

CITY OF JACKSONVILLE  
DOWNTOWN INVESTMENT AUTHORITY  
BOARD MEETING

Proceedings held on Wednesday, February 21, 2018,  
commencing at 3:07 p.m., City Hall, Lynwood Roberts  
Room, 1st Floor, 117 West Duval Street, Jacksonville,  
Florida, before Diane M. Tropa, a Notary Public in and  
for the State of Florida at Large.

BOARD MEMBERS PRESENT:

JACK MEEKS, Acting Chairman.  
JAMES BAILEY, Chairman.  
OLIVER BARAKAT, Board Member.  
BRENNA 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.  
KAREN UNDERWOOD-EILAND, Executive Assistant.

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1 P R O C E E D I N G S  
February 21, 2018 3:07 p.m.

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3 VICE CHAIRMAN MEEKS: We'll open the  
4 Downtown Investment Authority meeting.

5 MR. WALLACE: Mr. Chairman, if we could, I  
6 would like to go to Resolution 2018-02-05,  
7 which is the UNF downtown campus incentive.

8 Mr. Chairman, Resolution 2018-02-05 is a  
9 resolution of the Downtown Investment Authority  
10 authorizing the CEO to negotiate and execute  
11 forgivable loan documents with the University  
12 of North Florida.

13 Mr. Chairman, the University of North  
14 Florida has reached some tentative agreements  
15 with the development team that is renovating  
16 and restoring the Barnett Bank building. They  
17 are slated to take over 13,000 -- roughly  
18 13,306 square feet. This is pretty much a  
19 5-year lease for them. Tenant improvements are  
20 at least a minimum of \$1.4 million. They've  
21 got some capital expenditures of \$10,000.

22 They are looking for assistance with  
23 regards to tangible personal property, which is  
24 roughly about \$380,000, which is a loan that  
25 they're seeking from us. They will occupy the

1 fourth and fifth floors.

2 This is a project for which they will have  
3 approximately 10 faculty and staff working in  
4 downtown, up to 20 people, and they're going to  
5 move their Center for Entrepreneurship.

6 Participants will be in downtown, as well as  
7 enrollment from a graduate school program of  
8 roughly 120 upwards to 150 students is what the  
9 program will be.

10 They will begin classes probably at  
11 5 o'clock, but people start rolling in roughly  
12 about 4:30 in the afternoon. So what we've  
13 also proposed to them, in addition to the  
14 \$380,000, is a discount on parking at -- once  
15 constructed, the Main and Forsyth garage, as  
16 well as presently now the main library garage.  
17 So they would be able to park through a voucher  
18 program, and \$3 is exactly what the cost would  
19 be for any particular student utilizing either  
20 one of those two garages.

21 Mr. Chairman, I do have representatives  
22 from UNF here, should you like to hear from  
23 either Ms. Shuman or Dr. Davis. Dr. Davis is  
24 the dean of the business school, if I'm not  
25 incorrect --

1 AUDIENCE MEMBER: Dr. Dawkins.

2 MR. WALLACE: Dr. Dawkins, I'm so sorry.

3 And Ms. Shuman is the VP for Finance for  
4 UNF. And they are present.

5 So it's totally up to you. I've given you  
6 the overview of the program. Very much in line  
7 with what we've done for another particular  
8 university that is in downtown, but I'm -- I  
9 certainly hope that you support this.

10 And we'll certainly welcome the University  
11 of North Florida to have more of a presence  
12 within downtown. They already do have a  
13 presence, let me say that for the record. They  
14 are at MOCA right now. So this is just a  
15 continuation of what they've already started  
16 within downtown.

17 VICE CHAIRMAN MEEKS: Thank you,  
18 Mr. Wallace.

19 Could I have a motion to approve and a  
20 second?

21 BOARD MEMBER MOODY: So moved.

22 BOARD MEMBER GIBBS: Second.

23 VICE CHAIRMAN MEEKS: Thank you.

24 Mr. Barakat, we will start with you. And  
25 would you like for one of these folks -- the

1 good doctor to come up for any questions or no?

2 BOARD MEMBER BARAKAT: Well, I'm not sure.  
3 My first question might be applicable to them.

4 Mr. Wallace mentioned the Center for  
5 Entrepreneurship. Could you tell us a little  
6 bit about what that is and what your target  
7 student is? And then, secondly, I think  
8 Mr. Wallace mentioned a graduate program.  
9 Which of your graduate programs do you envision  
10 in this building?

11 VICE CHAIRMAN MEEKS: If you would come  
12 forward and introduce yourself and give us your  
13 address. And it sounds like you might want to  
14 stay there. We might have some more -- I'm  
15 sure we're going to have some piercing  
16 questions for you.

17 (Audience members approach the podium.)

18 AUDIENCE MEMBER: Good afternoon.

19 My name is Marc Dawkins, dean of the  
20 Coggin College of Business, University of North  
21 Florida, 1 UNF Drive, Jacksonville, Florida  
22 32224.

23 The Center for Entrepreneurship is  
24 designed to be a living/learning lab for our  
25 students. We will have -- it will be open to

1 the community. It's a collaboration of all of  
2 the academic units at the University of North  
3 Florida; the Coggin College of Business; the  
4 Brooks College of Health; the College of  
5 Computing, Construction and Engineering, the  
6 College of Education, and I'm leaving out one,  
7 but all of our academic units are part of this  
8 project.

9 And it's our belief that very good ideas  
10 for entrepreneurship come from anywhere, and so  
11 we're creating a Center for Entrepreneurship,  
12 not only for ideas that come from students, but  
13 ideas that come from the community. So the  
14 Center for Entrepreneurship will be open to the  
15 community as well as UNF students.

16 An interesting feature of this is, we will  
17 have student interns working in the Center for  
18 Entrepreneurship, learning about the process of  
19 entrepreneurship and how to successfully start  
20 businesses. So if they don't have an idea  
21 right now, they'll learn what other people's  
22 ideas take to develop those ideas into viable  
23 projects and processes. And when they later  
24 have an idea, they'll be able to start that  
25 process quicker for themselves.

1           So in terms of the academic component, we  
2           will be -- the Coggin College of Business will  
3           be bringing our MBA as well as our master of  
4           science of management program to the downtown  
5           campus. Continuing Education plans to use the  
6           space during the day for continuing  
7           professional education and training programs  
8           with the city of Jacksonville as well -- or the  
9           citizens of Jacksonville.

10           BOARD MEMBER BARAKAT: Thank you.

11           Obviously, that is a great use for the  
12           downtown. And I think you will be attracting  
13           the right type of students that will contribute  
14           to the ecosystem down here.

15           And generally -- I don't know if you can  
16           share this. You know, we've been talking about  
17           UNF increasing their footprint in downtown for  
18           a long time. Is there a vision you can comment  
19           on, longer term? Does UNF intend to grow,  
20           bring more programs into the downtown area or  
21           is it just a wait-and-see based on the success  
22           of this program?

23           DR. DAWKINS: I'll speak, and I'll let our  
24           CFO --

25           AUDIENCE MEMBER: Shari Shuman, vice

1 president of Administration and Finance,  
2 University of North Florida.

3 As you may or may not know, we just  
4 selected the next president of the university  
5 last night. And he is being -- we are in the  
6 process of negotiating with him, or our Board  
7 of Trustees is. So it's very difficult at this  
8 time to say what the vision will be of the  
9 university downtown.

10 I can tell you that the current Board of  
11 Trustees is very committed to downtown, as was  
12 mentioned earlier, with our presence of MOCA  
13 downtown. And this is the next step, is to see  
14 how these degree programs do, and then there  
15 are some other colleges that have talked about  
16 maybe offering programs as well.

17 It does take from the capacity and the  
18 environment that's on campus. That's very  
19 important from a student life perspective,  
20 especially from an undergraduate perspective,  
21 and that's why we're starting really with the  
22 graduate programs, because it's a different  
23 student that would be looking for that  
24 downtown.

25 BOARD MEMBER BARAKAT: Okay. I have some

1 deal-related term questions, but I'll wait  
2 while the two representatives are up here and  
3 see if we have other questions for them.

4 VICE CHAIRMAN MEEKS: Okay. Mr. Gibbs.

5 BOARD MEMBER GIBBS: It sounds like a  
6 great project, having the incubator downtown,  
7 and we certainly welcome you.

8 Any idea when the Barnett project will be  
9 done?

10 MR. WALLACE: I know for the prospective  
11 tenant, the sooner the better. Restoration  
12 began in October -- late October of 2017, and  
13 they need to have their space ready for fall  
14 courses.

15 Am I incorrect?

16 MS. SHUMAN: We're now at January 2019.

17 MR. WALLACE: January 2019.

18 So somewhere -- the fall of this year,  
19 hopefully, they're going to be having space  
20 close to being ready for them, as well as --  
21 there's another particular tenant on the first  
22 floor that's looking to get their space done  
23 equally as well. So it's going to be somewhere  
24 between late '18 into '19.

25 BOARD MEMBER GIBBS: Thank you.

1 VICE CHAIRMAN MEEKS: Mr. Moody.

2 BOARD MEMBER MOODY: As a graduate of the  
3 University of North Florida, as a charter class  
4 member, I'm very excited about this influence  
5 growing in downtown Jacksonville.

6 So of the 175, between students and  
7 faculty, any projections as to how many would  
8 actually consider living downtown?

9 DR. DAWKINS: We have not collected that  
10 survey data. I would assume the Laura Street  
11 Trio -- or the developer has some of that  
12 information, but we've not collected that data.

13 MR. WALLACE: Through the Chair to  
14 Mr. Moody, any of the students -- they're going  
15 to have the ability to have up to 120 to 150  
16 students. There's a hundred apartments in the  
17 Barnett building. So anyone that's working  
18 within downtown that's going to be thinking  
19 about an MBA program or a masters of science  
20 offered through UNF would probably do  
21 themselves a service of working downtown, going  
22 to school downtown, and have less utilization  
23 of their vehicle. So I think it has a sound  
24 cost savings for them, for he or she all the  
25 way around.

1 BOARD MEMBER MOODY: Okay. No other  
2 questions.

3 Thank you.

4 VICE CHAIRMAN MEEKS: Ms. Durden.

5 BOARD MEMBER DURDEN: Thank you very much.

6 I was just at a meeting this morning and  
7 one of the things that we talked about was  
8 getting more education at the university level  
9 downtown. So this was one of the things that  
10 was discussed and people were very thankful for  
11 it.

12 I do have a couple of questions about the  
13 deal, and I'm going to start first with the --  
14 was there any attempt to -- let me start it  
15 this way. Oftentimes, we'd like to see our  
16 funding go into capital improvements that will  
17 be part and parcel of the building or structure  
18 so that its long-term benefit for development  
19 in downtown and redevelopment in downtown can  
20 be -- you know, can be made as valuable as  
21 possible.

22 I see that all of the improvements or the  
23 funding would be for personal tangible  
24 equipment, and I would just like -- if you  
25 would, Mr. Wallace, help us understand why in

1           this particular instance we're doing something  
2           different than what many times we do where we  
3           are funding, you know, tangible properties like  
4           desks and computers as opposed to, you know,  
5           infrastructure, if you will.

6           MR. WALLACE: Through the Chair to  
7           Ms. Durden, I followed the exact same process  
8           that we did for another university that we  
9           brought into the SunTrust building. I didn't  
10          deviate.

11          BOARD MEMBER DURDEN: Okay. I don't think  
12          that that exactly answers the question, though.

13          Was there any attempt to find  
14          infrastructure improvements that we could fund  
15          so that we would not be specifically funding  
16          personal tangible --

17          MR. WALLACE: This is on the third or  
18          fourth floor. The developer itself is doing  
19          tenant improvements. This is the actual cost  
20          that's actually needed to help them bring this  
21          particular slate of schools that is currently  
22          on UNF, to bring them within downtown. This is  
23          the cost that they actually needed.

24          Same conversation I had with the prior  
25          university. And, again, I'll stand by the

1 statement. I didn't deviate and it's the same  
2 explanation I gave you all when the comments  
3 came up at that particular point in time.

4 BOARD MEMBER DURDEN: Two other questions  
5 that I have. I think one of them was answered.  
6 I see that the loan would have a stated term of  
7 five years. Is it anticipated that that's  
8 going to begin in January of 2019, or sooner?

9 MR. DALY: It would begin when they start  
10 their lease.

11 BOARD MEMBER DURDEN: So --

12 MR. DALY: So, yes, in the beginning of  
13 January 2019. So when they --

14 BOARD MEMBER DURDEN: Or will it be  
15 beforehand so that they actually can open in  
16 January of 2019?

17 You know, have you -- it says it's going  
18 to have a 5-year term. The question I've got  
19 is, when does the loan -- when will the loan  
20 initiate? So that we know when that begins.

21 MR. WALLACE: So this is a reimbursable  
22 process. So they will expend the funds, and  
23 then this would be reimbursed. So when they  
24 submit for that first reimbursement, that's  
25 when the clock is going to start ticking.

1 BOARD MEMBER DURDEN: Okay. I understand.

2 And then the last question I had was -- it  
3 talks about their loan forgiveness is based  
4 upon the number of students that they have.

5 And you have provided us some information about  
6 the first semester and second, et cetera. Are  
7 those anticipated to be -- or has there been  
8 any discussion regarding whether those are  
9 full-time students, part-time students, or has  
10 that not been --

11 MR. WALLACE: I didn't distinguish between  
12 full-time and part-time. I'll let Dr. Dawkins  
13 talk about the students themselves.

14 DR. DAWKINS: The majority of our graduate  
15 programs are part-time students who take  
16 six-semester credits per term, and that's what  
17 we're anticipating for this student population  
18 as well.

19 BOARD MEMBER DURDEN: Okay.

20 DR. DAWKINS: Students will be enrolled  
21 for six hours per semester.

22 BOARD MEMBER DURDEN: Okay. Thank you  
23 very much.

24 I don't have any other questions.

25 VICE CHAIRMAN MEEKS: Mr. Padgett.

1 BOARD MEMBER PADGETT: Love the program.

2 I have no questions about it.

3 VICE CHAIRMAN MEEKS: Mr. Gillam.

4 BOARD MEMBER GILLAM: I'd agree. I think,

5 you know, we're all cheerleaders for downtown.

6 I think only one way to really make downtown

7 move forward is to bring students downtown.

8 It's excellent.

9 Thank you.

10 VICE CHAIRMAN MEEKS: Any more comments or

11 questions before I ask for public comments?

12 BOARD MEMBER BARAKAT: Just one.

13 This is somewhat germane to Ms. Durden's

14 comment on the timing of reimbursement. Do our

15 loan agreements require an occupancy or --

16 Remind me, what qualifies for the

17 reimbursement? When does that exactly occur?

18 I know they spend the money, they submit

19 forms for reimbursement. But do we check

20 anything else to ensure that they're actually

21 going to occupy the premises?

22 MR. DALY: Through the Chair to

23 Mr. Barakat, where the occupancy requirement

24 will come in is on the forgiveness of the loan.

25 So if they're not occupying the space and have

1           24 students register the first semester, they  
2           won't get their monthly loan forgiveness and  
3           the balance will just stay. So at the end of  
4           the term, they would then owe whatever the --  
5           an unforgiven portion is.

6           BOARD MEMBER BARAKAT: So that pertains to  
7           the forgiveness, but the actual writing of the  
8           check to them, is there a checklist which --  
9           where we know they are occupying the premises?

10          MR. WALLACE: Well, first they've got to  
11          have executed the actual lease.

12          BOARD MEMBER BARAKAT: Right, but that  
13          doesn't mean they're going to occupy.

14          MR. WALLACE: I know.

15          MS. SHUMAN: We would be willing, if it's  
16          the board's desire, to not ask for  
17          reimbursement until we've actually occupied the  
18          space. And so that can be a part of the  
19          agreement if that's -- would make it better.

20          I would also say that much of the  
21          equipment we will be buying in advance because  
22          of the nature of it, and it's to help with  
23          distance learning and synchronicity back to the  
24          campus so that we can have two classes going on  
25          at the same time in different places

1           potentially, or if somebody can't make it to  
2           class that night, they would be able to catch  
3           up on the class because they had to work.

4           So that was the purpose of most of the  
5           tangible equipment, was just to make it much  
6           more convenient for the students who actually  
7           are working downtown.

8           But we would be willing to up-front all of  
9           that cost, which will occur before we occupy,  
10          to satisfy any concerns of the board.

11          BOARD MEMBER BARAKAT: Okay. I would feel  
12          more comfortable with a reimbursement being  
13          contingent upon occupancy. That's in line with  
14          customary leasing practices. And we do the  
15          same with developers. We require a Certificate  
16          of Occupancy first, before giving them any  
17          proceeds.

18          So, Mr. Sawyer, does that require an  
19          amendment or can we simply suggest --

20          MR. SAWYER: I believe we can just tack  
21          that on and incorporate it.

22          BOARD MEMBER BARAKAT: Okay. Thank you.

23          VICE CHAIRMAN MEEKS: Mr. Sawyer, while  
24          you're working on that, Mr. Bailey, even though  
25          he's handicapped and can't respond now to some

1 of the quips I'm making against him, but he did  
2 point out to me that he's still mentally acute  
3 here, that the last paragraph of the first  
4 page, it references JU instead of UNF. So we  
5 might want to refer to UNF.

6 Any further comments or questions from our  
7 group?

8 BOARD MEMBERS: (No response.)

9 VICE CHAIRMAN MEEKS: Any public comments  
10 or questions?

11 AUDIENCE MEMBERS: (No response.)

12 VICE CHAIRMAN MEEKS: Hearing none, all in  
13 favor, say aye.

14 BOARD MEMBERS: Aye.

15 VICE CHAIRMAN MEEKS: Any opposed?

16 BOARD MEMBERS: (No response.)

17 VICE CHAIRMAN MEEKS: Thank you.

18 DR. DAWKINS: Thank you.

19 MS. SHUMAN: Thank you.

20 VICE CHAIRMAN MEEKS: And you're welcome  
21 to stay. I'm sure it will just get more  
22 interesting. Maybe not.

23 All right. Mr. Wallace, where would you  
24 like to go now? Besides home, I suppose.

25 MR. WALLACE: That would be nice, sir.

1 I'm going to go to Resolution 2018-02-01.  
2 And while I'm reading this, Mr. Parola can get  
3 ready.

4 Resolution 2018-02-01, is a resolution of  
5 the Downtown Investment Authority allocating  
6 7,348 square feet of day care Phase I  
7 development rights within the Northside West  
8 Component Area of the consolidated downtown  
9 development of regional impact to 3M RE  
10 Holdings, LLC, to be utilized on the property  
11 identified by the Duval County Tax Parcel  
12 090439 0000; finding that the plan of  
13 development is consistent with the DIA's  
14 Business Investment and Development Plan; and  
15 authorizing the chief executive officer to  
16 execute the contracts and documents and  
17 otherwise take all the necessary action in  
18 connection therewith to effectuate the purposes  
19 of this resolution.

20 Mr. Parola.

21 MR. PAROLA: Thank you.

22 To the DIA board, the memo that's in your  
23 board packet, I think, spells everything out in  
24 terms of how we arrived at the amount of  
25 entitlements they needed and how they've

1 converted internally. So I think, in deference  
2 to time, I'll remain for any questions.

3 VICE CHAIRMAN MEEKS: Mr. Barakat.

4 Well, let's get our motion. Can I have a  
5 motion and a second to approve this?

6 BOARD MEMBER GILLAM: So moved.

7 BOARD MEMBER MOODY: Second.

8 VICE CHAIRMAN MEEKS: Mr. Barakat.

9 BOARD MEMBER BARAKAT: I'm all for pets  
10 downtown. The only question I have is, any  
11 glamorous issue that relates to parking. This  
12 was an industrial building. Most industrial  
13 buildings are parking challenged. So when  
14 considering a use change it's usually one of  
15 the items that come up. So is parking a --  
16 considered? What is the parking demand going  
17 to be for this use?

18 MR. PAROLA: Through the Chair to  
19 Mr. Barakat, the Downtown Development Review  
20 Board (inaudible) --

21 THE REPORTER: Can you use your  
22 microphone, please, Mr Parola?

23 MR. PAROLA: My apologies.

24 THE REPORTER: Thank you.

25 MR. PAROLA: I'd look to Jim Klement for

1 guidance on this. As you know, parking  
2 requirements and design and all that  
3 other stuff go through the Downtown Development  
4 Review Board, and I think they've received  
5 final approval. Were there any parking  
6 deviations granted?

7 MR. KLEMENT: With respect to the  
8 Canine Social, is that -- the warehouse one in  
9 the Brooklyn area, Oliver?

10 BOARD MEMBER BARAKAT: Yes, 580 College  
11 Street, right?

12 MR. KLEMENT: There actually is parking in  
13 that particular project. It's interesting in  
14 that the right-of-way has been used  
15 historically in that neighborhood for  
16 perpendicular parking adjacent to the building,  
17 and they meet or exceeded their requirement.  
18 They did get a technical deviation because the  
19 parking was not on site, but it was provided in  
20 the neighborhood and adjacent to the existing  
21 right-of-way.

22 BOARD MEMBER BARAKAT: Okay. So DDRB has  
23 studied it and approved --

24 MR. KLEMENT: They have received final  
25 approval, yes, sir.

1 BOARD MEMBER BARAKAT: All right. Got it.

2 Thank you.

3 VICE CHAIRMAN MEEKS: Mr. Gibbs.

4 BOARD MEMBER GIBBS: No questions.

5 VICE CHAIRMAN MEEKS: Mr. Moody.

6 BOARD MEMBER MOODY: Mr. Parola, I may be  
7 reading this wrong, but on the first page of  
8 the memorandum -- and you have a conversion of  
9 existing development rights. We go from  
10 existing industrial, 4,905 square feet times a  
11 conversion rate, and the new use is  
12 1,947 square feet, retail. And then the second  
13 line, if I take the 8,485 square feet times the  
14 conversion rate, I get 630 square feet, and you  
15 have 360 square feet. Is that material?

16 MR. PAROLA: I don't know that I'm  
17 following. I mean, I will double-check and  
18 triple-check the math on this.

19 VICE CHAIRMAN MEEKS: You aren't going to  
20 make me bring out my calculator, are you?

21 MR. PAROLA: I certainly wouldn't do that.

22 VICE CHAIRMAN MEEKS: I think Mr. Moody --  
23 it looks like Mr. Moody is right about that,  
24 just eyeballing that.

25 MR. PAROLA: Okay.

1           VICE CHAIRMAN MEEKS:  You guys aren't math  
2           atheists, are you?

3           MR. PAROLA:  We believe in math.

4           VICE CHAIRMAN MEEKS:  It's just like  
5           religion, you've just got to believe.

6           MR. PAROLA:  I do believe, and we'll  
7           triple-check on this one.

8           VICE CHAIRMAN MEEKS:  Okay.  So if the  
9           conversion rate is correct, then it's -- what's  
10          the number, Mr. Moody?

11          BOARD MEMBER MOODY:  It says 630 square  
12          feet.

13          VICE CHAIRMAN MEEKS:  It sounds like that  
14          needs to be modified accordingly.

15          MR. PAROLA:  Okay.

16          BOARD MEMBER MOODY:  It's probably a typo.

17          VICE CHAIRMAN MEEKS:  Oh, it's a  
18          transposition.  Okay.

19          By the way, that divides by 9.  The  
20          difference divides by 9, Mr. Parola.  Check  
21          that in the future.

22          MR. PAROLA:  I will.

23          VICE CHAIRMAN MEEKS:  The transposition  
24          error is divide by 9.

25          Enough of that foolishness, Mr. Moody.

1 More comments? That was a good catch.

2 BOARD MEMBER MOODY: No further comments.

3 I'm for this.

4 VICE CHAIRMAN MEEKS: Ms. Durden, we  
5 seemed to have lost touch here, so you can  
6 bring us back to reality.

7 BOARD MEMBER DURDEN: I'll try.

8 So, actually, my question is really about  
9 all of the numbers because none of them seem to  
10 add up to me.

11 We're looking at -- in the first  
12 paragraph, we talk about having the day care at  
13 7,700 and the lounge area about 2,000. So I'm  
14 trying to see where those numbers are  
15 replicated down below, and I can't -- I can't  
16 follow them at all.

17 MR. PAROLA: So, if I could, the numbers  
18 won't add up. The reason they won't add up is  
19 because there's a lot of common and indirect  
20 space in this building. It's been carved out.  
21 There's 4,000 square feet that's being leased  
22 by one entity.

23 We looked at their floor plan, and their  
24 floor plan itemized the bar area and itemized  
25 where there were rest rooms that related to

1           them and their tenant, and then it came back  
2           into, this is where the dogs are going to be  
3           for this part of the day, this is where the  
4           dogs are going to be for that part of the day.  
5           That's how we got the square footage.

6           I will, again, double- and triple-check  
7           these numbers. I'll sit down with Mr. Meeks  
8           and we'll work through them to make sure  
9           there's was no transpo- -- whatever that word  
10          was.

11          VICE CHAIRMAN MEEKS: Transposition.

12          MR. PAROLA: Transposition.

13          So for that, I apologize.

14          BOARD MEMBER DURDEN: So we are -- the  
15          remaining 4,000 that's not being converted,  
16          that's staying industrial?

17          MR. PAROLA: Yes, ma'am.

18          BOARD MEMBER DURDEN: Okay. And somehow  
19          all of this equates to office as opposed to  
20          retail? I see that you've only -- the only  
21          change on Page 2 is to office, and yet we  
22          have -- we know we've got 2,000 square feet of  
23          retail. Was there a reason you didn't take it  
24          out of retail on Page 2?

25          MR. PAROLA: Through the Chair, we're

1 taking the 4,905 square feet and converting  
2 that portion of industrial to retail because at  
3 the conversion rate of .397, if math were  
4 correct, it would come to 1,947 square feet.  
5 That correlates to what they've identified as a  
6 bar area.

7 In terms of why we converted office, this  
8 is a peculiarity of our development order. It  
9 gives us a conversion rate to day care  
10 facilities, but there is no day care facility  
11 entitlements, so you've kind of got to go  
12 through the conversion table and the DRI and --

13 BOARD MEMBER DURDEN: Okay. Thank you.

14 MR. PAROLA: Yes, ma'am.

15 BOARD MEMBER DURDEN: No other questions.

16 VICE CHAIRMAN MEEKS: Mr. Padgett.

17 BOARD MEMBER PADGETT: No questions here.

18 VICE CHAIRMAN MEEKS: Mr. Gillam.

19 BOARD MEMBER GILLAM: No questions.

20 VICE CHAIRMAN MEEKS: Well, it does seem  
21 that sometimes paw prints and the footprints of  
22 a building get a little more complicated.

23 Mr. Bailey did want to ask, though -- I  
24 notice they serve beer and wine, and he was  
25 curious if he could drop by and have beer and

1 wine and not bring a dog. I guess you could do  
2 that. Maybe so.

3 At any rate, any public comments?

4 AUDIENCE MEMBERS: (No response.)

5 VICE CHAIRMAN MEEKS: No public comments.

6 All in favor, please say aye.

7 BOARD MEMBERS: Aye.

8 VICE CHAIRMAN MEEKS: All opposed?

9 BOARD MEMBERS: (No response.)

10 VICE CHAIRMAN MEEKS: All right. Moving  
11 along, Mr. Wallace.

12 MR. WALLACE: Yes. Since we all love the  
13 dogs --

14 VICE CHAIRMAN MEEKS: Yes.

15 MR. WALLACE: Resolution 2018-02-02 is a  
16 resolution of the Downtown Investment Authority  
17 allocating 5,000 square feet of Phase I  
18 development rights within the Northside West  
19 Component Area of the consolidated downtown  
20 development of regional impact to Parcel Number  
21 089566 0000 -- I'm sorry. This is the  
22 company's name, Diane -- 089566 0000 Trust to  
23 be utilized on Duval County Tax Parcel Numbers  
24 089566 0000 and Parcel Number 089567 0000,  
25 collectively known as "the property," finding

1           that the plan of development is consistent with  
2           the DIA's Business Investment and Development  
3           plan, and authorizing the chief executive  
4           officer to execute the contracts and documents  
5           and otherwise take all necessary action in  
6           connection therewith to effectuate the purposes  
7           of this resolution.

8           Mr. Chairman, I'll let Mr. Parola walk you  
9           through this.

10           MR. PAROLA: Through the Chair, again,  
11           I'll remain for any questions. I will point  
12           out the math was much less complicated on this  
13           one, so hopefully it's right.

14           VICE CHAIRMAN MEEKS: Well, if I could  
15           have a motion to approve and a second, then  
16           we'll discuss.

17           BOARD MEMBER MOODY: So moved.

18           BOARD MEMBER PADGETT: Second.

19           VICE CHAIRMAN MEEKS: Mr. Gillam.

20           BOARD MEMBER GILLAM: We looked at this  
21           project a couple of meetings ago and  
22           approved -- I think it was the sale of these  
23           parcels, for this exact project, so I don't  
24           know why -- this is completely consistent with  
25           what we've already talked about. I'm in favor.

1 VICE CHAIRMAN MEEKS: Mr. Padgett.

2 BOARD MEMBER PADGETT: I have nothing to  
3 add to that.

4 VICE CHAIRMAN MEEKS: Ms. Durden.

5 BOARD MEMBER DURDEN: I agree with  
6 Mr. Gillam, we did -- and there's no question  
7 about giving them the development rights;  
8 however, I would ask the staff to take into  
9 account the 5,000 from the 1,133 that was  
10 remaining after the previous action.

11 It looks to me like the numbers -- the  
12 5,000 was taken from the prior number, and so I  
13 would just suggest that it should be -- 5,000  
14 should be subtracted from the 1,133,265 number.

15 MR. PAROLA: Through the Chair, your point  
16 is well taken. The actual number is 1,100 --  
17 1,128,265 after both are taken. We run the  
18 numbers, assuming one doesn't get approved,  
19 just in case, but your point is well taken.

20 BOARD MEMBER DURDEN: No other questions.

21 VICE CHAIRMAN MEEKS: Mr. Moody.

22 BOARD MEMBER MOODY: In earlier  
23 committees, we did vote for this, so now we're  
24 going to have a real estate office, a mini  
25 warehouse, and a convenience store all in the

1 area. So the area is (inaudible). I'm for  
2 this.

3 VICE CHAIRMAN MEEKS: Mr. Gibbs.

4 BOARD MEMBER GIBBS: No questions.

5 BOARD MEMBER BAILEY: No comments.

6 VICE CHAIRMAN MEEKS: Any public comments?

7 AUDIENCE MEMBERS: (No response.)

8 VICE CHAIRMAN MEEKS: Seeing none, all in  
9 favor, say aye.

10 BOARD MEMBERS: Aye.

11 VICE CHAIRMAN MEEKS: All opposed?

12 BOARD MEMBERS: (No response.)

13 VICE CHAIRMAN MEEKS: Mr. Wallace, it  
14 looks like we have one more item to vote on.

15 MR. WALLACE: Yes, sir, we do.

16 Mr. Chairman, Resolution 2018-02-06, a  
17 resolution of the Downtown Investment Authority  
18 appropriating up to \$50,000 for improvements  
19 necessary to create an off-street parking area  
20 dedicated for the tenants of Brewster's  
21 Hospital; instructing its chief executive  
22 officer to take all necessary actions to  
23 effectuate the purposes of this resolution.

24 Mr. Chairman, as you know, you've already  
25 approved the lease arrangement between this

1 particular respective tenant, North Florida  
2 Land Trust, and what we're seeking here to do  
3 is basically provide them with a paved parking  
4 area in the -- in the rear of this particular  
5 building. So we're taking \$50,000 and asking  
6 you to allow us to use that \$50,000 to assist  
7 with this asphalt parking area.

8 VICE CHAIRMAN MEEKS: Could I have a  
9 motion to approve and a second?

10 BOARD MEMBER GIBBS: So moved.

11 BOARD MEMBER PADGETT: Second.

12 VICE CHAIRMAN MEEKS: Okay. We'll start  
13 with Mr. Gibbs this time.

14 BOARD MEMBER GIBBS: Obviously, this  
15 project is going to need parking, and I think  
16 this is a good use of this particular project's  
17 rent. I'm for it.

18 VICE CHAIRMAN MEEKS: Mr. Moody.

19 BOARD MEMBER MOODY: Just so I understand,  
20 the 350- was the original amount that was going  
21 to be exchanged for rent. And is this  
22 additional -- is this 50- a part of that or is  
23 that an additional amount?

24 MR. PAROLA: Through the Chair, this would  
25 be an additional amount.

1           Just for the board's edification, they  
2           came back with their contractor and their  
3           engineers at \$334,881 for the entire scope of  
4           work. Going through it, we noticed it included  
5           a gravel lot. Our experience in permitting  
6           says that the Water Management District will  
7           look at a gravel lot as pervious only for so  
8           long. This is a long-term lease, so we'd like  
9           to take their balance of 16 grand, their  
10          ability to go to 350-, and then our 50- to  
11          cover the difference so that we will actually  
12          have a solid, paved area that meets City  
13          standards, curb and gutter, landscaping, the  
14          entire deal. It still remains a City asset, so  
15          we feel it's important.

16                 BOARD MEMBER MOODY: Okay. Thank you.  
17                 No further questions.

18                 VICE CHAIRMAN MEEKS: Ms. Durden.

19                 BOARD MEMBER DURDEN: I don't have any  
20          questions.

21                 VICE CHAIRMAN MEEKS: Mr. Padgett.

22                 BOARD MEMBER PADGETT: I guess we're going  
23          to put asphalt in --

24                 MR. PAROLA: (Nods head.)

25                 BOARD MEMBER PADGETT: Does that create

1           any other drainage issues as far as sewer and  
2           things that we may not be considering? Because  
3           I know when you have a pervious -- and water  
4           could creep into the ground versus an area of  
5           asphalt, that water is going to get calculated,  
6           it's going to have to run somewhere. That's  
7           what the engineers figure out, but have you  
8           guys -- is this all in place? Has that been  
9           thought of? And is there going to be  
10          additional drainage required that may exceed  
11          the 50,000?

12                 MR. PAROLA: Through the Chair, we'll use  
13          our treatment credits on this as applicable.  
14          If they have to do attenuation, either they --  
15          they do attenuation on site, so we'll dig some  
16          sort of baffle into the ground for them or  
17          something to that extent, or we'll plug  
18          directly into the LaVilla system itself. There  
19          were a number of ponds built a while ago, so  
20          it's got a master stormwater permit addressing  
21          it.

22                 BOARD MEMBER PADGETT: I'm totally on  
23          board with the 50,000 and the parking lot. I  
24          just -- sometimes those ponds are calculated to  
25          catch a certain amount of runoff. And when you

1           add in a new parking lot, they tell you, "Well,  
2           that pond's not big enough," so you need to add  
3           one or make a bigger one, so it could be  
4           something you need to be thinking about as  
5           we're going through this.

6           MR. PAROLA: Absolutely.

7           BOARD MEMBER PADGETT: I have no more  
8           questions.

9           VICE CHAIRMAN MEEKS: Let me follow up on  
10          that a little bit because I know just enough to  
11          realize I don't understand all of this.

12          So, Mr. Padgett, I want to ask you some  
13          more questions about what you just brought up  
14          because I know we're looking at restoring  
15          parking that we're supposed to have, my wife  
16          and I, that is, at our building on Duval  
17          Street. And she's used the term -- because she  
18          knows more about this than I do -- using  
19          "Crushcrete," I think it is, and it's a  
20          permeable surface.

21          And so, generally speaking, I'm sort of  
22          against these asphalt parking lots. I would  
23          rather have a permeable surface. So could you  
24          weigh in on that just a little bit more, and  
25          help at least me, and maybe some of the others

1 will understand a little bit better, or maybe  
2 also tell us what -- if I've got the term  
3 right, what Crushcrete is.

4 BOARD MEMBER PADGETT: It's just that.  
5 It's probably crushed concrete or crushed  
6 asphalt, and it is a pervious surface where  
7 water will penetrate through that into the  
8 ground and it doesn't run across a surface out  
9 to a pond or into a drainage structure, but  
10 often if you can have a pervious area, then  
11 that deletes some requirements for drainage.

12 Now, I don't know all the particulars of  
13 what we're looking at with our guys here, but  
14 if they think long-term that this could be an  
15 issue, then it's probably good to go ahead and  
16 do the asphalt now because, just like the other  
17 thing we looked at earlier, it's only going to  
18 cost more later. So if we don't do it now and  
19 you really think it's required, I would support  
20 that.

21 But the difference would be, pervious is  
22 going to absorb the water. It's not going to  
23 drain somewhere. And if you have an asphalt or  
24 concrete parking lot, it's going to run  
25 somewhere, and it needs to be caught and

1 retained and directed to somewhere else.

2 VICE CHAIRMAN MEEKS: Okay. Thank you.

3 Mr. Gillam.

4 BOARD MEMBER GILLAM: As I understand  
5 it -- and I think it was referenced in the  
6 materials, neither Crushcrete, nor the surface  
7 that's currently being -- what was previously  
8 proposed is considered pervious anymore. It  
9 may, in fact, be functionally pervious, but the  
10 government authority, the Water Management  
11 District, does not -- no long considers those  
12 items pervious, correct?

13 MR. PAROLA: Through the Chair, we  
14 actually first discovered this when we were  
15 look at the Ferber deal in Brooklyn, and we  
16 proposed that. And they said, We'll let you  
17 get away with it, but it's temporary. We said,  
18 Well, what constitutes temporary? And they  
19 said, Not a long time.

20 BOARD MEMBER GILLAM: Okay. That was my  
21 understanding as well.

22 MR. PAROLA: They factor in items as  
23 compaction and everything else, that  
24 eventually, after a couple of years -- it's the  
25 same as asphalt in terms of runoff, without the

1 benefit of treatment and without the benefit of  
2 attenuation.

3 BOARD MEMBER GILLAM: So my question is --  
4 I know initially we approved this project and  
5 it really -- kind of lenient terms for the  
6 particular tenant. This is changing it a  
7 little bit. And since we're contributing more,  
8 it -- we're still going to have a 5-year term  
9 with no rent for a project that's going to  
10 increase by about -- I guess 15 percent cost to  
11 us; is that the proposal?

12 MR. PAROLA: Through the Chair to address  
13 Mr. Gillam. This is such a unique project in  
14 terms of the structure. This goes so well  
15 above the common tenant improvements one would  
16 associate with tenancy. Most people wouldn't  
17 consider, you know, your landlord providing you  
18 parking as a tenant improvement that you're  
19 going to absorb the cost of. They are, in this  
20 instance, absorbing a good bit of it. As a  
21 matter of fact, I think about \$46,000 of it  
22 because they're -- that's what the cost of  
23 their gravel would be that will now convert to  
24 part of the overall engineered parking site.

25 BOARD MEMBER GILLAM: I recall that. And

1           there's also issues -- I mean, the building is  
2           kind of degraded to some degree. I know  
3           there's a lot of required work ahead to be done  
4           in order to make it actually tenable, and I  
5           recall that and I understand that. I just --  
6           it's still relatively -- when you divide out  
7           what would be effectively \$400,000 over --  
8           well, it's 350- is what the rent forgiveness is  
9           over five years. It's about a  
10          5,000-square-foot building, as I recall; is  
11          that right?

12                 MR. WALLACE: No, it's 10,000.

13                 BOARD MEMBER GILLAM: So 10,000.

14                 MR. WALLACE: Yeah. So it will be 5- and  
15          5-, both floors.

16                 BOARD MEMBER GILLAM: Which makes it about  
17          8 or \$9 a foot, is what the -- what the rent  
18          is.

19                 I'm just saying, it's pretty -- it's  
20          pretty forgiving in terms, and so I just -- I  
21          was just making sure I understood. We're going  
22          to give them (inaudible). We're going to take  
23          that one and go down, effectively?

24                 MR. PAROLA: Absolutely.

25                 We've calculated, I think, \$12.50 a square

1 foot. I think the building is 7,300 square  
2 feet, plus or minus.

3 BOARD MEMBER GILLAM: Okay.

4 MR. PAROLA: Unfortunately, Jim, from the  
5 North Florida Land Trust, had surgery a couple  
6 of days ago, he wasn't able to be here, but  
7 their intent is to be there 10 or 15 years.  
8 They're adding a lot of improvements to a City  
9 asset and they intend to be there a while.

10 BOARD MEMBER GILLAM: Thank you.

11 VICE CHAIRMAN MEEKS: Mr. Barakat.

12 BOARD MEMBER BARAKAT: I have the same  
13 concerns that Mr. Gillam had, but I guess -- I  
14 guess they're appeased, although I'm not crazy  
15 about it.

16 Remind me, the -- I'm trying to remember  
17 how the deal was structured. The \$300,000  
18 is -- we are paying for it up front and they're  
19 paying us back through rent or is it the  
20 opposite?

21 MR. PAROLA: Through the Chair, it's the  
22 opposite. They're taking on the costs on the  
23 front end, and then through rent abatement, for  
24 want of a better term, is how they recoup.

25 BOARD MEMBER BARAKAT: Okay. So the

1 50,000 will be the same?

2 MR. PAROLA: The \$50,000 --

3 BOARD MEMBER BARAKAT: Will come out of  
4 where --

5 MR. PAROLA: -- through the Chair, will  
6 come out of an account that exists for capital  
7 improvements in the LaVilla neighborhood that  
8 is currently controlled by this body.

9 BOARD MEMBER BARAKAT: Okay. Had we  
10 line-itemed that for something else?

11 MR. PAROLA: No, sir.

12 MR. WALLACE: No. That \$50,000 is coming  
13 out of a line item that's specifically for  
14 capital improvements.

15 BOARD MEMBER BARAKAT: It was going --  
16 to-be-determined capital improvement?

17 MR. WALLACE: Not to be determined. It's  
18 for capital improvements. This is a capital  
19 improvement because this is an asset that we  
20 manage and is City controlled.

21 BOARD MEMBER BARAKAT: Interesting.

22 Okay. Thank you.

23 VICE CHAIRMAN MEEKS: Thank you.

24 Just a little bit of context -- of course,  
25 we've already gone through this in total.

1 Mr. Gibbs, you might remember this.

2 This came before the JEDC some years ago  
3 when Mr. Gibbs and I were on there, and the  
4 City, it really stepped in a pretty deep  
5 financial hole on this building. Of course,  
6 now it's been vacant for a long period of time,  
7 so it's really neat to see someone going in  
8 there, particularly, I think, a first-class  
9 organization.

10 And I remember there was an RFP that was  
11 issued to look for a tenant all these years ago  
12 and it showed the cost of the building and the  
13 square footage. And when I did the math, the  
14 amount that the City had spent was a  
15 frightening number. I think it was something  
16 to the tune of -- it was -- I think it was 5-  
17 or 600 bucks a square foot or some such number.  
18 And I remember going and looking at the  
19 building, just trying to understand how we  
20 could get such an answer as that.

21 So I suppose to say, in the context of our  
22 sum cost, this is a rounding error.

23 Any public comments?

24 AUDIENCE MEMBERS: (No response.)

25 VICE CHAIRMAN MEEKS: Hearing none, all in

1 favor, say aye.

2 BOARD MEMBERS: Aye.

3 VICE CHAIRMAN MEEKS: Any opposed?

4 BOARD MEMBERS: (No response.)

5 VICE CHAIRMAN MEEKS: Thank you.

6 And we have a transcript. Nothing to do  
7 there.

8 A chairman's report.

9 MR. DALY: Through the Chair --

10 VICE CHAIRMAN MEEKS: Mr. Daly.

11 MR. DALY: Mr. Chairman, you didn't take  
12 up the DIA minutes.

13 VICE CHAIRMAN MEEKS: Did I miss the DIA  
14 minutes? That is indeed unfortunate.

15 Could I have a --

16 BOARD MEMBER GILLAM: Move to approve.

17 VICE CHAIRMAN MEEKS: And a second?

18 BOARD MEMBER MOODY: Second.

19 VICE CHAIRMAN MEEKS: All in favor, say  
20 aye.

21 BOARD MEMBERS: Aye.

22 VICE CHAIRMAN MEEKS: Thank you, Mr. Daly.  
23 Chairman's report. Well, since -- I'll  
24 fill in for Mr. Bailey. There's only one item  
25 I was going to mention. Aren't we about due

1 for a Finance Committee meeting, especially in  
2 light of payments being made on our parking  
3 lot?

4 BOARD MEMBER BAILEY: That's an error too.  
5 It's the executive's report, not (inaudible) --

6 VICE CHAIRMAN MEEKS: Well, we'll get to  
7 his too. We won't leave him out.

8 At any rate, Mr. Wallace, are we about due  
9 for a Finance Committee meeting?

10 MR. WALLACE: You are due for a Finance  
11 Committee meeting because we are in that time  
12 of year where it is budget preparation.

13 VICE CHAIRMAN MEEKS: All right. Also,  
14 remember we're supposed to have a Finance  
15 Committee meeting before payments are made on  
16 the parking lot. I don't know how we are  
17 timing-wise on that. I sort of forget how that  
18 works.

19 MR. WALLACE: All right. We'll certainly  
20 have a Finance Committee meeting so we can  
21 start the precursor of budget prep.

22 VICE CHAIRMAN MEEKS: Very good.

23 All right. Mr. Wallace, not leaving you  
24 out, the Executive Director's Report.

25 MR. WALLACE: Mr. Chairman, at the last

1 board meeting you instructed me to go out and  
2 get -- seek some help with regard to the  
3 convention center. So we did just that. We've  
4 procured JLL, Jones Lang LaSalle. And,  
5 informatively, Jones Lang LaSalle purchased the  
6 company Strategic Advisory Group that did the  
7 convention center feasibility study that I had  
8 sent out to you probably sometime last year,  
9 which is good because I'm now working with the  
10 individual who did the convention center  
11 feasibility study for us.

12 So what we've had them do is take what we  
13 provided, take a look at it, and I've asked  
14 them to go out to the marketplace to talk to  
15 various different developers and provide me  
16 with feedback, which is good, so I can get a  
17 feel for the market and what needs to be  
18 strengthened and things of that nature.

19 So I've taken that advice, adding a  
20 section known as a "visioning statement," which  
21 is more so telling the story of Jacksonville's  
22 downtown; you know, where we are, where we're  
23 going, what we're seeking. So he'll be getting  
24 that information, and also working a little bit  
25 with regards to giving the market a clear

1           indication that we, as a city --

2                   And I've sat down with our partners at the  
3           City about, you know, some element of public  
4           investment. One of the things that always  
5           comes back is, you know, cost of the convention  
6           center. So the developer is asking the  
7           question, what's participation, what does it  
8           look like, et cetera.

9                   So we're definitely trying to add some  
10          language to the document to give people  
11          assurances that we understand that -- when we  
12          say, tell us what you're seeking from the  
13          public sector, we understand exactly what we're  
14          saying to you, so you need to provide us that  
15          information.

16                  So we're strengthening the document that  
17          way. I certainly hope to have that completed  
18          here by the end of this week, and it is our  
19          goal to try to get this document out before the  
20          end of February onto the street.

21                  I'll probably -- I'm vacillating right now  
22          with regards to whether or not there is a  
23          pre-proposal conference, a conference call, or  
24          something of that nature where it gives them an  
25          opportunity to address and ask other questions,

1 and we would do that early on in the process,  
2 should we do that, so that they still have the  
3 full 120 days of submitting.

4 So the consultant did agree with us,  
5 thought 120 days was really good. So, thank  
6 you, Mr. Barakat.

7 But we're proceeding as directed, and it's  
8 really good to have someone that's versed in  
9 this information. The consultant himself ran  
10 the Convention and Visitors Bureau for  
11 San Jose, California. So even though he's  
12 working for Jones Lang LaSalle, he's very  
13 versed in the construction of convention  
14 centers, hotels, et cetera. So I'm pleased.

15 VICE CHAIRMAN MEEKS: Any more comments,  
16 Mr. Wallace?

17 MR. WALLACE: No, sir. That's where I am  
18 on that. That's occupying my immediate  
19 attention.

20 VICE CHAIRMAN MEEKS: Any questions or  
21 comments for Mr. Wallace?

22 BOARD MEMBER BARAKAT: If I recall, I  
23 think Ms. Durden was the other board member who  
24 brought this up. Our two concerns in our  
25 desire to hire an advisor was, one, to make

1           sure the information we are disseminating is  
2           complete, which I think you addressed.

3           And then the second was that -- to whom we  
4           are disseminating, and how we are disseminating  
5           information was also an appropriate process  
6           that realized the full potential value of that  
7           site as a convention center. So I just want to  
8           make sure that this advisor is doing both of  
9           those things.

10           MR. WALLACE: That is correct.

11           Listen, there's not that many entities in  
12           this country that specialize in doing these  
13           type of projects. He knows -- if there's 12 of  
14           them, he has an intricate relationship with 11  
15           of them. So we know that we will be certainly  
16           sending our information to, at a minimum, those  
17           11 individuals or companies, hoping that they  
18           would certainly have a willingness to respond  
19           to our Notice of Disposition.

20           So from a marketing standpoint, he has a  
21           complete handle on who to submit it to.

22           BOARD MEMBER BARAKAT: Okay. Thank you.

23           MR. WALLACE: He's already spoken to three  
24           of the actual eleven. So that's why I'm able  
25           to gain insight and information and come back

1 and address our particular document.

2 VICE CHAIRMAN MEEKS: Any more questions  
3 or comments for Mr. Wallace?

4 BOARD MEMBERS: (No response.)

5 VICE CHAIRMAN MEEKS: Mr. Klement, you're  
6 next, I think.

7 MR. KLEMENT: Thank you.

8 The DDRB met last week and took action on  
9 four items. I actually have a couple of them  
10 with me if anyone wants to take a quick look at  
11 those projects.

12 We took a look at Dogtopia, which was  
13 another dog care facility across from Tidbits  
14 on San Jose, in the vacant building right  
15 there. So they're looking at taking over that  
16 vacant building and making improvements to a  
17 day care/dog care facility in that area.

18 We went back to Brooklyn, to Mr. Moody's  
19 tally over there, and added around 12,500  
20 square feet of retail in the jughandle area.

21 And also, you all saw the mitigation of  
22 the site and parking with that public parking  
23 to the back that's going -- they're going to  
24 work in conjunction with the DIA to improve and  
25 make parking available with this project in

1           that whole little market area.

2           They also had their special sign exception  
3           that tried to marry to the design  
4           characteristics of what was taking place to  
5           date and received a special sign exception.

6           We had the Canine Social, which was the  
7           reuse, a re-adaptive [sic] of the warehouse  
8           facility in the Brooklyn area, which is the one  
9           that you spoke to, Oliver, and asked a question  
10          on, and they received their final and are  
11          moving forward.

12          The last one dealt with a special  
13          exception to replace the existing sign on the  
14          AT&T building downtown, which is the EverBank  
15          building, and they were increasing their  
16          signage and were looking for placeholder signs  
17          to move forward with the new tenant in that  
18          building right there.

19          And with that being said, that's what we  
20          had take place.

21          VICE CHAIRMAN MEEKS: Any questions or  
22          comments for Mr. Klement?

23          BOARD MEMBERS: (No response.)

24          VICE CHAIRMAN MEEKS: Hearing none, do we  
25          have any old or new business to discuss?

1 Mr. Wallace.

2 MR. WALLACE: No, sir, not at the present  
3 time.

4 VICE CHAIRMAN MEEKS: Any board members?

5 BOARD MEMBERS: (No response.)

6 VICE CHAIRMAN MEEKS: I think we've come  
7 to public comments.

8 I'm sorry. Ms. Durden.

9 BOARD MEMBER DURDEN: If I may, just  
10 follow-up on the state legislation regarding  
11 CRAs. I was in Tallahassee last week as the  
12 representative from the FRA. We were able to  
13 meet with several folks who had -- from the  
14 House who had voted in the negative on the  
15 bill, just to thank them.

16 There's basically only one week left in  
17 the Senate, and I think that was scheduled for  
18 today, and I do not believe that it was going  
19 to be heard.

20 So I just wanted you to know that the  
21 efforts of the FRA, as well as many local  
22 people here in Jacksonville and throughout the  
23 state of Florida, so far -- and we never know  
24 until, you know, sine die and the handkerchief  
25 drops, but so far it looks like that the bill

1           may not pass.

2           So I just wanted to give a quick update.

3           VICE CHAIRMAN MEEKS: Thank you.

4           And I think we have Shawn Wilson. If  
5           you'd come and introduce yourself, and give us  
6           your address and --

7           (Audience member approaches the podium.)

8           VICE CHAIRMAN MEEKS: Mr. Daly, if you  
9           would time it. We have three minutes for  
10          Mr. Wilson.

11          AUDIENCE MEMBER: Thank you very much,  
12          Mr. Chair.

13          My name is Shawn Wilson. I'm the  
14          president of Blue Sky Communities, and we are  
15          affordable housing developers. We are partners  
16          with Aging True, which, as many of you know, is  
17          the premiere elder services provider in  
18          Jacksonville. It's a nonprofit agency that's  
19          been around for about 50 years. And Aging True  
20          owns the Cathedral Residences, which consists  
21          of Cathedral Terrace, Cathedral Towers, and  
22          Cathedral Townhouse, and then a smaller one,  
23          Cathedral Court, all in the Cathedral District  
24          of downtown.

25          Blue Sky partnered with Aging True to

1 bring more than \$30 million of state and  
2 federal funds to renovate Cathedral Terrace,  
3 and we're in the midst of renovating Cathedral  
4 Towers, and we're still seeking funding for  
5 Cathedral Townhouse. Those would all be funded  
6 primarily through the low income housing tax  
7 credit program, but we also receive generous  
8 support from the Housing Finance Authority and  
9 from the City of Jacksonville, and so we're  
10 appreciative of that.

11 Aging True owns a nice, one-acre square  
12 that sits in the middle of its three towers.  
13 It's currently used for overflow parking. It's  
14 partially paved. It's not on the tax rolls.  
15 And Blue Sky will be partnering with Aging True  
16 to propose Ashley Square, which is  
17 approximately 100 units of new affordable  
18 housing and a five-story building at that  
19 location.

20 We're going to be -- and we've been  
21 working with -- or discussing this with  
22 Mr. Klement and Mr. Parola and have gotten some  
23 really good information from them.

24 We have a great little team. Our  
25 architect is local. Our general contractor is

1 local. And, of course, Aging True is a local  
2 agency. Blue Sky is based in Tampa.

3 We are going to be submitting an  
4 application to DDRB for conceptual approval  
5 here in the next couple of weeks, which we hope  
6 will go smoothly. I believe that we would then  
7 come to the DIA for allocation of development  
8 rights, if I have the process correct.

9 And we understand that this board provided  
10 funding for a similar affordable housing  
11 development in 2017 and that funding was a key  
12 component of that project's ability to obtain a  
13 special Local Government Area of Opportunity  
14 preference in the current tax credit round at  
15 the State of Florida. We were wondering if  
16 that sort of funding might be available after  
17 we get through our DDRB and allocation of  
18 development rights through this board.

19 VICE CHAIRMAN MEEKS: How are we doing on  
20 the three minutes there, Mr. Daly?

21 MR. DALY: We've got three seconds.

22 MR. WILSON: And that concludes my  
23 public --

24 VICE CHAIRMAN MEEKS: Okay. I'll extend  
25 this to at least make a comment and/or a

1 question.

2 There's been a study done for the  
3 Cathedral District, and I was trying to think  
4 of the group who did that study.

5 Mr. Wallace --

6 BOARD MEMBER BARAKAT: ULI.

7 VICE CHAIRMAN MEEKS: Yeah, ULI. It was  
8 ULI who did the study.

9 MR. WALLACE: For the Cathedral?

10 VICE CHAIRMAN MEEKS: For the Cathedral  
11 District.

12 MR. WALLACE: ULI did a TAP there.

13 VICE CHAIRMAN MEEKS: Yeah, a TAP. Yeah,  
14 there you go.

15 MR. WALLACE: They did a TAP --

16 BOARD MEMBER DURDEN: Gallas did --

17 MR. WALLACE: Torti Gallas did the  
18 full-blown Cathedral District development  
19 strategy.

20 VICE CHAIRMAN MEEKS: Okay. I guess my  
21 encouragement on that -- and perhaps you've  
22 already done that, is to avail yourself of that  
23 document and see what you're wanting to do and  
24 how consistent it is. I know there's been --  
25 at least my recollection, from having seen at

1       least a summary, there's certainly an emphasis  
2       of having more market-rate housing in that  
3       development as opposed to more low-income  
4       housing.

5               Now, when you get into where there's  
6       workforce and those types of things, it  
7       obviously increases the income amount, so --

8               Have you seen that study that was done?

9               MR. WILSON:   Yes, sir.

10              VICE CHAIRMAN MEEKS:   Do you think what  
11       you're doing would be consistent with that  
12       study's emphasis on market-rate housing?

13              MR. WILSON:   Yeah, I do.

14              I mean, the study -- I don't know that it  
15       was specific enough to discourage what we're  
16       proposing, so -- but I will take that under  
17       advisement.

18              I did meet with Ms. Ginny Myrick a few  
19       months ago when we first started talking about  
20       this, and her initial reaction -- and I don't  
21       want to speak for her, but I think her initial  
22       reaction was positive.   And that was an  
23       informal meeting.   And I know that she  
24       represents a movement to redevelop or  
25       revitalize the Cathedral District, so we will

1 continue to coordinate with the activists in  
2 that area.

3 VICE CHAIRMAN MEEKS: Okay. I guess my  
4 advice is that you meet further with her  
5 because certainly what I'm going to ask -- and  
6 other board members -- you know, I've only got  
7 one vote, so -- but certainly what I'm going to  
8 be interested in is whether or not she, as  
9 executive director of her group, is going to be  
10 supportive of what you're doing.

11 MR. WILSON: Yes, sir.

12 VICE CHAIRMAN MEEKS: If she is, then that  
13 would be very positive for me. If she's not,  
14 then I would take that in the opposite manner.

15 MR. WILSON: Yes, sir.

16 Like I said, we met with her. So we tried  
17 to do our homework in advance and we'll  
18 continue to do so.

19 VICE CHAIRMAN MEEKS: All right. Thank  
20 you very much.

21 Any more comments or questions?

22 BOARD MEMBERS: (No response.)

23 MR. WILSON: Thank you.

24 VICE CHAIRMAN MEEKS: Thank you,  
25 Mr. Wilson.

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MR. WILSON: Thank you.

VICE CHAIRMAN MEEKS: Anyone else today?

AUDIENCE MEMBERS: (No response.)

VICE CHAIRMAN MEEKS: Hearing none, we are  
adjourned.

(The above proceedings were adjourned at  
3:52 p.m.)

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CERTIFICATE OF REPORTER

STATE OF FLORIDA)  
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COUNTY OF DUVAL )

I, Diane M. Tropa, Florida Professional Reporter, certify that I was authorized to and did stenographically report the foregoing proceedings and that the transcript is a true and complete record of my stenographic notes.

DATED this 1st day of March 2018.

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Diane M. Tropa  
Florida Professional Reporter

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