

CITY OF JACKSONVILLE
COMMUNITY REDEVELOPMENT AGENCY
BOARD MEETING

Proceedings held on Wednesday, January 15, 2020,
commencing at 2:00 p.m., City Hall, Lynwood Roberts
Room, 1st Floor, 117 West Duval Street, Jacksonville,
Florida, before Diane M. Tropa, FPR, a Notary Public in
and for the State of Florida at Large.

BOARD MEMBERS PRESENT:

CRAIG GIBBS, Chairman.
RON MOODY, Vice Chair.
BRAXTON GILLAM, Secretary.
OLIVER BARAKAT, Board Member.
TODD FROATS, Board Member.
MARC PADGETT, Board Member.
CAROL WORSHAM, Board Member.
DAVID WARD, Board Member.

ALSO PRESENT:

LORI BOYER, Chief Executive Officer.
GUY PAROLA, DIA, Operations Manager.
JOHN CRESCIMBENI, DIA, Compliance Coordinator.
STEVE KELLY, DIA, Director of Development.
JOHN SAWYER, Office of General Counsel.
MICHAEL BOYLAN, City Council Liaison.
KAREN UNDERWOOD-EILAND, Executive Assistant.

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1 world, really, have made good use of the
2 riverfront. They've made them green places for
3 people to congregate.

4 So the Berkman Plaza comes down, that
5 leaves a very long area available for a park or
6 whatever. So I'm just here, certainly
7 representing a lot of people who think this,
8 that we should really think about how
9 greenspace will benefit our city in every way,
10 economically and, most importantly, in a
11 resiliency way.

12 I know there's a new Resiliency Committee
13 being started. There's a Resiliency Coalition
14 that's being -- a coalition that's being
15 gathered.

16 So I'm just here to say, you all have big
17 pictures that I don't have, but I hope that
18 resiliency and greenspace on the river will be
19 an important thing for you to consider.

20 THE CHAIRMAN: Thank you very much for
21 your comments.

22 I have no other public comment cards.
23 Hearing none, let's move the agenda. Let's
24 start by doing a roll call, please.

25 Councilman, if you could begin.
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1 PROCEEDINGS
January 15, 2020 2:00 p.m.

2 - - -

3 THE CHAIRMAN: Let's call the meeting to
4 order.

5 We like to begin the meeting with the
6 Pledge of Allegiance.

7 Please rise.

8 (Recitation of the Pledge of Allegiance.)

9 THE CHAIRMAN: I'd like to welcome
10 everyone to our first meeting of the new year.

11 And we like to begin the meeting with
12 public comments. I have one comment card, and
13 it belongs to Susan Caven.

14 Please come forward.

15 (Ms. Caven approaches the podium.)

16 THE CHAIRMAN: Welcome, Ms. Caven.

17 MS. CAVEN: Thank you very much.

18 THE CHAIRMAN: Three minutes.

19 MS. CAVEN: I just want to thank you very
20 much. And I just admire what you all do. I've
21 been to several of your meetings, and
22 appreciate you letting me speak.

23 And I just saw in the paper this morning
24 that Berkman Plaza's been condemned. And it
25 made me think that so many cities around the

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1 COUNCIL MEMBER BOYLAN: Councilman Michael
2 Boylan, District 6.

3 BOARD MEMBER BARAKAT: Oliver Barakat,
4 board member.

5 BOARD MEMBER PADGETT: Marc Padgett, board
6 member.

7 BOARD MEMBER WARD: David Ward, board
8 member.

9 BOARD MEMBER FROATS: Todd Froats, board
10 member.

11 BOARD MEMBER WORSHAM: Carol Worsham,
12 board member.

13 THE CHAIRMAN: Craig Gibbs, board Chair.

14 BOARD MEMBER MOODY: Ron Moody, board
15 member.

16 BOARD MEMBER GILLAM: Braxton Gillam,
17 board member.

18 MS. BOYER: Lori Boyer, DIA CEO.

19 MR. SAWYER: John Sawyer, Office of
20 General Counsel.

21 MR. KELLY: Steve Kelly, DIA Director of
22 Development.

23 MR. CRESCIMBENI: John Crescimbeni, DIA.

24 MR. PAROLA: Guy Parola, DIA.

25 THE CHAIRMAN: Thank you.

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1 Let's begin with our Community
2 Redevelopment Agency. The first is the board
3 minutes. Has every board member had an
4 opportunity to review the minutes?
5 BOARD MEMBER WORSHAM: I'll move to
6 approve.
7 THE CHAIRMAN: Moved to approve by
8 Ms. Worsham.
9 Can we get a second?
10 BOARD MEMBER MOODY: Second.
11 THE CHAIRMAN: Seconded by Mr. Moody.
12 Any further discussion?
13 BOARD MEMBERS: (No response.)
14 THE CHAIRMAN: Hearing none, all those in
15 favor of approving the minutes as written
16 signify by saying aye.
17 BOARD MEMBERS: Aye.
18 THE CHAIRMAN: Opposition by like sign.
19 BOARD MEMBERS: (No response.)
20 THE CHAIRMAN: None. Passes unanimously.
21 The next item on the agenda is Resolution
22 2020-01-01, 324 North Broad Street, Notice of
23 Disposition.
24 Ms. Boyer.
25 MS. BOYER: Thank you, Mr. Chairman.
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1 I am going to turn this over to Mr. Kelly
2 in a moment, but let me give you a little
3 background.
4 We received an unsolicited offer from an
5 adjacent property owner to purchase this
6 property. If you'll recall, we developed and
7 adopted a policy -- the board adopted a policy
8 a number of months ago regarding unsolicited
9 offers, and in that policy, we require the
10 applicant to provide certain information about
11 what they're going to do.
12 This proposal did not do that. It only
13 contained a purchase price which was
14 substantially below market. But, for example,
15 it made no commitment about how the building
16 would be renovated, restored and put back into
17 use, which is, obviously, important for us if
18 we're going to sell something below market.
19 So on that basis, it would not be -- it is
20 not a proposal that as CEO I would accept. And
21 we have rejected this proposal, but we're going
22 to now move forward with the Notice of
23 Disposition process.
24 And I'm going to let Mr. Kelly walk you
25 through where we are on this resolution and
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1 why.
2 THE CHAIRMAN: Before beginning, would you
3 introduce the public to Mr. Kelly?
4 MS. BOYER: I would. And I apologize, I
5 thought we may have done that at the last
6 meeting.
7 Were you here --
8 THE CHAIRMAN: No.
9 MS. BOYER: -- in attendance? My
10 goodness.
11 So we have our latest and final hire to
12 fill out our team and are very excited to have
13 Steve Kelly joining us. Steve Kelly is
14 stepping into the role of the Director of
15 Development and comes to us from -- most of
16 you -- immediately, TIAA Bank, but a long
17 career in banking and finance.
18 He holds a Ph.D., he does some college
19 class teaching on the side and has been very
20 involved in a number of tax credit programs, is
21 familiar with low-income projects as well as
22 historic and other tax credit and market
23 things. So I think he adds a dimension to our
24 team that will be very valuable as we move
25 forward with all these projects.
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1 THE CHAIRMAN: Thank you.
2 Mr. Kelly, welcome. We look forward to
3 working with you.
4 MR. KELLY: Thank you very much.
5 Likewise, I look forward with working with the
6 board and the City. So thank you very much.
7 And so through the Chair, I am here to
8 present Resolution 2020-01-01 to approve the
9 formal disposition process for the property
10 owned by the City located at 324 North Broad
11 Street.
12 I circulated a moment ago to members of
13 the board this handout to provide a reference
14 of the property that we're speaking of. It's
15 marked with the red property here.
16 So this is just adjacent to the
17 courthouse, just a few blocks from here. And
18 as CEO Boyer pointed out, we received an
19 unsolicited bid for this property. In 2017, it
20 had been put through a process as well for
21 disposition. The bids that were received on
22 the property at that time were inadequate. And
23 so until the unsolicited bid received in 2019,
24 there's been no activity on the property.
25 And so we are submitting this today,
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1 following the rejection of the unsolicited
2 proposal, that we proceed with a formal
3 disposition process which includes directing
4 the staff to convene a meeting of the Retail
5 Enhancement and Property Disposition Committee.
6 The Retail Enhancement and Property Disposition
7 Committee, pursuant to policy, shall meet
8 within 30 days following today's board meeting
9 and will establish a scope of the disposition
10 of the evaluation criteria for this property.

11 THE CHAIRMAN: Thank you very much.
12 Let's begin discussion with the board
13 members.

14 Mr. Gillam.

15 BOARD MEMBER GILLAM: Thank you.

16 I remember when this issue came up a
17 couple years ago. And we had several really
18 interesting projects, but as I recall, a logjam
19 at that time was the existing appraisal. We
20 had the property, but it appeared on its face,
21 it didn't hold the value of the property,
22 though, if I remember, from a fair market
23 standpoint. It really made it difficult for us
24 to have, you know, a true assessment.

25 We talked, at that time, about having
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1 another appraisal done. Do we have any updated
2 appraisal? Do we have any idea what the
3 property is actually worth in a market
4 situation?

5 MS. BOYER: I'll defer to Mr. Parola, if
6 he obtained an updated appraisal or has ordered
7 one in response to this. But to my knowledge,
8 we do not have one in our file. I agree with
9 you, it is something we should obtain, but I
10 also think we are in a position where, going
11 through this new process, when the Retail
12 Enhance Committee meets and establishes the
13 scope and the criteria, if our goal is to put
14 the property back in service, and what our
15 scope is, is telling us what you're going to do
16 with it and how it's going to be renovated,
17 that may answer the questions. We're not
18 really looking for a cash purchase price.
19 We're looking for reactivation.

20 BOARD MEMBER GILLAM: Right. So I don't
21 disagree with that. We had this conversa- -- a
22 lengthy conversation last time. We did have,
23 you know, a lot of effort by some developers to
24 try to put together a program to make this
25 property work.

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1 And, ultimately, I felt like at the time,
2 at least I felt like I was stymied because
3 we're here trying to do the best we can with
4 public assets. And the existing appraisal we
5 had was so out of line with what we all
6 perceived was reality, it put us in a difficult
7 spot. And so I just think we ought to
8 reevaluate that, but that's just a comment.

9 Thank you.

10 MR. PAROLA: If I could.

11 THE CHAIRMAN: Let's get protocol
12 established.

13 MR. PAROLA: Sure.

14 THE CHAIRMAN: We did not get a motion on
15 this particular resolution.

16 Can I get one from someone?

17 BOARD MEMBER MOODY: So moved.

18 THE CHAIRMAN: Second?

19 BOARD MEMBER WORSHAM: Second.

20 THE CHAIRMAN: Thank you.

21 BOARD MEMBER GILLAM: Sorry. Sorry about
22 that. I was out of order.

23 THE CHAIRMAN: No, not at all. Those
24 comments are well-taken.

25 Moved by Mr. Moody, seconded by

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1 Ms. Worsham.

2 Mr. Moody, please.

3 BOARD MEMBER MOODY: All right. Well,
4 it's certainly an eyesore, and it's time to get
5 it fixed. I agree, I think maybe the appraisal
6 was a little out of line, maybe a little
7 optimistic. I would propose as we -- when we
8 put it out to bid -- and we'll -- with our next
9 meeting that we have to consider this.

10 I think we should -- if we're going to
11 have to have an appraisal, then I think we
12 should just put it out there for a fresh set of
13 eyes and assess it on that basis.

14 THE CHAIRMAN: Mr. Parola has a comment.

15 MR. PAROLA: If I could.

16 Through the Chair, it's just kind of maybe
17 putting another side to the appraisal coin
18 here.

19 Staff, I would argue, at the time, did not
20 do the committee any favors with our scoring
21 criteria, putting the purchase or lease price
22 at such a high point value and then augmenting
23 that with such a high point value on the
24 financial wherewithal and a low point value,
25 arguably, no point value, on the CRA plan. I

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1 would imagine that is not going to happen this
 2 time.
 3 BOARD MEMBER GILLAM: Thank you.
 4 BOARD MEMBER MOODY: And, like I say, it's
 5 an eyesore. And I don't know what has been
 6 done to the building on either side, but we're
 7 going to have to -- we're going to have to put
 8 something out there that becomes attractive
 9 where a developer will put his money at risk.
 10 THE CHAIRMAN: Any other comments?
 11 BOARD MEMBER MOODY: No.
 12 THE CHAIRMAN: Thank you.
 13 Ms. Worsham.
 14 BOARD MEMBER WORSHAM: I look forward to
 15 having this go through our new process, the
 16 Retail Enhancement Committee and the
 17 Disposition --
 18 The Retail Enhancement and Property
 19 Disposition Commission; is that our name?
 20 So this will be interesting to take this
 21 through the process. So, I agree, we need to
 22 do something with it.
 23 Just, how long have we owned this
 24 property?
 25 MR. PAROLA: Through the Chair, since
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1 favor of Resolution 2020-01-01 signify by
 2 saying aye.
 3 BOARD MEMBERS: Aye.
 4 THE CHAIRMAN: Any opposition by like
 5 sign.
 6 BOARD MEMBERS: (No response.)
 7 THE CHAIRMAN: Passes unanimously.
 8 That closes the Community Redevelopment
 9 Agency.
 10 (The foregoing proceedings were adjourned
 11 at 2:16 p.m.)
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1 1994.
 2 BOARD MEMBER WORSHAM: Thank you.
 3 THE CHAIRMAN: Any further comments?
 4 BOARD MEMBER WORSHAM: No.
 5 THE CHAIRMAN: Mr. Froats.
 6 BOARD MEMBER FROATS: Yeah, I do agree
 7 with Mr. Gillam that if we're going to do that,
 8 we should probably go ahead and get the
 9 appraisal now. We might not seek the appraisal
 10 price, but we should at least know what the
 11 value is so we can use that in our judgment.
 12 THE CHAIRMAN: Mr. Ward.
 13 BOARD MEMBER WARD: No comments.
 14 THE CHAIRMAN: Mr. Padgett.
 15 BOARD MEMBER PADGETT: No further
 16 comments.
 17 THE CHAIRMAN: Mr. Barakat, welcome.
 18 BOARD MEMBER BARAKAT: No comments.
 19 THE CHAIRMAN: I agree. Mr. Moody said it
 20 best, we need to get this project moving. I
 21 didn't realize we've owned it since '94. So
 22 I'm glad to see action on it.
 23 Any further discussion?
 24 BOARD MEMBERS: (No response.)
 25 THE CHAIRMAN: Hearing none, all those in
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1 CERTIFICATE OF REPORTER
 2
 3 STATE OF FLORIDA)
 4)
 5 COUNTY OF DUVAL)
 6
 7 I, Diane M. Tropia, 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 21st day of January 2020.
 16
 17 _____
 18 Diane M. Tropia
 19 Florida Professional Reporter
 20
 21
 22
 23
 24
 25
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