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| **GREG B. ANDERSON**  Council Member,  At-Large Group 4  Office (904) 630-1398  Fax (904) 630-2906  E-Mail: GAnderson@coj.net |  | 117 West Duval Street  City Hall, Suite 425  Jacksonville, FL 32202 |
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| **OFFICE OF THE CITY COUNCIL** |
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April 26, 2018

4:00 p.m.

**Meeting Minutes for April 25, 2018**

**Noticed Meeting CM Anderson and CM Boyer**

**Re: The District**

**Location**: 117 W. Duval Street, Ste. 425, Conference Room A

**In Attendance**: CM Greg Anderson (At-Large, Group 4); CM Lori Boyer (District 5); Guy Parola (DIA; Tom Daly (DIA); Kim Taylor (Council Auditors Office); T.R. Hainline (Rogers Towers); Jim Gilmore (IGS)

**Please refer to Sign-In Sheet for full list of attendees.**

**Meeting Convened**: 1:00 p.m.

Council Member Greg Anderson welcomed the attendees and stated that the purpose of the meeting was to discuss The District project. CM Anderson thanked Council Member Lori Boyer for all the work she has put into the project and for her willingness to meet.

CM Anderson stated that he reviewed the various ideal criteria set forth for a public- private partnership. \*Handout 1\* He listed suggested criteria that included but was not limited to the following: project will pay for itself thru revenues it generates; without public support the project will not proceed; economically feasible with a reasonable chance of success; affordable housing.

CM Anderson addressed his concern of the lack of workforce housing. He stated that if downtown is truly a place where we want people to live, work and play, then we need to take a hard look at workforce housing in all proposed projects that come before the Council. CM Boyer said that her observation of the Downtown Investment Authority (DIA) is that they work hard to try to include workforce housing throughout all areas of downtown and the Community Redevelopment Agency (CRA) district is balanced by other projects in the workforce housing area.

CM Anderson moved on to address the Community Development Districts (CDD) financing structure. \*Handout 2\*CM Boyer stated that this new deal is structured in such a way that the developer pays for the land and pays for the cost of the infrastructure without the City being involved in the borrowing. The CDD is structured to protect the City from any liability by allowing the developer to go out and borrow the money rather than the City. CM Boyer further elaborated that if they take out the debt and nothing gets built, the City has no obligation to pay back the bond or pay out on the Recaptured Enhanced Value (REV) grant.

CM Anderson and CM Boyer discussed the project map to address the public cost infrastructure versus the private cost infrastructure. \*Handout 3\*CM Anderson asked CM Boyer about the stress that this build out might put on current services. CM Boyer confirmed that they have letters confirming the expanse of services will not stress the system.

CM Anderson stated that his understanding was that the CRA sunsets in 2040 as does this REV grant. CM Boyer confirmed this to be true and that the developer will not receive their first payment until they have a certificate of operation in hand. Unlike other REV grants, this is not rolling which is further incentive for the developer to complete the project in a timely manner.

CM Anderson pointed out that he felt the estimated value of the apartments seemed to be on the low side. Guy Parola (DIA) confirmed this to be true and that it was intentional. CM Boyer stated that the hope is once built, their assessed value will be much higher but they wanted to remain conservative at this point.

CM Anderson asked CM Boyer about the maintenance portion of the public park. CM Boyer replied that given that this is a public park, the City wants to ensure that the public has access to it. To ensure the parks are maintained, the City’s parks department will maintain the park at the level that City parks are currently maintained. Furthermore, the parks department will enter into an agreement the developer to provide enhanced maintenance to the parks and programming at the parks. The programming will remain open to the public. CM Anderson stated that his desire is for the agreement to clearly state that this park is truly intended to be a public park for public use.

CM Anderson asked CM Boyer to talk about public access. CM Boyer explained that some developments are less willing to grant public, riverfront access. The District however, will have public access to the riverfront thus connecting the current Southside River Walk into a completed loop. CM Anderson stated that this is truly a public asset to which CM Boyer agreed.

CM Anderson stated that he feels some key issues that still need to be addressed downtown are the Berkman 2, the Shipyards and the Landing. CM Anderson expressed that he is confident this development will be successful but that he struggles with the balance of completing such a project without having a plan to address what he feels are some of the key problems in the core of downtown. CM Boyer answered that from her perspective, the funding sources for this project in no way adversely affect the future of any of those potential projects. As far as the prioritization, CM Boyer agrees that all of those projects are important. Mr. Parola also stated that the attention given to the District project doesn’t currently nor will it in the future distract the DIA from any new projects that may come forth on the Northbank. CM Anderson stated that he simply wants all of downtown to remain successful. CM Boyer agreed that when you talk about downtown, it is all connected. She also stated that she believes the redevelopment of the Southbank will provide further pressure to redevelop the Northbank.

CM Anderson reiterated the fact that he believes in the success of the District project but he struggles philosophically with the fact that the Northbank is in such need both from storm damages and general improvements that need to be addressed. CM Boyer agreed with CM Anderson in his frustration over the handling of the repairs to the docks and other areas damaged from the hurricanes. CM Anderson committed to work with CM Boyer in accelerating the process of repairs to those damaged public spaces if possible.

CM Anderson thanked CM Boyer again for taking the time to meet. CM Anderson adjourned the meeting.

**Meeting Adjourned**: 2:05 p.m.

**Minutes:** Leeann Krieg, ECA to CM Greg Anderson.

**Attached:** Meeting Notice, Sign In Sheet, Handouts (3), Disc.

cc: Council Members/Staff

Cheryl L. Brown, Director/Council Secretary

Carol Owens, Chief, Legislative Services Division

Jessica Matthews, Legislative Supervisor

Jeff Clements, Chief, Research Division

Kristi Sikes, Chief, Administrative Services Division

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