 MR. WALLACE: Mr. Chairman.
17 BOARD MEMBER DURDEN: Is it -- is this
18 Exhibit A?
19 MR. WALLACE: Yeah, it's the amended
20 resolution of the term.
21 BOARD MEMBER DURDEN: So both things need
22 to be modified.
23 MR. WALLACE: Mr. Chairman.
24 THE CHAIRMAN: Right. That's where
25 we're -- yes.
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1 MR. WALLACE: If I may.
2 THE CHAIRMAN: You hear what the concerns
3 are.
4 MR. WALLACE: I hear what the concerns
5 are.
6 THE CHAIRMAN: We can make an amendment to
7 this.
8 MR. WALLACE: I would prefer that we table
9 this item for today, I'll bring it back in
10 February with all of the actual adjustments
11 that you're actually looking for, existing
12 space that is there, so you understand the
13 existing space, number of employees.
14 Our incentive is specific to this, but we
15 also have the -- what Oliver raised was, they
16 could fire everyone else, keep these number of
17 jobs, and they'd still get this incentive, but
18 we're not looking for them to displace any of
19 the current employees.
20 So I'll table this and bring this back to
21 you at your February meeting with all the
22 issues addressed that I've heard today.
23 THE CHAIRMAN: Okay. We have a motion,
24 too.
25 MR. GOLDFADEN: Mr. Chairman, if I may
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1 add, I mean, I appreciate that. I understand.
2 Maybe we can clarify some things at this
3 meeting because the timing is going to get a
4 little bit sticky here. We're trying to work
5 out a lease agreement. We have numerous
6 options in different markets, in this market,
7 and timing is going to be a little bit of an
8 issue to push it back.
9 So if I can clarify, the square footage is
10 fine, to add a clarifier that they will
11 maintain at least 80,000 square feet of
12 additional square footage over the 10-year term
13 of this agreement.
14 The job count, obviously, doesn't
15 necessarily get tied to the ad valorem, but I
16 mean, we could come back with a certain job
17 amount that we maintain.
18 I can't sit here right now, obviously, and
19 tell you that we can keep an additional
20 600-and-some-odd jobs every year at that
21 location, but they will obviously have a
22 10-year lease that they are agreeing to at that
23 location for that amount of square footage.
24 THE CHAIRMAN: For a minimum of 80,000?
25 MR. GOLDFADEN: Correct. In addition to
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1 what they currently have.
2 THE CHAIRMAN: Okay. Ms. Harper-Williams.
3 BOARD MEMBER HARPER-WILLIAMS: Thank you.
4 I just would -- I hear the concern, and I
5 have some concerns too. I mean, I -- that made
6 sense, that there could be some shifting, but
7 we also have to be mindful that this is a
8 for-profit business, and there's only so much
9 control that we or they presumably would have
10 over remaining profitable -- assuming they are
11 profitable, obviously, if they're adding 107
12 new jobs or anticipate that -- and any sort of
13 downturn in the market or other circumstances
14 that would require them to reduce their
15 workforce.
16 So let's just also be mindful of that. I
17 would be hesitant to totally restrict them and
18 say that you absolutely have to maintain "X"
19 number of employees. If the number makes
20 sense, then that's fine, but I don't know that
21 this -- they have to keep 107 of the new jobs
22 at all times over the next 10 years, I think
23 that that gets a little -- I don't know how
24 they would necessarily meet that standard.
25 THE CHAIRMAN: Okay.
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1 BOARD MEMBER BARAKAT: If I could just
2 address that, and then --
3 THE CHAIRMAN: Okay.
4 BOARD MEMBER BARAKAT: -- (inaudible).
5 THE CHAIRMAN: Sure.
6 BOARD MEMBER BARAKAT: We're talking about
7 a clawback back here, which is a pretty typical
8 provision in almost all incentives. I think
9 you're getting to the crux of the matter. If
10 they only keep 90 of the hundred new jobs, do
11 they use all of the incentive, or is it pro
12 rata?
13 So I think there's other things that need
14 to be thought through, which -- I think it is
15 going to be difficult to approve this
16 resolution today because there's a number of --
17 per Ms. Durden's comments, a number of tweaks.
18 I do think that you could go back to
19 One Call and let them know, for everything
20 we're hearing, we're all in favor of the
21 incentive for the newly created jobs. I mean,
22 I can't imagine us not voting for it. And I
23 wonder if you could get a lease executed with a
24 contingency --
25 MR. GOLDFADEN: Sure.
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1 BOARD MEMBER BARAKAT: -- which is not
2 unusual either. I mean, are you -- is that
3 where you already are, or is the lease --
4 MR. GOLDFADEN: It's not executed yet.
5 It's in draft stage, as you know.
6 Yes, we could have a contingency. It's
7 just -- there's other things that they need to
8 do as a company in other locations that depends
9 on that lease.
10 Just to clarify, though, the 107 new jobs,
11 is that what we're thinking about making part
12 of the term sheet?
13 MR. WALLACE: Yes. I would -- I'm going
14 to be quite --
15 MR. GOLDFADEN: In addition? In addition
16 to what the current number of jobs are at the
17 site; is that -- just to clarify. I think that
18 would --
19 THE CHAIRMAN: It's 554 moving, relocated.
20 (Simultaneous speaking.)
21 MR. BOARD MEMBER DURDEN: All the jobs, if
22 I'm hearing it right, you've got 600 there now.
23 You're talking about moving in 554 and creating
24 107 new? Is that the picture?
25 MR. GOLDFADEN: Those are approximates,
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1 yes, but, I mean, that workforce, you know, as
2 Ms. Williams said, those can fluctuate,
3 obviously, month to month and year to year.
4 And so I'm sure there's some minimum that
5 they'd be okay having a standard with, but,
6 obviously, not an additional 650 new jobs at
7 that location, in addition to what they already
8 have at all times. That would be a challenge.
9 THE CHAIRMAN: Okay. So if you're in the
10 negotiation process right now, this is not --
11 it's not going to set anything back by going to
12 the next meeting?
13 MR. GOLDFADEN: No.
14 THE CHAIRMAN: Mr. Sawyer.
15 MR. SAWYER: John Sawyer, Office of
16 General Counsel.
17 To address some of the comments generally,
18 it's very, very typical, and the clean-up is
19 very simple. You tie everything to the project
20 parcel so they can't, you know, fire everyone
21 here, but they're creating jobs somewhere else.
22 So you're tying everything to jobs that have to
23 be in this location.
24 And then regarding employees, just pick
25 the number you're comfortable with. If you
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1 want to say a total number of employees on
2 site, which will include who is currently
3 there, a percentage, 90 percent, whatever you
4 want it to be of the anticipated new employees,
5 because your goal is the new employees at this
6 site.

7 And then a very typical clawback, when
8 you're trying jobs to a REV Grant, is, if, for
9 example, a hundred -- a hundred thousand
10 dollars eligible for a hundred percent of your
11 employment number, in any year, if you fall
12 10 percent below that, you reduce the REV by
13 10, for example. So it just floats with that
14 employment number, and then you just have a
15 cutoff number. If they fall below, you know,
16 50 percent employment, whatever you want that
17 to be, then for that year they just lose the
18 REV. So it just kind of floats on that
19 employment number.

20 It's difficult to say you have to have
21 600, and if they come in at 598 on the day that
22 you took the snapshot, they get no REV for that
23 year. So, typically, the job shortfall is just
24 a -- a floating clawback for that year.

25 BOARD MEMBER GREY: Mr. Chair.
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1 THE CHAIRMAN: Mr. Grey.
2 BOARD MEMBER GREY: I've just got one
3 quick statement.
4 One of the things I hate the most about
5 the whole private enterprise -- and when I read
6 the resolution, the resolution -- the
7 resolution, to me, reads that we're giving the
8 CEO and his staff the capability to negotiate
9 on behalf of the DIA. Is that not what our
10 intent is to do today?

11 So if that's the case, I think, you know,
12 my -- from where I sit, I think we're doing
13 great by giving our recommendations. If we
14 want to make an amendment where -- you know,
15 just like the General Counsel just told us,
16 where there's, you know, staggers put into the
17 actual term sheet and it comes back, but we
18 give him the ability to actually negotiate on
19 behalf, I would feel pretty comfortable with
20 doing that.

21 MR. GOLDFADEN: And we're happy to work
22 with staff over the next few weeks to get that
23 done.

24 THE CHAIRMAN: Any other comments,
25 Ms. Durden? Anybody else?
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1 BOARD MEMBER PADGETT: I have one. I'm
2 sorry. I think it would be important that we
3 might proceed in that fashion because you don't
4 have a tenant that comes along every day that
5 wants to rent --

6 THE CHAIRMAN: Right.
7 BOARD MEMBER PADGETT: -- 80,000 square
8 feet of space in downtown that we're losing
9 160,000 of. So we're filling half of it back
10 up, and I think it's in everybody's best
11 interest to try to -- to try to expedite that
12 because there may be an 80,000-square-foot
13 space somewhere else.

14 THE CHAIRMAN: Right.
15 BOARD MEMBER PADGETT: I'm comfortable
16 with Aundra negotiating --

17 THE CHAIRMAN: Okay. Mr. Meeks.

18 THE VICE CHAIRMAN: I agree with
19 Mr. Padgett on that, and also with what
20 Mr. Sawyer said.

21 Very rarely have I been that impressed
22 with these cliff measurements and having
23 just -- just what you said, where we get to a
24 certain point, you don't meet that point, it
25 goes down in some tier, it's percentagewise,

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1 and then at some level it goes to zero. That's
2 a whole lot better, I think, conceptually, than
3 you either make a number and you get a hundred
4 percent or you don't and get zero.

5 So I think that's -- and I think that's
6 within the scope of what we could approve in
7 light of what we've been talking about and move
8 this thing forward instead of having to come
9 back at another time.

10 THE CHAIRMAN: I agree.

11 Okay. Any other comments or questions?

12 BOARD MEMBER DURDEN: I do.

13 THE CHAIRMAN: Ms. Durden.

14 BOARD MEMBER DURDEN: You know, I just
15 can't see doing that. It says 80,000, I know.
16 You know, is it -- I'm looking at Exhibit A.
17 It doesn't say anything. It talks about 80,000
18 square feet and 600 jobs. So, you know, I --
19 that's what they -- that's less than what
20 they've got there right now.

21 THE CHAIRMAN: Well, I mean --

22 BOARD MEMBER DURDEN: I think that it got
23 brought to us too early. I think that the --
24 that there are some things that need to be
25 worked out. I'm not going to be able to vote

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1 for a resolution that talks about that and
2 then -- just on the basis of telling the staff
3 to go off and try to remember exactly what all
4 of our concerns were. I think that that is
5 just untenable for us to do that as a board.
6 We should have a resolution.
7 Now, if they want to go outside and figure
8 out what the resolution should look like, you
9 know, go in the Green Room and figure out what
10 it should look like and change all this, that's
11 fine, but I -- I think that it is highly
12 improper.
13 And I just can't imagine that this board
14 thinks that it's just okay to approve a
15 resolution that's got all the wrong information
16 in it, and just based upon us telling you what
17 the comments are, especially --
18 BOARD MEMBER GREY: Mr. Chair.
19 I'm sorry.
20 BOARD MEMBER DURDEN: -- especially when,
21 you know, we are also authorizing the executive
22 director to go and, you know, execute the
23 agreement. We're not going to see it again.
24 So I do want -- by the way, I'm totally in
25 with you guys. I love the fact that you want
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1 to expand there. I love the fact that you want
2 to bring in 554 guys downtown. I think that
3 there is a lot of basis, but it's not just the
4 jobs that are important to me. It's the square
5 footage.
6 And I don't have a -- you can't even tell
7 us right now what you are leasing currently.
8 So it's important because that comes back to
9 the TIF. And if there is vacant space, then
10 you know that that landlord is going to be
11 saying the value of the property has gone down.
12 I want to see them commit to leasing that
13 space for ten years -- which, you know, we've
14 been talking about ten years, but I can't see
15 where it actually says ten years in any of
16 these documents -- and actually commit that
17 they're going to lease that space and maintain
18 those jobs.
19 MR. GOLDFADEN: Yeah.
20 BOARD MEMBER DURDEN: I'm all in for them
21 getting the benefit, the hundred thousand. I
22 don't have a problem with that, but the
23 documents need to say what it is that you're
24 promising to do. It's as simple as that.
25 THE CHAIRMAN: Okay. We have two choices
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1 here; we can amend this, or we can go outside
2 and try to --
3 MR. WALLACE: Mr. Chairman, I hate to -- I
4 hate to disrupt your dialogue and things of
5 that nature. Allow me the opportunity to go
6 back and correct this and bring this back.
7 BOARD MEMBER GREY: Mr. Chairman.
8 MR. WALLACE: You can continue to hear all
9 your other questions, but I prefer to bring it
10 back, one package. I'm certain that I'm --
11 that we're going to be able to do this. And if
12 I need to call a special meeting, I will poll
13 you and see if I can actually get a forum
14 before our February meeting.
15 THE CHAIRMAN: Okay. That works.
16 Mr. Grey.
17 BOARD MEMBER GREY: Fair enough. I just
18 didn't want to hold up --
19 THE CHAIRMAN: No. We're going to do
20 everything we have to, to get this moving
21 along. And if we need a special meeting, we
22 will, once all this is straightened out. I
23 think there's too many loose ends.
24 We could probably go through and pick it
25 out and do it right here, but I think if we can
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1 still resolve this and get it done quickly --
2 MR. GOLDFADEN: Yeah. I mean, we could
3 absolutely clarify square footages outside in
4 the Green Room, quote-unquote. And if that's
5 the driver of this, we absolutely could do that
6 here and now. The job amounts, we would have
7 to obviously confer with our clients.
8 THE CHAIRMAN: So we're going to withdraw
9 this resolution today.
10 MR. WALLACE: Mr. Chairman -- could you
11 make a motion to table this?
12 THE VICE CHAIRMAN: I can.
13 MR. WALLACE: Please.
14 THE CHAIRMAN: Someone --
15 THE VICE CHAIRMAN: I'll move to table
16 this till the -- until our next meeting.
17 And if we do need a special meeting,
18 Mr. Wallace, you will advise us accordingly?
19 MR. WALLACE: Yes, sir.
20 BOARD MEMBER DURDEN: Second.
21 THE CHAIRMAN: Do we have a second?
22 BOARD MEMBER DURDEN: Second.
23 THE CHAIRMAN: Oka. Any discussion?
24 BOARD MEMBERS: (No response.)
25 THE CHAIRMAN: Any public discussion?
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1 AUDIENCE MEMBERS: (No response.)
 2 THE CHAIRMAN: Okay. With that, all in
 3 favor, say aye.
 4 UNIDENTIFIED BOARD MEMBERS: Aye.
 5 THE CHAIRMAN: Opposed, like sign.
 6 UNIDENTIFIED BOARD MEMBERS: No.
 7 THE CHAIRMAN: Okay. To table it, say
 8 aye.
 9 Aye.
 10 BOARD MEMBER DURDEN: Aye.
 11 VICE CHAIR MEEKS: Aye.
 12 BOARD MEMBER BARAKAT: Aye.
 13 BOARD MEMBER HARPER-WILLIAMS: Aye.
 14 BOARD MEMBER MOODY: Aye.
 15 THE CHAIRMAN: And to not table it.
 16 BOARD MEMBER GREY: No.
 17 BOARD MEMBER GIBBS: No.
 18 BOARD MEMBER PADGETT: Okay. To table it
 19 is -- no.
 20 THE CHAIRMAN: Three. Okay. So it's six
 21 to three.
 22 Okay. Thank you very much.
 23 Now that takes us to the Community
 24 Redevelopment Agency Transcript, which we don't
 25 have to approve.
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1 So, with that, the Community Redevelopment
 2 Agency meeting is adjourned.
 3 (The above proceedings were adjourned at
 4 3:52 p.m.)
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1 CERTIFICATE OF REPORTER
 2
 3 STATE OF FLORIDA)
)
 4 COUNTY OF DUVAL)
 5
 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 26th day of January 2017.
 16
 17 _____
 18 Diane M. Tropa
 Florida Professional Reporter
 19
 20
 21
 22
 23
 24
 25
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