

CITY OF JACKSONVILLE
DOWNTOWN INVESTMENT AUTHORITY
BOARD MEETING

Proceedings held on Wednesday, August 23, 2017,
commencing at 3:15 p.m., Ed Ball Building, 214 North
Hogan Street, Room 851, 8th Floor, Jacksonville,
Florida, before Diane M. Tropia, a Notary Public in and
for the State of Florida at Large.

BOARD MEMBERS PRESENT:

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.
BRAXTON GILLAM, Board Member.

ALSO PRESENT:

AUNDRA WALLACE, DIA, Chief Executive Officer.
TOM DALY, DIA, Redevelopment Analyst.
GUY PAROLA, DIA, Redevelopment Manager.
JIM KLEMENT, DIA, Development Coordinator.
JOHN SAWYER, Office of General Counsel.
JOHNNY GAFFNEY, Office of the Mayor.
JACKIE MOTT, DIA, Accountant.

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1 Downtown Investment Authority supporting the
2 conversion of 62,422 square feet of general
3 office Phase I development rights within the
4 Southside component of the Consolidated
5 Downtown Development for Regional Impact to 150
6 multifamily units, utilizing the Land Use
7 Transportation Tradeoff provision identified in
8 Supplement 1 of the Consolidated Downtown DRI
9 Development Order; finding that the amended
10 plan of the development is consistent with the
11 DIA's Business Investment and Development plan;
12 requesting that the Jacksonville City Council
13 approve the conversion of development rights,
14 conditioned upon the Council's approval of
15 conversion and other requirements of the DRI;
16 allocating 150 multifamily units of development
17 rights to CDP Home Street, LLC, to be utilized
18 on certain property more fully identified on
19 Exhibit A; and authorizing the chief executive
20 officer to execute contracts or documents and
21 otherwise take all necessary action in
22 connection therewith to effectuate the purposes
23 of this resolution.

24 Mr. Chairman, I will let Mr. Parola talk
25 to you about this project.

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1 P R O C E E D I N G S
August 23, 2017 3:15 p.m.

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3 VICE CHAIRMAN MEEKS: So that meeting is
4 closed, and we will open our Downtown
5 Investment Authority meeting.

6 And, Mr. Wallace, I think that means that
7 you're still up.

8 MR. WALLACE: Yes, sir.

9 This brings us to Resolution 2017- --

10 VICE CHAIRMAN MEEKS: I've got to do the
11 minutes, I suppose. I suppose I should do the
12 minutes of July 19, 2017. Let's do that.

13 Do I have a motion to approve those
14 minutes, July 19th?

15 BOARD MEMBER MOODY: So moved.

16 BOARD MEMBER GIBBS: Second.

17 VICE CHAIRMAN MEEKS: Any comments or
18 changes?

19 BOARD MEMBERS: (No response.)

20 VICE CHAIRMAN MEEKS: Okay. Hearing none,
21 then, I think, by acclamation, those minutes
22 are approved.

23 Now, Mr. Wallace.

24 MR. WALLACE: Resolution 2017-06-07. Give
25 me a second here. This is a resolution of the

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1 VICE CHAIRMAN MEEKS: Mr. Parola.
2 MR. PAROLA: Through the Chair, I think
3 the CEO said everything. So I'll just be here
4 for questions.

5 VICE CHAIRMAN MEEKS: Wonderful.

6 In that case, if I could have a motion to
7 approve this and a second.

8 BOARD MEMBER BARAKAT: So moved.

9 BOARD MEMBER PADGETT: Second.

10 VICE CHAIRMAN MEEKS: Okay. Starting with
11 you, Ms. Durden, any questions or comments
12 about this?

13 BOARD MEMBER DURDEN: Thank you,
14 Mr. Chairman.

15 My first question would be, on the
16 resolution itself, this is for the project that
17 we just approved for the REV Grant, so I am
18 just curious why we are suggesting or why the
19 resolution suggests that we give 150 units --
20 transfer 150 units as opposed to 143.

21 VICE CHAIRMAN MEEKS: Let's stop there.
22 Mr. Wallace, can you answer that question?

23 MR. WALLACE: Mr. Parola?

24 MR. DIEBENOW: If I -- if I could,
25 Mr. Chairman.

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1 VICE CHAIRMAN MEEKS: They seem to be
 2 deferring to you.
 3 MR. DIEBENOW: Well, that's okay. We
 4 talked about this, this morning, and I'll give
 5 you the full explanation.
 6 Again, Steve Diebenow 1 Independent Drive,
 7 Suite 1200.
 8 So again, this project is in conceptual
 9 design. It's going to go through the DDRB
 10 review process as well. And so we would
 11 actually -- actually, we'd like to ask for 155
 12 units, the authority for the CEO to allocate up
 13 to 155 units.
 14 Just in abundance of caution, you may
 15 recall, on that other one with the waterfront,
 16 the true waterfront views, we came and asked
 17 for a certain number, and then we ended up
 18 having to come back to ask for a different
 19 number of units to be allocated.
 20 So 143 is the minimum that we're required
 21 to build under the REV Grant with the dollar
 22 amount that's been indicated. And so just in
 23 an abundance of caution, to prevent us from
 24 having to come back over a technicality in the
 25 number of units, we would ask for that number

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1 MR. WALLACE: Yes.
 2 MR. DIEBENOW: And, Mr. Chairman, if I
 3 could, and I really appreciate the indulgence,
 4 but just to step back for the broad picture,
 5 because I know you have some new members and
 6 some other folks that -- once the allocation
 7 leaves here, they're not -- you may not know
 8 what happens.
 9 This resolution on the allocation of
 10 development rights is actually going to have to
 11 go to City Council as well because we're doing
 12 a conversion. So the extra step also that's
 13 taking place is that there's going to be a
 14 traffic study that's performed in order to
 15 justify the conversion of the development
 16 rights.
 17 If we did this traffic study for 143 units
 18 and then we ended up needing 144, we'd have to
 19 go back and redo the whole traffic study and go
 20 all the way back through City Council again.
 21 So that's -- again, I know it's more than you
 22 really want to know, but that's why we're just
 23 taking this abundance of caution approach,
 24 because after we're done here, assuming that
 25 the board approves it, then we still have to do

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1 to go up to 155 units. And then that's the
 2 range within which this project will be --
 3 VICE CHAIRMAN MEEKS: Let me stop you
 4 there and ask our staff. Mr. Wallace, are you
 5 agreeable to 155?
 6 MR. WALLACE: Guy.
 7 MR. PAROLA: Through the Chair, I think
 8 the 155 is a conversion of about 3,000 more
 9 square feet of office, if my math is correct.
 10 That said -- and then I would, through the
 11 Chair to Ms. Durden, whatever unused rights
 12 they have get kicked back to us anyway.
 13 So if they want to make an abundance of
 14 caution decision, and we have to go through a
 15 conversion of development rights of office, of
 16 which we currently have 446,000, so 10 acres
 17 of, I don't see that we're putting a whole lot
 18 of development rights at risk for the duration
 19 it takes for them to get a CO, especially in
 20 light of the time that they have to perform.
 21 And I go to Section 4 of the resolution for
 22 those performance requirements.
 23 VICE CHAIRMAN MEEKS: Okay. So I'm taking
 24 that to mean, Mr. Wallace, you and your staff
 25 are agreeable to 155; is that correct, sir?

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1 a traffic study, and then we still have to take
 2 that traffic study and this resolution to City
 3 Council to get the conversion blessed and to
 4 have the allocation completed.
 5 VICE CHAIRMAN MEEKS: Mr. Sawyer, it seems
 6 that this would rise to the level of needing an
 7 amendment for the 155 versus the -- was it --
 8 did I hear 143 that's there now? Is that -- do
 9 you agree with that?
 10 MR. DIEBENOW: 150.
 11 MR. WALLACE: 150 is here right now.
 12 VICE CHAIRMAN MEEKS: I thought I heard
 13 143 at some point. Anyway, we need a change to
 14 155. That seems like we need a resolution to
 15 that effect.
 16 MR. SAWYER: Or just a motion to amend.
 17 VICE CHAIRMAN MEEKS: Yes. A motion to
 18 amend, yes.
 19 BOARD MEMBER MOODY: I'll make that
 20 motion.
 21 VICE CHAIRMAN MEEKS: Okay. Second?
 22 BOARD MEMBER PADGETT: Second.
 23 VICE CHAIRMAN MEEKS: Let's discuss that.
 24 Any questions or comments about that
 25 amendment?

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1 BOARD MEMBER BARAKAT: One quick question
2 regarding the total density of the site. How
3 are you guys addressing parking? And what is
4 the ratio?
5 MR. DIEBENOW: Gosh, I really should have
6 been prepared for that question. I don't
7 remember the parking unit count off the top of
8 my head. A hundred and forty-five is the total
9 number of parking spaces under the current
10 configuration that we have right now with
11 143 units.
12 BOARD MEMBER BARAKAT: All right. So it
13 sounds like you're planning one per unit.
14 MR. DIEBENOW: Correct.
15 BOARD MEMBER BARAKAT: One space per unit.
16 MR. DIEBENOW: And again, that's super
17 conservative because we haven't done design
18 drawings and really, you know, drilled down.
19 You may recall on the waterfront project we
20 have had before, we ended up adding an
21 additional 5 percent of parking just because,
22 as you get further along in the construction
23 drawing process, you know better what your --
24 you know, what your site's going to look like.
25 But, yeah, 145 is the current parking
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1 count for 143 units.
2 BOARD MEMBER BARAKAT: Thank you.
3 VICE CHAIRMAN MEEKS: Any more questions?
4 Ms. Durden.
5 BOARD MEMBER DURDEN: Oh, this is just on
6 the amendment?
7 VICE CHAIRMAN MEEKS: Just on the
8 amendment.
9 BOARD MEMBER DURDEN: No.
10 VICE CHAIRMAN MEEKS: Okay. Any public
11 comment on the amendment?
12 AUDIENCE MEMBERS: (No response.)
13 VICE CHAIRMAN MEEKS: Okay. Hearing none,
14 all in favor of the amendment.
15 BOARD MEMBERS: Aye.
16 VICE CHAIRMAN MEEKS: I don't think there
17 are any opposed.
18 Okay. In that case, we are back to the
19 main resolution. So any more questions or
20 comments on the resolution?
21 MR. DIEBENOW: Do we need the "or assigns"
22 language, John, or is that okay?
23 MR. SAWYER: It's in the body of the
24 agreement, so I think in total it's fine.
25 MR. DIEBENOW: Thank you.
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1 VICE CHAIRMAN MEEKS: Get this out of our
2 dais first. Gentlemen, any questions or
3 comments over here?
4 BOARD MEMBER GIBBS: No comments.
5 BOARD MEMBER PADGETT: No.
6 VICE CHAIRMAN MEEKS: All right. I'm
7 working my way to you, Ms. Durden. Make
8 sure --
9 BOARD MEMBER DURDEN: That's okay.
10 VICE CHAIRMAN MEEKS: These three
11 gentlemen over here, any questions or comments?
12 BOARD MEMBER BARAKAT: No.
13 VICE CHAIRMAN MEEKS: All right.
14 Ms. Durden.
15 BOARD MEMBER DURDEN: Thank you.
16 So what I want to try to understand is, we
17 just gave -- we just approved a REV Grant for
18 143 based upon the math associated with
19 143 units. Based upon -- I mean, everything
20 that we did was based on 143 units.
21 I'd like to hear from staff, what does the
22 impact -- what is the impact if they have 155
23 units? Because other than -- okay, 10 percent,
24 obviously, I understand that, but what I'm
25 concerned about is the -- we granted this REV
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1 Grant, which will reduce their taxes over the
2 next 15 years, but what will be the impact and
3 how are they going to get these additional
4 units? Are we going to have a taller project?
5 Are we going to --
6 VICE CHAIRMAN MEEKS: Ms. Durden, let me
7 stop you there. You're starting to get two or
8 three different questions there involved.
9 So the first thing you seem interested in
10 is the effect on the taxes we're going to
11 collect?
12 BOARD MEMBER DURDEN: I --
13 VICE CHAIRMAN MEEKS: Is that the first
14 thing?
15 BOARD MEMBER DURDEN: Let me just -- let
16 me clarify. I want to understand from the
17 staff what the impact to the numbers in the --
18 basically, the analysis, the mathematical
19 analysis that was done, what will be the impact
20 to that if we now approve them getting up to
21 155 as opposed to the 143.
22 VICE CHAIRMAN MEEKS: Let me clarify. You
23 said "mathematical analysis." Do you mean the
24 effects on the numbers in the REV Grant
25 calculations? Is that what you mean?
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1 BOARD MEMBER DURDEN: The analysis that
2 was done by staff based upon 143. Yes, I want
3 to know what is the impact. If they had done
4 the analysis for 155, what would be the impacts
5 of that change.

6 VICE CHAIRMAN MEEKS: Okay. So again, I'm
7 just trying to clarify. Are you -- you're
8 interested in the math of the REV Grant
9 calculation. Are you also interested in what
10 that would do to the rate of return and related
11 items and how that interplayed with the REV
12 Grant? Is that what you're asking?

13 BOARD MEMBER DURDEN: That and other
14 things. Whatever it is that they've looked at.
15 I mean, I know the rate of return, according to
16 Mr. Wallace, was 1.88. Is it going to go up if
17 they have more? What about the number of
18 units? What does that do to the net value in
19 assigning what is going to come to the City as
20 a result of the project?

21 VICE CHAIRMAN MEEKS: All right. As best
22 I understand -- and again, the rate of return
23 that was talked about was 6-and-a-half percent.
24 So the way I would -- I think I understand your
25 question would be, has the staff done any

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1 analysis as to what would be the effect on the
2 various mathematical calculations which would
3 include but not be limited to the rate of
4 return considering the REV Grant effects; has
5 the staff done anything to recalculate all
6 those amounts using 155 units and the resulting
7 cost, and revenues, and all those things, to
8 see how all those various calculations would
9 come out, if that was done? Is that getting
10 close to what you would like?

11 BOARD MEMBER DURDEN: I expressed the way
12 I wanted the question asked.

13 VICE CHAIRMAN MEEKS: Do your best with
14 it, then, gentlemen.

15 MR. DALY: If I may, through the Chair to
16 Ms. Durden, we've not done any particular
17 analysis on 155 units. The REV Grant is kind
18 of set at a minimum performance level of 143
19 units. That's -- and it's based off the
20 construction costs.

21 I haven't seen what the construction costs
22 might change to if it's 155 or 150 units, but
23 the REV Grant itself is capped at the
24 \$2,530,000. So it may pay out sooner if the
25 amount goes up.

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1 If the value of the property goes up, the
2 net percent value of the project will increase,
3 and the rate of return would increase. I can't
4 foresee, on income-based approach, how the
5 assessed value of the property would decrease
6 with additional units as the net income of the
7 property would be increasing.

8 So in light of that, there's only a
9 positive upside to the TID and the DIA from the
10 additional units from a financial standpoint.

11 VICE CHAIRMAN MEEKS: I think that's a --
12 I didn't realize that. I should have
13 remembered that. So that's a critical concept,
14 it would seem to me, that we're capped on how
15 much we are going to have as a REV Grant. So
16 to the extent that they end up with more rents,
17 more value and a higher tax base, that we're
18 going to ultimately collect more taxes.

19 MR. DALY: Correct. And they may pay off
20 faster, so our outflows would end sooner.

21 VICE CHAIRMAN MEEKS: Yeah. Okay.

22 All right. Ms. Durden, any further
23 questions or comments about that?

24 BOARD MEMBER DURDEN: No, but I -- and
25 maybe this is a comment to staff. Along the

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1 lines of what Mr. Barakat said earlier, that if
2 we know -- and obviously, staff knew that --
3 according to this resolution, that we were
4 going to be asked to give up to 150, or
5 actually, now, 155, I think that it would be
6 very helpful for staff to prepare documentation
7 to show the difference between what -- the
8 amount that we're being asked to give in the
9 development rights in comparison to the
10 analysis that's done for the minimum number, if
11 you will, for the REV Grant for the future.

12 VICE CHAIRMAN MEEKS: Mr. Wallace.

13 MR. WALLACE: Through the Chair to
14 Ms. Durden, number one, I don't have a problem
15 with your comments, so we can do that in the
16 future, but you're not always dealing with an
17 exact science.

18 They're preparing, just in case they go
19 through DDRB, that whatever changes may come
20 about, they may have to move towards 144, 145,
21 or a number of different units, but their
22 construction numbers that they give to us is
23 based off 143 units. And it's prudent for us
24 to go off of that particular number. And I
25 don't know what this is going to be over here,

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1 because that's through a design review process.
2 And that's what I'm bringing to you, which is
3 what they're basing things off of from the REV
4 Grant standpoint.
5 But if we were moving from 150 units of
6 development rights to 175 units of development
7 rights, yeah, I see that we probably should do
8 a different analysis, but we're capping at
9 \$2.5 million.
10 VICE CHAIRMAN MEEKS: Why don't we do
11 this, then, as a suggestion to bring this to a
12 close so we can vote on this amendment:
13 Why don't we, as a Finance Committee, the
14 next time we have a Finance Committee meeting,
15 take up -- and I think -- going particularly to
16 Mr. Barakat's comments about developing a
17 format of some description, I think what you're
18 already doing, Mr. Wallace, sounds pretty
19 complete to me, but to document that in terms
20 of what you're going to obtain in information
21 to support the issue of these REV Grants, which
22 basically goes back, as I can see it, to making
23 sure that a certain return is going to be
24 achieved subject to that and that the lender
25 and/or equity investor is requiring that, which
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1 I think you've done, it seems to me. Unless
2 there's a dramatic change as far as approving
3 up to a certain number of units versus what
4 they think they're going to build, given that
5 we cap the -- that we cap the amount that can
6 be paid out in the REV Grant, having another
7 analysis done for that part doesn't seem all
8 that germane to me, but we could take that up
9 in the Finance Committee as well.
10 So that's -- that's how I would like to
11 bring that to a close, if we could, Ms. Durden.
12 BOARD MEMBER DURDEN: Mr. Chairman, I'm
13 not a member of the Finance Committee, so I
14 won't be participating in that. And so the
15 only opportunity I have to express my concern
16 is at this board. And so it is --
17 VICE CHAIRMAN MEEKS: Ms. Durden, if I may
18 interrupt, we're going to talk about -- I
19 thought Mr. Bailey might appear. We're going
20 to talk about who's on the committees. You may
21 want to be on the Finance Committee. You can
22 always attend, so we can -- we can handle -- we
23 can handle that.
24 So any public comments on this resolution?
25 AUDIENCE MEMBERS: (No response.)
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1 VICE CHAIRMAN MEEKS: Hearing none, all in
2 favor, say aye.
3 BOARD MEMBERS: Aye.
4 VICE CHAIRMAN MEEKS: Any opposed?
5 BOARD MEMBERS: (No response.)
6 MR. WALLACE: Mr. Chairman.
7 VICE CHAIRMAN MEEKS: Okay. Mr. Wallace.
8 MR. WALLACE: This brings us to Resolution
9 2017-08-04. This is a resolution of the
10 Downtown Investment Authority approving an
11 amendment of the redevelopment agreement dated
12 March 30th, 2011, between the City of
13 Jacksonville, the Jacksonville Economic
14 Development Commission and the Jacksonville
15 Historical Society for the purpose of relaxing
16 the Historic Preservation Trust Fund grant
17 restrictions of lease of the properties;
18 recommending that the Jacksonville City Council
19 approve such an amendment; and authorize the
20 CEO of the DIA to negotiate the language and
21 conditions of such agreement and authorize the
22 CEO to execute such amendments and other
23 documents as may be needed.
24 Mr. Chairman, the Jacksonville Historical
25 Society received a \$250,000 historic
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1 preservation grant in the year 2011, and they
2 had some various different restrictions on it.
3 And the property is located at 314 and 318
4 Palmetto Road. And the properties consist of
5 what is the old St. Luke's Hospital and the
6 Florida Casket Company.
7 What they're seeking to do is -- right
8 now, they have some restrictions that prohibit
9 the sale or leasing of project properties.
10 What we're proposing is a modification to that
11 RDA that allows for them to basically lease
12 properties. And they would then, in turn, take
13 that revenue and flow it back into the
14 rehabilitation and maintenance of the building
15 at 318 Palmetto Road itself.
16 Without that particular amendment, they
17 can't lease it. And then there would be no
18 excess revenue and then they wouldn't able to
19 flow the money back into 318 Palmetto Road.
20 From a staffing standpoint and looking at
21 it, it is -- I think it's wise to work with
22 them and to allow them this particular
23 amendment to their existing RDA to achieve this
24 particular desired goal, that they would like
25 to lease on the property, and they want to flow
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1 the money back into the rehabilitation of one
2 of the actual buildings itself.
3 VICE CHAIRMAN MEEKS: Okay. Could I have
4 a motion to that effect?
5 BOARD MEMBER MOODY: So moved.
6 VICE CHAIRMAN MEEKS: Second?
7 BOARD MEMBER PADGETT: Second.
8 VICE CHAIRMAN MEEKS: Okay. Mr. Grey, any
9 questions or comments?
10 BOARD MEMBER GREY: No.
11 VICE CHAIRMAN MEEKS: Mr. Padgett?
12 BOARD MEMBER PADGETT: No.
13 VICE CHAIRMAN MEEKS: Mr. Gibbs?
14 BOARD MEMBER GIBBS: No, no comments.
15 Thank you.
16 VICE CHAIRMAN MEEKS: Ms. Durden?
17 BOARD MEMBER DURDEN: Yes, I do have
18 just -- I'm in favor of the motion. I would
19 like to have a little bit of information about,
20 do we know how much of the building at 318
21 they're proposing? Do we know anything about
22 the lease that they're requesting?
23 MR. WALLACE: I'm sorry. You want to know
24 about the lease itself and how much of the
25 property -- I think, right now, a determination
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1 of how much they would be able -- how much
2 they're going to lease of the building is
3 unknown. They can't even go out and have that
4 conversation because they don't even have the
5 ability to do so thus far. So -- go ahead,
6 ma'am.
7 BOARD MEMBER DURDEN: Well, the reason I'm
8 asking is because it's very specific in the
9 resolution, that it allows for the lease of a
10 portion of the building. And so, you know, is
11 that actually what they want, just a portion of
12 the building?
13 And how much of -- I mean, how large is
14 this building? I don't know anything about
15 this building. And there's nothing -- there's
16 no -- nothing in the packet that tells us. Is
17 there somebody --
18 MR. WALLACE: I'm trying to think of
19 the --
20 BOARD MEMBER DURDEN: Mr. Chairman, maybe
21 there's somebody from --
22 MR. WALLACE: I'm trying to think of the
23 size of the building itself.
24 BOARD MEMBER DURDEN: -- the historical
25 society.
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1 MR. PAROLA: If I could, through the
2 Chair. And I apologize, some of these are just
3 anecdotal conversations I've had about this,
4 and that's about as much as I can offer you.
5 The conversations we've had with other
6 people and a council member in particular was
7 that -- providing that this remained their
8 home. Getting, too, on the nose with the
9 square footage at this point, kind of to
10 Mr. Wallace's point, was kind of premature. So
11 I'm not answering the question, I'm just kind
12 of trying to couch, again, the beginning
13 conversations that we had, that so long as this
14 was their home and they had it as their office
15 space, they were kind of meeting the overall
16 intent of why they got the money in the first
17 place. And --
18 VICE CHAIRMAN MEEKS: Let me clarify,
19 then, if I might, just to be sure.
20 So the building we're talking about here
21 is what I call the old church building, where
22 they have their offices now; is that correct?
23 MR. WALLACE: Yes. Yeah. So the property
24 itself --
25 VICE CHAIRMAN MEEKS: Is that correct?
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1 MR. WALLACE: Yes.
2 VICE CHAIRMAN MEEKS: Okay. So, I mean,
3 just -- just as a little background
4 information, because I have been in that
5 building a number of times, that was formerly a
6 church building. It was moved on that site.
7 It's a red brick building. It looks like a
8 church. It was, I guess, decommissioned at
9 some point in time.
10 I was briefly on that board some years
11 ago. They have -- in the back part of the
12 building, the Historical Society has their
13 offices. And the rest of the building is, for
14 the most part, available for meetings and
15 things. And so once a month or so, as an
16 example, they will have meetings and have
17 someone who makes a presentation.
18 So it seems to be what they're saying here
19 is that they have some extra space they would
20 like to be able to lease as a portion of that
21 building. As far as what they could do, it's
22 got to be a fairly small portion, I would
23 think, because I would -- I would imagine
24 80 percent or more of the building is in what I
25 would call the public meeting area.
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1 Did that sound about right?
2 MR. WALLACE: So the building itself of
3 record is, roughly, a little over 12,000 square
4 feet of space. That's what it is. So the
5 amount that they occupy for their basic
6 offices, you are correct. The other portions,
7 what they would be willing to talk about
8 leasing out, but whom they would lease to, who
9 the entity is and the amount of square footage
10 that they would need is unknown at this
11 particular point in time. We're granting them
12 the flexibility to do so is what is being asked
13 at this particular point in time.

14 VICE CHAIRMAN MEEKS: Well, I can also
15 imagine, now that I'm thinking about it a
16 little bit, that they could have different
17 entities or people periodically lease their --
18 what I'm going to call their public leasing --
19 their public meeting space.

20 I mean, that may be something they're --
21 they're anticipating doing in the interest of
22 raising revenue. So I guess it may not just be
23 the leasing of some office space. It might be
24 people periodically using their public meeting
25 space.

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1 So I can understand, as I'm thinking
2 through this a little bit and thinking about
3 how the building is structured, why it may not
4 be very easy or even possible to specify
5 exactly what they would be doing because they
6 may not know all of the different opportunities
7 they could avail themselves.

8 Does that sound --
9 MR. WALLACE: At the present time, they
10 have no lease available or anything of that
11 nature, but this is the direction they would
12 like to go in. They can't go in that direction
13 of even leasing it because there's the
14 restricted -- the restrictions based upon the
15 actual RDA that's in place right now.

16 BOARD MEMBER BARAKAT: Mr. Chairman, real
17 quick, the building I pulled up is -- 318
18 Palmetto is the old casket factory building?
19 Is that what you're thinking of?

20 VICE CHAIRMAN MEEKS: Well, I thought it
21 was -- I thought you just answered the
22 question, it was the former church building is
23 why I was asking you. So I'm describing a
24 different building.

25 MR. DALY: The site's got two buildings on
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1 it, the old St. Luke's Hospital and the Florida
2 Casket Company building.

3 VICE CHAIRMAN MEEKS: Well, neither of
4 those is a former church building, Ms. Durden.
5 So everything I've been saying about a church
6 building is inappropriate. I asked that
7 question.

8 MR. WALLACE: Mr. Chairman, I indicated
9 St. Luke's Hospital and Florida Casket, and I
10 gave the addresses of 314 and 318.

11 VICE CHAIRMAN MEEKS: I'm sorry. I missed
12 that. Let me retract all that I just said.

13 MR. WALLACE: I didn't want to interrupt
14 you, but I just know what I read into the
15 record. And --

16 VICE CHAIRMAN MEEKS: My apologies.

17 MR. WALLACE: Okay.

18 VICE CHAIRMAN MEEKS: So, you know, they
19 have -- yeah, that's another set of buildings.
20 They have an old casket factory. And what was
21 the other one?

22 MR. WALLACE: It was the old St. Luke's
23 Hospital.

24 VICE CHAIRMAN MEEKS: The old St. Luke's
25 Hospital. I don't think either of those

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1 buildings -- are either of those buildings
2 being used now?

3 BOARD MEMBER BARAKAT: If I may, I've been
4 in both. 314 is the headquarters for the --
5 where their administrative offices are located.

6 VICE CHAIRMAN MEEKS: Right.

7 BOARD MEMBER BARAKAT: They have tried to
8 lease the casket factory for many years. I
9 don't -- I don't think they use it as an
10 organization. They may use it for storage.
11 It's basically a warehouse. And I don't know
12 what the proposed use is. To try to convert it
13 to office, it would require a fair amount of
14 dollars to renovate it.

15 But I do think -- I mean, as far as the
16 portion definition is concerned, given the
17 building, it would be pretty easy to determine
18 what portion they want. Do they want -- it's a
19 three-story building. Is it a third? Is it
20 the entire building? Is it two-thirds of the
21 building? I think that could be easily known
22 if they had it.

23 VICE CHAIRMAN MEEKS: Well, is this both
24 buildings? Again, they want to lease part of
25 both buildings?

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1 MR. DALY: Only 318.
2 VICE CHAIRMAN MEEKS: Which is --
3 MR. WALLACE: Only 318.
4 VICE CHAIRMAN MEEKS: Which is the
5 casket --
6 MR. WALLACE: The casket company.
7 VICE CHAIRMAN MEEKS: Okay. Casket --
8 okay.
9 I'm sorry for misleading you, Ms. Durden.
10 BOARD MEMBER BARAKAT: If I may make a
11 suggestion, I think we're open to the idea. I
12 think there's a lack of -- a distinctive lack
13 of information here. It's a bit of an unusual
14 request for this board. It's not one of our
15 typical grants or incentives that we grant --
16 that we give.
17 So is it -- would it be a problem in the
18 timing of the negotiations with their tenant if
19 we deferred this to next month and received
20 additional information?
21 MR. WALLACE: I mean -- through the Chair
22 to Mr. Barakat, this could have proceeded
23 directly straight to Council, but it didn't.
24 Okay? And a lot of the answers and a lot of
25 the questions that you're asking, they're just
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1 really unknown, but this restrictive piece is
2 here, and they're unable -- they don't have a
3 tenant right now.
4 I don't know what Dane Grey & Company
5 would want. Would they want the first floor,
6 would they want the second floor, but what I do
7 know is Dane Grey & Company can't even get
8 anything at the present time because you, the
9 Historical Society, have no ability to lease
10 anything because this restriction is in that
11 particular grant agreement, period.
12 But they've gone the route of asking us to
13 take a look at the existing RDA, relax that
14 language, which would allow them an opportunity
15 to try and work finding a tenant. Maybe they
16 want all three floors, or maybe they just want
17 the first floor, but going and having that
18 conversation, from their perspective, they want
19 to know that they have the ability to do it.
20 And that's how we've actually gotten to where
21 we are right now.
22 I don't disagree with you that this is not
23 something normally how we've brought projects
24 to you before, but I just don't have a lot of
25 information. I don't have an actual tenant. I
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1 just have -- I have knowledge of a will of what
2 they would like to do.
3 VICE CHAIRMAN MEEKS: Mr. Moody.
4 BOARD MEMBER MOODY: Just a question and
5 then a comment. Is it safe to say that the
6 Historical Society has the responsibility of
7 maintaining the building?
8 MR. WALLACE: Yes.
9 BOARD MEMBER MOODY: Okay. So these
10 dollars they want to pour back into the
11 building?
12 MR. WALLACE: Yes.
13 BOARD MEMBER MOODY: I may be just totally
14 wrong on this, on this, on this resolution, but
15 I think it's Palmetto Street not Palmetto Road.
16 Someone needs to check that.
17 VICE CHAIRMAN MEEKS: Okay.
18 MR. WALLACE: Street. You're right.
19 VICE CHAIRMAN MEEKS: Street.
20 BOARD MEMBER GIBBS: Mr. Chair, can we
21 call the question now?
22 VICE CHAIRMAN MEEKS: You can do that if
23 you can get a second.
24 BOARD MEMBER PADGETT second.
25 VICE CHAIRMAN MEEKS: In that case, we're
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1 going to vote on this subject to public
2 comment.
3 Again, I apologize for misleading you
4 about the nature of the building.
5 So all in favor, say aye.
6 BOARD MEMBER PADGETT: Aye.
7 BOARD MEMBER GREY: Aye.
8 BOARD MEMBER BARAKAT: Aye.
9 BOARD MEMBER GIBBS: Aye.
10 BOARD MEMBER GILLAM: Aye.
11 BOARD MEMBER MOODY: Aye.
12 VICE CHAIRMAN MEEKS: Aye.
13 All opposed?
14 BOARD MEMBER DURDEN: Aye.
15 VICE CHAIRMAN MEEKS: All right. You've
16 got that. Seven to one, I think.
17 MR. WALLACE: Mr. Chairman, John, that was
18 to call the question. The actual resolution
19 itself, are they in order based upon Robert's
20 Rules of Order?
21 VICE CHAIRMAN MEEKS: I may have -- I may
22 have confused that and done those two things
23 together. I'm sorry. We -- we certainly voted
24 to call the question.
25 MR. WALLACE: Right.
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1 VICE CHAIRMAN MEEKS: I don't think we
2 need public comment for that. I should
3 probably ask for public comment again on the
4 resolution.
5 AUDIENCE MEMBERS: (No response.)
6 VICE CHAIRMAN MEEKS: And then hearing
7 none, we will now vote on the resolution. So
8 all in favor of the resolution, say aye.
9 BOARD MEMBER PADGETT: Aye.
10 BOARD MEMBER GREY: Aye.
11 BOARD MEMBER BARAKAT: Aye.
12 BOARD MEMBER GIBBS: Aye.
13 BOARD MEMBER GILLAM: Aye.
14 BOARD MEMBER MOODY: Aye.
15 VICE CHAIRMAN MEEKS: Aye.
16 All opposed?
17 BOARD MEMBER DURDEN: No.
18 VICE CHAIRMAN MEEKS: So it's seven to
19 one. Mr. Gibbs and I will be pleased to take
20 ten minutes.
21 Thank you.
22 (Brief recess.)
23 VICE CHAIRMAN MEEKS: Call the meeting
24 back to order.
25 MR. WALLACE: Mr. Chairman.
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1 VICE CHAIRMAN MEEKS: Mr. Wallace.
2 MR. WALLACE: We have an REP, an acronym,
3 Retail Enhancement Program, Number 2017-001.
4 Mr. Chairman, the applicant is proposing
5 to develop roughly 1,573 square feet of first
6 floor retail space at 76 South Laura Street,
7 which is the SunTrust building.
8 The applicant is proposing healthy, casual
9 fast food. The applicant's company's name is
10 Tossgreen. They currently have a location on
11 the Southside. And I do -- Southside
12 Boulevard. I do believe they are eventually
13 going to go into a location somewhere near the
14 Town Center, but I would venture to say, from a
15 healthy food standpoint, I frequent the
16 Southside location on a regular basis. It
17 doesn't look like it, but I do, you know, so I
18 can vouch for, this would be a great addition
19 to our lunchtime venues within downtown itself
20 and one that's sorely needed from a -- from
21 just a personal perspective.
22 But from the standpoint of -- their total
23 project cost is roughly almost \$298,000.
24 They've got equity going in; roughly, almost
25 232,000. They're seeking an amount from us,
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1 roughly about 31,459.77 of eligible cost up
2 under the Retail Enhancement Program.
3 So for Braxton, who is new, the staff has
4 gone through and reviewed this. You had to
5 have a minimum score of 25. They were able to
6 reach a score of 26. From a job creation
7 standpoint, they are going to be between almost
8 5-and-a-half to 12 full-time equivalents.
9 And this particular grant is going to be
10 from a personal guarantee standpoint. However,
11 as long as they remain operational for five
12 years, we forgive a portion of the debt each
13 year itself. So by the fifth year, including
14 therein business operation, still have the same
15 number of employees, meeting those particular
16 obligations, the debt will be forgiven.
17 The applicant got -- obtained all
18 appropriate permits within six months of final
19 program document approval and executed
20 agreements with the DIA. They've got to have
21 all work completed within a six-month period
22 for the final program document approval and
23 execution of agreements by the DIA. They can
24 get a six-month period extension to comply with
25 the final program documents. And as I
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1 indicated, it is secured by a personal
2 guarantee itself.
3 So this has already gone through
4 committee. I think Mr. Gibbs is one of the
5 committee members, and Mr. Meeks.
6 VICE CHAIRMAN MEEKS: Except I was -- I
7 was out of town during that meeting. So --
8 MR. WALLACE: I'm sorry. Mr. Bailey.
9 VICE CHAIRMAN MEEKS: Mr. Bailey.
10 MR. WALLACE: Mr. Bailey filled in.
11 VICE CHAIRMAN MEEKS: He's conspicuously
12 asking Mr. Wallace.
13 MR. WALLACE: Mr. Bailey -- Mr. Gibbs
14 filled in for Mr. Meeks at that meeting.
15 BOARD MEMBER GIBBS: I did.
16 VICE CHAIRMAN MEEKS: Thank you,
17 Mr. Gibbs.
18 BOARD MEMBER GIBBS: You're quite welcome.
19 MR. WALLACE: Yes. So again, their
20 product is salads, wraps, burrito warm bowls,
21 you know, soups, fresh juices and smoothies.
22 So if you're -- if you are so inclined to
23 approve this, hopefully, the applicant will get
24 moving and doing tenant improvements at the
25 SunTrust building.
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1 VICE CHAIRMAN MEEKS: All right. Could I
 2 have a motion and a second for us to discuss
 3 this?
 4 BOARD MEMBER MOODY: So moved.
 5 BOARD MEMBER GIBBS: Second.
 6 VICE CHAIRMAN MEEKS: All right.
 7 Mr. Barakat.
 8 BOARD MEMBER BARAKAT: Just one
 9 overreaching question, or overarching question
 10 I should say -- by the way, I'm supportive of
 11 bringing healthy food downtown. We don't have
 12 enough of it. So I like this project.
 13 And the space, as it is currently today,
 14 is in, I think, second generation office space;
 15 is that correct, the current existing
 16 conditions of the space that they are moving
 17 to?
 18 MR. WALLACE: It's on the first floor.
 19 You said second generation office space?
 20 BOARD MEMBER BARAKAT: Sorry. That's an
 21 industry term. So it's currently built out as
 22 office space?
 23 MR. WALLACE: Okay.
 24 BOARD MEMBER BARAKAT: Normally occupied
 25 as office space.
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1 MR. WALLACE: Okay.
 2 BOARD MEMBER GREY: Yes, it is.
 3 MR. WALLACE: Okay. It was the site that
 4 was -- we had previously approved a potential
 5 restaurant to go there. It's the same site,
 6 same location where Jersey Mike's was going to
 7 be.
 8 VICE CHAIRMAN MEEKS: Okay. I remember
 9 it. Okay.
 10 MR. WALLACE: Yeah, same location.
 11 BOARD MEMBER BARAKAT: So it's safe to
 12 say, most of the costs are going towards
 13 converting from an office use to making the
 14 space retail ready and all the infrastructure
 15 required for that conversation, which is really
 16 the purpose of this program, correct?
 17 MR. WALLACE: Right. Through the Chair to
 18 Mr. Barakat, so the improvements are going to
 19 include plumbing, electrical, mechanical and
 20 some exterior improvements. That's what the
 21 funds are going for.
 22 BOARD MEMBER BARAKAT: Yeah. Just to
 23 confirm for new board members, we made it very
 24 clear that we're not funding FF and E --
 25 MR. WALLACE: Right.
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1 BOARD MEMBER BARAKAT: -- for retail
 2 businesses. We're not funding tenant
 3 improvements for retail businesses. We are
 4 going to fund elements of the build-out that
 5 can be used for future tenants in the event the
 6 business does not make it or relocates after
 7 five years so that it stays as retail ready in
 8 the marketplace for a long period of time.
 9 I support the project.
 10 VICE CHAIRMAN MEEKS: Okay. Just a
 11 further comment, too, maybe this was apparent.
 12 Mr. Gillam, we call these grants, but
 13 they're really forgivable loans. They're
 14 forgiven at 20 percent a year as long as the
 15 person -- the business stays in there. So if
 16 the business does not, then if there's two
 17 years left on the lease, then there's going to
 18 be 40 percent of the remaining amount owed back
 19 to us.
 20 Mr. Moody.
 21 BOARD MEMBER MOODY: Sounds like a good
 22 addition to downtown Jacksonville. Looks like
 23 a good menu. I'm for it.
 24 VICE CHAIRMAN MEEKS: Mr. Gillam.
 25 BOARD MR. GILLAM: I would agree, we could
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1 certainly use more healthy options downtown. I
 2 guess my only question -- again, this shows my
 3 newness to the board -- is, how do you arrive
 4 at the amount relative to the -- you know, to
 5 the investment of the potential applicant to
 6 what the loan amount is going to be? How is
 7 that derived at? Is there a formula?
 8 MR. DALY: Through the Chair to Board
 9 Member Gillam, there's either \$20 per square
 10 foot or 50 percent of the project cost for the
 11 improvements, whatever you hit first.
 12 BOARD MEMBER GILLAM: Okay.
 13 MR. DALY: So that's a cap. Either one of
 14 those caps, whichever one you hit first. To
 15 date, everyone's at the \$20 a square foot
 16 first.
 17 VICE CHAIRMAN MEEKS: Ms. Durden.
 18 BOARD MEMBER DURDEN: No questions.
 19 VICE CHAIRMAN GRAY: Mr. Grey.
 20 BOARD MEMBER GREY: No questions.
 21 VICE CHAIRMAN MEEKS: Mr. Padgett.
 22 BOARD MEMBER PADGETT: No. I like it. I
 23 think we need healthy food downtown. They're
 24 established. They've got a personal guarantee
 25 to back up the -- back it up. So I like it.
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1 VICE CHAIRMAN MEEKS: Mr. Gibbs.
2 BOARD MEMBER GIBBS: My only question at
3 the Retail Enhancement Committee meeting was
4 whether or not the market is ready for this
5 kind of thing. And I was -- I said, you know,
6 this is San Francisco or New York, that kind of
7 cuisine. And I was glad to hear that the
8 market is moving in that direction, so I'm in
9 favor.
10 VICE CHAIRMAN MEEKS: Do we have any
11 public comment?
12 AUDIENCE MEMBERS: (No response.)
13 VICE CHAIRMAN MEEKS: Okay. Hearing
14 none -- I think the two owners are here with us
15 today. So if you would like to come forward,
16 at least be recognized and receive our thanks
17 for this opportunity downtown.
18 (Audience members approach the podium.)
19 MR. PATEL: Good evening, everyone. I'm
20 Satyen Patel.
21 MS. PATEL: And I'm Manali Patel.
22 MR. PATEL: Yes, I'm co-founder of
23 Tossgreen and she's the president and CEO.
24 So currently, we have couple locations.
25 Currently, one is off Southside, and another
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1 one is in St. Johns Town Center. Both are
2 operated. We started Tossgreen roughly around
3 five years.
4 VICE CHAIRMAN MEEKS: Well, thanks for
5 this vote of confidence for downtown. So we
6 can now vote on this.
7 All in favor, please say aye.
8 BOARD MEMBERS: Aye.
9 VICE CHAIRMAN MEEKS: Well, thank you very
10 much.
11 MS. PATEL: Thank you. Thank you, guys.
12 MR. PATEL: Thank you.
13 VICE CHAIRMAN MEEKS: All right.
14 Mr. Wallace, since Mr. Bailey isn't here today,
15 the next item on the agenda are our committee
16 appointments. Should I take any interest that
17 people have on serving on any committee so you
18 can relay that back to Mr. Bailey?
19 MR. WALLACE: That's squarely your call.
20 I think having this brought up at your
21 September meeting and having a full
22 conversation about it is good also. So it's
23 totally up to you.
24 VICE CHAIRMAN MEEKS: Okay.
25 MR. WALLACE: If you want to defer it,
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1 that's fine.
2 VICE CHAIRMAN MEEKS: We'll defer it.
3 What I would say is, if -- maybe if this would
4 be okay, Mr. Wallace: If anyone has an
5 interest on serving on a particular committee,
6 maybe let Mr. Wallace know that between now and
7 the September meeting so there could be -- that
8 could be taken into account. Otherwise,
9 Mr. Bailey just may assign us to something that
10 may not be your first choice.
11 MR. WALLACE: Correct.
12 VICE CHAIRMAN MEEKS: Mr. Wallace, it
13 looks like you're still up for the Chairman's
14 Report.
15 MR. WALLACE: Mr. Chairman, I'm going to
16 defer the Chairman's Report to Mr. Barakat who
17 has a document he can discuss with you all that
18 Mr. Bailey wanted discussed.
19 BOARD MEMBER BARAKAT: Thank you,
20 Mr. Wallace.
21 Mr. Chairman, if you recall, in the last
22 meeting, I reported to the board the results of
23 Mr. Wallace's evaluation, which, at the time,
24 was still being inputted in the City's HR
25 system. And I mentioned I could bring back to
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1 the board some more details, particularly some
2 of the board member comments, which I was
3 handed right before the meeting a copy of all
4 the comments.
5 So I think Ms. Durden -- I think
6 Mr. Bailey wanted me to provide some examples
7 of some of the comments, and I'll just -- I'll
8 just randomly, just so -- just for edification
9 for all of you to understand what your other
10 board members reported regarding Mr. Wallace's
11 evaluation and performance.
12 So in the topic of Integrity, I'll give
13 you one example. One comment: Although he has
14 a small staff and limited resources,
15 Mr. Wallace works hard to anticipate challenges
16 and avoid mistakes. Mr. Wallace works hard to
17 avoid any misconceptions that would jeopardize
18 the organization or administration.
19 The topic of Ownership and Personal
20 Responsibility:
21 Mr. Wallace has taken over two departments
22 within the City structure that was thrown his
23 way and has embraced their operations and made
24 them immensely more efficient.
25 For example, parking. Since coming over
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1 to the DIA, parking has increased -- parking
2 has increased enforcement, which has lowered
3 on-street congestion and has consistently
4 stabilized the way it is managed.
5 On to the more job-specific competencies,
6 as far as the topic of Effectively Negotiating
7 Deals and Packages, a couple of comments:
8 I've had the opportunity to be present in
9 several negotiations and have been impressed
10 with his negotiation skills and timing.
11 Mr. Wallace is not only well-versed in urban
12 planning practices, he knows the importance of
13 seeking knowledge and expertise of others.
14 I would agree with that statement even
15 though I didn't make it. It sounds like I made
16 it.
17 Establishes and maintains effective
18 working relationships. Obviously, this is
19 probably one of the more difficult and critical
20 components of his job given the amount of
21 people that Mr. Wallace has to report to within
22 government and, of course, this board.
23 Mr. Wallace not only maintains his own
24 well-deserved relationships, he utilizes the
25 relationships of his board members.
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1 Another comment, This aspect of the
2 position is very challenging. Mr. Wallace does
3 an excellent job of balancing the needs of the
4 board members, political, civic and business
5 community. He's a master at it.
6 I'll just give you a couple more. Most of
7 the comments were very -- you know, very
8 complementary. There were a couple of
9 comments -- I'm trying to find one -- that
10 would require Mr. Wallace room for improvement.
11 Let me see if I can find that.
12 Let's see. Communicates sufficiently with
13 me as a board member. Mr. Wallace not only
14 listens well, he has an answer or offers a
15 deadline when he will provide a response.
16 Mr. Wallace is very responsive and makes it a
17 point to call each board member at least once a
18 month. If an inquiry is made at a meeting or
19 in conversation to Mr. Wallace and he does not
20 have the answer, he assures the board members
21 that he will respond in due course.
22 Well, I'm trying to find one that requires
23 room for improvement. I know there were a
24 couple, but there were very few. And that's
25 why I'm having a hard time finding it. So I
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1 don't know if these are available. I think
2 that these will be available to board members.
3 They are? Today? Okay.
4 So we have these copies that I can pass to
5 each of you. And, you know, feel free to ask
6 any questions, after you've reviewed it, to me
7 regarding the process at the next board
8 meeting, but I think I've advised each of you
9 on the process that we did. And I thank all of
10 you for your contributions. The evaluations
11 were pretty comprehensive. You guys answered
12 all the questions. And as you can see, we got
13 a lot of comments.
14 So I'll be happy to answer any questions.
15 If not, Mr. Wallace, congratulations again on
16 the exemplary report.
17 MR. WALLACE: Thank you.
18 VICE CHAIRMAN MEEKS: Well, Mr. Wallace, I
19 guess that means if you're willing to keep us,
20 we're more than willing to keep you, I guess is
21 what that means.
22 Thank you for all that you do.
23 BOARD MEMBER BARAKAT: You need to respond
24 to that.
25 MR. WALLACE: Yes.
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1 BOARD MEMBER GIBBS: Any further comments,
2 Mr. Chairman?
3 MR. WALLACE: No, sir, not at the present
4 time. I'm thinking that we -- we have one
5 presentation that --
6 BOARD MEMBER GIBBS: I have a comment on
7 this.
8 MR. WALLACE: Okay. I'm sorry.
9 BOARD MEMBER GIBBS: Is this the time
10 where we talk money, raises, that sort of
11 thing?
12 BOARD MEMBER BARAKAT: I mean, we can
13 bring that up at any time. I think with the
14 new budget, all City staff just received a
15 raise, including Mr. Wallace. I don't remember
16 the exact amount or percentage. Was it 3
17 percent across the board?
18 MR. WALLACE: Effective October 1st, it's
19 5 percent.
20 BOARD MEMBER BARAKAT: It's 5 percent.
21 Okay. So I think that -- I don't know if it's
22 an issue for the Governance Committee, but --
23 or maybe the Finance Committee, if we want to
24 bring up the subject of additional raises
25 beyond what is proposed. Obviously, that would
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1 not only be a board member decision, it would
2 also go through the mayor's office and council
3 at the next -- at next year's budget.

4 VICE CHAIRMAN MEEKS: Mr. Wallace always
5 gives the increase to the Chair anyway, but
6 we'll continue.

7 So your Chairman's Report is complete,
8 Mr. Wallace, or do you have --

9 MR. WALLACE: Yes.

10 VICE CHAIRMAN MEEKS: -- anything else for
11 us?

12 Mr. Klement, your moment in the sunshine
13 has come. We've just about emptied the room,
14 though, before we got to you.

15 MR. KLEMENT: Very briefly, we actually
16 have a DDRB meeting tomorrow, and we will be
17 hearing -- Bank Barbecue has a special sign
18 permit application. They're located on Forsyth
19 Street.

20 We have the Burlock & Barrel, which is a
21 distillery point of service and operation in
22 the Brooklyn area, Forest Street area. They
23 also will be coming in with a waiver to reduce
24 that distillery production distance from a
25 church or a school.

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1 We also will then have the election of
2 officers. We did elect a new chairman at our
3 last meeting. Mr. Joseph Loretta is the new
4 chairman. And they'll be -- they will be
5 coming to a committee tomorrow with
6 recommendations for the vice chair and
7 secretary. And then our next meeting will be
8 in September.

9 VICE CHAIRMAN MEES: Thank you, sir.

10 Any questions or comments on that?

11 BOARD MEMBERS: (No response.)

12 VICE CHAIRMAN MEEKS: Old business, do we
13 have any old business?

14 MR. WALLACE: Yes, Mr. Chairman. I have
15 Ms. JoLynne Jensen, who is here to give a brief
16 presentation with regards to her work with the
17 National Endowment of the Arts and with regards
18 to Jacksonville itself. And I think that says
19 Fort Caroline --

20 AUDIENCE MEMBER: It's ImagiNATURE.

21 MR. WALLACE: ImagiNATURE. And give --
22 give her your attention. This is something
23 that Mr. Barakat and I had talked to you about
24 probably at your last board meeting. And what
25 we asked JoLynne to do is come and give you a

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1 presentation with regard to their work. And
2 this gives us an opportunity to continue to
3 work with them with regard to their support
4 they're receiving for the National Endowment of
5 the Arts.

6 So JoLynne.

7 Thank you.

8 (Audience member approaches the bench.)

9 AUDIENCE MEMBER: Thank you so much.

10 VICE CHAIRMAN MEEKS: If you would

11 introduce yourself.

12 AUDIENCE MEMBER: Yes, sir. Good
13 afternoon. I'm JoLynne Jensen. I'm the vice
14 president and chief development officer at the
15 Jacksonville Symphony. And it's my pleasure to
16 report to you on a project that we did with
17 your support called ImagiNATURE. It was a
18 multidisciplinary arts festival and
19 installation which took place on May the 3rd at
20 Art Walk in Hemming Park. It honored the 100th
21 anniversary of the National Park Service, and
22 Jacksonville's parks, and the 50th anniversary
23 of the National Endowment for the Arts.

24 There was a grant that was made, going
25 back to an application in 2015, to the National

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1 Endowment for the Arts as part of their Imagine
2 Your Parks themed program. The Downtown
3 Investment Authority was one of our partners on
4 that request to the National Endowment for the
5 Arts, and we received funding for this project.

6 It is a wonderful collaborative program
7 where we had a dozen different community
8 artists, organizations, composers, parks,
9 organizations, even the Mayo Clinic and the
10 Jacksonville Public Library as part of this
11 effort.

12 We have local artist Kathy Stark, who's
13 here with us today, who designed the placards
14 to commemorate Northeast Florida's five state
15 parks, and it includes the logos of the primary
16 community partners.

17 We have brought one of those placards for
18 you all to see today. We brought one only
19 because there's five, and they are about
20 60 pounds each. They are built to last quite a
21 long time outside. They are still to be
22 mounted, and that's what Mr. Wallace referred
23 to as the continuing project, looking for the
24 right location to mount the five that have been
25 constructed and then having them actually

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1 installed.

2 The actual program night, May the 3rd,

3 consisted of two concerts by the Jacksonville

4 Symphony in Hemming Park as part of the Art

5 Walk. And it drew crowds of over 10,000 people

6 that evening. You've got a report on it.

7 You've got some photographs. You've got some

8 statistics. We were thrilled to be able to

9 present this as a real joint effort from local

10 and statewide and even national partners.

11 So we thank you all for partnering with us

12 at the very beginning in order to get this NEA

13 grant. We thank you for continuing to partner

14 with us and with local artists and musicians to

15 make projects like this possible. And we are

16 so proud of local artist Kathy Stark for

17 creating these wonderful placards to be seen by

18 hundreds of thousands of people going forward.

19 Are there any questions?

20 VICE CHAIRMAN MEEKS: Questions or

21 comments?

22 BOARD MEMBERS: (No response.)

23 VICE CHAIRMAN MEEKS: Hearing none, thank

24 you.

25 MS. JENSEN: Thank you.

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1 BOARD MEMBER BARAKAT: If I could just

2 make some more clarity. Sorry, Mr. Meeks. I

3 think the -- at some point, I think it's

4 appropriate for this organization to decide

5 that these signs have a place downtown and

6 where they have a place downtown. I don't

7 think that conversation needs to occur today,

8 but that conversation is going to be coming to

9 us.

10 And I thought that one of reasons why the

11 initial -- our intent was to attach ourselves

12 to this program, was that downtown is a great

13 place for tourists and visitors. And a lot of

14 our own residents are unaware of these great

15 natural assets and that it would be

16 informative, perhaps on the Riverwalk or some

17 other area downtown, to educate about what some

18 of our best assets are and that few other

19 cities have similar to these.

20 So I'm probably not articulating as well

21 as some of you could, or Ms. Stark, who is a

22 local artist and, obviously, a fantastic

23 artist, but we thought this connected a lot of

24 dots, and downtown would be a great place for

25 it. So that was why we supported it, but I

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1 think the actual installation and kind of

2 debate over where these should be installed is

3 what will be in front of us in the next several

4 meetings.

5 VICE CHAIRMAN MEEKS: Okay. Thank you,

6 Mr. Barakat.

7 MS. JENSEN: Thank you.

8 VICE CHAIRMAN MEEKS: All right. New

9 business?

10 BOARD MEMBERS: (No response.)

11 VICE CHAIRMAN MEEKS: I've got one

12 comment. And I think we ought to call -- if

13 we're going to be doing this budget, let's call

14 that to the Finance Committee because we have,

15 I think, a broader scope than just that.

16 One thing I'd like to have, so we remember

17 this on the record and do this in our next

18 Finance Committee meeting, that we take up --

19 make sure that we get on the appropriate

20 calendar to review, as an example, the payments

21 that are made semiannually on the parking

22 garages, that we review the documentation

23 that's sent in. And prior to when that

24 documentation is received and prior to those

25 payments being made, the Finance Committee has

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1 a meeting to do that.

2 There may be some other payments that we,

3 as a Finance Committee, ought to approve. I'm

4 not sure what those -- what those are, but I

5 think as a minimum, given the attention that

6 we've been putting on the parking, that we, as

7 a Finance Committee, ought to at least -- I'm

8 not sure "approve" is the right word, but at

9 least ought to review those, that

10 documentation, before those payments are made.

11 So if we could take that up in the Finance

12 Committee, that would be good.

13 All right. Hearing no more new business,

14 are there any more public comments?

15 Mr. Oliver, you have a second bite at the

16 apple.

17 (Mr. Oliver approaches the podium.)

18 MR. OLIVER: Okay. So you all are letting

19 me speak. Okay. My name's Carnell Oliver,

20 address is on file, but, Mr. Chairman, I would

21 like to finish off my comments about trying to

22 increase minority participation when it comes

23 down to the private sector coming, especially

24 when it comes down to construction projects. I

25 would like to put that on the next agenda for

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1 the next board meeting.
2 VICE CHAIRMAN MEEKS: Help me out,
3 Mr. Wallace. Do we intercept with that in any
4 way that would make that appropriate to have on
5 our docket?
6 MR. WALLACE: Mr. Chairman, you could,
7 certainly under Old Business, have a dialogue
8 with regards to the City's JSEP program. What
9 I can do is invite Mario Rubio, who manages
10 that process for the City. I can invite him
11 here to the meeting, and he can give you an
12 overview of the actual program so you're fully
13 aware of the program itself.
14 And whenever we do contracts, particularly
15 professional services contracts, there's always
16 a JSEP goal that's placed on those particular
17 projects. And I'm going to have to turn to
18 John for a second.
19 John, in redevelopment agreements, do we
20 have language in redevelopment agreements where
21 we encourage JSEP --
22 MR. SAWYER: We do.
23 MR. WALLACE: -- participation?
24 So we can have a much more robust
25 conversation with regards to that, but what
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1 Mr. Oliver is talking about, there's already
2 contractual language in a lot of what we're --
3 what we're doing already, but we can certainly
4 have a dialogue about it in our September
5 meeting.
6 VICE CHAIRMAN MEEKS: Okay. Let's -- then
7 let's have Mr. Rubio attend that meeting or --
8 MR. WALLACE: Certainly.
9 VICE CHAIRMAN MEEKS: -- the next most
10 convenient meeting for him.
11 MR. WALLACE: Certainly.
12 VICE CHAIRMAN MEEKS: Okay. Thanks,
13 Mr. Oliver.
14 MR. WALLACE: Mr. Chairman, I do have one
15 other thing I'd like to bring up, and this is
16 the time. Most recently, I read an article --
17 this one may have -- I read an article,
18 probably in the Tampa newspaper, that
19 referenced community redevelopment agencies.
20 And it was a precursor to an article that I saw
21 in a USA Today with regards to community
22 redevelopment agencies within the state of
23 Florida.
24 And the article was written -- the first
25 article written in the Tampa Tribune was
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1 written by the Speaker of the House for the
2 state of Florida, was not a very positive
3 article about community redevelopment agencies
4 at all. And we saw that play out this past
5 legislative cycle with regards to certain
6 desires --
7 (Timer notification.)
8 BOARD MEMBER MOODY: You're out of time.
9 MR. WALLACE: Yeah. So I'm just getting
10 there. Certain desires with regards to the
11 existence and approval of new CRAs and trying
12 to have the ones that are in place expire by
13 2037 and being very restrictive of whether or
14 not they were going to be able to operate
15 within this upcoming fiscal year of 2017-2018.
16 Well, needless to say, that legislation
17 didn't move very far in the Senate. It did get
18 some traction there in the House, but it didn't
19 get to a place where it got to conference or
20 anything, and then there was a meeting of the
21 minds. But, nevertheless, that op-ed has
22 spurred another op-ed from a city council
23 person in Tampa that talked about all the good
24 that CRAs do and have done for the city of
25 Tampa.
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1 And so it's the conversation of do you
2 throw the baby out with the bath water that's
3 going to come up again next cycle at the state
4 legislature. The House is going to have its --
5 it's going to have its opinion, and the
6 Senate's going to have its opinion. And we
7 have the fortunate luxury of having the
8 incoming Chair of the Florida Redevelopment
9 Association sitting to my right, Ms. Durden.
10 I think that from a board standpoint,
11 making sure that we educate our Duval
12 Delegation with regards to the importance of
13 CRAs to Duval County as a whole, but certainly
14 to us and downtown, is a prudent conversation
15 to begin now, not January, when they're in
16 session, because they're a little bit -- people
17 are a little bit more relaxed now than they
18 are -- than they normally are come session, and
19 have an educational process because it is an
20 election year next year. So, you know,
21 conversations and things of that nature take
22 place.
23 So I want to make sure that we are being
24 supportive of our board member in her role as
25 Chair of the Florida Redevelopment Association
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1 to make sure that we get out ahead of that
 2 conversation.
 3 And one of the most important pieces, I
 4 think that's coming up, is Senator Bradley from
 5 Duval County is going to be the Chair of the
 6 Tourism and Economic Development Committee.
 7 The Senate president has appointed him to that.
 8 We need to make sure he's educated on this
 9 particular topic.
 10 Whatever happens in the House happens, but
 11 if it doesn't move in the Senate, then it
 12 doesn't move anywhere. And I think that we
 13 need to make sure that that continues to be --
 14 to be the case.
 15 VICE CHAIRMAN MEEKS: Do you have some
 16 thoughts about how we would arrange those types
 17 of meetings?
 18 MR. WALLACE: Through Ms. Durden.
 19 VICE CHAIRMAN MEEKS: Okay.
 20 All right. So I guess it sounds like we
 21 should do something, then, before the end of
 22 the year is what I'm hearing, or something or
 23 some things.
 24 MR. WALLACE: I think that -- I think I'll
 25 work with Ms. Durden, and through her
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1 BOARD MEMBER GILLAM: I just would say,
 2 Mr. Wallace, if you wanted to meet with
 3 Paul Renner, I can certainly coordinate that.
 4 MR. WALLACE: Please. That would be
 5 great. That would be great.
 6 VICE CHAIRMAN MEEKS: Okay. Well, I think
 7 we stand adjourned.
 8 Thank you.
 9 (The above proceedings were adjourned at
 10 4:32 p.m.)
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1 relationship at the broader state level, but
 2 more so here, on the local level, of making
 3 sure that she and I meet with Senator Bradley
 4 and talk about the good of CRAs.
 5 I want to -- I'm a firm believer in the
 6 following: If someone is doing something that
 7 he shouldn't be, there's a process for that.
 8 Normally, it's a judicial process. And, you
 9 know, let that judicial process handle what
 10 it's doing, but I also recognize that as a
 11 whole, you know, audits, strengthening what we
 12 do, being fiscally prudent is important equally
 13 as well. And I would say if you -- I don't
 14 know. If there's 300 CRAs and there's five
 15 that are doing something bad, and those five
 16 give you the black eye, then the other 295
 17 really shouldn't pay for the sins of the other
 18 five. Let's deal with the five that are not
 19 doing as they're supposed to be doing.
 20 VICE CHAIRMAN MEEKS: I agree with that.
 21 I'll remember that. The next time I'm in the
 22 line at the airport, trying to get on the
 23 plane, then I'll remember that.
 24 Any additional comments before we close
 25 for today?
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1 CERTIFICATE OF REPORTER
 2
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 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 5th day of September 2017.
 16
 17
 18 _____
 19 Diane M. Tropia
 20 Florida Professional Reporter
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