

CITY OF JACKSONVILLE
COMMUNITY REDEVELOPMENT AGENCY
BOARD MEETING

Proceedings held on Tuesday, April 18, 2017,
commencing at 2:00 p.m., Ed Ball Building, 214 North
Hogan Street, 8th 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:

AUNDRY WALLACE, DIA, Chief Executive Officer.
JOHN PAPPAS, Director, Public Works.
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.

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1 AUDIENCE MEMBERS: (Indicating.)
2 THE CHAIRMAN: It's great to see.
3 Let me tell you, getting the message out
4 about what DIA does, why we're here and what we
5 do is vital. We want the word to get out to
6 our community. We want people to understand
7 it. If you have any questions, we want you to
8 ask. Don't leave here without an answer. Make
9 sure we're all on the same page. It's very,
10 very important everybody understand what, why
11 and how we do things.
12 With that, I'd like to ask -- Karen, would
13 you please pass out to the press -- this is a
14 copy of what we're reviewing right now.
15 MR. WALLACE: At least one of the items.
16 THE CHAIRMAN: One of the -- yeah. I'm
17 sorry. The first item we're going to be
18 discussing in our Community Redevelopment
19 meeting. We have no -- so the Community
20 Redevelopment Agency meeting is in order.
21 The first item is going to be the minutes
22 from our last meeting. I assume everyone had
23 an opportunity to review it. Now that we're
24 transcribed, really you don't have much you can
25 do with the recording. So I assume everyone
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1 P R O C E E D I N G S
2 April 18, 2017 2:00 p.m.
3
4 THE CHAIRMAN: I want to welcome everybody
5 here today to the CRA/DIA meeting.
6 I'm taking just a moment here because this
7 meeting was moved over here, and I want to make
8 sure anyone that went to City Hall and saw the
9 notices are getting over here. Some people may
10 have gone the wrong direction.
11 Okay. Folks, we -- all DIA meetings start
12 with a CRA meeting. So we adjourn [sic] that
13 meeting first, but before we do that, I would
14 like everyone to rise and face this electronic
15 flag that Oliver Barakat is holding.
16 (Recitation of the Pledge of Allegiance.)
17 THE CHAIRMAN: I want to welcome everybody
18 here. Amazing. We have some media here today.
19 And I want to recognize -- do we have
20 council members -- Dr. Gaffney, I appreciate
21 you being here from the administration. And,
22 John Pappas, always, glad to have you with us.
23 Thank you for joining us.
24 We do have a quorum present. I'd like to
25 recognize anyone from the media in our audience
today. Would you raise your hand, please.
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1 had a chance to look and can approve the
2 minutes.
3 Do I have a motion to approve the minutes
4 from the previous -- the March 15th Community
5 Redevelopment Agency meeting?
6 BOARD MEMBER BARAKAT: So moved.
7 THE CHAIRMAN: Second?
8 BOARD MEMBER MOODY: Second.
9 THE CHAIRMAN: Any discussion?
10 BOARD MEMBERS: (No response.)
11 THE CHAIRMAN: Okay. With that, all in
12 favor, say aye.
13 BOARD MEMBERS: Aye.
14 THE CHAIRMAN: Opposed, like sign.
15 BOARD MEMBERS: (No response.)
16 THE CHAIRMAN: That brings us to
17 Resolution 2017-04-01, Notice of Disposition of
18 324 North Broad Street.
19 Mr. Wallace, who is going to tee us up?
20 MR. WALLACE: Mr. Chairman, Resolution
21 2017-04-01 is a resolution of the Downtown
22 Investment Authority instructing the chief
23 executive officer to issue a Notice of
24 Disposition for City-owned real property
25 located at North Broad Street, between West
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1 Monroe Street and West Church Street, as more
2 fully identified by Duval County Tax Parcel
3 Number 074556-0000 -- four zeros -- approving
4 scoring criteria for the aforementioned
5 solicitation and instructing the chief
6 executive officer to take all necessary action
7 in connection therewith to effectuate the
8 purpose of this resolution.
9 Mr. Chairman, I am going to ask Mr. Parola
10 to walk us through this particular
11 presentation.
12 THE CHAIRMAN: Good morning, Guy -- or
13 afternoon. Sorry.
14 MR. PAROLA: Good afternoon, Board
15 members.
16 We've -- the City has been in possession
17 of 324 North Broad Street for the better part
18 of 23 years, since 1994. I believe we got it
19 as part of the LaVilla purchase package. It's
20 been vacant since, best we can tell.
21 It was constructed in 1904. Without a
22 tenant, it's gone through a series of neglect.
23 Most recently, we took an interior tour of it
24 on the 23rd of February, and part of the second
25 floor and part of the roof has caved in.
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1 We have toured the building with several
2 prospective purchasers. This is the first time
3 in years we have seen that. We're very
4 excited. So we are asking that this Notice of
5 Disposition be put on the -- with the
6 procurement office.
7 THE CHAIRMAN: Thank you, Guy.
8 Do we have any discussion, Board members?
9 Let's start around. Mr. Padgett, do you
10 want to start and --
11 BOARD MEMBER PADGETT: I have nothing
12 right now.
13 THE CHAIRMAN: Okay.
14 Yes, Ms. Durden.
15 BOARD MEMBER DURDEN: Thank you.
16 Is this on?
17 THE CHAIRMAN: Yes.
18 BOARD MEMBER DURDEN: Just one comment on
19 the staff report. On the scoring criteria,
20 Number 1, it says that, further, at least one
21 goal and strategic objective. And we give a
22 lot points, points 50, half the scoring.
23 The point I'm trying to make is simply
24 that it would be nice if we could have at
25 least -- I like the language "at least one."
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1 Obviously, it's got to be at least one, but to
2 get to the full 50 points, I think you should
3 have more than just one of the strategic goals
4 being met.
5 So could that possibly, that language in
6 Number 1 for the scoring criteria, be changed
7 to reflect that as many -- you know, as many as
8 possible to get to the 50 points as opposed to
9 just saying, hey, I've got -- I'm going to meet
10 one goal, and I should get all 50 points for
11 it?
12 THE CHAIRMAN: So if you took out the "at
13 least one," and just said, "and furthers the
14 North Bank, Downtown and Southside Community
15 Redevelopment Area Plan redevelopment goal and
16 strategic objective"?
17 BOARD MEMBER DURDEN: Yes. Thank you.
18 THE CHAIRMAN: Any concern with that?
19 Mr. Sawyer, you see "furthers the," take
20 out, strike "at least one"?
21 MR. SAWYER: That's fine.
22 BOARD MEMBER DURDEN: And then make it
23 "redevelopment goals and strategic objectives."
24 Thank you.
25 THE CHAIRMAN: Good job, Ms. Durden.
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1 Mr. Meeks.
2 VICE CHAIR MEEKS: One question,
3 Mr. Parola, if you know the answer to this.
4 I'm just curious, given the state of disrepair
5 of this building, is it your -- or have you
6 gotten indications that the potential
7 purchasers are more interested in restoring
8 this building or just trying to tear it down?
9 MR. PAROLA: Through the Chair, I think
10 they were excited about the way the face looks.
11 I think the interior probably dampened their
12 excitement, but I would hate to speak for them
13 or cast any sort of opinion on them until they
14 actually respond to a Notice of Disposition.
15 (Board Member Gibbs enters the
16 proceedings.)
17 THE CHAIRMAN: May I ask, Jim,
18 Mr. Klement, are we compliant -- DDRB compliant
19 with this building if we're trying to
20 dispose -- I mean, I see the plywood boards. I
21 see everything is broke down. I don't know how
22 up to date, but are we compliant with the
23 building from a DDRB standpoint?
24 MR. KLEMENT: From the maintenance
25 standpoint that we would pursue, yes, we do --
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1 THE CHAIRMAN: Good.
2 MR. KLEMENT: -- control it. As
3 Mr. Parola has indicated, we try to make those
4 on-site visits or do the pass-bys to make sure
5 that it's properly secured.
6 THE CHAIRMAN: Okay. Mr. Barakat.
7 BOARD MEMBER BARAKAT: No comments,
8 Mr. Chairman.
9 THE CHAIRMAN: Mr. Moody.
10 BOARD MEMBER MOODY: No comment.
11 THE CHAIRMAN: And I'd like to welcome
12 Mr. Gibbs.
13 BOARD MEMBER GIBBS: Thank you.
14 THE CHAIRMAN: How are you?
15 BOARD MEMBER GIBBS: Very well.
16 THE CHAIRMAN: Good.
17 We are talking about the Notice of
18 Disposition of 324 North Broad. If you want an
19 update or if you have any comments or
20 questions --
21 BOARD MEMBER GIBBS: I have no comments.
22 Thank you.
23 THE CHAIRMAN: Okay. With that, do I have
24 a motion to approve Resolution 2017-04-01?
25 VICE CHAIR MEEKS: So moved.
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1 BOARD MEMBER BARAKAT: Second.
2 THE CHAIRMAN: Second. Do we have any
3 comments from the public on this particular
4 resolution?
5 AUDIENCE MEMBERS: (No response.)
6 THE CHAIRMAN: Seeing none, with that, all
7 in favor, say aye.
8 BOARD MEMBERS: Aye.
9 THE CHAIRMAN: Opposed, like sign.
10 BOARD MEMBERS: (No response.)
11 THE CHAIRMAN: Well, I assume that's why
12 the media was here. It wasn't that exciting,
13 so everybody can go home.
14 Now, that brings us to the next item,
15 Resolution 2017-04-02, Notice of Disposition of
16 City-owned riverfront property.
17 Mr. Wallace.
18 MR. WALLACE: Yes, sir. I am going to
19 pass out some documents to you. Take one of
20 those and pass it around, if you don't mind.
21 And also, take one of those and pass it around.
22 What I am passing out to you is a synopsis
23 of all three of the actual proposals that we
24 received.
25 THE CHAIRMAN: Is this what we passed to
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1 the media?
2 MR. WALLACE: No. I've given the media
3 the -- I've given the actual resolution package
4 that is --
5 THE CHAIRMAN: Right. Okay.
6 MR. WALLACE: -- the actual resolution
7 that is in your actual package itself. And
8 what I have provided to you is a synopsis of
9 all three of the actual proposals, as well as I
10 have provided you with a scope of the proposal
11 which you approved in your December meeting.
12 THE CHAIRMAN: Now for clarification,
13 Mr. Wallace, this committee was appointed
14 60 days ago at our regular DIA meeting, and it
15 consisted of Mr. John Pappas and Mr. Ron
16 Moody --
17 MR. WALLACE: And myself.
18 THE CHAIRMAN: -- and yourself.
19 MR. WALLACE: It was much more than
20 60 days ago. We appointed the committee
21 December -- probably December 14th itself. You
22 gave strict instructions that you wanted us to
23 take the scope of services, which I've just
24 passed out to you, which is the scope of the
25 proposal, and get that embedded into an actual
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1 Notice of Disposition for 70 acres of
2 riverfront property and to get that particular
3 proposal out on the street.
4 We were successful in being able to do
5 that. So, Mr. Chairman, Resolution 2017-04-02
6 is a resolution of the Downtown Investment
7 Authority adopting the ISP-30-17 Evaluation
8 Committee's recommendation selecting Iguana
9 Investments Florida, LLC, developer, as the
10 highest ranking proposer of the proposals
11 received under the Notice of Disposition,
12 Redevelopment of City-owned riverfront property
13 released by the DIA on January 5th, 2017, and
14 authorizing the CEO of the DIA to commence
15 negotiations and execute necessary documents on
16 behalf of the DIA, with the developer, in
17 accordance with the solicitation terms.
18 Mr. Chairman, you're absolutely correct,
19 Mr. Moody, along with Mr. Pappas and myself, we
20 convened on March 20th, 2017 as an evaluation
21 committee where, at that particular time, we
22 received information from the Procurement
23 Department, as well as we received the actual
24 proposals, along with the scoring sheet, along
25 with the actual disposition notice itself.
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1 We submitted our scores back individually
2 to the Procurement Department on April
3 the 12th. Based upon the information received
4 from Greg Pease, the Division Director for
5 Procurement, neither Mr. Pappas, Mr. Moody nor
6 myself could talk with each other during that
7 particular time frame. So this is the first
8 time that we are able to talk with each other,
9 at this particular meeting.

10 So what I am going to do is run through
11 the actual proposals and give you, hopefully,
12 the highlights from all of the actual proposals
13 itself, and then we will be able to, as a
14 collective body of the Evaluation Committee,
15 answer any questions that you may have as an
16 actual board before you render your decision.

17 Let me preface the following: I want to
18 thank all three of the actual proposers for
19 submitting proposals. Nothing that we're going
20 to talk about today is personal. In fact,
21 there's at least one or more of the actual
22 proposers that probably earned the highest
23 rank, that I would certainly like to sit down
24 and talk with the developers because I think
25 there's other opportunities within downtown for

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1 the things from it. What it did is it laid out
2 the following:

3 To, what I'd say, the far western edge of
4 the 70 acres of property, they have a section
5 known as residential. And that is probably the
6 purple area, if you can see it from the screen.
7 The most -- next to that purple area is the
8 Veterans -- what they are proposing as Veterans
9 Park, which is the actual relocation of
10 Metropolitan Park from where it is today to
11 this particular location.

12 THE CHAIRMAN: Mr. Wallace, let me remind
13 everybody, in case you're trying to see this up
14 here, if you turn around, it's right behind you
15 also. So if you can see any better back there,
16 it might help.

17 MR. WALLACE: Then moving to the east, we
18 get to the pinkish area, and that is known as
19 their mixed-use development area.

20 And then when we probably get to the
21 furthest east, it's the section known as the
22 hotel and spa and residences and exhibition
23 space and mixed-use space.

24 Turn to the next slide for me, if you
25 don't mind.

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14

1 them with their particular project itself.

2 So just because we make a recommend- --
3 hopefully make a recommendation to you as a
4 board, that the other proposers decide that
5 they don't want to do business or they want to
6 walk away from working with us, I would
7 certainly want to keep that particular door
8 open and to sit down with them and talk about
9 the actual proposal as we move forward.

10 But today's task before us was to
11 determine which of the three proposals that we
12 received, one, closely matched the Notice of
13 Disposition that you approved that was let out;
14 two, what mostly matched our redevelopment plan
15 that we approved in 2014, which was adopted by
16 City Council in 2015; three, who's got the best
17 vision based upon all those things that I
18 talked about and has the financial wherewithal
19 to take on this particular project itself.

20 If someone can move the slide presentation
21 for me?

22 This is the Iguana Investments proposal
23 itself. And what it does -- and for the
24 audience, you probably can't really see it;
25 however, I am going to probably read some of

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16

1 So basically, if you look at my notes that
2 I have provided to you, a synopsis, I've taken
3 what the development contemplates. They will
4 act as master developer for 70 acres of
5 riverfront development, mixed-use development.

6 The implementation of their proposed
7 master plan would require private investment in
8 excess of \$500 million. It will create a
9 modern, urban, walkable destination that
10 connects the Sports Complex in downtown
11 Jacksonville and is active year-round. That
12 was one of the things that was definitely
13 stipulated within the actual Notice of
14 Disposition.

15 They envision establishing a community
16 board consisting of key community leaders and
17 stakeholders that would meet regularly with the
18 master developer team and are fully briefed on
19 the details and advancement of their
20 development.

21 And Iguana will identify in its sole
22 discretion portions of the site that it desires
23 to transfer to implement the privately owned
24 components of the master plan. And the
25 boundaries of each acquisition parcel will be

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1 defined as part of the final design of the
2 private and public improvements related to the
3 development parcel.
4 What you do not see is -- I'm going to
5 talk about the proposed plan and vision, but
6 you do have it on my notes. The private
7 ownership, residential. They're talking about
8 condos, upwards -- a minimum of 300, up to
9 500 units. Apartments, the same thing, 300 to
10 500 units.
11 Retail, commercial, restaurants, minimum
12 of 150,000 square feet, upwards to about
13 250,000 square feet. They are proposing office
14 space ranging between 300,000 upwards to
15 500,000 square feet.
16 A hotel can range between 200 rooms
17 upwards to 500 rooms. And a private marina,
18 between 250 upwards to 450 slips. And so the
19 marina may potentially also increase up to 525
20 slips subject to the final design.
21 Public ownership. Parks and public space
22 to be funded by the public sector. Riverwalks
23 to be funded by the public sector. Hogan's
24 Creek greenway to be funded by the public
25 sector. Bay Street improvements, funded by the
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18

1 public sector. A. Philip Randolph improvements
2 funded by the public sector as well. The
3 private and public ownership of the
4 attractions; the USS Adams' moorings,
5 exhibition space and parking structures.
6 Please note that within their actual
7 proposal is Phase I development. This is what
8 they would potentially do out of the gate.
9 They're proposing between a minimum and upwards
10 to -- a minimum of 50, upwards to a hundred
11 multifamily rental and/or for sale residential
12 units, between a 200- to 250-room five-star
13 hotel with a restaurant, structured parking and
14 amenities, as well as 75,000 plus or minus
15 square feet of office, restaurant, retail
16 space, and public infrastructure and associated
17 public spaces.
18 Future phases would be subject to market
19 demand.
20 Land use, which is something you also
21 asked about in the actual Notice of
22 Disposition, they're proposing that any
23 mixed-use development -- everything that we
24 talked about -- of the 70 acres, it would
25 utilize 35 acres for that. Open and public
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1 space would be 35 acres. So you have a 50/50
2 split on the actual utilization of the
3 70 acres.
4 Let's talk about the operations,
5 particularly of the public space. So the
6 private areas are going to be definitely
7 operated and dealt with by the developers, but
8 any public areas would be overseen -- as I
9 talked about, would be overseen by formation of
10 a nonprofit corporation. And the nonprofit
11 corporation would be funded through the sales
12 of the development pads, for which the
13 mixed-use development would take place on that.
14 The financial offer that they are
15 proposing is, the purchase price of the pads
16 for private use shall be no more than fair
17 market value of that portion of the site as of
18 March 2017, which will be determined, taking
19 into consideration the infrastructure,
20 deficient nature of the property, environmental
21 conditions on the property, restrictions on the
22 property by the bond documents and other
23 conditions applicable to the property. And
24 Iguana and the City would mutually agree upon a
25 methodology for calculating fair market value.
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20

1 There's a number of public sector
2 responsibilities that's being proposed. The
3 City will retain ownership of the Riverwalk,
4 associated bulkheads, public spaces. It is
5 definitely within their plan. Any issues with
6 regards to bonds, the City would have to
7 address those issues to make the pads -- to
8 make the development project actually work.
9 The City will be required to oversee
10 design, permitting, management and construction
11 of and pay for all costs associated with the
12 following: environmental cleanup necessary to
13 prepare the property for development, any
14 improvements to Bay Street, relocation of the
15 existing Metropolitan Park, overall storm water
16 treatment and storage on site as well as off
17 site, construction of the mooring space for the
18 Adams, and completion of filling of any of the
19 land, of the 70-acre site, that's required to
20 be implemented.
21 Also, the City would take action to
22 prepare documentation to effectuate the
23 following: The City would allocate all land
24 uses to the 70 acres of property from the DRI,
25 Downtown DRI.
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1 All Tax Increment Financing generated from
 2 the 70-acre site will flow back to the 70-acre
 3 site for other particular development.
 4 They will work with Iguana to resolve any
 5 issues related to the relocation of
 6 Metropolitan Park.
 7 Let's see here. I'm not going through
 8 everything, but the Shipyards property will be
 9 exempt from the Downtown Overlay, including but
 10 not limited to the overlay's use restrictions,
 11 design standards and administrative provisions.
 12 The property would be exempt from the
 13 Transportation Concurrency Exception Area and
 14 will also be exempt from mobility fees. That's
 15 what they're actually proposing.
 16 And Iguana would be responsible for
 17 overseeing the design, permitting, construction
 18 and management of pretty much public space;
 19 however, the City would pay for all the costs
 20 associated with the actual public space. And
 21 that includes Bay Street. That would include
 22 A. Philip Randolph, Hogan's Creek, as well as
 23 the actual Riverwalk and bulkhead along the
 24 area.
 25 So that is the actual complete proposal
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22

1 that Iguana has put on the actual table thus
 2 far.
 3 If you could move to the next slide for
 4 me.
 5 This is Presidium, Sea Glass at the
 6 Shipyards. Next slide. I'll run through this
 7 and come back.
 8 They are proposing to act as the master
 9 developer of a mixed-use development of
 10 70 acres of riverfront property. They are
 11 proposing over -- in excess of a billion
 12 dollars of private investment.
 13 Their proposed plan and vision is the
 14 following: It would have retail, mixed-use
 15 office, mixed-use residential, hotel,
 16 restaurant, a food truck, a grocery anchor,
 17 convention center, it will have the Sea Glass
 18 Tower, the aquarium, art museum, open
 19 space/park space and vehicular parking, which
 20 is actually a parking garage, and pretty much
 21 submerged land.
 22 But their land use percentage break down
 23 to the following: Retail and hospitality will
 24 be 24 percent of the 70 acres. Mixed-use
 25 office will be roughly 3 percent. Mixed-use
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23

1 residential, 12 percent. Civic space,
 2 25 percent. Open space, 26 percent. And
 3 parking, about 10 percent.
 4 Their financial offer is proposed to do
 5 the following: They're proposing to purchase
 6 the site, \$20 million fee simple. The
 7 developer would take down the entire site after
 8 payment of the \$20 million. In the event of a
 9 sale or a land lease post the purchase of the
 10 entire property by the developer, the developer
 11 will pay the City 50 percent of the net
 12 proceeds after the developer receives 100
 13 percent of their investment and a 20 percent
 14 internal rate of return on their actual
 15 investment.
 16 Here's the public sector responsibilities:
 17 The City will address property cleanup; the
 18 beautification of Bay Street; bringing
 19 utilities to the site; extend the Riverwalk;
 20 provide storm water treatment and storage;
 21 allow access to all City parking, including
 22 EverBank Field, non-game and event days; extend
 23 the Skyway to the development; and construction
 24 of mooring space for the USS Adams.
 25 They're asking for a five-year tax
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24

1 abatement on development, then incrementally
 2 increase over five years.
 3 Next slide.
 4 This is Wess Holdings. This is Jax One
 5 Innovation District. They will act as the
 6 master developer of the 70 acres. They are
 7 proposing a required investment of \$350
 8 million. This is commercial, mixed use and
 9 various retail and residential complexes. This
 10 is one of the most probably innovative concepts
 11 because it's talking about an innovation
 12 district, which is something that we probably
 13 didn't hit much on in our actual plan, but
 14 other cities, I know, are going to an
 15 innovation district.
 16 Phase I of their development is a hundred
 17 million dollars. It talks about relocation of
 18 Met Park and construct condos with retail,
 19 build a second park that includes a soccer
 20 field, water park, and houses the USS Adams,
 21 and construct an office complex and parking
 22 garage for the jobs, factory and other
 23 businesses.
 24 A future phase development will be subject
 25 to market demand; however, they anticipate to
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25

1 build more office, residential, retail and
2 possibly a hotel.
3 Their land use is definitely going to be
4 mixed-use development as well as open and
5 public space.
6 Their financial offer is the following: A
7 land lease, minus the acreage equal to
8 Metropolitan Park at the rate of \$100,000 per
9 year for 50 years with two 20-year extension
10 options.
11 Developer participates with the City in
12 the cleanup, up to \$2 million, which is matched
13 by the City. So there would be a total of
14 \$4 million to potentially go for cleanup.
15 The land lease will have the option for
16 the developer to purchase the property by
17 multiplying the appraised value by 80 percent
18 and subtracting the actual contribution of the
19 \$2 million by the developer for the actual
20 cleanup.
21 Public sector responsibilities: A hundred
22 percent tax abatement on all real and personal
23 property taxes for the first five years
24 following the execution of the land lease. And
25 the City retains control over Metropolitan
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1 Park.
2 Next slide.
3 Scoring broke down to the following:
4 Between Mr. Moody and between Mr. Pappas and
5 myself, Iguana received a score of 85.5.
6 Presidium Group, LLC, received a score of 66.8.
7 And Wess Holdings received a score of 52.
8 These are the scores from procurement.
9 This is the average of the three of us, and
10 this is how it actually broke down.
11 At this particular point in time,
12 Mr. Chairman, I would open for either Mr. Moody
13 or Mr. Pappas to add to what I just talked
14 about, but I think I have recapped everything
15 that is in the actual proposals itself.
16 If you don't want to hear from either
17 Mr. Pappas or Mr. Moody, you can do as you
18 choose, Mr. Chairman. We will address your
19 particular questions at this particular point
20 in time.
21 THE CHAIRMAN: I would like to hear from
22 the two. I think it's important for folks to
23 understand. Mr. Pappas is the director of
24 Public Works for the City of Jacksonville.
25 And, John, you've been with the City how
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1 long.
2 MR. PAPPAS: Thirty years. A little over.
3 THE CHAIRMAN: Okay. And if you have any
4 comments.
5 And then Mr. Moody, who has been a real
6 estate appraiser in this city for -- over
7 42 years, right?
8 BOARD MEMBER MOODY: Forty-four years.
9 THE CHAIRMAN: Forty-four years.
10 So I would like to hear from both of you
11 and share with us any thoughts or expressions
12 on this proposal.
13 MR. PAPPAS: Certainly. To the Chair,
14 thank you.
15 John Pappas with Public Works.
16 I thought all three proposals were very
17 interesting. Certainly, Iguana, to me, seemed
18 to comply with the RFP. And that's what I
19 focused on, evaluating based on what was asked.
20 I felt like the proposal seemed to hit all
21 elements. I certainly liked, also, the
22 50 percent open space. I thought that was
23 important, seemed to -- seemed to focus on the
24 river as well and just seemed to be a very
25 strong proposal. Again, the other two were
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1 interesting as well.
2 THE CHAIRMAN: Very good. Thank you.
3 Mr. Moody.
4 BOARD MEMBER MOODY: Well, there was a lot
5 of information to process, but -- and I would
6 like to say that each one of them really
7 brought some interesting ideas to the table. I
8 think Iguana and their team brought the best
9 plan, best vision. I think they have the best
10 ability to make it happen now.
11 I think with what I know about the ups and
12 downs of the real estate market and our
13 economy, that if we go into a -- another
14 recession or we go into a down real estate
15 cycle, which we will, I think they, perhaps,
16 would have the best ability to weather the
17 storm and to keep the development going.
18 So they were high on my list. I
19 especially liked their vision. I thought his
20 financial offer was good. The thing I really
21 liked about his financial offer is that he's
22 dealing in present value dollars. He's saying,
23 let's value it today. That let's the City take
24 advantage of the real estate market that we've
25 been enjoying an increase in since 2014.
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1 So the numbers will be cast based on
2 current appraisals, and it will be cast on the
3 actual attributes of the private land that he
4 will be taking in his development. So I
5 thought that was good.
6 The Presidium -- I thought Presidium had
7 some great ideas, a lot of vision. They had
8 some good team qualifications. I didn't -- I
9 felt like they were more multifamily in
10 orientation with their company, although they
11 had some mixed-use development, but I felt like
12 they -- they were more primarily focused on
13 multifamily. So that was a little bit of an
14 interesting fact.

15 Their vision, you know, taking the Sea
16 Glass Tower, over a thousand feet, being a --
17 really quite a spectacular building for the
18 landscape. Plus, they had a really interesting
19 mix on the mixed-use development.

20 Now, their financial offer of \$20 million
21 today, that sounds like a lot of money. But if
22 you take the 70 acres and you put it on a
23 per-unit value, that's \$6.56 a square foot. So
24 from the appraisal background that I have, I
25 can tell you that I have seen some land sales

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1 that are maritime related, they have been a
2 little less than that. I have seen some land
3 sales that have been way above that.

4 Just for example, the District is
5 currently under contract for \$14 a square foot,
6 and it has some major environmental problems
7 and it does not have entitlement. So the
8 \$20 million probably is a low number.

9 They also -- they add a kicker by saying
10 that, in the event of a sale or lease of the
11 land, the developer will pay 50 percent of the
12 net proceeds after the developer receives a
13 hundred percent of what he has in it, and then
14 they want a return of 20 percent internal rate
15 of return on their investment.

16 So the only thing I look at as an
17 appraiser from that perspective is, you know,
18 that's a -- it sounds good and it sounds
19 interesting, but it's very speculative because
20 there's no way to control it. There's no way
21 to completely count on it. And you really
22 don't know the timing of it. So that was
23 something I was interested in.

24 And then Jax Innovation, they are really
25 bringing some interesting ideas to the table.

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1 And they talked about -- what was really
2 interesting to me was the Jax One Innovation
3 District. They talk about a new urban model.
4 And they -- it's being billed as one of the
5 nation's first job factories. It's an
6 incubator for creative thinkers with the vision
7 of sustainability.

8 Their theory was to ask the why, not the
9 what. Why should we build as opposed to what
10 should we build? So that was interesting.
11 They create a job factory, and they go through
12 what's called a (inaudible) process that helps
13 the potential entrepreneur see their ideas to
14 fruition.

15 The businesses will go through a
16 proprietary C2C, which stands for Concept to
17 Completion, that will determine if their
18 business or idea is viable for Jacksonville.
19 So it's really kind of on-the-edge, innovative
20 thinking. They have a great mix of things they
21 want to do.

22 Their Phase I would be in the vicinity of
23 Metro Park. They would move Metro Park, build
24 a second park, and build the office complex
25 that would house what's called The Job Factory.

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1 So that was their Phase I development.

2 And then their financial offer, which was
3 completely different from the other two, was
4 that the City would lease the 70 acres for a
5 period of 50 years, and then there would be two
6 20-year extensions. So we have a 50-year lease
7 at \$100,000 per year. They have the ability to
8 have an extension for 20 more years, then 20
9 more years after that. So, effectively,
10 they're saying, lease us the land for \$100,000

11 per year for a period of five years. And --
12 MR. WALLACE: Fifty. For a period of --
13 BOARD MEMBER MOODY: I'm sorry. For a
14 period of 90 years. A little different. And
15 when I look at that from a -- just a real
16 estate appraisal perspective, really what you
17 have to do is look at present value. What is
18 the present value of the right to receive
19 \$100,000 per year for 90 years?

20 And when I run the numbers on that with
21 just an average, just a middle-of-the-road
22 discount rate, it really discounts back to a
23 present value of \$1.4 million.

24 You also have a reversion at the end of
25 90 years where you say, well, the City will get

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1 their 90 acres back -- or their 70 acres back,
2 but when you discount that back, 90 years
3 discounted all the way back, it really only
4 discounts back to a 3- or 4 million dollar
5 number. So their financial offer probably is
6 the weakest out of all three.
7 So with all that said, and I hate to take
8 so much time, but I thought Iguana was the best
9 choice to make our plan happen and make it
10 happen now.
11 THE CHAIRMAN: Thank you, Mr. Moody.
12 Mr. Wallace.
13 MR. WALLACE: Mr. Chairman, please note,
14 when we went through this process in 2015, you
15 charged us with getting an appraisal on then
16 only 45 acres of the 70 acres. As of
17 April 23rd, 2015, we received an appraisal,
18 as-is, for 45 acres of property, \$26 million.
19 THE CHAIRMAN: Okay. We're going to go
20 around -- I'd like to start with Mr. Padgett --
21 and answer any questions or comments that you
22 may have and ...
23 BOARD MEMBER PADGETT: I certainly like
24 Iguana's proposal. I agree with Mr. Moody and
25 Mr. Pappas, it seems like it gets the deal done
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1 quickest. It has the most comprehensive plan.
2 One question I had -- I notice in their
3 proposal they kept underlining they needed help
4 with Metropolitan Park. I don't know
5 specifically why it's underlined, but I
6 noticed -- one thing I noticed about
7 Metropolitan Park, a lot of people go there. I
8 have a boat. A lot of people here have boats.
9 To me, that's part of Metropolitan Park. I
10 didn't see that marina in the plan that Iguana
11 had drawn out. So I do see private marinas in
12 other areas, but I'm curious if there's going
13 to be a marina that comes along with
14 Metropolitan Park or is that going to go away?
15 Do we know?
16 THE CHAIRMAN: Metropolitan Park is
17 still -- go ahead, Mr. Wallace. Explain it.
18 MR. WALLACE: To address your question
19 will there be a marina, the answer to that
20 question is yes. It will be upwards to --
21 could be a minimum of 250 slips, upwards to 450
22 slips, but it could very well be increased to
23 525 slips, subject to the final design.
24 BOARD MEMBER PADGETT: The one I saw was a
25 private marina, because Metropolitan Park is a
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1 public marina.
2 MR. WALLACE: Right.
3 BOARD MEMBER PADGETT: Is there a marina
4 with Metropolitan Park or is that a private
5 marina separate from Metropolitan Park?
6 MR. WALLACE: To my knowledge, that marina
7 is going to be -- is going to be private, best
8 of my knowledge.
9 BOARD MEMBER PADGETT: Well, you know,
10 when we have football games and --
11 MR. WALLACE: I understand.
12 BOARD MEMBER PADGETT: -- the
13 Florida-Georgia game, all the things that
14 happen downtown, and especially with this --
15 all of this going in, I would think that we
16 would want to let people use that riverfront to
17 get down to the stadium, and there's got to be
18 a public way for them to do that I would think.
19 MR. WALLACE: And that's something that we
20 take into consideration as we go through
21 negotiations with regards to a marina that has
22 the ability for the public to actually use it.
23 BOARD MEMBER PADGETT: And that's the only
24 thing I noticed that was missing. The rest of
25 the plan I love. I think it looks great.
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1 MR. WALLACE: Also, Mr. Chairman, to
2 Mr. Padgett, what's underlined is basically my
3 notes. It's just letting -- I'm presenting --
4 I'm providing to you what I'm seeing in the
5 actual plan. So there are certain things that
6 I did underline for you to be aware of as you
7 are having your conversation.
8 I figure there are some things with regard
9 to the existing Met Park that may be of
10 interest to people. And it's a note for you to
11 trigger your questions back to me, which is
12 exactly what you did.
13 BOARD MEMBER PADGETT: Sure.
14 We spend a lot of time talking about our
15 waterfront, and I just want to make sure we
16 still have a component with this development
17 that gives us use of that.
18 So that's all I have.
19 THE CHAIRMAN: Okay. Ms. Durden.
20 BOARD MEMBER DURDEN: Thank you very much.
21 I want to thank the Evaluation Committee
22 for the work because I know that it takes a lot
23 of time. And I appreciate your time and the
24 work that you put into it.
25 So I'm going to focus on the Iguana
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1 proposal because of the scoring that the
2 Evaluation Committee gave to it.
3 I have a couple of questions. So in -- it
4 speaks to -- on your synopsis, Mr. Wallace, it
5 speaks to Phase I development of being, you
6 know, fairly minimal. I think 50 to 100
7 residential units, a 200-room, five-star hotel,
8 and then 75,000 square feet of retail.
9 Did they provide a time frame for Phase I
10 development? There's nothing here that tells
11 us what they are anticipating to be the time
12 frame for Phase I development.
13 MR. WALLACE: Mr. Chairman, hang on one
14 second, if you don't mind.
15 THE CHAIRMAN: Sure.
16 MR. WALLACE: Phase I development would
17 take place through a duration of 810 days from
18 the time they can actually get an RDA, which is
19 a redevelopment agreement in place. So they
20 have an actual schedule within place here. So
21 they laid out 270 days --
22 BOARD MEMBER DURDEN: I'm trying to do the
23 math in my head. So about two-and-a-half years
24 from the time the redevelopment agreement is
25 approved?
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1 MR. WALLACE: Pretty much. So it could
2 very well -- it could very well overlap in
3 terms of days, but what you have in that
4 810 days is, you allot days for design, you
5 allot days for permitting, and Phase I land
6 closing, and then construction. So
7 construction is pretty much 360 days of those
8 810 days itself.
9 BOARD MEMBER DURDEN: And do they --
10 MR. WALLACE: So --
11 BOARD MEMBER DURDEN: -- estimate the
12 number of days to obtain the RDA?
13 MR. WALLACE: As soon as possible.
14 I'm just going to be quite frank with you,
15 because what I mean by that is, obtaining the
16 RDA is basically going through the DIA
17 selection process, which would probably be --
18 their estimation would be 60 days, and then
19 City Council review, and approval is another
20 60 days.
21 So they are looking at, in their
22 projections, being somewhere between third
23 quarter of 2017 of being able to get in and out
24 of the City Council. So all that means, they
25 get through us, they get through City Council,
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1 and somewhere at third quarter is where they
2 would be with getting an RDA.
3 BOARD MEMBER DURDEN: Okay.
4 MR. WALLACE: Due diligence -- if you will
5 allow me to finish answering your question.
6 Due diligence will take roughly 120 days.
7 And then any rezoning with regards to the
8 property, another 90 days. So that would take
9 us pretty much into the first quarter of 2018.
10 You can then begin to look at that first
11 quarter of 2018 beginning the clock on that
12 810-day process that I spoke with you about.
13 BOARD MEMBER DURDEN: Okay. Thank you.
14 MR. WALLACE: Sure.
15 BOARD MEMBER DURDEN: Also in your
16 synopsis, you speak to public infrastructure
17 and associated public space as being in Phase I
18 development.
19 Can you describe -- can you just -- we've
20 got the aerial -- I mean the plan up. Can you
21 tell us, where are they talking about putting
22 the Phase I development? And specifically,
23 what is the public infrastructure and
24 associated public space that they're talking
25 about including in Phase I?
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1 MR. WALLACE: First and foremost, with
2 regards to public infrastructure, public
3 infrastructure could very well be almost
4 everything associated with that particular
5 site, but that is still subject to negotiation.
6 However --
7 BOARD MEMBER DURDEN: Okay. So from what
8 you just said, they didn't specify, then; is
9 that what you're saying?
10 MR. WALLACE: They specified what public
11 infrastructure things need to take place.
12 BOARD MEMBER DURDEN: In Phase I?
13 MR. WALLACE: No, not in that manner.
14 Hang on. Just give me one second. Let me get
15 to that particular page.
16 THE CHAIRMAN: But obviously, Phase I is
17 the easternmost point, then your infrastructure
18 is --
19 BOARD MEMBER DURDEN: I don't -- is that
20 true? I don't know if that's true.
21 THE CHAIRMAN: I'm saying, if that were to
22 happen, the infrastructure --
23 BOARD MEMBER DURDEN: Right.
24 THE CHAIRMAN: -- if you look at Page 4 --
25 MR. WALLACE: If I may.
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1 So here is public ownership, which has a
2 lot to do with your infrastructure, right? So
3 it's parks and public and open space.
4 So let me be clear with regards to
5 something with regards to their Phase I
6 development. If I look at the plan -- and part
7 of the Phase I development is an actual hotel
8 with restaurant, structured parking and other
9 amenities. Okay?
10 If you look on the screen, that's going to
11 be on the most eastern part. It would probably
12 be somewhere where that aqua color is, if I'm
13 not mistaken. Okay? So that currently sits as
14 part of Metropolitan Park.
15 So if you're going to utilize the
16 Metropolitan Park site for a portion of your
17 Phase I, we're certainly going to have to look
18 at where is the relocation of the actual park
19 space. So if you go further west, there's a
20 designated area there.
21 BOARD MEMBER DURDEN: I remember --
22 MR. WALLACE: I think it says Veterans --
23 BOARD MEMBER DURDEN: Right.
24 MR. WALLACE: -- Veterans Park, which
25 should be not the furthest west, but it would
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1 be the second component that would be west.
2 BOARD MEMBER DURDEN: Right. Adjacent to
3 the lavender color?
4 MR. WALLACE: Which is the residential.
5 BOARD MEMBER DURDEN: Okay. So since we
6 don't know the legend -- so the aqua is the
7 hotel?
8 MR. WALLACE: That is correct.
9 BOARD MEMBER DURDEN: What's the yellow?
10 MR. WALLACE: I think that's exhibition
11 space.
12 BOARD MEMBER MOODY: Yes.
13 BOARD MEMBER DURDEN: So is the only
14 residential the lavender?
15 MR. WALLACE: I would venture to say,
16 potentially, you could have residential within
17 the mixed use.
18 BOARD MEMBER DURDEN: Which is what color?
19 MR. WALLACE: But the mixed use is the
20 pink, but that also says mixed-use
21 entertainment. So, you know, there's a
22 possibility, but particularly what's laid out
23 as residential is in the actual lavender area.
24 You could also have -- within the hotel
25 side, you could also have residences there,
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1 condos equally as well. Many urban cities have
2 a hotel-condo mix. So I would not venture to
3 say that to the far west, where the lavender
4 is, is the only location that you could have
5 residential.
6 BOARD MEMBER DURDEN: Okay. Some other
7 questions that I've got, in regards to the
8 formation of a not-for-profit corporation, I
9 see that they're proposing to be a hundred
10 percent in charge of that, appointing all the
11 board members. And how -- is that -- or did I
12 read it wrong under operations?
13 MR. WALLACE: That is what -- through the
14 Chair to Ms. Durden, that is what is in the
15 plan, but if I could, that is -- this is a
16 proposal. What will come back to you will be a
17 term sheet. And if this is a component that
18 you would like for us to sit down and discuss
19 through a negotiation, I will take that as a
20 duly-noted from you at this time and make a
21 note of that as we sit down in negotiations.
22 BOARD MEMBER DURDEN: I would think that
23 there would be a lot of things other than just
24 that to be negotiated.
25 THE CHAIRMAN: Oh, yeah. That's what --
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1 that's what we're collecting right now.
2 BOARD MEMBER DURDEN: Exactly. So --
3 MR. WALLACE: That's what we're
4 collecting. Like Mr. Padgett just told me
5 something related to a marina, so I've got
6 to -- that's a duly-noted for me.
7 THE CHAIRMAN: Any other --
8 BOARD MEMBER DURDEN: So let me -- and the
9 last thing that I -- well, maybe the last. No,
10 next to the last thing.
11 In the financial offer, in the purchase
12 price, they're proposing that the purchase
13 price reflect the environmental condition of
14 the property. Usually what that does,
15 especially in a shipyard situation, is that
16 it's going to reduce the price, right? I
17 don't -- I don't mean "right." I know it's
18 right.
19 So -- and yet then they still want the
20 City to be responsible for the cleanup. So you
21 can't have it both ways. You can't reduce the
22 price and then require the seller to be
23 responsible. You get one or the other. You
24 don't get both. In my 31 years of experience
25 of doing environmental law, you don't get both.
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1 You get one or the other or you find a -- like
2 in one of the other proposals, there was a cost
3 sharing and each party agrees to cap it at a
4 certain point so they know that it's not just a
5 completely open book -- checkbook.
6 So that would be something else that I
7 think would be subject to -- subject to
8 negotiation in the sense that I don't think it
9 would be appropriate to reduce the value of the
10 property and then still make us responsible for
11 the cleanup.
12 MR. WALLACE: Duly noted.
13 BOARD MEMBER DURDEN: And then there are
14 other things that I think require some real
15 serious consideration. Are all the exemptions
16 that they have asked for, exemptions from our
17 downtown overlays, our guidelines -- in fact,
18 we are about to embark on creating a brand-new
19 set of guidelines for the riverfront design.
20 And for them just to -- I think it's
21 inappropriate for them to come and ask flat out
22 that they would be exempt from whatever those
23 are. I think that that's another area that
24 definitely needs some very serious attention.
25 MR. WALLACE: Mr. Chairman.
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1 BOARD MEMBER DURDEN: So --
2 MR. WALLACE: Through the Chair to
3 Ms. Durden --
4 BOARD MEMBER DURDEN: It's not necessary
5 to respond. I'm just giving you my comments.
6 THE CHAIRMAN: Yeah. Ms. Durden, I would
7 too. In a proposal like this, I would ask for
8 everything in the world until we get down to
9 the negotiations. So these things are all
10 going to be negotiated as we move forward.
11 BOARD MEMBER DURDEN: I'm sure they are,
12 but he's asking for our comments. So if I
13 don't offer them, then he's not going to know
14 that they are important.
15 MR. WALLACE: Mr. Chairman, I'd like to --
16 Ms. Durden? Ms. Durden, when you say
17 "attention," define that for me. Tell me what
18 you want.
19 THE CHAIRMAN: Well, let's do this.
20 BOARD MEMBER DURDEN: And then just --
21 MR. WALLACE: To some degree.
22 BOARD MEMBER DURDEN: I'm just about done.
23 So if you could -- the other thing is that,
24 I -- I actually want to say that I'm in
25 agreement with their proposal on the Tax
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1 Increment Financing because I think that if
2 they're going to be putting dollars into this
3 area, then I think that we should try to give
4 that back to that area.
5 And so as a longtime redevelopment person,
6 I think that that could actually be helpful.
7 And I'm willing to go along with that. My
8 question would be for the General Counsel's
9 Office, to know whether or not that is actually
10 something that -- I would want them to look at
11 that very carefully.
12 So I appreciate -- and, of course, some of
13 the costs, which I think should be negotiated,
14 too, but I appreciate the opportunity to give
15 my thoughts.
16 And, again, I want to thank the Committee.
17 You guys did a great job.
18 THE CHAIRMAN: And let me get this clear.
19 You're saying that you want General Counsel's
20 Office to confirm that the TIF money can return
21 back to that site?
22 BOARD MEMBER DURDEN: Yeah. The way that
23 it's worded here, I think that there are
24 some -- I just want to make sure. With the
25 bonding that we have and other issues, I just
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1 want to make sure that that is well briefed
2 by -- by our General Counsel's Office.
3 THE CHAIRMAN: Very good.
4 Mr. Wallace.
5 MR. WALLACE: Yes. Thank you for your
6 comments.
7 I think that one of the things that we're
8 going to have to do on this side of the table,
9 when I get with my partners and administration,
10 is we've got to determine how to finance this.
11 So I'm going to tell you that the TIF is
12 going to be one of the things that we have to
13 look at to finance it. Please do remember, the
14 Northbank TIF is upside down.
15 BOARD MEMBER DURDEN: Yeah.
16 MR. WALLACE: So we have to figure that
17 out. This is going to require a lot of
18 conversation with my partners at the City of
19 how we do what is being proposed.
20 So I appreciate that you agree with what's
21 written here, but we have also got to figure
22 out how to finance that --
23 BOARD MEMBER DURDEN: That's what --
24 MR. WALLACE: -- equally as well.
25 THE CHAIRMAN: Okay. Let's go through,
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1 because we're probably going to come back
2 around, in case anybody has -- thinks of
3 anything else as we move around.
4 Mr. Gibbs, do you have any comments?
5 BOARD MEMBER GIBBS: Thank you.
6 I, too, want to thank the subcommittee for
7 vetting these three proposals. I know it was a
8 lot of work, but we sincerely appreciate you
9 going through it.
10 Can you comment on the community board?
11 I'm looking at the Iguana Investment --
12 MR. WALLACE: Yes.
13 BOARD MEMBER GIBBS: Any details on the
14 community board? Will they have any authority
15 or will they merely be a sounding board,
16 receiving briefings from the master developer?
17 MR. WALLACE: I can only go by what's in
18 the plan. I don't think that it is going to
19 have authority, but I do believe it is a
20 sounding board to provide them with -- bouncing
21 ideas off of them, getting constructive
22 criticism, that is what I do believe that the
23 board is going to be set up to be, based upon
24 my review of the proposal.
25 I'd say Mr. Pappas or Mr. Moody, they may
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1 differ with me, but that's what I -- that's how
2 I read it.
3 MR. PAPPAS: That's also how I read it.
4 BOARD MEMBER MOODY: And I as well.
5 BOARD MEMBER GIBBS: Okay. I don't want
6 you to negotiate the contract here in the
7 public, but are there any major asks of the
8 developer that are non-negotiable?
9 MR. WALLACE: I would venture to say the
10 following: I understand this is a proposal
11 that's been put forward, but the way we review
12 it from here -- and I'm almost certain how it's
13 going to be reviewed from just my basic
14 briefing myself, only briefing the
15 administration -- these are proposals, and you
16 will rank them and you will sit down and you
17 will negotiate a term sheet that will come back
18 to you.
19 And the key word is a "negotiated term
20 sheet." So that is not for the Board to
21 believe that every term that's been placed in
22 this particular document is something that's
23 agreed upon.
24 BOARD MEMBER GIBBS: I, too, like the
25 Iguana Investment Florida's proposal. And the
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1 other two have goods ideas. I'd like to hear
2 from the subcommittee as to what one thing did
3 they find in the other proposals that they
4 would like to be included in the Iguana
5 proposal.
6 THE CHAIRMAN: Mr. Pappas, do you --
7 MR. WALLACE: I'll go first.
8 THE CHAIRMAN: Okay.
9 MR. WALLACE: Iguana Investments and
10 Sea Glass proposals kind of have similar
11 concepts. Iguana's proposal really laid out
12 being tied from downtown, let's just say,
13 almost to the urban core, but I'll say the
14 elbow area, back up to the actual Sports
15 Complex, which is what we asked them to do, how
16 to tie things back into downtown. So they are
17 kind of similar from that standpoint.
18 One had -- depending upon the residential
19 mix and components, one had a grocer that I
20 think that -- whether or not it's here or
21 somewhere else, but, you know, that's something
22 that you can look at anywhere within an actual
23 development. I'm not necessarily saying it
24 should be here. I think that those two
25 proposals kind of have some similar things.
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1 I'm just going to be quite honest with
2 regards to this. I mean, professionally, I saw
3 some of the -- what I call the civic ideas, but
4 then the other proposal, I began to question
5 some of those civic components because those
6 type of civic components are in drives of
7 Jacksonville and they're not always the ones
8 that make the most money.
9 I know people are going to criticize me
10 for saying things with regards to aquariums or
11 things of that nature; however, I do know of
12 aquariums in close proximity to Jacksonville in
13 terms of a day drive, and I understand how much
14 money they do not make and how much money they
15 actually lose and how much subsidies they
16 actually take on.
17 So when I began to look at just those two
18 proposals that I think try to really reflect
19 most of the actual RFP, Iguana ranks out best.
20 The third proposal, I think, is very
21 innovative and creative. And I understand what
22 it has done for the City of Chattanooga. And
23 as I indicated, I certainly want to sit down
24 with this particular development team to talk
25 more in-depth about that because I believe the
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1 innovation district is needed within
2 Jacksonville.
3 I'm not going to sit here and tell you
4 that I think that from the highest and best use
5 of 70 acres of riverfront property that it's
6 probably the ideal location, but I think there
7 are some other locations within our downtown
8 that that particular type of project and
9 working together can thrive.
10 And it's certainly needed, because we do
11 have -- we're on the cusp of the millennial
12 population, just created class, entrepreneurial
13 spirit. We need to harness that here within
14 Jacksonville. We had a great start with it
15 with the festival and the One Spark component,
16 but I think that we need to come back in a
17 refined nature of how to take that concept and
18 really embed that within Jacksonville. It's
19 still there. We need to -- we need to do some
20 more nurturing to that, sir.
21 THE CHAIRMAN: Mr. Pappas or Mr. Moody,
22 any other things?
23 MR. PAPPAS: Sure. I guess I would say,
24 with Presidium, I really focused on an
25 attraction in downtown. And their aquarium --
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1 and again, I don't know the feasibility of such
2 a facility, but a lot of the discussions they
3 had in there -- an art museum, an aquarium,
4 again, the open space as well -- I thought that
5 was -- would be an attraction. I know that was
6 one of the elements of the RFP to look at, what
7 could attract people to the downtown area.
8 And the same thing with Wess Holdings,
9 with that -- the innovative area, I think
10 that's an attractor. So those things, I
11 thought, were very interesting and certainly
12 caught my attention.
13 BOARD MEMBER GIBBS: Thank you.
14 Mr. Moody.
15 BOARD MEMBER MOODY: Well -- and I like
16 the attraction of Presidium. I thought that
17 was a great idea. I'd like to see us take our
18 Veterans Park from the Iguana offer and make
19 that a world-class facility and really do a
20 good job on that, along with the USS Adams. I
21 think that's a great start for Jacksonville.
22 Let's get that started.
23 And there's still 70 acres -- or there's
24 still 40 acres, 45-acres-plus to work with and,
25 you know, continue after that.
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1 BOARD MEMBER GIBBS: Thank you. Thanks
2 again for your work.
3 THE CHAIRMAN: Mr. Gibbs, any other
4 questions?
5 BOARD MEMBER GIBBS: That's it. No.
6 Thanks.
7 THE CHAIRMAN: Mr. Meeks.
8 VICE CHAIR MEEKS: Mr. Wallace.
9 MR. WALLACE: Mr. Meeks.
10 VICE CHAIR MEEKS: A couple of questions.
11 Since this proposal seems to be moving
12 Metropolitan Park, would it make more sense --
13 in that they want to use what's now
14 Metropolitan Park for other development, would
15 it make more sense that we sell the part of the
16 shipyards property that they are going to use
17 for development and sell the current
18 Metropolitan Park property but retain ownership
19 of what's now the part of the shipyards
20 property that will be used for the relocation
21 of Metropolitan Park?
22 MR. WALLACE: Mr. Chairman to Mr. Meeks, I
23 think everything is subject to negotiation. I
24 think we need to -- I don't want to negotiate
25 here, but I understand there's going to be
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1 comments all the way around, whether it's here
2 or whether it's elsewhere with regards to
3 Phase I development and relocation of the park
4 and the timing of the future development, when
5 does it come online.
6 What I would like to do is take your
7 comment into consideration as we begin to
8 negotiate in terms of what do you need, when do
9 you need it, what's going to be your complete
10 build-out schedule, and we make some decisions
11 as we are negotiating, because they have to
12 tell us their complete timing and schedule of
13 things based upon telling us also what they
14 believe some of the public infrastructure cost
15 is going to be so that we can understand, when
16 we put in public infrastructure, when does the
17 private development come behind that. So all
18 of that is going to be subject to negotiation,
19 Mr. Meeks.
20 VICE CHAIR MEEKS: Well, that leads to my
21 second question. It would seem to me these
22 public investments are going to be large scale
23 dollars. So do we have to start trying to come
24 to some grips with what that might mean before
25 this goes to the Council or is that something
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1 the council will take up?
2 MR. WALLACE: Mr. Chairman to Mr. Meeks,
3 when I sit down with the administration and --
4 as partners with DIA and the City, and we sit
5 with the Iguana team, we're going to have to
6 know what the public investment cost is going
7 to be, one.
8 Two, we're going to need to know the
9 phasing schedule of things because all of that
10 has got to be wrapped up into an actual term
11 sheet that will come back to you, that you
12 would actually bless so that we could then move
13 on to the redevelopment agreement that takes
14 those terms and conditions from the term sheet
15 that drives the redevelopment agreement that
16 goes to City Council.
17 So it is going to be between this agency
18 and the City administration to come up in
19 working with the developer to understand what
20 the public cost is going to be.
21 VICE CHAIR MEEKS: I think my next comment
22 is along with Ms. Durden. I, too, have
23 reservations about some of these wholesale
24 forbearance or just ignoring architectural
25 guidelines and those other types of things. So
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1 that -- that seems to be something that does
2 need to be considered and negotiated
3 accordingly.
4 I'd also -- I also have reservations about
5 the notion that we're going to have a public
6 park with public responsibility and a private
7 board that is appointed by the developer.
8 That's something, too, I would have
9 reservations about.
10 So as my colleagues have, I thank you for
11 the work that you have done. My suspicion is,
12 you've got a lot more work to do going forward.
13 So I thank you in advance for that.
14 THE CHAIRMAN: Thank you, Mr. Meeks.
15 Mr. Barakat.
16 BOARD MEMBER BARAKAT: Thank you,
17 Mr. Chairman.
18 I'm also leaning in a direction of a
19 recommendation of the Evaluation Committee. As
20 far as the Wess Holdings proposal, I agree with
21 other board members, the idea of a jobs factory
22 is appropriate somewhere in our downtown. It
23 seems to me that 70 acres requires a little
24 more scale beyond that. And the other aspects
25 of their development, they were a bit light on
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1 details. So I like the idea. I think
2 somewhere in downtown is appropriate, but not
3 along 70 acres of the riverfront.
4 As far as Presidium is concerned, I like
5 some of the ideas. They were pretty well
6 detailed in the various uses. I'm curious if
7 they provided the Evaluation Committee any
8 evidence of their ability to pull off a
9 \$1 billion proposed private investment. Could
10 you comment on that?
11 MR. WALLACE: Mr. Chairman, Presidium,
12 from my review of the documents, has built a
13 good company that has been asset management.
14 They have acquired a number of different
15 multifamily projects since almost their
16 creation in 2002; however, the main principals
17 with Presidium are now beginning to break
18 ground on some various different multifamily
19 projects across the country. One they will
20 also be doing here in Jacksonville.
21 There's a difference between asset
22 management and mixed-use development that's
23 being proposed here. And while they state they
24 have a net worth almost of, I think it was,
25 \$200 million -- I think that's what I actually
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1 read in the proposal -- when you look at some
2 of the financial statements that they provided
3 in terms of what they are actually earning, I'm
4 not going to say that they're not worth that,
5 but what I can definitely say, Mr. Barakat, is,
6 I don't have a document, I don't have a letter
7 from a financial institution that says here's
8 what the net worth of this particular company
9 or individuals are at this present time.
10 So that was my challenge with Presidium,
11 being able to undertake a billion-dollar
12 development. There's nothing within their
13 portfolio that showed me they had done this
14 type of development thus far.
15 BOARD MEMBER BARAKAT: At this scale,
16 anywhere near this scale?
17 MR. WALLACE: At this scale, no.
18 BOARD MEMBER BARAKAT: All right.
19 Thank you.
20 So focusing on Iguana, just a couple of
21 comments. I want to expound on Ms. Durden's
22 comment about the financial offer and the value
23 of the land because I'm not exactly sure where
24 we end up with how they awarded it.
25 They are asking us to make a deduction or
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1 take into consideration the environmental
2 conditions, like Ms. Durden referenced, the
3 restrictions on the property by the bond
4 documents and other conditions applicable to
5 the property, including infrastructure
6 deficiency.

7 They're not only asking the City to
8 provide a clean site, but they are also asking
9 the City to indemnify Iguana from any bond
10 document dollars outstanding and to make some
11 of these infrastructure improvements that
12 they're asking the City to consider when making
13 the price deduction.

14 So unless I'm reading it wrong, it seems
15 like there's a couple of double dips in their
16 offer. And I just want to echo Ms. Durden's
17 comment that you get on one end or the other.
18 I understand that you want the City to make
19 those improvements, then the offer or the value
20 of the property should be based on those
21 improvements or vice versa. That would be --
22 that would be one comment.

23 Mr. Meeks made a comment regarding the
24 Downtown Overlay. Board members, some of the
25 new ones, may not be aware, I was involved with
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1 Mr. Wallace and Iguana last time we received a
2 proposal, and there are some similarities.
3 There are some differences, but there's some
4 similarities. This was a sticking point last
5 time, and I believe it will be a sticking point
6 again.

7 I am not of the view that our downtown
8 overlay should not be considered as it relates
9 to this development. I think that the design
10 guidelines for our downtown are effective
11 insofar as we implement them transparently,
12 objectively and consistently.

13 And so unless the developer really gives a
14 sincere and, in my opinion, overwhelming reason
15 why we shouldn't, then I don't think we should
16 come off that position.

17 Secondly, the Tax Increment Financing
18 funds, I -- I hear Ms. Durden, but I am also of
19 the view that -- given the financial position
20 of our TIF today, that is not a request we
21 should grant the developer, that any funds
22 generated by a development should go into the
23 northeast TIF that exists.

24 There's some other requests here. The
25 shipyards property will be exempt from the
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1 Transportation Concurrency Exception Area.
2 Mr. Wallace, I'm not sure of the consequence of
3 that, but it sounds as if that means more
4 infrastructure improvements will be on the
5 City's nickel.

6 Is that generally a simplified way to
7 understand that request?
8 MR. PAROLA: If I could.
9 THE CHAIRMAN: Mr. Parola.
10 MR. PAROLA: The TCA doesn't exist
11 anymore. And they will be using -- as I
12 understand it, all Phase I development rights
13 would be -- which are fully mitigated for from
14 the perspective of the mobility plan. So I
15 think that as far as the mobility and TCA are
16 concerned, it -- it's really -- it's really
17 neutral.

18 BOARD MEMBER BARAKAT: Okay. That is --
19 that's all the comments I have at this time,
20 Mr. Chairman.

21 THE CHAIRMAN: Mr. Moody.
22 BOARD MEMBER MOODY: No further comments.
23 THE CHAIRMAN: Okay. Would we like to go
24 back around? Any other comments that you
25 thought of after we got through?
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1 BOARD MEMBERS: (No response.)
2 THE CHAIRMAN: Let me go through a couple
3 of items. And I think everybody needs to be
4 aware and understand, the public ownership,
5 parks and public parks, river walks, Hogan's
6 Greek greenway, the City is going to be
7 responsible for overseeing the design,
8 permitting, management and construction and pay
9 for all costs associated with environmental
10 cleanup, improvement on Bay Street
11 infrastructure, mooring space for the USS
12 Adams, storm water treatment, completion and
13 filing of any of the 70 acres required to
14 implement the master plan.

15 Yet, you flip over and you're also --
16 improvements on Bay Street, transportation
17 improvements on Bay Street, which is turn
18 lanes, bus pull-offs, signalization and so on.
19 Improvements to A. Phillip Randolph,
20 Hogan's Street greenway, completion of
21 Riverwalk adjacent to the river and restoration
22 or construction of the bulkhead along the
23 shipyards with ongoing maintenance there.
24 So there's quite a bit of responsibility.
25 And I think I said it to Mr. Harden, who was
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1 representing Iguana at the meeting in April of
2 '15, that we know our developer can do this.
3 Our part is going to be the toughest part, the
4 City paying for their portion of it.
5 And I think the development agreement is
6 going to define where you begin and how much
7 has to be done to be able to get to where you
8 begin and back into where we meet Bay Street on
9 the west side.

10 Look, I -- I, too, think the Iguana
11 proposal is -- is something we can get our
12 teeth into, something we can all be proud of.
13 I think there's some great points from the
14 others. I've seen them, I've read them, I've
15 looked at them, and -- and I think they all
16 bring something to the table, but I think the
17 Iguana proposal is something that this city can
18 get behind.

19 Marc -- Mr. Padgett, you brought up a good
20 point with Metropolitan Park. That is a
21 federally funded park. Matter of fact, I don't
22 want to get into negotiating here, but I think
23 we do need to clear up -- it's underlined, it's
24 mentioned several times in here. Resolution of
25 any title issues relating to, and obtaining

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1 administration, a grant that was provided with
2 federal dollars, but through a state agency.

3 And I think there is maybe a
4 misunderstanding because I think the state
5 agency is the one, not the federal government,
6 who -- who has the control over it.

7 We have researched how to deal with that
8 covenant. What we discovered in the last
9 exercise was that the land to the east, or the
10 Met Park land, is developable without as much
11 cleanup. The land, as you head west, has some
12 contaminants, but we can cover that, compact it
13 and use it for park land.

14 And one of the methodologies of getting
15 rid of the -- not getting rid of, but swapping
16 the covenant is to provide an equal amount of
17 land. So if we move the Met Park land to the
18 area that you see kind of in the middle, where
19 the Veterans Park is proposed, that is one
20 methodology of clearing the title of the
21 Met Park site for development, yet replacing
22 for public use the same amount or more land at
23 that location.

24 Likewise, on the Met Park site, you talked
25 about the submerged land lease. The City owns

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1 insurable title to -- confirming title to
2 approximately 3.8 acres of submerged land
3 lease.

4 I see the ankles back here, and I know he
5 knows it better than anybody because he's been
6 through it. Could we ask Mr. Harden to explain
7 the Metro and just get this cleared up?

8 Mr. Harden, would you be willing to share
9 with us why Metro is where it is and why we're
10 doing this and how we might end up with our
11 public park, how it exists, in a different
12 location or --

13 (Mr. Harden approaches the podium.)

14 MR. HARDEN: How did you know they were my
15 ankles?

16 There currently is --

17 THE CHAIRMAN: If you don't mind, your
18 name and address.

19 MR. HARDEN: Oh, I'm sorry. Yes, sir.

20 Paul Harden, 501 Riverside Avenue.

21 I have Mr. Lamping here to assist me if
22 you have questions as well.

23 Currently, the Metro Park site is the
24 subject of a restriction that arose out of a
25 grant in the '80s, during the Godbold

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1 fee title to the submerged lands that are shown
2 on the shipyards property. It's the Shipyards
3 proper, I should say. So the western part of
4 the development, the City owns the fee title
5 under -- under the water.

6 On the Met Park site -- and this kind of
7 goes to Mr. Padgett's question. On the
8 Met Park site, the marina facilities there are
9 subject to a land -- to a lease. When you're
10 building a five-star hotel, you're going to
11 want to be able to sell slips because likely
12 what the hotel site will be, will be for rent
13 product on the bottom and then residences, as
14 Mr. Wallace indicated. So those folks will --
15 I know at least one owner, the guy that owns
16 the football team is going to want a boat slip.

17 So we will hopefully be able to use fee
18 title land and sell those boat slips. That
19 doesn't mean we'll get rid of the boat activity
20 at the Met Park area. In fact, unless we can
21 get the State to sell us that land as fee
22 title, it will have to be public space because
23 those leases typically are renewed every five
24 years.

25 So we have a strategy that we've been

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1 working on for a year to deal with the Met Park
2 site. As it works out, it's the better land.
3 In between the two, the City Council recently
4 gave the JEA a massive easement. So there's a
5 green spot between there, where there's --
6 where there's cables and where the under-river
7 crossing goes through. So we skip over.

8 What we tried to do is maximize the most
9 developable portion of the property to limit --
10 and this kind of goes to Ms. Durden's
11 comment -- to limit the cost of the cleanup so
12 that we can use property without having to --
13 we can cap and greenspace without having to do
14 further cleanup.

15 So we have a strategy. That strategy
16 involves the federal government, state
17 government and obviously the City. We think we
18 have our arms around the liens -- not the
19 liens, the easement and the claims to that.
20 They're pretty complicated, but that will be
21 step 1, quite frankly, is to make sure that the
22 Met Park area is released from any covenants
23 that would not allow public -- excuse me -- not
24 allow private development and use of the
25 property and move it over to the western

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1 portion so that the public still has the
2 parklands that they expect.

3 THE CHAIRMAN: Would we still be required
4 through those rules to limit it to 12 paid
5 and --

6 MR. HARDEN: No. That would be --
7 that's -- that's the -- you know, there's a lot
8 of urban legends about that. I've actually
9 read the document. It doesn't say anything
10 about 12 events, but what we would want to do
11 is get rid of any requirements that would limit
12 the use because the folks that Mr. Lamping and
13 I represent are looking at spending half a
14 billion dollars on that site early on in that
15 location. And certainly, we don't want to
16 limit it to 12 events a year.

17 So we would -- our strategy would be to
18 get rid of those covenants altogether. That
19 may require something more than swapping land.
20 It may require some -- some repayment of the --
21 of the -- of the grant, which wasn't a lot of
22 money, quite frankly. Well, it was a lot of
23 money maybe back then, but in today's dollars,
24 it isn't a lot of money.

25 We've had good cooperation from every
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1 government agency that we've reached out to,
2 including the Department of Natural Resources
3 in Washington and the -- what is now the
4 Florida Department of -- what is under now the
5 Florida Department of Environmental Protection,
6 who gave that grant back then.

7 THE CHAIRMAN: And one thing that's been
8 good about Metro Park, it's -- the rules of
9 Metropolitan Park have worked. Now, 15 years
10 ago, you couldn't get in there during a game or
11 weekends. It was always crowded. Now it's not
12 as tough as it used to be, but they don't allow
13 24-hour docking. They don't allow hook-ups and
14 staying there for a long period of time.

15 And you may still have that. I think
16 it -- and we're trying to embrace the river.
17 And I think it's important that we have a
18 Metropolitan Park or docking facilities like
19 that for games. You might have to walk a
20 little further, but it has worked in the past.
21 And I think that demand is increasing. And I
22 think you will see more --

23 MR. HARDEN: Mr. Bailey, if you will look
24 over your head, there's kind of a (inaudible)
25 just to the west of the light blue color. That

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1 is not currently water, but there's a permit to
2 open that up. So that's -- that would be one
3 of the -- one of the marinas that would be
4 built and developed.

5 There will be public space and private
6 space in that location. It's intended to be
7 located to serve the hotel and the mixed-use
8 area and the park area in the middle.

9 And then as you go further to the west,
10 all where those docks are located, they come
11 off the moors that are part of the original
12 shipyard.

13 One of the issues there -- and it's no big
14 secret -- is, when it was operated as a
15 shipyard in the '40s and the '50s, they dumped
16 a lot of paint and leftovers into the water
17 there. To bore down in that area would require
18 cleaning up probably hundreds of miles of the
19 St. Johns River. So there's some limitations
20 on that.

21 So again, to Marc or Mr. Padgett's
22 question, while we're focusing on it, the
23 marina's down toward the easterly end of the
24 project.

25 THE CHAIRMAN: So any of these things
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1 that -- I mean, I know the environmental part
2 on land, but any of the environmental part in
3 water, we're not -- the City wouldn't be
4 responsible for?
5 MR. HARDEN: We're going to do our best
6 not to shake anything up in that area that
7 would require cleanup.
8 THE CHAIRMAN: Okay. And, like I said, I
9 didn't want to get into negotiating, but I
10 wanted everybody to understand the Metropolitan
11 Park issue and how it works and why it is such
12 an issue. And I thought that's why it's
13 underlined throughout here, to stress, if
14 possible, these things can happen.
15 Okay. Thank you, Mr. Harden. Appreciate
16 it. And don't run off until we get through
17 this. We might have some more questions.
18 With that --
19 MR. HARDEN: As you might guess, I'm not
20 leaving.
21 THE CHAIRMAN: Okay. I'd like to get a
22 motion to start with. Could I get a motion on
23 Resolution 2017-04-02?
24 BOARD MEMBER GIBBS: So moved.
25 THE CHAIRMAN: A second?
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1 VICE CHAIR MEEKS: Second.
2 THE CHAIRMAN: Okay. With that, before we
3 come back to discussion, do we have any
4 discussion from the general public? Any
5 comments? Anyone want to say anything?
6 AUDIENCE MEMBERS: (No response.)
7 THE CHAIRMAN: With that, do we have any
8 members who would like to have any further
9 discussion?
10 Maybe before we go any further, you should
11 have a chart of -- actually, it really
12 doesn't --
13 MR. WALLACE: In the memo section,
14 Mr. Chairman, is the flow chart.
15 THE CHAIRMAN: I would like to understand,
16 I would like the general public, and I'd like
17 the media especially to understand what the
18 timeline means.
19 From this point on, we go into
20 negotiations which could take -- Mr. Wallace?
21 MR. WALLACE: Mr. Chairman, you approved a
22 process that -- if you accept the Evaluation
23 Committee's recommendation, you will then
24 authorize your chief executive officer to begin
25 negotiations.
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1 At your December meeting, you put a time
2 frame on that negotiation. If I'm not -- if
3 I'm not incorrect, Mr. Barakat said we needed
4 to have this process concluded within
5 18 months, with getting an RDA, getting a term
6 sheet approved by this board, getting an RDA
7 approved by City Council. As a complete time
8 frame of 18 months.
9 So while there's no time frame on
10 negotiations, I do recognize that we only have
11 18 months to pull this completely off at this
12 particular point in time. However, I am very
13 well aware and astute to the time frame that is
14 in this proposal from this particular
15 developer, Iguana Investments Florida. They
16 want to have an expedient negotiation process.
17 So it will be somewhere between expedient and
18 your 18 months.
19 THE CHAIRMAN: August of next year.
20 Okay. Well, if the amphitheater is any
21 indicator, this hopefully will move very
22 quickly.
23 Any other comments? Any questions?
24 Ms. Durden.
25 BOARD MEMBER DURDEN: Are we on the
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1 resolution?
2 THE CHAIRMAN: Yes.
3 BOARD MEMBER DURDEN: I have a comment and
4 recommendation to the Board that -- on Page 2,
5 Section 4 is the one that I have a question
6 about.
7 Section 3, I understand we're authorizing
8 Mr. Wallace to negotiate a term sheet and that
9 term sheet then will come back to this board
10 for final approval, but Section 4 then goes on
11 to authorize Mr. Wallace to actually execute
12 the term sheet and the redevelopment agreement
13 and any other documents necessary.
14 I would make a recommendation to the Board
15 that Section 4 really is not necessary at this
16 point in time. It would be appropriate -- when
17 we have a resolution to approve the term sheet,
18 then it's appropriate to give Mr. Wallace the
19 authority to execute the term sheet as well as
20 the redevelopment agreement and any other
21 documents necessary at that point in time.
22 So I would like to offer an amendment to
23 the motion that Section 4 be deleted at this
24 time and provide, you know, basically that it
25 would become part of the resolution when we
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1 approve the term sheet.
2 THE CHAIRMAN: I'm sorry. I'm reading,
3 trying to figure out if that works.
4 VICE CHAIR MEEKS: Should we ask
5 Mr. Wallace what his --
6 THE CHAIRMAN: Yes. Mr. Wallace --
7 MR. WALLACE: I can live without it.
8 THE CHAIRMAN: Okay. So move Section 5 to
9 become Number 4 and eliminate Number 4.
10 Mr. Gibbs, did you have a comment?
11 BOARD MEMBER GIBBS: You said you could
12 live with it?
13 MR. WALLACE: I can live without it, yes.
14 BOARD MEMBER GIBBS: I don't want to
15 handcuff you in any way.
16 MR. WALLACE: I've got to bring the term
17 sheet back. Once you approve the term sheet,
18 it moves directly on to the drafting of the
19 redevelopment agreement, which moves directly
20 to City Council.
21 So with her amendment, she's basically
22 saying that the CEO can't agree to the actual
23 terms, that he has to negotiate the terms and
24 bring those terms back with a draft term sheet
25 to the Board for approval. I can live with it.
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1 THE CHAIRMAN: Okay. We have a motion by
2 Ms. Durden.
3 A second on the amendment?
4 BOARD MEMBER BARAKAT: Second.
5 THE CHAIRMAN: Any discussion?
6 VICE CHAIR MEEKS: Let me just ask one
7 more question.
8 Mr. Wallace, you said you could live with
9 it. Is this neutral to you? Would you prefer
10 it the way that it is? Give us a little more
11 guidance if you think it's appropriate.
12 MR. WALLACE: It's neutral.
13 VICE CHAIR MEEKS: Okay.
14 THE CHAIRMAN: Any other comments?
15 BOARD MEMBERS: (No response.)
16 THE CHAIRMAN: Okay. With that, all in
17 favor of the amendment --
18 BOARD MEMBER GIBBS: The public comment?
19 THE CHAIRMAN: Any comments from the
20 public? Anyone from the public have any
21 comments on the amendment?
22 AUDIENCE MEMBER: (No response.)
23 THE CHAIRMAN: Seeing no comments, all in
24 favor of the amendment to Resolution
25 2017-04-02, say aye.
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1 BOARD MEMBERS: Aye.
2 THE CHAIRMAN: Opposed, like sign.
3 BOARD MEMBERS: (No response.)
4 THE CHAIRMAN: Okay. We do have one
5 other -- I thought you had something else.
6 MR. WALLACE: No.
7 THE CHAIRMAN: Okay. We're back to the
8 resolution as amended. Item 4 is eliminated
9 and 5 becomes 4.
10 Back to the resolution. Any discussion on
11 the resolution or the amended resolution?
12 BOARD MEMBERS: (No response.)
13 THE CHAIRMAN: No discussion.
14 Anyone from the public want to discuss
15 anything on the amended resolution?
16 AUDIENCE MEMBERS: (No response.)
17 THE CHAIRMAN: Seeing none, all in favor
18 of Resolution 2017-04-02, say aye.
19 BOARD MEMBERS: Aye.
20 THE CHAIRMAN: As amended.
21 And like sign, against?
22 BOARD MEMBERS: (No response.)
23 THE CHAIRMAN: Very good. Thank you very
24 much. One, two, three, four, five, six --
25 seven members. Very good.
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1 Okay. Let me find my agenda. I think
2 that brings us to the end of the CRA meeting.
3 It does.
4 And, with that, the CRA meeting is closed.
5 And now we open the Downtown Investment
6 Authority meeting.
7 Do you want to --
8 BOARD MEMBER GIBBS: Five minutes.
9 THE CHAIRMAN: Okay. We're going to take
10 a five-minute break between the meetings. So
11 we will take a break and come back in five
12 minutes for the DIA meeting.
13 (The above proceedings were adjourned at
14 3:20 p.m.)
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1 CERTIFICATE OF REPORTER

2

3 STATE OF FLORIDA)

)

4 COUNTY OF DUVAL)

5

6

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

12

13

14

15 DATED this 30th day of April 2017.

16

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Diane M. Tropa
Florida Professional Reporter

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