

CITY OF JACKSONVILLE
COMMUNITY REDEVELOPMENT AGENCY
BOARD MEETING

Proceedings held on Wednesday, August 21, 2019,
commencing at 2:00 p.m., City Hall, Lynwood Roberts
Room, 1st Floor, 117 West Duval Street, Jacksonville,
Florida, before Diane M. Tropia, FPR, a Notary Public in
and for the State of Florida at Large.

BOARD MEMBERS PRESENT:

CRAIG GIBBS, Acting Chair.
RON MOODY, Secretary.
DANE GREY, Board Member.
TODD FROATS, Board Member.
MARC PADGETT, Board Member.
CAROL WORSHAM, Board Member.

ALSO PRESENT:

LORI BOYER, Chief Executive Officer.
GUY PAROLA, DIA, Operations Manager.
JOHN SAWYER, Office of General Counsel.
JOHNNY GAFFNEY, Office of the Mayor.
MICHAEL BOYLAN, City Council Liaison.
REGGIE GAFFNEY, City Council Member.
KAREN UNDERWOOD-EILAND, Executive Assistant.

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1 manager.
2 MR. SAWYER: John Sawyer, Office of
3 General Counsel.
4 THE CHAIRMAN: Thank you, everyone, for
5 coming. If you cannot hear me, holler and I'll
6 try to speak up.
7 The first item on the agenda is the
8 Community Redevelopment Agency meeting. Has
9 everyone had an opportunity to look at the
10 board minutes of August 7th, 2019?
11 MS. BOYER: Mr. Chairman.
12 THE CHAIRMAN: Yes.
13 MS. BOYER: Public comments first.
14 THE CHAIRMAN: Thank you so much for
15 reminding me. I do have a card here to remind
16 me.
17 We have public comments first, and that's
18 by William Stanly.
19 Please come.
20 (Mr. Stanly approaches the podium.)
21 MR. STANLY: Karen, she's getting a photo
22 up. She's got a photo. You may have a copy of
23 it in front of you.
24 William Stanly, Blackwater Capital, 3966
25 Ortega Boulevard, Jacksonville, Florida 32210.
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1 PROCEEDINGS
August 21, 2019 2:00 p.m.

2 - - -
3 THE CHAIRMAN: Let's begin the meeting
4 with reciting the Pledge of Allegiance.
5 (Recitation of the Pledge of Allegiance.)
6 THE CHAIRMAN: For the record, could we
7 please introduce ourselves?
8 Councilman Boylan.
9 COUNCIL MEMBER BOYLAN: Councilman Michael
10 Boylan, District 6.
11 DR. GAFFNEY: Dr. Johnny Gaffney, mayor's
12 office.
13 BOARD MEMBER GREY: Dane Grey, board
14 member.
15 BOARD MEMBER FROATS: Todd Froats, board
16 member.
17 BOARD MEMBER WORSHAM: Carol Worsham,
18 board member.
19 THE CHAIRMAN: Craig Gibbs, board member.
20 BOARD MEMBER PADGETT: Marc Padgett, board
21 member.
22 BOARD MEMBER MOODY: Ron Moody, board
23 member.
24 MS. BOYER: Lori Boyer, CEO.
25 MR. PAROLA: Guy Parola, operations
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1 The reason I'm here today is at the last
2 meeting I put forward two cash offers along two
3 additional parcels in LaVilla. I understand
4 y'all are going to go through a process on how
5 to handle unsolicited offers. I highly
6 recommend that and respect and agree with that
7 wholeheartedly. Nonetheless, I have interest
8 in these areas. So I just wanted to tell you
9 what I'm thinking and why I'm thinking it, just
10 to frame everything, give you something to
11 think about.
12 If you look up there on the map, I've
13 drawn a lot of different things. In black you
14 will see Vestcor's townhomes, in yellow you
15 will see City-controlled parcels, in red you
16 will see JTA-controlled parcels. Basically,
17 you can tell 95 percent of everything between
18 Lee and I-95 is municipally controlled. Okay?
19 And then over on the far left is a project
20 I'm working on right now, an adaptive reuse
21 project in -- over in the Mixon Town railyard
22 district, over on Dennis Street.
23 So I've made two separate but related cash
24 offers to you, \$350,000 cash for the 3.6-acre
25 parcel known as 200 North Lee and a \$125,000
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1 cash offer for the 1.3-acre parcel to the south
 2 known as Block 3C.
 3 Now, these offers were not contingent upon
 4 the outcome of the LaVilla townhome vote.
 5 Okay? I see opportunity there and I want to
 6 leverage and grow that opportunity. Okay? And
 7 they are also part of a broader urban core
 8 strategy that my company, Blackwater Capital,
 9 is undertaking right now; hence the picture so
 10 you can sort of see some of the moving pieces
 11 taking off -- taking place around I-95.
 12 (Council Member Gaffney enters the
 13 proceedings.)
 14 MR. STANLY: So I am in conversations with
 15 JTA on their TOD parcel. Okay? Hence the
 16 connection and the adjacency to the 1.3-acre
 17 parcel.
 18 You will also see my adaptive reuse of the
 19 Caribbean cold storage facility. So there's a
 20 lot of stuff we're doing in the urban core and
 21 we want to do more in the urban core.
 22 So why am I here? Two main reasons.
 23 Punctuated equilibrium and momentum. This
 24 property on the east side of I-95 has been
 25 municipally controlled for over 20 years and
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1 has sat fallow. We've now pierced the veil.
 2 The bell has been rung and it is in play and
 3 we've got to keep building on that. Okay?
 4 Number two, JTA is all in on their
 5 parcels. I want to see the City all in on your
 6 parcels. If we're going to make this happen,
 7 we've got to go all in. Okay?
 8 Now, we all talk about in real estate
 9 location, location, location. I'm going to
 10 disagree with that. Momentum, momentum,
 11 momentum. It's the most critical element to
 12 the success or failure of any real estate
 13 development. And once you have it, you cannot
 14 afford to lose it.
 15 Y'all have just initiated Vestcor's
 16 townhomes. That's awesome. Now we've got to
 17 keep building on that momentum. Okay? Don't
 18 let it sit out there as a lone wolf. You've
 19 got to support it, and you control everything
 20 around it to make it successful and make that
 21 subsection of LaVilla successful. Okay?
 22 So as I studied the submarket, I see a lot
 23 of good opportunities there. You have
 24 identified these in your --
 25 THE CHAIRMAN: Mr. Stanly, please wrap up.
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1 Three minutes.
 2 MR. STANLY: I am.
 3 LaVilla neighborhood development strategy
 4 talks about all of these parcels as catalyst
 5 parcels. I want to be a catalyst with you on
 6 everything else going on over there. Okay?
 7 I'm actually even interested in the stables you
 8 have. Now that you're selling retention ponds
 9 in Brooklyn, I'm interested in the retention
 10 ponds you've got up there. If you're selling,
 11 I'm a buyer. Okay?
 12 But I do want to say this: As a bidder on
 13 these parcels and a taxpayer of Jacksonville,
 14 as you work through this process and policy of
 15 unsolicited offers, please don't drag your
 16 feet. We can't afford to lose momentum. Let's
 17 keep the momentum going. If I'm a part of
 18 that, I'm excited. If not, give it to somebody
 19 else and let's make this happen. The bell has
 20 rung. Let's keep ringing the bell. Let's keep
 21 building momentum.
 22 THE CHAIRMAN: Thank you very much for
 23 your comments, Mr. Stanly.
 24 Any other public comments? I don't have
 25 any other cards.
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1 AUDIENCE MEMBERS: (No response.)
 2 THE CHAIRMAN: Hearing none --
 3 BOARD MEMBER FROATS: I think somebody
 4 raised their hand.
 5 THE CHAIRMAN: We have no other comments
 6 or public comment cards, so let's move to the
 7 agenda. The first item is the board meeting
 8 minutes for August 7th, 2019.
 9 Has everyone had a chance to review them?
 10 BOARD MEMBER GREY: So moved.
 11 BOARD MEMBER PADGETT: Second.
 12 THE CHAIRMAN: It's moved and properly
 13 seconded that we accept the minutes as printed.
 14 Any discussion?
 15 BOARD MEMBERS: (No response.)
 16 THE CHAIRMAN: Hearing none, all those in
 17 favor signify by saying aye.
 18 BOARD MEMBERS: Aye.
 19 THE CHAIRMAN: Any opposition by like
 20 sign.
 21 BOARD MEMBERS: (No response.)
 22 THE CHAIRMAN: They are accepted.
 23 The next item is a 2019-08-10, Southside
 24 2019 Budget Amendment.
 25 MS. BOYER: Through the Chair to the
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1 board, the Southside budget amendment is
2 essentially the same budget amendment that the
3 Finance Committee approved and that came to you
4 at the August 7th meeting. However, we did not
5 take it up.

6 If you look at it, the amended budget
7 column is identical. So where you are placing
8 funds is identical. The only thing that
9 changed is the allocation between what the
10 existing balance was and traffic flow and
11 signage and consulting services for the DRI.

12 So we just -- the numbers that we had --
13 same total, same aggregate amount, just the
14 allocation between the two in the existing
15 year's budget was changed a little bit when the
16 auditors reviewed our Southbank report. So the
17 action that the committee recommended, what you
18 see in the amended budget column, remains
19 exactly the same.

20 THE CHAIRMAN: Can we entertain a motion
21 on this particular resolution?

22 BOARD MEMBER WORSHAM: I'll move to
23 approve 2019-08-10.

24 BOARD MEMBER PADGETT: I'll second.

25 THE CHAIRMAN: Properly moved and

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1 CERTIFICATE OF REPORTER

2

3 STATE OF FLORIDA)

)

4 COUNTY OF DUVAL)

5

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

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DATED this 30th day of August 2019.

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Diane M. Tropia
Florida Professional Reporter

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1 seconded.

2 Discussion? Let's begin with Mr. Moody.

3 BOARD MEMBER MOODY: No questions.

4 BOARD MEMBER PADGETT: No questions.

5 BOARD MEMBER WORSHAM: None.

6 BOARD MEMBER FROATS: I reviewed it in the
7 Audit Committee meeting -- at the Finance
8 Committee meeting, and no questions.

9 BOARD MEMBER GREY: No questions.

10 THE CHAIRMAN: Hearing no further
11 discussion, all those in favor of the motion
12 signify by saying aye.

13 BOARD MEMBERS: Aye.

14 THE CHAIRMAN: Any opposition by like
15 sign.

16 BOARD MEMBERS: (No response.)

17 THE CHAIRMAN: It is approved.

18 The next item is to close the Community
19 Redevelopment Agency meeting and move to the
20 Downtown Investment Authority board meeting.

21 (The foregoing proceedings were adjourned
22 at 2:10 p.m.)

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