

CITY OF JACKSONVILLE
COMMUNITY REDEVELOPMENT AGENCY
BOARD MEETING

Proceedings held on Wednesday, May 17, 2017,
commencing at 2:06 p.m., City Hall, Lynwood Roberts
Room, 1st Floor, Jacksonville, Florida, before Diane M.
Tropia, a Notary Public in and for the State of Florida
at Large.

BOARD MEMBERS PRESENT:

JAMES BAILEY, Chairman.
JACK MEEKS, Vice Chair.
OLIVER BARAKAT, Board Member.
BRENNAN DURDEN, Board Member.
CRAIG GIBBS, Board Member.
RON MOODY, Board Member.
MARC PADGETT, Board Member.

ALSO PRESENT:

AUNDRAL 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 CHAIRMAN BAILEY: At this time, we're
2 going to begin our meeting with the Pledge. We
3 do have a flag, so would you please rise.
4 (Recitation of the Pledge of Allegiance.)
5 CHAIRMAN BAILEY: Folks, I am going to
6 ask -- for the sake of convenience, for a lot
7 of things, I'm going to ask Vice Chair Meeks to
8 chair this meeting.
9 So, Mr. Meeks, if you would like to take
10 over.
11 VICE CHAIRMAN MEEKS: Thank you.
12 (Vice Chairman Meeks assumes the Chair.)
13 VICE CHAIRMAN MEEKS: Mr. Bailey, you
14 always surprise me with this, but here we go.
15 Mr. Wallace.
16 MR. WALLACE: Yes, sir.
17 VICE CHAIRMAN MEEKS: I think you're up,
18 and I think we want to move a presentation to
19 be first. Does that in any way mess us up?
20 MR. WALLACE: No, sir, it does not.
21 VICE CHAIRMAN MEEKS: The fact that we're
22 in our Community Redevelopment part of our
23 meeting?
24 MR. WALLACE: No, it does not, sir.
25 VICE CHAIRMAN MEEKS: It does not. Okay.
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PROCEEDINGS

May 17, 2017 2:06 p.m.

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1 CHAIRMAN BAILEY: Good afternoon,
2 everyone. I'd like to begin the Community
3 Redevelopment Agency meeting for May 17.
4 We have a quorum, and we have another out
5 there that's coming in. So we'll get started,
6 and he can join us.
7 Welcome, everybody. Glad to see everybody
8 here. Do we have anyone from the media? Raise
9 your hand, let me know who you are, that you're
10 here. Please let us know if there's anything
11 you need. Please ask questions. Don't leave
12 here unless you understand what, why and how.
13 It's important for us to get that message out.
14 And so make sure you have all the information
15 that you need.
16 I'd also like to thank Council President
17 Lori Boyer for attending today.
18 Any other council members or anyone here?
19 VICE CHAIRMAN MEEKS: (Indicating.)
20 CHAIRMAN BAILEY: He's not council --
21 well, he's from the administration.
22 Good to have you with us.
23 DR. GAFFNEY: Thank you.
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1 MR. WALLACE: Not at all.
2 VICE CHAIRMAN MEEKS: I just wanted to ask
3 that question just to make sure we are in the
4 right slot here. Okay.
5 MR. WALLACE: All right.
6 VICE CHAIRMAN MEEKS: Take it away.
7 MR. WALLACE: Yes, Mr. Chairman.
8 What I'd like to do is bring forward and
9 move the presentation up. It's under Item 4A,
10 which is the North Florida Transportation
11 Planning Organization.
12 We're going to have Mr. Jeff Sheffield
13 come forward and give that particular
14 presentation. And then, Mr. Chairman, we'll
15 move back into the Community Redevelopment
16 Agency meeting and the minutes and the number
17 of different items that we have up under there.
18 And there's one particular add-on item that I'm
19 going to talk to you about equally as well.
20 BOARD MEMBER BAILEY: Okay. Let's close
21 the redevelopment meeting, then start that
22 meeting. And we can go back if we have to,
23 because I think this is a -- that is a DIA
24 agenda item.
25 VICE CHAIRMAN MEEKS: All right. Consider
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1 that done.

2 MR. WALLACE: Okay. So we're going to

3 recess --

4 VICE CHAIRMAN MEEKS: Mr. Wallace says I

5 think we need to.

6 BOARD MEMBER BAILEY: Well, okay.

7 MR. WALLACE: You're not taking any

8 action.

9 VICE CHAIRMAN MEEKS: Ms. Boyer seems to

10 agree.

11 BOARD MEMBER BAILEY: It's just

12 information only.

13 MR. WALLACE: No action. Leave it off

14 then.

15 BOARD MEMBER BAILEY: Okay. Sorry.

16 MR. WALLACE: All right. Great.

17 Jeff.

18 VICE CHAIRMAN MEEKS: If you're going to

19 give me helpful hints, don't mess me up.

20 MR. SHEFFIELD: Is this the best place to

21 be or -- I don't really like this, but I can

22 move around. Can everybody hear me if I just

23 do this? I really don't like to be --

24 MR. WALLACE: No.

25 VICE CHAIRMAN MEEKS: Diane is the one
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1 that really matters.

2 MR. SHEFFIELD: I'll do it. That's fine.

3 That's okay. I'll just do it right here.

4 I really appreciate the opportunity to be

5 here. When Aundra and Guy had reached out, it

6 was a good opportunity for us to kind of share

7 what we do. I've got a lot of slides because

8 it was a formatted presentation for something

9 else. I won't spend all the time on it, but I

10 have passed out a little bit of the brochure as

11 well that kind of highlights this.

12 I always like to ask this question: I

13 know several of you, because you've worked with

14 us, but who has heard of the North Florida TPO?

15 AUDIENCE MEMBERS: (Indicating.)

16 MR. SHEFFIELD: That's good. Usually

17 about right. When we do a public survey every

18 five years on a long-range plan, about

19 9 percent of the public even have heard of us.

20 So it's kind of important to understand us and

21 what we do.

22 We are a federally mandated organization

23 that, in simple form, program all the federal

24 funds for all the transportation improvements

25 that happen in Northeast Florida.
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1 So all the roads that are frustrating you

2 right now, the Overland Bridge and all of the

3 projects that DOT is constructing, at some

4 point in time worked its way through our

5 process and our environment in order to be

6 programmed.

7 Our board structure, our elected

8 officials, county commissioners and city

9 council members representing a four-county

10 region. And you can see sort of the stats for

11 us as a TPO.

12 There are 27 versions of us in the state

13 of Florida representing the urbanized areas

14 throughout the state of Florida. The feds

15 created this process in the 1970s basically to

16 make sure that urbanized areas are represented

17 by a TPO, or an MPO is what they are called in

18 the federal rules, in order to create a

19 long-range transportation planning process for

20 funds to flow into the region.

21 So this is a break-up for us (indicating).

22 We are four counties. We have the largest in

23 the state as it relates to those 27 MPOs. Our

24 population, we sort of fall into about the

25 fourth largest. And one thing we're real proud
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1 of is how lean we are as far as the staff. So

2 our per capita was nine staff covering that

3 area. It is very, very low compared to the

4 others in the state.

5 Our operating budget kind of fluctuates in

6 the realm of 4.5 million, but that's for us to

7 do all of the planning and other prioritization

8 for hundreds and hundreds of millions of

9 dollars that come into the region.

10 For us, the reason we exist initially is

11 for a long-range plan. We are required to look

12 out twenty years, and every five years we

13 update this plan and look out on a twenty-year

14 process for transportation improvements.

15 So here is a snippet of our last adopted

16 plan, looking out to the year 2040. And this

17 continues to talk -- to share the gap in

18 transportation funding.

19 So when we look at Northeast Florida, in

20 that four-county region, we identify

21 transportation needs to the tune of about

22 27 billion. When we look out to that same

23 twenty years at the revenue, federal, state and

24 local funds, there's about 12.6 billion to

25 allocate to the projects we identify.
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1 That number, in 25 years that I've been
2 here, every five years we do the plan, that gap
3 gets bigger and bigger and bigger. So the
4 resources at the federal and state level,
5 although high, are not sufficient enough to
6 sustain the kind of transportation needs. So
7 we have to be very, very creative.

8 So over time, what used to be a plan that
9 only funded roads and transit and looked at
10 fixing the two-hour congestion that you have
11 going to work now looks at economic
12 development, bike/ped and technology and
13 freight investments and tries to make sure now
14 that the return on investment for our funding
15 is much greater than that two-hour period of
16 congestion.

17 So we spend a lot of time now looking at
18 investments that move people and goods and have
19 a much greater ROI when we're identifying those
20 projects.

21 This is just to say, from that plan, we
22 basically develop a five-year work program with
23 the DOT that basically identifies now what will
24 occur over that time frame.

25 I put this up just to highlight the
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1 significance over the last two years. On an
2 annual basis, the region that I referenced
3 there captures about 425- to \$450 million of
4 construction funding annually. That's not
5 right-of-way engineering, just the
6 construction.

7 Last year, we received about \$800 million,
8 almost double the allocation for a region in
9 the state of Florida. In this current fiscal
10 year, the process identified for that period
11 there, we've now captured about 40 percent of
12 what's considered a state discretionary budget,
13 the SIS, Strategic Intermodal System. So
14 Northeast Florida has been aggressively
15 capturing funding that is not solely dedicated
16 for this area from a formula perspective. I
17 think that goes to a regional cooperation that
18 exists. I think that goes to a strong
19 partnership with the Chamber through the Jax
20 Alliance and the business community capturing
21 and supporting the priorities and having a
22 singular voice for most of the investments that
23 are happening in Northeast Florida. So it's a
24 good message that speaks to the kind of things
25 that are happening in the region.

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1 I wanted to touch on a few areas of
2 initiatives. These are not required under the
3 federal rules. We spend a lot of time focusing
4 on freight for decades, frankly, and we've done
5 a number of studies that focus on different
6 types of freight movement throughout our
7 region, but our most -- most emphasis at this
8 point has been placed on the north rail
9 corridor, to the bottom right.

10 We have spent about four years planning a
11 new rail corridor in North Jacksonville. What
12 you see right here, essentially Blount Island
13 and Dames Point, to the far right there, what
14 you see in red is the rail movement from the
15 port of Fernandina that runs all the way
16 through, down through the heart of
17 Jacksonville. What you see in blue is the
18 movement from Blount Island and Dames Point as
19 containers flow through the region. I don't
20 think many realize that the port of Fernandina
21 comes right through the heart of Jacksonville
22 as well as they are addressing the intermodal
23 facilities on the Westside.

24 So we've been looking in that dotted line,
25 about an 11-mile corridor running through
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1 airport property that would create a direct
2 connect to the main line. This would
3 essentially, as you can see, reduce crossings
4 all through the heart of downtown Jacksonville
5 and also reduce the distance from the port of
6 Fernandina. Economic development, port growth,
7 efficient movement of containers and, frankly,
8 elimination of more trucks on the roadway.

9 We are a couple of months from moving into
10 a federal process for this, the environmental
11 process. The DOT has funded that effort, and
12 we will be submitting to the Federal Service
13 Transportation Board to ultimately create an
14 alignment.

15 About 50 percent of this is on airport
16 property and has their support. This is kind
17 of that -- what we call the influence area at
18 this point with the alignments that we've
19 identified.

20 Another area in freight, hard to see, this
21 started with Representative Lake Ray. He put a
22 bill in that passed for freight logistics
23 zones. His thought process was that a region
24 would identify a zone. And then what he
25 intended to do, if he were still in office, was

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1 to establish a direct funding source to
2 incentivize projects within those zones.
3 The only two areas that are pursuing these
4 are us and Tampa. So we are both in a draft
5 state at this point to identify these. So we
6 are looking now for legislative support to
7 finish his goal of identifying direct funding
8 for those opportunities. We think we are
9 strongly positioned to receive it. Our zone,
10 frankly, captures all the way out to Lake City,
11 is what we're identifying.
12 Another area of focus is a grant, a
13 federal transportation grant, under Fast Lane.
14 It's a federal transportation bill. We've
15 developed it as a freight rail enhancement
16 program. You can see the different identities
17 here. Phase I is the intermodal container
18 transfer facility that's already built by
19 Dames Point, essentially that rail yard, if
20 you've seen it coming over Dames Point.
21 To the north is Phase III, which is our
22 north rail corridor. And Phase II is our
23 project focus for the Fast Lane grant that we
24 have yet to hear an answer to. And many of you
25 know the problem. This is the train parked in
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1 front of Baptist Hospital. That's essentially
2 what we're addressing here. This is the issue,
3 with antiquated switchers and inefficient
4 communication of the three major rail lines at
5 the rail yard north of the river.
6 So this is about a 30- to \$35 million
7 grant request that would upgrade those
8 switches, add additional track, and virtually
9 eliminate that issue at Baptist which creates
10 transportation issues on the South Bank. So
11 we're waiting to hear what happens there.
12 Another area that we're focusing on is
13 clean fuels. Through the U.S. Department of
14 Energy, we have developed a coalition, and
15 they're recently designated as an official
16 coalition under the State U.S. DOE. We've been
17 looking at our ability, and we've been funding
18 with federal funds the conversion of public
19 fleets to compressed natural gas, propane,
20 electric and the like, really moving towards
21 the U.S. DOE's mission of reducing petroleum
22 consumption federally.
23 What we found, however, is the business
24 model now is starting to work for large fleets
25 for cheaper fuel and cleaner fuel. So we've
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1 been making investments in that effort.
2 Some of the projects that we've most
3 recently completed, with St. Johns County,
4 we've contributed to a hundred -- it ended up
5 being 130 of their county fleet vehicles going
6 to compressed natural gas. We have essentially
7 covered the difference on every vehicle from
8 what it would have cost for diesel to make it
9 compressed natural gas. So these are brand-new
10 vehicles, anywhere from 20- to 25,000 per
11 vehicle.
12 What we have done is allowed conversion,
13 create a consumption load, and a private
14 provider comes in and builds the station, and
15 then we leverage that station for other fleets
16 in the area to begin conversion on a smaller
17 scale. So we were very successful with that
18 one.
19 Many of you have seen this at JTA on
20 Myrtle. This is actually us. JTA's initial
21 efforts were to construct the station in the
22 back of the property to be utilized by buses
23 only. We contributed \$2.5 million and
24 leveraged the opportunity for the station to be
25 put along Myrtle and create a public
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16

1 consumption component to that infrastructure.
2 And this is what allowed us to contribute
3 to the City of Jacksonville to convert seven of
4 their local sanitation trucks that are now
5 fueling at that JTA station. So we're starting
6 to leverage this network for alternative fuels.
7 We've partnered with Florida East Coast
8 Rail. They're investing \$50 million on 25
9 locomotives to go to liquid natural gas. We
10 partnered with them on a locomotive pilot
11 project to leverage and force that pilot
12 project to occur in Jacksonville instead of
13 Miami. So those locomotives have been running
14 from Jacksonville to New Smyrna and back as
15 part of a pilot project. It's further allowed
16 us to leverage conversations between the large
17 vendors that are building the L&G liquefaction
18 plants near the port. FEC's about 10 million
19 gallons a year in consumption. So whatever we
20 can capture here in North Florida to help
21 leverage those facilities around the port, we
22 see it as an opportunity.
23 The you and me of the world, those of us
24 who might consider driving electric vehicles,
25 we recently partnered with JEA to deploy 25
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1 charging stations throughout the region. And
2 we've seen exponential growth in purchasing of
3 vehicles and increase in supplies at the local
4 dealerships. The State of Florida is actually
5 fourth in the country in the amount of electric
6 vehicles currently owned and operated at this
7 point. So we're trying to leverage that.

8 We've actually ceded a half a million
9 dollars of additional funds now to move this
10 network into Clay, St. Johns and Nassau County.
11 So it's a large network. And, of course, the
12 backdrop to this is the L&G movement at
13 Jaxport, the first two container ships in the
14 world running on liquid natural gas. And the
15 next two in the world also in Crowley will be
16 calling on Jaxport. So the first four in the
17 world running on liquid natural gas.

18 You've got three vendors building multi
19 hundred-million-dollar L&G liquefaction plants
20 and the opportunity for Northeast Florida to
21 become, frankly, the energy hub as it relates
22 to transportation, particularly in the
23 southeastern United States.

24 A couple other things and then I'll close
25 out. We do a lot of investment in safety

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1 campaigns and safety efforts. We identify
2 particular challenges and then address those
3 challenges through campaigns and use some
4 funding to create different means to try to
5 achieve those goals. We develop a regional
6 strategic safety plan and identify hot spots
7 and try to address some of that.

8 The last piece is sort of our landmark
9 effort over the last number of years, and this
10 is the movement towards technology. With that
11 huge funding gap I mentioned before, technology
12 is the way to become more efficient on our road
13 system; cameras, sensors, signal controllers,
14 dynamic message signs, all of these types of
15 investments are occurring throughout the
16 region. We partner with the DOT. They have
17 been doing most of that effort on the
18 interstates, and we have been doing it on the
19 arterials, and then have jointly worked
20 together to create an interconnected system and
21 then ultimately build and complete a
22 25,000-square-foot traffic management center.

23 The TPO invested \$11 million to build
24 this. It's at the corner of State and
25 Jefferson Street at the Department of

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1 Management Services property. The TPO funded
2 and built it. The DOT operates it and houses
3 the most diverse number of first responding
4 agencies in the country. Florida DOT, Fish and
5 Wildlife, Florida Highway Patrol, the sheriff's
6 office, fire rescue, direct connect to Jaxport,
7 a security operations terminal, JTA and the
8 like are all fully interconnected in there to
9 move towards realtime data and travel
10 information.

11 We have things like BlueTOAD here. These
12 are realtime sensors that are programmed that
13 within ten seconds we know the exact flow
14 that's occurring on the roadways and able to
15 respond and react in a more appropriate manner.

16 This is a spreadsheet of wind sensors.
17 This was a TPO-funded effort to put sonar wind
18 sensors on all the high-span bridges. It gets
19 all our responders off the bridge, when they
20 were holding wind gauges in the middle of a
21 hurricane to decide whether to open and close
22 bridges. This was actually fully utilized in
23 Matthew recently, and this is the sole
24 information utilized for bridge opening and
25 closing. Our weathermen and stations have

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1 direct connect to this information, so now
2 conveyance to the public is instantaneous on
3 the conditions that are happening with the
4 roadway.

5 We've also contributed to freight
6 information. On the interstates, in parking,
7 waiting areas, you always have trucks that are
8 parking all up on to the interstate once the
9 parking is full. This is a pilot project. If
10 you live down in St. Johns County, this is near
11 Count Road 210 on 95 North. There's a digital
12 sign right there that looks like this
13 (indicating). This is telling truckers
14 availability for parking at the rest area
15 because if it's full, they have time to get off
16 on 210 at the truck stop instead and not create
17 a problem. So it's a pilot effort for the
18 State to try to look at it.

19 And then the real message here is for the
20 public to understand that 511 is right at the
21 palm of your hands. So all of the kind of
22 information that we're pulling into that TMC
23 and all of the things that are happening across
24 the entire state of Florida are right there
25 with you at the Florida 511 website to pull all

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1 of this information.
2 So if you use Google Maps, I can tell you
3 that, on average, it's about three to five
4 minutes behind on all the information you're
5 getting compared to here, which is ten seconds
6 of information. So you're getting realtime
7 travel and the ability to understand what's
8 going on.
9 It's the direction we're going. It's the
10 movement that's taking us eventually to
11 driverless vehicles and autonomous vehicles.
12 And that scary thought of no one driving, that
13 stuff is alive and well. And this is the kind
14 of stuff that's been happening over the last
15 decade that frankly feeds to the stuff that
16 you've been hearing recently with the ultimate
17 urban circulator, the new Skyway vision that
18 the JTA is pursuing. It fits into this whole
19 realm.
20 Lastly, from an economic development
21 perspective, we can use this data to start to
22 provide a report card on an annual basis of how
23 transportation is functioning in the region.
24 And this has become critical for economic
25 development. We now have the ability to
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1 suggest to you the percentage of time on each
2 roadway of, if it's running at the expected
3 speed. So if you're an investor coming in who
4 depends on certain roadways and you want to
5 make an investment in this community, you can
6 look at that road and see from our information,
7 87 percent of the time that year it ran at the
8 expected speed, which says it's pretty reliable
9 for when -- your freight movement or anything
10 else.
11 So we're starting to find this tie-in to
12 the private sector that we never had before
13 because of the information that we're getting.
14 All of this falls under the context --
15 I'll speed through it. It all falls under the
16 context of Smart Regions and Smart Cities, if
17 you've heard of that over the last couple of
18 years. The City of Jacksonville competed as
19 part of a national challenge. And ultimately,
20 Columbus, Ohio was awarded 50 million. It was
21 40 million from the DOT and 10 million from
22 Paul Allen (phonetic) to basically look at
23 technology and infrastructure investment.
24 We followed that up. Although
25 Jacksonville was not successful in the bid, we
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1 have now followed that up to adopt next month
2 the Smart Regions Master Plan to capture what
3 we believe to be the next iteration of this
4 movement. What this essentially is looking at
5 is taking all sorts of data, partnering private
6 sector and public sector, because we're all
7 pulling data, putting it all in a single server
8 so that we can all draw the important
9 information out and do the necessary analytics
10 to solve problems.
11 We're very fortunate because the State
12 just passed, just last week, a Smart Cities
13 Challenge statewide. So \$360,000 is now going
14 to be awarded as part of a Smart Cities
15 Challenge statewide, and we think we're poised
16 to capture that with our efforts.
17 So those are some of the things that we're
18 doing. Our bread and butter is roads and
19 transit and priority setting at the level for
20 federal funding. Things I kind of highlighted
21 today were more of the initiatives that we've
22 sort of voluntarily latched on to and try to
23 move Northeast Florida.
24 So hopefully, I wasn't too long, but I
25 only get one shot, right? So I wanted to go
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1 ahead and share that with you.
2 VICE CHAIRMAN MEEKS: Very impressive.
3 I'm sure our folks might have some questions
4 and/or comments.
5 So starting -- all right. Mr. Barakat,
6 and then coming this way.
7 BOARD MEMBER BARAKAT: No comments,
8 really. Just a question. Are you the folks,
9 or is it the DOT that does things like --
10 VICE CHAIRMAN MEEKS: Use your microphone
11 there, please.
12 BOARD MEMBER BARAKAT: Sorry. Oliver
13 Barakat.
14 Are you the folks or is the DOT the group
15 that does things like predictive analytics and
16 trying to see where traffic demand trends are
17 on our roads?
18 You still can't hear me? How's that? The
19 green light is on. Would you like me to ask
20 the question again?
21 THE REPORTER: Please.
22 BOARD MEMBER BARAKAT: Jeff, is it your
23 organization or is it the Florida DOT that does
24 analysis like predictive analytics and
25 determining demand and where demand is going
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1 for particular highways and roads?
2 MR. SHEFFIELD: Yes.
3 BOARD MEMBER BARAKAT: Thank you.
4 MR. SHEFFIELD: It's both, jointly. It's
5 already part of our long-range plan. We do
6 that anyway on an annual -- we do a 20-year
7 projection of where growth is happening, but
8 the analytics now are occurring in that TMC
9 that we just built. In fact, we are now
10 partnering with UNF. There's actually an
11 analytics course that was, in fact, approved
12 solely for us to be the test case for those
13 students, to go back and do additional
14 analytics to determine outcomes in terms of how
15 we can do better. We're also working with UF,
16 UNF and JU in a research effort through Metro
17 Lab, which is an initiative that came off of
18 Smart Cities.
19 So yes, all the way across the board, we
20 have the ability to do that. And that's
21 ultimately where that Smart Cities is trending
22 towards. It's not only using public data but
23 private data that can contribute overall to
24 long-term solutions.
25 BOARD MEMBER BARAKAT: Thank you.
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1 VICE CHAIRMAN MEEKS: Mr. Gibbs.
2 BOARD MEMBER GIBBS: You had asked if we
3 have ever heard of TPO. Yes, many years ago,
4 when we served on the JEDC. And it's
5 encouraging to see how much work you've done
6 over the past decade. So it's wonderful. Out
7 of nine staff people.
8 MR. SHEFFIELD: Thank you.
9 Yeah, we actually all have been part the
10 City of Jacksonville Planning Department from
11 the '70s to 2004, but as we became multicounty,
12 it just made more sense from a perception
13 standpoint to be setting priorities for a
14 region, to be independent. So we transitioned
15 out in '04, and that sort of changed the
16 dynamic of what we had the opportunity to do.
17 BOARD MEMBER GIBBS: Thank you.
18 VICE CHAIRMAN MEEKS: Mr. Bailey.
19 BOARD MEMBER BAILEY: Jeff, thank you for
20 being here.
21 The comp plan workshops that we held are
22 the reason that we thought it would be helpful.
23 I was hoping it would be -- not near as helpful
24 as what you provided.
25 I met Jeff many years ago during the
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1 logistics advisory group that George Gable
2 (phonetic) used to have that claimed that we
3 were the greatest or the --
4 MR. SHEFFIELD: America's logistics
5 center.
6 BOARD MEMBER BAILEY: Yes. And if you
7 tell people enough, they believe it, and -- but
8 I've been amazed at what y'all have done. It
9 shows the resources that we have available to
10 us, if we know they're there and we just ask.
11 And that's the important thing. I know the
12 Times-Union just did a survey, and 14 percent
13 of the respondents said they don't come
14 downtown because of traffic or construction.
15 MR. SHEFFIELD: Right.
16 BOARD MEMBER BAILEY: And my response to
17 it was, one, we don't have traffic unless
18 it's -- compared to other cities, unless it's
19 an event or a game day. Two, construction is a
20 good thing. It means either we're going in the
21 right direction, and there's a reason for it,
22 or we're going to need it in the future, but
23 those are the kind of resources we need to be
24 able to explain to people.
25 I wish we would have had this presentation
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1 prior to this survey so we could explain or at
2 least the Times-Union could help educate folks
3 on why these certain things happen.
4 MR. SHEFFIELD: Right.
5 BOARD MEMBER BAILEY: And I'm excited
6 about things like the number -- I see that sign
7 all the time where the trucks go in and the
8 number of spaces, and I think that's something
9 that hopefully we could use in parking garages
10 downtown to show how many spaces are available
11 and so on, or some kind of app, but it's really
12 exciting to know where y'all have come -- at
13 this point, how far you have come and how great
14 of a resource you can be for this organization.
15 MR. SHEFFIELD: Thank you.
16 Yeah, space availability and parking,
17 those are things that are out there and
18 available now. In fact, I don't remember what
19 it was called federally at the time, but it's
20 probably been six or eight years ago, we
21 actually submitted for the City to look at
22 changing all of your parking meters to smart
23 meters and putting in space availability stuff.
24 But, once again, when you're competing with the
25 bigger cities in the country, you're usually --
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1 you know, it's a tough time.
2 But that stuff is available. Part of
3 integrating the sheriff's office and others
4 into the TMC is going to create additional
5 efficiencies to the special events you're
6 speaking of, creating additional realtime
7 control of the signals and being able to do
8 most of that management from the center as
9 opposed to manually out there on the roadways
10 like you see now.
11 BOARD MEMBER BAILEY: Thank you, Jeff.
12 Appreciate you being here.
13 VICE CHAIRMAN MEEKS: Ms. Durden.
14 BOARD MEMBER DURDEN: Thank you, Jeff, for
15 the presentation. One question I've got, is it
16 available for us to look at again? Because
17 that was a lot of information.
18 MR. SHEFFIELD: It's a lot. And she has
19 it. So either way, she can send it out or I
20 can provide it to you. It's no problem. I
21 know, it's a lot there. And to be honest,
22 there's a lot more that's going on, you know,
23 so it's definitely available for you, though.
24 We can get that to you.
25 BOARD MEMBER DURDEN: Okay. Thank you
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1 very much.
2 VICE CHAIRMAN MEEKS: Mr. Padgett.
3 BOARD MEMBER PADGETT: I just want to say
4 thank you for the presentation. I don't have
5 any questions, though.
6 Thank you.
7 VICE CHAIRMAN MEEKS: Mr. Moody.
8 BOARD MEMBER MOODY: Jeff, no questions,
9 but very impressed with the progress. It looks
10 like to me like we are positioning ourselves to
11 be at the front of the class for the state of
12 Florida.
13 MR. SHEFFIELD: We're trying to. It's not
14 a vision to get there, but it's just we're
15 moving forward with certain opportunities when
16 they present themselves. And then we're very
17 fortunate sometimes that federal efforts or
18 state efforts tend to align with what we do.
19 So ...
20 BOARD MEMBER MOODY: Very good.
21 VICE CHAIRMAN MEEKS: Ms. Boyer, any
22 comments?
23 MR. SHEFFIELD: TPO Board Member, Council
24 President Boyer.
25 COUNCIL PRESIDENT BOYER: The only thing I
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1 will mention for the benefit of the Board, in
2 Jeff's presentation, when he was talking to you
3 about the rail switching situation, that also
4 impacts the opening and closing of the bridge
5 and river taxi access and things like that.
6 So you previously, maybe two years ago,
7 had a conversation where I know the DIA had
8 looked into that. And the solution that the
9 TPO is proposing would help to resolve that
10 issue. We would have definite times. And we
11 wouldn't have to block the water with the
12 bridge down if we knew where to stop and start.
13 So if we were successful in that, we can
14 address that. Not just the Baptist issue, but
15 the bridge crossing issue too.
16 MR. SHEFFIELD: And to the downtown issue
17 in general, we're also looking at a system now
18 that would provide information on the dynamic
19 message signs on 95 for when the Main Street
20 Bridge is up and so forth so that people don't
21 even collapse into that area. We're doing that
22 now in St. Augustine with the Bridge of Lions,
23 making awareness on A1A so they don't even
24 enter the city when it's up.
25 So you've got all those types of resources
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1 that are available. It's just the ability to
2 implement them.
3 VICE CHAIRMAN MEEKS: Well, very
4 impressive. Thank you.
5 MR. SHEFFIELD: Thank you. I appreciate
6 it.
7 VICE CHAIRMAN MEEKS: Thank you for your
8 time today.
9 Mr. Wallace, I think you're up next again.
10 MR. WALLACE: Yes, sir.
11 Mr. Chairman, going back to Community
12 Redevelopment Agency, it would be your
13 April 18, 2017, Community Redevelopment Agency
14 meeting minutes.
15 VICE CHAIRMAN MEEKS: Do I have a motion
16 to approve those minutes?
17 BOARD MEMBER MOODY: So moved.
18 BOARD MEMBER GIBBS: Second.
19 VICE CHAIRMAN MEEKS: I have a second.
20 Any changes or are we ready to vote on
21 that?
22 BOARD MEMBERS: (No response.)
23 VICE CHAIRMAN MEEKS: Hearing no changes,
24 all in favor, say aye.
25 BOARD MEMBERS: Aye.
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1 VICE CHAIRMAN MEEKS: Are you continuing,
2 Mr. Wallace?
3 MR. WALLACE: Yes, sir.
4 Mr. Chairman, I want to turn your
5 attention now to Resolution 2017-05-01. That
6 may be an actual handout or in the package that
7 you have before you today. Please get that
8 particular item. And as soon as you get it,
9 signal, and I'll move forward with that.
10 VICE CHAIRMAN MEEKS: Does everyone have
11 that in hand? It was just a little ways down
12 in our package.
13 I think we're ready, Mr. Wallace.
14 MR. WALLACE: Ms. Durden?
15 BOARD MEMBER DURDEN: The one that was
16 handed out is 05-07. Are we doing 05-01? I
17 don't have anything.
18 BOARD MEMBER BAILEY: It's right behind
19 the --
20 BOARD MEMBER DURDEN: Oh, okay. I have
21 the packet from the mail-out.
22 Thank you.
23 VICE CHAIRMAN MEEKS: Okay. So we're at
24 2017-05-01.
25 MR. WALLACE: Yes. In response to a
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1 proposal submitted by the North Florida Land
2 Trust for a lease of that City-Owned property
3 commonly referred to as Brewster's Hospital, a
4 resolution of the Downtown Investment Authority
5 instructing the DIA's chief executive officer
6 to issue a notice, pursuant to Section 163,
7 Florida Statutes, and Section 122, the
8 Jacksonville Code of Ordinances, providing the
9 City Council a 30-day notice pursuant to
10 Section 122 in the Jacksonville Code of
11 Ordinances, and requesting the City of
12 Jacksonville's City Council to enact an
13 ordinance approving the lease agreement between
14 the City and North Florida Land Trust, pursuant
15 to Section 122, and instructing the DIA's CEO
16 to take all necessary actions in connection
17 therewith to effectuate the purposes of this
18 resolution, including the execution of the
19 lease agreement.
20 Mr. Chairman, what we would propose to do
21 is -- DIA would issue ISP-61-16, which is a
22 Notice of Disposition, Redevelopment of
23 City-Owned Property.
24 Also, in this particular resolution, the
25 North Florida Land Trust has submitted a
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1 proposal to us, which is in this package known
2 as Exhibit A. I'll go through that in a few
3 seconds here.
4 In addition to that, they have also gone
5 out and taken a market study for rent and
6 attached it to this.
7 So, as we've known, Mr. Chairman and other
8 board members, this board asked your staff to
9 go out some months ago, in 2016, to seek
10 someone to potentially occupy the Brewster's
11 Hospital. We had a Notice of Disposition out
12 for a minimum, I would say, 60-plus days -- am
13 I correct, Mr. Parola?
14 MR. PAROLA: (Nods head.)
15 MR. WALLACE: Yes. Sixty-plus days for
16 which we got no response.
17 Subsequent to that and coming into 2017,
18 the North Florida Land Trust has been seeking
19 to -- new office space. They've outgrown where
20 they presently are. They have approached us
21 and provided us with an unsolicited proposal to
22 take on occupying the Brewster's Hospital.
23 The current property itself, land and
24 building, is over 10,000 square feet of space,
25 but the actual building is roughly just under
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1 5,700 square foot of space.
2 There is a significant number of
3 improvements that would be needed to this
4 particular building for which someone would be
5 able to have their business there. What are
6 those things? An elevator would need to be
7 installed and other handicapped requirements.
8 There is a lot behind it, but they would
9 propose to make the improvements for it as
10 off-street parking lots. They would do the
11 fencing, they would do the lighting and any
12 other necessary security features to protect
13 the parking lot. They would actually put a
14 kitchen and a dining area into the actual
15 facility for their particular employees and any
16 other improvements necessary that the
17 contractor deems fit.
18 The market study, market rent study itself
19 came back and basically said this is pretty
20 much -- I would say in that area
21 Class A rent would probably be about 13.50 a
22 square foot. A triple net lease structure. So
23 that would basically mean your annual rent is
24 somewhere just south of \$77,000; however, we
25 both know that this is not Class A space. It's
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1 more B space.
2 What they have actually put on the table
3 is the following: They would like to have a
4 lease for five years with two options, and both
5 of those options are each for five years. So
6 collectively, potentially, that could be a
7 total of 15 years.
8 Proposing a price per square foot of
9 \$12.50 a square foot. When you do the math,
10 you're just under -- south of 72,000 annually
11 for the actual rent. It's probably more like
12 71,600.
13 They're proposing to make those
14 improvements that I talked to you about up to
15 \$250,000. They would go out and borrow the
16 money, have their carrying cost and whatever
17 that amount is. And then we look at that rent
18 structure. Let's just say it's 72,000. We
19 would deduct that as a credit from an annual
20 basis until they're able to pay off their own
21 debt. And then they move into an actual
22 payment structure with us.
23 And that is what is before you at this
24 time. Not found a proposal, not found anyone
25 to come in and take on this particular property
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1 thus far.
2 And also, one of the most important
3 components I think for us is that they have
4 agreed to make sure that there is space or room
5 that is dedicated to the Nurses Association
6 that holds Brewster's Hospital very dear to
7 their heart. And Mr. Parola and I have met
8 with, then, at that time, Councilman Jones, now
9 Councilman Gaffney is the district person for
10 where Brewster's is located.
11 This proposal hits on all the things that
12 are important for us as an organization, it
13 gets someone into the building. And they're
14 willing to do the work where we don't
15 necessarily have the \$250,000 to put towards
16 this at this particular point in time.
17 Mr. Chairman, I can entertain any
18 questions that the board may have with regards
19 to this proposal. I would certainly hope that
20 you give us the ability to move forward in this
21 matter and try to move this forward, giving
22 notice to City Council, getting an actual --
23 hopefully a lease in place that will then go to
24 City Council and North Florida Land Trust to
25 occupy the space.
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1 VICE CHAIRMAN MEEKS: Thank you,
2 Mr. Wallace.
3 Let's do this for -- so we can discuss
4 this, I think, in an appropriate way, if I can
5 have a motion to approve this resolution and a
6 second?
7 BOARD MEMBER MOODY: I'll make a motion.
8 BOARD MEMBER PADGETT: Second.
9 VICE CHAIRMAN MEEKS: And let's start with
10 Mr. Moody. Let's do this, if you would, ask
11 what questions that you have and then we'll go
12 back with comments, but let's start with
13 questions.
14 And, Mr. Moody, if you would be up first.
15 BOARD MEMBER MOODY: Mr. Wallace, if my
16 numbers are right, if they give us \$12.50 a
17 square foot, times the size of the building, we
18 could get \$71,100 per year net, and they pay
19 all the expenses. So that's for 3-and-a-half
20 years. And then we'll have 11-and-a-half
21 years, basically, that remain on the lease if
22 they renew it pretty much?
23 MR. WALLACE: Essentially, yes.
24 But you also, Mr. Moody, have to calculate
25 in the fact, they are borrowing \$250,000.
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1 Whatever their carrying cost is going to be, I
2 don't know what that would be, but we need to
3 look at it from that standpoint.
4 BOARD MEMBER MOODY: Well, as long as
5 during that period -- I have no problem with
6 it. Sounds to me like a pretty good deal for
7 us, but as long as they keep the building at a
8 certain level during that period so that at the
9 end of the period we have a piece of real
10 estate that's gone up in value and either they
11 buy it from us or we go ahead and just put it
12 out for sale again. No other questions besides
13 that.
14 VICE CHAIRMAN MEEKS: Mr. Padgett.
15 BOARD MEMBER PADGETT: I agree with
16 Mr. Moody. We have no other offers on the
17 table. We have somebody willing to make an
18 investment in the property, plus lease it once
19 that is covered. I think it's a good deal for
20 us.
21 VICE CHAIRMAN MEEKS: Ms. Durden.
22 BOARD MEMBER DURDEN: Thank you very much.
23 So I think that there's a little bit of a
24 difference between what I'm hearing about the
25 71,100 per year versus their proposal, which is
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1 to offset for -- with free rent until the
2 principal and accrued interest has been
3 retired.

4 So I think we need some more information
5 from North Florida Land Trust to determine how
6 long that period is because, in essence, what
7 that really means is that the free rent is
8 going to be for as long as they're paying off
9 the debt. So it could be ten years, not three
10 and a half; is that correct?

11 MR. WALLACE: I will look at it this way,
12 Ms. Durden: Whatever their annual payment is
13 to us, say it's 71.1, I need to know what their
14 mortgage is -- the loan. I apologize. The
15 loan. They're going to borrow \$250,000.

16 BOARD MEMBER DURDEN: Right.

17 MR. WALLACE: Plus the carrying cost.
18 Tell me what it is to pay that off. That is
19 how you back into forgiveness of that \$71,000
20 until they pay off their debt, which is exactly
21 what you said.

22 VICE CHAIRMAN MEEKS: So let me just
23 clarify that, if I might. So at this point in
24 time, we don't know what their interest rate is
25 and we don't know the number of monthly

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1 payments they're going to make. We don't know
2 if they're going to have a five-year loan or a
3 seven-year, but at some point in time, then
4 that 250- with interest we have paid off, and
5 then we begin getting our rent. And that's
6 just affected by the terms that they are going
7 to have.

8 Have they stated any expectation about
9 what their term or what the period of payments
10 would be, whether it be five or six or seven?

11 MR. WALLACE: Not at this time,
12 Mr. Chairman, but we're at the beginning stages
13 of this. Before an actual lease gets drawn
14 up -- we're starting -- you're authorizing us
15 to start a process. Okay? We've got to give
16 30-day notice to City Council. We're moving
17 forward. The next phone call is to them. You
18 need to tell us exactly.

19 If you're putting 250- in, what's your
20 interest cost on that. If you're borrowing
21 that particular money, we need the final
22 number.

23 VICE CHAIRMAN MEEKS: I think, just as a
24 clarification, that would make sense to me.
25 Since they are prepared to pay 12.50 on what

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1 sounds like a triple net basis, then I would
2 expect that their P&I payment would be no less
3 than the 12.50 times your square footage, the
4 71,000 or so. That would be the logical thing.

5 MR. WALLACE: Yeah.

6 VICE CHAIRMAN MEEKS: Okay. Mr. Bailey.
7 Oh, I'm sorry.

8 BOARD MEMBER DURDEN: Thank you.
9 Okay. Well, is anybody here from North
10 Florida Land Trust that maybe could provide
11 some additional information?

12 MR. WALLACE: Not at the present time.

13 BOARD MEMBER DURDEN: Okay. You know, I
14 think that that is kind of a -- in my -- from
15 my perspective, it's a very material part of a
16 recommendation that we would be making to the
17 City Council. It's hard for me to say or to be
18 in a position to say this is an excellent
19 opportunity if I don't know whether we're
20 talking about fifteen years or we're talking
21 about five. It seems to be -- let me, if I
22 might, just finish.

23 I do very much appreciate, quite frankly,
24 North Florida Land Trust and their proposal
25 because this building does need somebody to be

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1 in it occupying it. It's not good for the
2 building to be empty as it has been.

3 So I would just like clarity. I would
4 just like clarity to know, are we talking about
5 10 years, or are we talking about 5 years, or
6 are we talking about 15 years? To me, that
7 seems to be really quite material in my ability
8 to make a recommendation to the City Council.

9 VICE CHAIRMAN MEEKS: Ms. Durden, it
10 sounds like you're going to force me to get my
11 calculator out here in a minute, but we'll go
12 on to Ms. Boyer.

13 COUNCIL PRESIDENT BOYER: If I may, I
14 think what Ms. Durden is talking about is a
15 language issue. It's not really a duration
16 issue. So if what you're saying is, they
17 choose to pay their 250,000 over 15 years, so
18 they're -- for them, there is debt outstanding,
19 and they're paying it over 15 years. They
20 don't get free rent for 15 years because there
21 is still a loan outstanding.

22 What I think the terms are is that, you
23 are amortizing against the 71,000 the total
24 amount of the funds borrowed, plus interest
25 earned, as quickly as they go down. So if that

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1 is done in three years -- I understand that's
2 not what it says, but I don't -- I think that
3 this is not really a deal issue as much as it
4 is a language issue because I don't think the
5 intent is that it is for the entire duration of
6 their debt, whatever they may decide to
7 structure that as.

8 BOARD MEMBER DURDEN: And I would -- I
9 would definitely agree with that if -- but for
10 the language that is in the document that is
11 from North Florida Land Trust that says that it
12 would be -- the Trust proposes to offset that
13 expense with free rent until the principal and
14 accrued interest at a market amortization rent
15 has been retired. So it could be the whole
16 15 years.

17 VICE CHAIRMAN MEEKS: I think given that
18 comment, your comment and the comment I made to
19 Mr. Wallace, I think he agreed to, that,
20 obviously, these are starting points that we're
21 going to consider since they are willing to
22 pay -- I mean, if we were to go out and pay the
23 250- ourselves, they'd just pay us rent.
24 Apparently, that's not as convenient.
25 Just a moment, sir.

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1 So I think the basic notion is that
2 there's going to be an application of that
3 principal and interest at least equal to the
4 amount of rent that would otherwise be paid.

5 I mentioned that here a few minutes ago,
6 and I think you agreed with me, right,
7 Mr. Wallace?

8 MR. WALLACE: Yes.

9 VICE CHAIRMAN MEEKS: Yes.

10 MR. WALLACE: Council President Boyer's
11 statement is correct, but Mr. Parola can finish
12 this for me.

13 MR. PAROLA: Okay. Thank you.

14 A representative is on his way. He said
15 it would take him about four minutes. He
16 just -- we just kind of confirmed together that
17 the concept was, if what they borrow and the
18 total debt service on that is some number,
19 let's call it \$270,000, then you subtract the
20 annual rent from that until you get to a
21 number, regardless of how long they borrow the
22 money for.

23 So after two-and-a-half years, but --
24 again, I apologize. I must not have made it
25 clear for him to come. He's on his way to

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1 confirm that and any other questions you may
2 have. He said it'd take him five minutes.

3 VICE CHAIRMAN MEEKS: Okay. I think that
4 goes to the point I just made.

5 Ms. Durden, do you have any other
6 questions?

7 BOARD MEMBER DURDEN: Well, with that
8 clarification, I'm a hundred percent behind
9 this proposed lease.

10 VICE CHAIRMAN MEEKS: Mr. Bailey.

11 BOARD MEMBER BAILEY: Thank you.

12 Based on this, I assumed it was 250-. I
13 don't care if they get it at 7 percent,
14 3 percent or get 400,000, it's just offset by
15 the rent until it is paid off. Does it remain
16 12.50 for each renewal?

17 MR. PAROLA: \$12.50 is the square foot
18 rate.

19 BOARD MEMBER BAILEY: Okay.

20 MR. PAROLA: And that would last the
21 duration of the -- the term of the lease.

22 BOARD MEMBER BAILEY: And the parking
23 improvements -- we've been in the building,
24 toured the building, we've seen it. They're
25 going to do the parking garage -- I mean, the

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1 parking space and the lighting and so on?

2 MR. PAROLA: (Nods head.)

3 BOARD MEMBER BAILEY: That remains
4 property of the City once it's done.

5 MR. PAROLA: (Nods head.)

6 BOARD MEMBER BAILEY: So that improvement
7 would continue to the City property.

8 Do we know what they're going to do to
9 that? Is that part of the 250-, or is that
10 separate from what they're going to do in the
11 building?

12 MR. WALLACE: That's part of their
13 \$250,000 that they borrow. And the
14 improvements that they propose to make are the
15 things that I outlined, putting in the
16 elevator, handicap requirements, build the
17 off-street parking lot, any fencing, lighting
18 and security measures, installing -- build out
19 a little kitchen and dining area, and any other
20 improvements that the contractors say that they
21 have to do for the building.

22 BOARD MEMBER BAILEY: Okay. So if it went
23 over 250-, we're not obligated at all. It's
24 just -- they can spend whatever they need to?
25 MR. WALLACE: That's right.

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1 BOARD MEMBER BAILEY: Okay. And the space
2 that we're providing the Nurses Association, is
3 it accessible? Is it an exhibition? How are
4 they going to present? Because that was
5 important to the Nurses Association.
6 MR. WALLACE: Right. It's hopefully that
7 it's definitely going to be on the first
8 floor --
9 BOARD MEMBER BAILEY: Uh-huh.
10 MR. WALLACE: -- the housing exhibit,
11 memorializing the history of the Brewster's
12 Hospital. So you can probably envision -- and
13 you've been in the building yourself. As you
14 go into the building, either directly to your
15 left or directly to your right, it is going to
16 be one of those areas on the first floor, which
17 would be the areas for the exhibition.
18 BOARD MEMBER BAILEY: Has the Nurses
19 Association been approached about this
20 particular tenant?
21 MR. WALLACE: The -- go ahead.
22 MR. PAROLA: Thank you.
23 This has moved relatively quickly in terms
24 of getting that piece of paper. We have not --
25 there are a number of phone calls that we need
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1 to make, and we'll meet with them.
2 As Mr. Wallace pointed out, you know,
3 what's proposed in here is so very consistent
4 with the notice that was issued in terms of
5 having space for -- for want of a better
6 term -- relics, and allowing them to have space
7 on the first floor to have periodic meetings.
8 So we think they will be pleased with it.
9 MR. WALLACE: Mr. Chairman, through to
10 Mr. Bailey, the response that the Nurses
11 Association has always been to us, is we just
12 want a room, we just want some space.
13 BOARD MEMBER BAILEY: Yeah. Glass
14 cabinets for their things that -- okay. As
15 long as they're happy with it. I hate to move
16 forward -- I know it's pretty broad and you
17 guys have got a lot of work to do on it, but as
18 long as they're happy with it, I think North
19 Florida Land Trust would be a great tenant in
20 there, and it would be great to have them down
21 here.
22 That's all. Thank you.
23 VICE CHAIRMAN MEEKS: Mr. Gibbs.
24 BOARD MEMBER GIBBS: All of my concerns
25 have been addressed by other board members. I
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1 think it's a great proposal to have a tenant in
2 that particular facility finally.
3 VICE CHAIRMAN MEEKS: Mr. Barakat, our
4 real estate broker.
5 BOARD MEMBER BARAKAT: Thank you,
6 Mr. Chairman.
7 Just a couple of clarification questions.
8 So the rent credit is based on -- I keep
9 hearing \$250,000. That is based on a defined
10 scope of work. And an estimate of that scope
11 of work, we believe, is around \$250,000?
12 MR. WALLACE: That estimate comes directly
13 from North Florida Land Trust and their
14 contractor, which is Danis Construction.
15 BOARD MEMBER BARAKAT: Okay. So if the
16 final cost comes in under that, it's not a
17 \$250,000 rent credit. It's a rent credit based
18 on the scope of work, correct? And the scope
19 of work is defined as some of the things you
20 listed.
21 In other words, if they were going to put
22 in a wet bar, we won't provide rent credits for
23 things outside of a defined scope. Is that in
24 the spirit of the agreement?
25 MR. PAROLA: Sorry, not to jump in front
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1 of Mr. Wallace here. So last summer, we went
2 out with Public Works, we went out with the
3 building official, we went out with a couple of
4 City folks and did -- the fire marshal, and did
5 a scope of services for ourselves, just what --
6 what can we anticipate somebody having to do.
7 That scope was then provided to, hopefully, a
8 future tenant and their contractor, as Aundra
9 pointed out, and that's what it was based off
10 of.
11 We will certainly review that against
12 whomever we need to review it against, but
13 certainly, if they came in with things that
14 were unnecessary with them occupying the
15 building, we would not count those. We would
16 exercise some discretion in that regard for
17 sure.
18 BOARD MEMBER BARAKAT: Okay. So all the
19 improvements are code compliance for the most
20 part; is that correct?
21 MR. PAROLA: Code compliance and making it
22 suitable for somebody to come in there.
23 BOARD MEMBER BARAKAT: Thank you.
24 VICE CHAIRMAN MEEKS: Mr. Bailey, I think
25 you had another question?
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1 BOARD MEMBER BAILEY: Yeah. Having been
2 in the building -- and if you look at that
3 photo, on the back of the building, is this
4 elevator -- are they going to build a shaft and
5 put it on the outside of the back or are they
6 going to put it inside?

7 MR. PAROLA: Due to the historic nature of
8 the building, it would have to be on the
9 outside of the building. We certainly can get
10 back to you, but, you know, you -- you've been
11 in the building where the stairwell is located
12 with -- that seems to be the only logical
13 place.

14 (Council President Boyer exits the
15 proceedings.)

16 BOARD MEMBER BAILEY: Well, that's half
17 your cost of your renovations already.

18 MR. PAROLA: (Nods head.)

19 BOARD MEMBER BAILEY: Okay.

20 VICE CHAIRMAN MEEKS: Just a little bit of
21 history, and then one question to see if anyone
22 else has a concern about this.

23 This came before us when Mr. Gibbs and I
24 were on the JEDC, and it didn't get very far
25 because there was -- the nurses at that time

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1 exercise discretion due to the historic nature
2 of the building. That has to be balanced, I
3 think. And these are discussions -- we've
4 talked with the tenant and we've talked with
5 other tenants, future or potential tenants as
6 well through this last couple of years, and I
7 think there's very big optics about having a
8 government building that is only ADA accessible
9 for 50 percent of it.

10 VICE CHAIRMAN MEEKS: Okay. Well, I'm
11 going to leave that in your hands.

12 The last issue, and maybe Mr. Moody would
13 be -- or Mr. Barakat would be the ones to most
14 weigh in on this. I think it's a great thing.
15 That building is not doing anyone any good
16 sitting vacant.

17 I toured it when Mr. Gibbs and I were on
18 the JEDC. It clearly needed additional work.
19 I remember there were no backstairs, as an
20 example, and I'm sure it hasn't improved by
21 sitting vacant over these ensuing years. It's
22 probably been, I don't know, five or six or
23 seven years since I toured the building.

24 I do wonder a little bit -- and maybe,
25 Mr. Moody, do you think we should, given all

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1 wanted to make sure that there was going to be
2 a sufficient amount of space set aside for what
3 they wanted to do to honor what that hospital
4 was historically.

5 And so I have attended one or maybe even
6 two meetings with the nurses to talk about
7 that. So I don't think this goes to changing
8 the resolution that we've already talked about.
9 I just want to make sure that the nurses and
10 the potential tenant are in agreement about
11 what's going to be done so there's -- that they
12 talk, and there's no slippage in that or missed
13 aspirations or something.

14 The other thing I wonder about -- I guess
15 two more things I wonder about is, given the
16 nature of that building and how it may be used
17 and whether or not they would have people
18 coming in from -- for meetings or something on
19 the second floor, I wonder -- maybe,
20 Mr. Parola, you're the one to answer this. I
21 wonder if an elevator is really required for
22 that building.

23 MR. PAROLA: That's a good question.

24 There's been some discussions as to can
25 the building official through state statutes

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1 these circumstances, it's sat vacant, we have I
2 think what would be a great tenant, should we
3 anticipate rent -- they're willing -- you know,
4 they're willing to make repairs that we, as a
5 City, probably don't find convenient. Should
6 we ask for some method of increasing the rent
7 over what could turn out to be a 15-year period
8 of time?

9 BOARD MEMBER MOODY: Well, I'm not
10 suggesting this, but that was something I
11 observed, is that over the three- to five-year
12 period, there was not an escalation. You know,
13 you could bump it up 3 percent a year. It
14 wouldn't make that much difference. Or, if you
15 wanted to be -- if we want to be good citizens,
16 then leave it level for 15 years.

17 VICE CHAIRMAN MEEKS: Yeah. Mr. Barakat,
18 what do you think about that? One thing that
19 occurred to me is, if we kept it the same for
20 five, but then it increased at some rate, kept
21 the next five the same with that increased
22 number, something rather than just having the
23 same rate for 15 years. I want to go -- I
24 don't want to get carried away with that. It
25 just seemed that was a little bit --

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1 BOARD MEMBER MOODY: Mr. Chairman, just to
2 give you a little more information, if it was
3 based on 12.50 a square foot times the square
4 footage, it would be 71,100 a year. A 3
5 percent bump would be 73,233. So it's really
6 kind of a minor increase.

7 BOARD MEMBER BARAKAT: Mr. Chairman, to
8 respond, the rent is very fair, even over five
9 years, given the location and the condition.
10 You could have the renewal options at market.
11 You risk that market not be as good in five
12 years.

13 The only modification I would suggest is
14 that the second renewable option be at market
15 because no one can predict where downtown is
16 going to be ten years from now. Five years
17 from now, is there a chance lease rates are
18 higher, much higher, yes, but not a huge risk.
19 Ten years from now, more of a risk if we're
20 tying ourselves to today's rates. So that
21 would be my only -- if we are concerned about
22 that, that would be the only suggestion.

23 VICE CHAIRMAN MEEKS: That sounds prudent
24 to me. I don't know that that rises to the
25 level of a change in your resolution, but it

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1 may be something for Mr. Wallace to consider;
2 that if they stay there, after the first ten
3 years, in that third five-year increment, that
4 we would remeasure the rent at a fair market
5 value, if that sounds like something at least
6 worth talking about. I don't want to run
7 anybody off. At least worth talking about.

8 MR. WALLACE: Through the Chair to you,
9 which one, the second five year or the third?

10 VICE CHAIRMAN MEEKS: The third.

11 MR. WALLACE: I'm hearing you say third.
12 I hear Mr. Barakat say year six.

13 BOARD MEMBER BARAKAT: The second option.
14 So it's year 11 through 15.

15 MR. WALLACE: Okay. All right.

16 VICE CHAIRMAN MEEKS: Mr. Bailey.

17 BOARD MEMBER BAILEY: Just to -- it might
18 simplify it even, 12.50 is an awfully good
19 rate. I mean, it's a fair rate for everybody
20 right now. If you're going to do anything,
21 keep it at 12.50, average 12.50, drop it 3
22 percent the first five years, 12.50 for the
23 second, and raise it 3 percent the final five
24 years. I mean, it's -- 12.50 is good. We're
25 happy to get 12.50. So ...

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1 BOARD MEMBER MOODY: Well, let me make
2 another point. This is interesting. The gross
3 building area is 5,688 square feet. So that's
4 outside the measurements. And we're running
5 the rent on that. That's a little unusual.
6 We're getting a good deal here.

7 VICE CHAIRMAN MEEKS: So we don't want to
8 get too carried away with ourselves.
9 Why don't -- if it suits the board, before
10 we take a vote on this, I want to get to
11 Dr. Gaffney, is -- if we just leave that --
12 having heard this input, leaving that in your
13 able hands, Mr. Wallace.

14 Dr. Gaffney.

15 DR. GAFFNEY: Thank you, Mr. Chairman.
16 You know, I was just sitting here in
17 observation. Have we considered the property
18 tax rate, whether it goes up or goes down, to
19 make sure that we have that -- we have that --
20 we have that covered? I'm pretty sure we do.

21 MR. WALLACE: Mr. Chairman, due to the
22 fact that the property will remain in the
23 ownership of the City --

24 DR. GAFFNEY: Okay.

25 MR. WALLACE: -- there will be no property
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1 tax. So that's why the rate is --

2 DR. GAFFNEY: Okay. That answers that.
3 That's fine.

4 VICE CHAIRMAN MEEKS: I guess, then, we
5 have reached the point of any public comment on
6 this. Well, let me do this: Do we have any
7 more comments or questions before I ask for
8 public comments?

9 BOARD MEMBER DURDEN: I have a comment.

10 VICE CHAIRMAN MEEKS: Yes, ma'am.

11 BOARD MEMBER DURDEN: So I think if we --
12 excuse me. I have a slightly different opinion
13 about what direction and how we adopt a
14 resolution.

15 I think that we should be clear to
16 Mr. Wallace and Mr. Parola in what we want them
17 to do in regards to the second option period.
18 Rather than just adopting this as it is, maybe
19 we can adopt it with an additional statement
20 that in the second option, we would be asking
21 for it to be considered market rate. I think
22 that's important because if we just say, well,
23 you've heard what we have to say, then there's
24 nothing actually in our official action that
25 reflects the idea about the second option

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1 period.

2 VICE CHAIRMAN MEEKS: Mr. Sawyer, I always

3 get a little bit confused about how we should

4 do this, but I was satisfied to leave it open

5 because I didn't want to scare these folks off,

6 because people haven't exactly been lining up

7 to take this property, but in terms of taking

8 an amendment to this proposal, should I do that

9 now, ask for a motion to that effect and see if

10 I get a second, and then we'll go back to the

11 main proposal? I think that's what we've done

12 in the past.

13 MR. SAWYER: John Sawyer, Office of

14 General Counsel.

15 To the Chair, yes, to the extent that you

16 want to amend the resolution that's before you,

17 you would need a motion and a second,

18 discussion on what you want the amendment to

19 be, and then vote on the amendment. And then

20 once the resolution has been amended, you would

21 vote on the resolution as amended.

22 VICE CHAIRMAN MEEKS: Okay.

23 BOARD MEMBER DURDEN: So --

24 VICE CHAIRMAN MEEKS: In that case,

25 Ms. Durden, if you want to --

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1 BOARD MEMBER DURDEN: No. Can I clarify?

2 VICE CHAIRMAN MEEKS: Yes.

3 BOARD MEMBER DURDEN: I actually was not

4 suggesting that we need to amend the

5 resolution. What I was suggesting is that in

6 our motion, we approve the resolution with the

7 caveat that -- so we don't need to wordsmith

8 the resolution. We just need to add it to the

9 motion.

10 VICE CHAIRMAN MEEKS: Well, it seems like

11 you're amending this resolution, then; are you

12 not?

13 BOARD MEMBER DURDEN: No. I'll just say

14 it again. I suggest that we adopt the

15 resolution with the caveat that, in the second

16 option period, we advise Mr. Wallace in his

17 negotiations that during that second option

18 that it should be market rate rental. That's

19 it.

20 VICE CHAIRMAN MEEKS: Okay. Well, it

21 seems to me, then, we need to remove the

22 resolution that's on the floor and then see if

23 we can get a first and a second to that

24 resolution. I guess we could do it that way,

25 Mr. Sawyer, right?

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1 MR. SAWYER: You had a current motion on

2 the floor that's seconded. So you would need

3 to deal with that in some manner. So if

4 whoever made the original motion opts to

5 withdraw it and there's no objections, you can

6 withdraw that motion, then have -- if you're

7 going to amend, a motion to amend, and then a

8 motion to move as amended.

9 VICE CHAIRMAN MEEKS: It seems simpler to

10 me if we just -- we vote on an amendment and

11 then go back to the original motion.

12 So, Ms. Durden, if you would like to

13 propose an amendment, then we'll see if we get

14 a second, and we'll go from there.

15 BOARD MEMBER DURDEN: So it would be a

16 friendly amendment to -- I think it was Ron's?

17 BOARD MEMBER MOODY: Yes.

18 BOARD MEMBER DURDEN: It would be a

19 friendly amendment to add that during the -- to

20 direct Mr. Wallace to negotiate a lease that

21 provides in the second option period that it

22 be -- that the rental rate be at market rate.

23 BOARD MEMBER PADGETT: If I may?

24 VICE CHAIRMAN MEEKS: Wait. Let me see if

25 I have a second to that.

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1 Do I have a second to that?

2 BOARD MEMBER BARAKAT: Second.

3 VICE CHAIRMAN MEEKS: Okay.

4 BOARD MEMBER PADGETT: I think we should

5 consider directing Mr. Wallace to attempt to

6 negotiate that, but not require him to

7 negotiate that because we don't know how this

8 negotiation is going to go. We're not going to

9 be sitting there in the room during the

10 negotiation. And right now, we have somebody

11 willing to invest a quarter of a million

12 dollars in a property that's vacant. You know,

13 they're going to pay us \$12.50 a foot once that

14 debt is paid off, and we need to be cautious on

15 how we approach it.

16 So we would all love to see the rent

17 increase, I think that's a given, but at the

18 same time we would also like to get some rent,

19 and we would like to see that place occupied

20 and we would like to see an investment go in

21 it. I think we should direct Mr. Wallace to

22 make the effort, but maybe not require him to

23 do that in case it doesn't go that way.

24 VICE CHAIRMAN MEEKS: Let's go -- he wants

25 to go first?

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1 MR. WALLACE: Yes.
2 VICE CHAIRMAN MEEKS: Mr. Wallace wants to
3 go first. I guess we will defer to him.
4 MR. WALLACE: Mr. Chairman, in
5 consultation, a text message from the
6 prospective tenant, they agree to going market
7 years 11, 12, 13, 14 and 15.
8 VICE CHAIRMAN MEEKS: Well, that seems to
9 sort of untie the Gordian knot, doesn't it?
10 I think we can -- I think we can now vote
11 on Ms. Durden's amendment.
12 All in favor, say aye.
13 BOARD MEMBERS: Aye.
14 VICE CHAIRMAN MEEKS: All right. Now, I
15 think we can ask for public comment on the
16 resolution that was originally submitted.
17 Do we have any public comment on that?
18 AUDIENCE MEMBERS: (No response.)
19 VICE CHAIRMAN MEEKS: Okay. Hearing none,
20 I think we can vote on that resolution.
21 All in favor of that resolution,
22 2017-501 --
23 MR. SAWYER: As amended.
24 VICE CHAIRMAN MEEKS: -- as amended.
25 Okay. As amended, please say aye.
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1 BOARD MEMBERS: Aye.
2 VICE CHAIRMAN MEEKS: It looks like we
3 have no opposed.
4 All right. Very good.
5 MR. WALLACE: Mr. Chairman.
6 VICE CHAIRMAN MEEKS: Good work.
7 MR. WALLACE: Mr. Chairman.
8 VICE CHAIRMAN MEEKS: Mr. Wallace.
9 MR. WALLACE: If we could, I would like to
10 take up Resolution 05-07 next.
11 VICE CHAIRMAN MEEKS: Mr. Wallace,
12 anything for you, I'm sure. So ...
13 MR. WALLACE: I will read some edits along
14 the way in this.
15 VICE CHAIRMAN MEEKS: So which one --
16 MR. WALLACE: Yes.
17 VICE CHAIRMAN MEEKS: This is --
18 MR. WALLACE: It's a walk-on. It's a
19 handout, sir. It should be a front and back
20 page --
21 VICE CHAIRMAN MEEKS: Yes.
22 MR. WALLACE: Two pages. All right?
23 VICE CHAIRMAN MEEKS: Okay.
24 MR. WALLACE: So, Mr. Chairman, before I
25 read this, this is in relationship to the -- to
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1 a resolution that you have already approved,
2 which is Resolution 2017-02-01. This was the
3 Barnett Trio and parking lot resolution that
4 you approved then for the project.
5 So Resolution 2017-05-07. In response to
6 a proposal submitted by the Barnett Tower, LLC,
7 the developer, for fee simple sale of that
8 City-owned property operated as a surface
9 parking lot, located at Main Street and Forsyth
10 Street, the property. A resolution of the
11 Downtown Investment Authority instructing the
12 DIA's chief executive officer to issue a notice
13 pursuant to Section 163, Florida Statutes, and
14 Section 122, Jacksonville Code of Ordinances,
15 and providing the City Council a 30-day notice
16 pursuant to Section 122, Jacksonville Code of
17 Ordinances, and instructing the DIA CEO to take
18 all necessary action in connection therewith to
19 effectuate the purposes of this resolution,
20 including the execution of the lease agreement.
21 Mr. Chairman -- I'm sorry, not execution
22 of the lease agreement. Correction. It's the
23 sale. Sorry.
24 Mr. Chairman, this is a mechanism for us
25 to make sure that we check all the boxes while
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1 we're moving forward in filing legislation for
2 the Barnett restoration, Trio restoration and
3 new construction on the Trio as well as the
4 construction of the parking garage.
5 I have to make sure that all the statutes,
6 Florida and City ordinances, that we address
7 the disposition of the parking lot that will
8 now be home to a 550-space parking garage.
9 So that's what this resolution is doing,
10 allowing me to do the same thing, a similar
11 process that we just approved, which is, do
12 this Notice of Disposition and move this --
13 continue to move this project forward.
14 So that's what this -- what I'm asking you
15 to you do is give me the authority to do just
16 that, because that is going to be part of the
17 redevelopment agreement which is being -- if
18 not filed today, shortly thereafter into City
19 Council.
20 VICE CHAIRMAN MEEKS: Just one question,
21 then I'll let my colleagues here address this.
22 And we are still in our CRA meeting? This is
23 in the right spot for the CRA meeting?
24 MR. WALLACE: This is a CRA issue
25 because --
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1 VICE CHAIRMAN MEEKS: Okay.
2 MR. WALLACE: Yes.
3 VICE CHAIRMAN MEEKS: Okay.
4 All right. Mr. Barakat.
5 BOARD MEMBER BARAKAT: You want a
6 motion --
7 VICE CHAIRMAN MEEKS: Well, that's true.
8 BOARD MEMBER GIBBS: Move to approve.
9 BOARD MEMBER MOODY: Second.
10 VICE CHAIRMAN MEEKS: Okay. Sorry.
11 Mr. Barakat.
12 BOARD MEMBER BARAKAT: This is a
13 solicitation in the unlikely event we get other
14 bids. Does the resolution provide proper
15 guidance to effectuate what we really want to
16 effectuate here in making a determination of
17 the proper award recipient?
18 MR. SAWYER: John Sawyer, Office of
19 General Counsel.
20 Through the Chair to Mr. Barakat, the 163
21 notice requirements are very, very vaguely
22 defined. And the more formal RFP type of
23 notice you have done in the past is not really
24 required by 163.
25 The 163 requirements -- for example, you
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1 could have an agreement completely negotiated
2 that you're ready to sign, then notice that you
3 have an agreement you're about to sign, does
4 anyone have any comment or want to make a
5 better offer.
6 So you don't -- you have full authority to
7 decide to whom to dispose the property to in a
8 reasonable discretion. So you don't need those
9 extra steps of, here's the voting committee,
10 et cetera, et cetera.
11 BOARD MEMBER BARAKAT: All right. Thank
12 you.
13 No further questions.
14 (Board Member Bailey exits the
15 proceedings.)
16 VICE CHAIRMAN MEEKS: Mr. Gibbs.
17 BOARD MEMBER GIBBS: No comment.
18 VICE CHAIRMAN MEEKS: Ms. Durden.
19 BOARD MEMBER DURDEN: No comments.
20 VICE CHAIRMAN MEEKS: Mr. Padgett.
21 BOARD MEMBER PADGETT: No comment.
22 BOARD MEMBER MOODY: No comment, no
23 question.
24 VICE CHAIRMAN MEEKS: Okay. Do we have
25 any comments or questions from the public?
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1 AUDIENCE MEMBERS: (No response.)
2 VICE CHAIRMAN MEEKS: Hearing none, I
3 think we're ready to vote. All in favor, say
4 aye.
5 BOARD MEMBERS: Aye.
6 VICE CHAIRMAN MEEKS: Opposed?
7 BOARD MEMBERS: (No response.)
8 VICE CHAIRMAN MEEKS: Mr. Wallace.
9 MR. WALLACE: Mr. Chairman, I'd like to
10 turn your attention to Resolution 2017-05-05.
11 It's a resolution of the Jacksonville Downtown
12 Investment Authority adopting Fiscal Year
13 '17-'18 proposed budgets. I will go through
14 these prospective budgets.
15 One will be the -- we will start with the
16 Downtown East proposed budget, then we will go
17 to the Northwest TID proposed budget, and then
18 we'll go to the Southside TID proposed budget,
19 if you do not mind.
20 VICE CHAIRMAN MEEKS: For clarification
21 sake, there is a page with a Downtown East.
22 MR. WALLACE: 181.
23 VICE CHAIRMAN MEEKS: And then Northwest
24 is on the back of that page.
25 MR. WALLACE: 183.
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1 VICE CHAIRMAN MEEKS: And then Southside
2 is?
3 MR. WALLACE: 182.
4 VICE CHAIRMAN MEEKS: 182.
5 MR. WALLACE: Correct, sir.
6 VICE CHAIRMAN MEEKS: So you'll do those
7 in that order.
8 MR. WALLACE: Yes, sir.
9 VICE CHAIRMAN MEEKS: All right. And
10 we're -- what we're going to approve is Fiscal
11 Year '18 proposed?
12 MR. WALLACE: That is correct.
13 VICE CHAIRMAN MEEKS: That is correct.
14 And as a further addition to this
15 comments, these budgets have been approved at
16 our Finance Committee that we had in the last
17 week or so. So all the Finance Committee
18 members should be thoroughly familiar with
19 this, Mr. Wallace.
20 MR. WALLACE: I suppose. Yes, sir.
21 VICE CHAIRMAN MEEKS: Okay. Enough of
22 that.
23 MR. WALLACE: Mr. Chairman, this is just
24 for next year. Any questions with regards to
25 where we are current fiscal year, we're going
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1 to have another meeting because there are some
2 things that we have to do to the current fiscal
3 year, adjustments that have to be made before
4 September 30th. We will always do those either
5 late July or early August. We're just going to
6 talk about the next fiscal year.
7 VICE CHAIRMAN MEEKS: We will look forward
8 to that, Mr. Wallace.
9 MR. WALLACE: Thank you.
10 Mr. Chairman, Downtown East TID, Subfund
11 181, Fiscal Year '18 proposed, the revenue for
12 this particular TID is roughly \$6.1 million.
13 You will see expenditures here; 5,000 for
14 professional services, contractual obligations.
15 Tom, correct me, if I'm incorrect. That
16 should be basic audit purposes.
17 MR. DALY: Correct. That's the annual
18 audit.
19 MR. WALLACE: Thank you.
20 Then we have the transfer to other funds.
21 We have the expenditures. Expenditures, looks
22 like it's at least \$3.2 million, of which you
23 see loan payments to the Self Insurance Fund,
24 for the Lynch Building.
25 What is that, 11E or --
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1 MR. DALY: It's 11E.
2 MR. WALLACE: The Lynch Building is 11E,
3 which is 1.294 million. You've got the MPS
4 Arena and Sports Complex. Those are the two
5 garages in the East, and the Sports Complex,
6 1.83 million.
7 You have the Commercial Revitalization
8 Program, Gresham, Smith & Partners, \$7,000.
9 Kraft Food REV Grant, Maxwell House, \$95,000
10 payment.
11 Then you go below, you see interest
12 payments for the Carling, which is roughly
13 195,000. Principle for the Carling bonds,
14 \$1.941 million.
15 We also have to pay off the loan that we
16 took from last fiscal year, and that payment
17 would be \$664,000, almost 660- -- almost
18 665,000. So that means we have a total debt
19 service there of 2.81 million.
20 You will see this interfund transfer of
21 funds. This is paying off -- I think this is a
22 Section 108 loan or CDBG funds dealing with
23 MOCA, if I'm not mistaken.
24 And, Mr. Chairman, you see that gives us
25 all of our expenses of \$6.1 million, which
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1 mirrors the revenue of \$6.1 million.
2 Any questions with regards to Downtown
3 East?
4 BOARD MEMBERS: (No response.)
5 MR. WALLACE: One thing that you must note
6 is the -- at the very top, under Revenue, come
7 down to where it says Transfer from Northwest
8 TID, circle that 2.053 number, and we'll
9 discuss that on the next subfund. All right?
10 So for your knowledge base, please
11 remember that the transfer from the Northwest
12 TID, that 2.053 number, and the loan that we
13 must take for the next fiscal year of \$709,000,
14 you need those two revenue infusions to make
15 sure that we're able to cover the expenses for
16 the Downtown East tax increment.
17 Any questions, Mr. Chairman?
18 VICE CHAIRMAN MEEKS: Questions?
19 BOARD MEMBER BARAKAT: Just a comment. So
20 another way of putting it, the East is about
21 2.7 million in the red?
22 MR. WALLACE: That is a good way to say
23 that, sir.
24 BOARD MEMBER BARAKAT: Okay.
25 MR. WALLACE: Mr. Chairman, to the West,
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1 the ad valorem is 4.582 million.
2 The expenditures. You have 1.825 going to
3 the MPS Urban Core Garage, which is known as
4 the courthouse garage. JTA/Fidelity Parking
5 Lease of just under 14,000, at 13,494. The
6 Hallmark REV Grant for 220 Riverside at
7 360,000. Pope & Land REV Grant for the
8 Brooklyn Apartments, Brooklyn Riverside
9 Apartments, of 325,000.
10 Then what you have is the transfer of
11 2,053,846, which would be the remaining
12 revenue. You will transfer that number to the
13 East itself. That is how you -- take that
14 transfer, add up these expenses that I just
15 spoke with you about, and that is how you get
16 to the 4.582 million in expenses. And so your
17 expenses and your revenues balance.
18 Mr. Chairman --
19 VICE CHAIRMAN MEEKS: Any questions or
20 comments?
21 MR. WALLACE: Councilman Anderson.
22 VICE CHAIRMAN MEEKS: Mr. Anderson, nice
23 of you to join us, sir. Just in time to have a
24 question or comment, sir?
25 COUNCILMAN ANDERSON: Just quick. And I
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1 didn't mean to interject. I just want to make
2 sure I caught that.
3 So the combination of the West and the
4 East balances? That's your main point?
5 MR. WALLACE: That is correct, sir.
6 COUNCILMAN ANDERSON: Thank you.
7 MR. WALLACE: Mr. Chairman, we balance by
8 the fact that we transfer revenue from the West
9 and we borrow money from the General Fund so we
10 have enough money to cover all the expenses on
11 the North Bank.

12 (Board Member Bailey reenters the
13 proceedings.)

14 COUNCILMAN ANDERSON: How much is the --
15 I'm sorry. How much is the General Fund call?

16 MR. WALLACE: The General Fund note
17 proposed for next fiscal year is \$709,068.

18 COUNCILMAN ANDERSON: Okay. Thank you. I
19 see it.

20 VICE CHAIRMAN MEEKS: Let me, if I might
21 expand on that just a little bit, because we
22 had what I thought was a really interesting
23 meeting, I guess in the last several weeks,
24 talking about parking and the various financial
25 issues.

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1 So just in round numbers, when I look at
2 these two statements together, East and West,
3 there's -- we're getting tagged, round numbers,
4 \$3.6 million on the sports arena, parking
5 garage and the courthouse parking garage.
6 \$3.6 million, round numbers.

7 We were able to handle all of that
8 because -- except for a very limited amount,
9 because we paid back the City \$664,000 and
10 borrowed 709-. So we were within \$45,000 of
11 breaking even with the City in terms of monies
12 in and out after having covered \$3.6 million.
13 So I think that's worthy of note.

14 Does that make sense to you, Mr. Anderson,
15 the way I'm saying that?

16 COUNCILMAN ANDERSON: That's right.

17 VICE CHAIRMAN MEEKS: Okay. Nice thing to
18 know, I think.

19 All right. Mr. Wallace, continue please,
20 sir.

21 MR. WALLACE: Mr. Chairman, I would hope
22 that you -- and I don't know if you did or not,
23 I've forgotten, if you will entertain a motion
24 to accept and would approve these -- or adopt
25 them.

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1 VICE CHAIRMAN MEEKS: We haven't done the
2 Southside yet, have we?

3 MR. WALLACE: I didn't do the Southside?

4 VICE CHAIRMAN MEEKS: No.

5 MR. WALLACE: Then I do apologize.

6 VICE CHAIRMAN MEEKS: I think we did -- I
7 think we did a motion. I think I missed it,
8 but somebody reminded me -- Mr. Gibbs?

9 MR. WALLACE: Let's go to the Southside.

10 VICE CHAIRMAN MEEKS: We have not?

11 BOARD MEMBER GIBBS: We have not.

12 BOARD MEMBER PADGETT: We haven't done the
13 Southside yet.

14 VICE CHAIRMAN MEEKS: I know we haven't
15 done the Southside, but did we have a motion?

16 BOARD MEMBER GIBBS: No.

17 MR. WALLACE: We'll go to the Southside,
18 sir.

19 VICE CHAIRMAN MEEKS: All right. We'll
20 come back.

21 MR. WALLACE: Southside TID, Subfund 182,
22 Fiscal Year '18 Proposed. Ad valorem is, right
23 now, 4.073 million. The expenditures proposed,
24 \$100,000 for the DRI. We'll have some
25 explanation on that shortly.

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1 Let's come down where we see other
2 expenditures. You're going to see some
3 expenditures here. 1.343, and that breaks out
4 into the following:

5 Peninsula Revenue Grant, 675,000. You
6 have the Strand Revenue Grant, 375,000. You
7 have the San Marco Place Revenue Grant,
8 185,000. You have the Sunguard REV Grant at
9 8,000. You have the One Call CRP at 100,000.
10 Then you have the interest payment for the
11 Strand on the bonds that were issued at roughly
12 178,000. And then you have funding that we
13 transfer to support our operations of 407,000.

14 And that leaves -- when you look down
15 where it says Remaining Funds, you have
16 \$2.045 million of remaining funds that we need
17 to program. So right now you're seeing total
18 expenditures of only 2.028 million. However,
19 once we program the remaining funds, then the
20 total expenditures will align with your
21 revenues coming in.

22 One proposal to you is the following on
23 the remaining funds, is that -- you look up,
24 where you see Transfer to Other Funds, and you
25 see "expenditures in accordance with the plan,"

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1 there is an item there that says JEA Southside
2 Generating Station, Public Infrastructure
3 Improvements, that has a zero in that line
4 presently. I would ask that you consider
5 putting that remaining funds balance of
6 \$2,045,253 into that line item. That money
7 will go for infrastructure improvements on that
8 particular site. As we all know, there's a
9 proposed project for that particular location.
10 VICE CHAIRMAN MEEKS: Mr. Wallace,
11 anything else?
12 MR. WALLACE: That would do it, sir, on
13 the Southside TID.
14 VICE CHAIRMAN MEEKS: Okay. I think,
15 since I didn't originally get a motion and a
16 second on the floor, I'm just going to leave
17 that aside for a minute and have our comments
18 and questions, get public comments and
19 questions, then we'll just go back with a
20 motion and a second, and then vote accordingly.
21 Mr. Barakat, if you would like to start.
22 BOARD MEMBER BARAKAT: Sure. I only have
23 two questions, and it pertains to the South
24 TID. One is the interfund transfer of 407,000
25 to our administrative budget.
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1 MR. WALLACE: Correct.
2 BOARD MEMBER BARAKAT: I recall in our
3 original legislation the 10 percent provision,
4 allowing us to spend TID revenue on
5 administrative. Is that a requirement or is
6 that an up to 10 percent?
7 MR. WALLACE: One, I would say it's not a
8 requirement, but two, it is an up to
9 10 percent.
10 BOARD MEMBER BARAKAT: So we are -- just
11 so the board members are aware, we are making
12 the choice to spend the maximum allowed to
13 subsidize -- help subsidize our operating
14 budget, correct?
15 MR. WALLACE: Right.
16 If you do not, then you would be
17 requesting of the City 100 percent general
18 funds to cover our administration operations
19 for the organization.
20 BOARD MEMBER BARAKAT: And that's correct.
21 Have we been doing the 10 percent max our
22 previous years?
23 MR. WALLACE: Yes, we have.
24 BOARD MEMBER BARAKAT: And just a point of
25 reference. Hopefully, we can remind the City
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1 Council Finance Committee that our net cost to
2 the City for the operating budget is minus this
3 contribution from the TID. I think that's
4 always good to remind them.
5 MR. WALLACE: Mr. Chairman, I think
6 it's -- also, if you look at it, the Southside
7 TID contributes to our administrative cost.
8 The North Bank doesn't, primarily because --
9 the condition of the North Bank. So where we
10 have to get that balance -- let me rephrase
11 that.
12 Where we have to get the additional
13 capital is, we're actually borrowing it. We
14 would have to even borrow more money if we gave
15 them -- if we contributed money to our
16 administration from the North Bank TIF.
17 So the City just provides that
18 contribution to us, anyway, for the
19 administration because, remember, while we have
20 a CRA function as an organization, we also are
21 the economic development entity for downtown
22 too. So we wear a couple of different hats
23 there.
24 Yes, you're right, Ms. Durden, we handle
25 parking equally as well. So a number of
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1 different functions.
2 BOARD MEMBER BARAKAT: Okay. Thank you.
3 One last question. On the -- the proposal
4 of the remaining funds to the JEA site, in the
5 event those funds are not utilized next year,
6 there is a carry- -- we do have the ability to
7 carry over? There are no issues with that?
8 Okay.
9 MR. WALLACE: Mr. Chairman, should --
10 if -- right now, we have set aside funding, I
11 would like to say '15-'16, and we've done
12 '16-'17, and now what we're proposing is
13 '17-'18, which is this. So we've got three
14 years of funding that will go towards that
15 particular site.
16 So should this get adopted, beginning
17 October 1 you would have roughly between
18 4 million and \$4.3 million already allocated by
19 those three subsequent -- by those other two
20 years and this upcoming year towards this
21 particular site.
22 VICE CHAIRMAN MEEKS: Mr. Daly.
23 MR. DALY: Through the Chair to
24 Mr. Barakat, if I can add, in addition, you can
25 amend your budget as you saw fit. And every
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1 August we will be revisiting the budget for
2 unspent amounts.
3 BOARD MEMBER BARAKAT: Okay.
4 MR. DALY: So there will be multiple
5 opportunities.
6 BOARD MEMBER BARAKAT: Yeah, that's good.
7 I had forgotten we made those previous year
8 provisions, and I wanted to make sure we're not
9 pre-negotiating a development agreement. So
10 there's flexibility there.
11 All right. No further questions.
12 VICE CHAIRMAN MEEKS: Mr. Gibbs.
13 BOARD MEMBER GIBBS: Do you need a motion?
14 VICE CHAIRMAN MEEKS: Well, I think, since
15 I got out of order here, let's have the
16 discussion, then we'll have the public
17 comments, the we'll go back and have a motion.
18 BOARD MEMBER GIBBS: No comments.
19 MR. DALY: Actually, Mr. Chair, if you
20 could do it in a motion, since you have to
21 amend it, the resolution, to make that move.
22 It would be better to be a motion --
23 VICE CHAIRMAN MEEKS: That move meaning?
24 MR. DALY: Because to move those funds,
25 you need an amendment.
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1 VICE CHAIRMAN MEEKS: Okay. So I
2 should -- so based on that, you're telling me,
3 Mr. Daly, I should have a motion on the floor,
4 then, to approve the resolution with the
5 amendment that the --
6 BOARD MEMBER BAILEY: No. You do the
7 motion first.
8 VICE CHAIRMAN MEEKS: I can only take so
9 many instructions.
10 BOARD MEMBER BAILEY: I move we adopt
11 Resolution 2017-05-05.
12 BOARD MEMBER GIBBS: Took the words right
13 out of my mouth. I'll second it.
14 VICE CHAIRMAN MEEKS: Okay. Do we now
15 need an amendment? Because your schedule
16 doesn't have those --
17 MR. DALY: Yes.
18 VICE CHAIRMAN MEEKS: Your schedule
19 doesn't have that 2,045,000 up here for public
20 infrastructure improvements. That's why I was
21 trying to do all in one -- one thing. So do I
22 need to do a second -- an amendment for that?
23 BOARD MEMBER BAILEY: Make a motion for
24 the amendment.
25 BOARD MEMBER GIBBS: Second.
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1 VICE CHAIRMAN MEEKS: Okay.
2 BOARD MEMBER BAILEY: Do you want to state
3 the amendment?
4 VICE CHAIRMAN MEEKS: The amendment is to
5 allocate the remaining funds, the 2,045,253 in
6 our Southside TIF to the public infrastructure
7 improvements line item that's shown up above.
8 We're there. Okay.
9 All right. Ms. Durden, any comments or
10 questions?
11 BOARD MEMBER DURDEN: Did Mr. Gibbs and
12 Mr. Bailey comment yet?
13 BOARD MEMBER GIBBS: We have. Thank you.
14 I was going to do the motion, and
15 Mr. Bailey jumped in and did it for us.
16 Thank you.
17 BOARD MEMBER DURDEN: So I have a
18 clarification question. On the prior years,
19 '15-'16 and '16-'17, you said there's
20 approximately 4- to 4.3 million in those two
21 years?
22 MR. WALLACE: No.
23 BOARD MEMBER DURDEN: No. Could you be
24 clear on -- if we agree to put the 2,045,253
25 into the JEA Southside site, what would be the
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1 total that would then be -- have been set aside
2 for that in our budgets?
3 MR. DALY: Give me a second.
4 Through the Chair to Ms. Durden, there's
5 currently 2,079,000 that's been set aside over
6 those --
7 BOARD MEMBER DURDEN: I'm sorry. Could
8 you speak into the mic?
9 MR. WALLACE: There's currently 2,079,000
10 that's already been approved in Fiscal Year
11 '15-'16, current year '16-'17.
12 BOARD MEMBER DURDEN: And could you just
13 say the total again?
14 MR. WALLACE: 2,079,000.
15 BOARD MEMBER DURDEN: And so the 4- -- the
16 4- to 4.3 would be if we agreed to add the
17 2.045 today?
18 MR. WALLACE: Yes.
19 BOARD MEMBER DURDEN: Okay. Thank you.
20 That's the only question I have.
21 VICE CHAIRMAN MEEKS: Mr. Padgett.
22 BOARD MEMBER PADGETT: I have one on the
23 Downtown East, on the proposed column versus
24 the Fiscal Year '18 revised column. Down at
25 the Community Development Subfund, there's a
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1 number down there of 75,000 in both columns. I
 2 didn't see where it was totaling up to 75- at
 3 the bottom. I didn't know if that was
 4 something --
 5 MR. WALLACE: Our mistake. We'll take
 6 that out.
 7 Thank you.
 8 VICE CHAIRMAN MEEKS: Mr. Moody.
 9 BOARD MEMBER MOODY: No questions.
 10 VICE CHAIRMAN MEEKS: All right. Yes,
 11 ma'am.
 12 BOARD MEMBER DURDEN: I apologize. I did
 13 have one other question. Again, a
 14 clarification question. In the South Bank
 15 Retail Enhancement Program it says zero, but as
 16 I recall, we have some carryover funds; is that
 17 correct?
 18 MR. WALLACE: For the current fiscal year,
 19 we have \$250,000 that was adopted last year for
 20 the Southside -- for the South Bank Retail
 21 Enhancement Program.
 22 BOARD MEMBER BAILEY: '16-'17.
 23 MR. WALLACE: For '16-'17, you are
 24 correct. From the Finance Committee, I did
 25 notify you that come late July or August we're
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1 VICE CHAIRMAN MEEKS: Any further
 2 questions or comments?
 3 BOARD MEMBERS: (No response.)
 4 VICE CHAIRMAN MEEKS: Any public comments?
 5 AUDIENCE MEMBERS: (No response.)
 6 VICE CHAIRMAN MEEKS: Okay. Hearing none,
 7 all who want to approve this resolution as
 8 amended, say aye.
 9 BOARD MEMBERS: Aye.
 10 VICE CHAIRMAN MEEKS: Any opposed?
 11 BOARD MEMBERS: (No response.)
 12 VICE CHAIRMAN MEEKS: Mr. Wallace, it
 13 would appear that we're at the end of the
 14 Community Redevelopment Agency meeting; is that
 15 correct, sir?
 16 MR. WALLACE: You have your meeting
 17 transcripts. I don't think you have to do
 18 anything with that, but that would be correct,
 19 sir. You can --
 20 VICE CHAIRMAN MEEKS: So we should now
 21 close that meeting and reopen the Downtown
 22 Investment Authority Board meeting?
 23 MR. WALLACE: That is correct, sir.
 24 (The above proceedings were adjourned at
 25 3:43 p.m.)
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1 going to have to discuss Fiscal Year '16-'17,
 2 because we have some additional capital that's
 3 available to us that will need to be addressed.
 4 That will probably be in the range between 350-
 5 to \$395,000.
 6 BOARD MEMBER DURDEN: So even though we're
 7 in this Southside TID for Fiscal Year '18 at
 8 zero, we will have funds available during the
 9 Fiscal Year '18 for the South Bank Retail
 10 Enhancement, correct?
 11 MR. WALLACE: For fiscal year -- okay.
 12 BOARD MEMBER DURDEN: Or we can if we
 13 choose to do so in July or August?
 14 MR. WALLACE: For the current fiscal year,
 15 the new funding that's available to you, you
 16 will have the ability to program that money
 17 this current fiscal year to any respective line
 18 item that you would deem fit that fits within
 19 our plan, and that Retail Enhancement Program
 20 certainly does so.
 21 So if you want to, at that time, allocate
 22 that money for this current fiscal year to that
 23 particular program, that will be the
 24 appropriate time to do it.
 25 BOARD MEMBER DURDEN: Thank you very much.
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1 CERTIFICATE OF REPORTER
 2
 3 STATE OF FLORIDA)
 4)
 5 COUNTY OF DUVAL)
 6
 7 I, Diane M. Tropia, Florida Professional
 8 Reporter, certify that I was authorized to and did
 9 stenographically report the foregoing proceedings and
 10 that the transcript is a true and complete record of my
 11 stenographic notes.
 12
 13
 14
 15 DATED this 27th day of May 2017.
 16
 17
 18 _____
 19 Diane M. Tropia
 20 Florida Professional Reporter
 21
 22
 23
 24
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