

**OFFICE OF THE CITY COUNCIL**

117 WEST DUVAL STREET, SUITE

425

4TH FLOOR, CITY HALL JACKSONVILLE, FLORIDA 32202

**RANDY DEFOOR**

COUNCIL MEMBER, DISTRICT 14

PHONE (904) 255-5214

FAX (904) 255-5230 EMAIL: [RDEFOOR@COJ.NET](mailto:RDEFOOR@COJ.NET)

**Virtual Noticed Town Hall Meeting**

**Council Members Carlucci and DeFoor- Re Lot J**

**October 29, 2020 at 5:00 pm**

**Minutes**

**Location:** Virtual (Via Zoom Platform)

Zoom Meeting ID: 982 3247 223

Zoom Meeting Passcode: 646651

**Attendance**: Council Member Matt Carlucci, Council Member Randy DeFoor, Council Member Joyce Morgan, Council Member Ron Salem Council Member Ju’Coby Pittman, Council Member Al Ferraro, Council Member Danny Becton, Mark Lamping- President of the Jacksonville Jaguars,

**Meeting Convened**: 5:00 p.m.

Council Member Carlucci and Council Member DeFoor welcomed the public. Council Member Carlucci presented the agenda for the meeting.

**Presentation by the Jaguars** – Mr. Mark Lamping

Mr. Lamping thanked the Council Members and City staff for the town hall and for the opportunity to present a project overview. Mr. Lamping shared his video which highlighted the Jaguars and owner Mr. Shad Kahn’s focus NFL and Jacksonville downtown. He highlighted the importance of addressing Jacksonville resident’s questions. He confirmed Lot J was the rebirth of the north bank, a partnership with the Jaguars and The Cordish Companies for a mixed use neighborhood with a boutique hotel, retail, dining, and relaxation. There would be 2 residential buildings, parking garages, and a downtown business center. He clarified 152.7 million would be the City’s public investment. The City would own parking, the Live District, and infrastructure. Mr. Lamping confirmed this would create opportunities to address any economic depression due to the pandemic.

Council Member Danny Becton inquired if the 35 million could be repaid by 2033. He requested to learn more information off line.

Council Member DeFoor thanked Mr. Lamping for his video and opened Public Comment.

**Public Comment**

Mr. Ray Roberts shared his concerns that the leases at the stadium are short term; that another company could invest on this property for a smaller subsidy; and that the City has other needs.

Mr. Thomas Martin stated he was concerned about the Live area that it looked like the Landing which had a 30 year life., the parking garage capacity, and the consideration given to public transportation.

Mr. Tracy R. Penn urged the Council Members not to rush. He noted more projects should come out of the amount given.

Mr. Marcus Nelson affirmed his concern of the cost to taxpayers.

Mr. Kevin Wyatt seconded the previous speakers concerns. He stated the subsidy amount has been stated as different amounts and may be understated.

Mr. Nick Seminic, CPA, shared his surprise that the Mayor was proposing this project. He stated his opinion that giving a millionaire a big subsidy was not a fiscally conservative idea.

Ms. Chriss Brown inquired if this project has a good ROI and shared her concern the cost was too high.

Mr. Mike Miller referenced the JEDC Shipyard sponsorship which gave away the rights to develop. He noted this project had not been completed. He requested claw backs.

Ms. Sherry McGill stated she was concerned for the reactivation of Metropolitan Park and what was Phase 2 referenced by Mr.

Mr. Jose Lazcano stated the City has infrastructure issues and food desserts. He cannot justify giving the subsidy to a millionaire.

Mr. Steve MC seconded Mr. Lazcano’s comments. He added there was a housing crisis in the City and requested a winning Jaguars season.

Mr. Brad Bernie stated Lot J would have 400 new residences and a hotel. He liked the Doro would have 247 and the New Berkman II 300. He anticipated over 1500 residences.

Mr. Brooks Andrews stated the need to development the Urban Core and assure it was walkable. This project does neither. He would like to see the specific plan to address Resiliency and flooding on Lot J.

Mr. Brad Dudera stated he was a lifelong resident of Jacksonville and was skeptical about the viability and ROI of the project based on 15 million for Live Entertainment after the failure of the Landing.

Mr. Tom McGuire noted he concern about flooding and other environmental issues. He thought Mr. Shad Kahn was making choices that indicated he may leave and that the design look dated.

Ms. Nancy Powell inquired if this development would follow the Downtown Overlay designs and going through the DDRB. She highlighted the mixed use standards and shade requirements.

Ms. Marie Rando Barlow stated she was concerned about the Tax payers paying interest on bonds for a 50 year loan. She noted this location was a Opportunity Zone under the federal government.

Ms. Stephanie Welch requested the City invest parks and the Northside neighborhoods instead.

Mr. Stanley Scott shared his research that supported that Jacksonville was not ready.

Ms. Maria Mark shared she hoped the Taxation Review and Utilization of Expenditures Commission would analyze this commission.

Mr. William Ramiriz agreed the developers were benefiting and the Jacksonville citizens were taking all the risk. He would like to see a better balance.

Mr. Jonathan Walker expressed his disapproval of this project.

Mr. Bob White inquired why the City should own the Live District. He recommended avoiding a Landing like failure.

Ms. Christy Sweeny agreed the long term sustainability would be dependent on a new stadium. Her concern is tax a greater fiscal ask of tax payers was coming.

Ms. Gabriella Dempsey thought the Riverfront needed a master plan and that Lot J was outdated. She would prefer interesting buildings.

Mr. Jim Kennedy seconded that there would be another ask for funding a new stadium. He expressed his disapproval over the Jaguars having two games in London.

Ms. Eunice Barnum requested funding for broken promises in the Urban Core.

Ms. Susan Severson shared she thought the community did not have enough time to comment. She does not feel the timeline is enough to address the issues with the proposal.

Mr. Dennis Baker offered support for the Lot J Project. He shared his optimism to see plans come to fruition with a world class developer. Mr. Baker noted the Jaguars are a vital cultural component of Jacksonville.

Mr. Bender Middlecauf shared he was a Jacksonville native who supported this project to revitalize downtown. He compared this to Mr. Bill Gates and his investment in Tampa Downtown.

Ms. Francis Bradley expressed she was in opposition to this project due to paying Mr. Shad Kahn so much.

Ms. Leeann P supported investment but not tax dollars for private investment.

Mr. Tracy Thompson Jr. offered support for the progressive project and it’s far reaching growth. He believed Mr. Shad Kahn’s support was generous and sincere.

Ms. Susan Mascucci shared her opposition to the development and would rather see investment in the Emerald Trail.

Council Member Carlucci stated the legislation’s path forward that meeting dates could be found under public notices on the City Council webpage. Council Member Carlucci and Council Member DeFoor thanked the community for their participation, Ms. Yvonne Michelle for her assistance, and the Jaguars for presenting.

**Meeting Adjourned**: 6:34 PM

Minutes prepared by Brooks Dame, Executive Council Assistant to Council Member Randy DeFoor. The following items were submitted for public record and can be accessed by contacting the Legislative Services Division: minutes, notice.

cc: Council Members/Staff

Cheryl Brown, Director/Council Secretary

Jessica Matthews, Chief, Legislative Services Division

Jeff Clements, Chief of Research

Kristi Sikes, Chief, Administrative Services Division

CITYC@COJ.NET

Office of General Counsel

Electronic Notice Kiosk – 1st Floor City Hall

Public Notice System – City Council Web Page

Media Box

File Copy