

From: "Taylor, Kim" <KTAYLOR@coj.net>  
Date: 12/7/20 5:23 PM (GMT-05:00)  
To: CM <CM@coj.net>  
Cc: "Elsbury, Jordan" <JElsbury@coj.net>, "Krieg, Leeann" <LeeannK@coj.net>, "Sawyer, John" <JSawyer@coj.net>, "Zimmer, Rachel" <RachelZ@coj.net>, "Peterson, Phillip" <PhillipP@coj.net>, "Carraher, Trista" <TCarraher@coj.net>, "Reber, Heather" <HReber@coj.net>, "Burch, Stephanie" <StephanieB@coj.net>  
Subject: FW: Updated Agreements for 2020-648 Lot J

Council President and Council Members,

I was just forwarded this email and want to make sure I provide some clarification to City Council Members. We received some revised agreements last night and some were received this morning. Our office is still in the process of reviewing the changes made to the agreements that we discussed with the Developer/Administration on Friday to ensure that all the changes were made. We have sought clarification on a few items from OGC and are awaiting responses, which could change a few items in the revised documents attached in the email you received earlier today.

Also, the file called "Final Lot J Auditor Presentation w Highlights" was not the final product we intended to be provided to City Council. We will have a new document for the City Council to consider on all the amendments (which I hope will be sent out tonight), including all the remaining items on which we are still in disagreement with the Developer/Administration. Please contact me if you have any questions.

Thank you,  
Kim

Kim Taylor, CPA  
Council Auditor  
Council Auditor's Office/City of Jacksonville  
Ph: (904) 255-5488  
Fax (904) 255-5478

**Please do not respond to all- this is considered one-way communication**

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**From:** Krieg, Leeann <[LeeannK@coj.net](mailto:LeeannK@coj.net)>  
**Sent:** Monday, December 7, 2020 1:55:02 PM  
**To:** Hazouri, Thomas <[THazouri@coj.net](mailto:THazouri@coj.net)>; Newby, Samuel <[SNewby@coj.net](mailto:SNewby@coj.net)>; Danford, Joyce <[JoyceMorgan@coj.net](mailto:JoyceMorgan@coj.net)>; Ferraro, Albert <[Ferraro@coj.net](mailto:Ferraro@coj.net)>; Bowman, Aaron <[ABowman@coj.net](mailto:ABowman@coj.net)>; Cumber, LeAnna <[LCumber@coj.net](mailto:LCumber@coj.net)>; Boylan, Michael <[MBoylan@coj.net](mailto:MBoylan@coj.net)>; Gaffney, Reginald <[RGaffney@coj.net](mailto:RGaffney@coj.net)>; Pittman, JuCoby <[JPittman@coj.net](mailto:JPittman@coj.net)>; Dennis, Garrett <[GarrettD@coj.net](mailto:GarrettD@coj.net)>; Jackson, Brenda <[BPJackson@coj.net](mailto:BPJackson@coj.net)>; Becton, Daniel <[DBecton@coj.net](mailto:DBecton@coj.net)>; White, Randy <[RandyWhite@coj.net](mailto:RandyWhite@coj.net)>; Diamond, Rory <[RDiamond@coj.net](mailto:RDiamond@coj.net)>; DeFoor, Randle <[RDeFoor@coj.net](mailto:RDeFoor@coj.net)>; Freeman, Terrance <[TFreeman@coj.net](mailto:TFreeman@coj.net)>; Salem, Ronald <[RSalem@coj.net](mailto:RSalem@coj.net)>; Carlucci, Matthew <[MCarlucci@coj.net](mailto:MCarlucci@coj.net)>; Carrico, Kevin <[KCarrico@coj.net](mailto:KCarrico@coj.net)>  
**Cc:** Elsbury, Jordan <[JElsbury@coj.net](mailto:JElsbury@coj.net)>; Zimmer, Rachel <[RachelZ@coj.net](mailto:RachelZ@coj.net)>  
**Subject:** Updated Agreements for 2020-648 Lot J

Honorable Council Members-

Good afternoon.

On Thursday, December 3, 2020, the City Council met as a Committee of the Whole. At that meeting, the Council Auditor's Office presented a document entitled "Summary of Material Changes in Lot J Development Agreement." The Development Team as well as the Administration met with the Council Auditors the following day to review that document and address concerns.

At the request of the City Council, we have incorporated those recommendations as agreed to by the Council Auditor's Office, the Development Team and the Administration into the attached documents. We have incorporated the proposed Cumber/Becton amendment as recommended at the December 3<sup>rd</sup> Committee of the Whole meeting as well. Additionally, these attached documents reflect the recommendations as approved by the Downtown Investment Authority (DIA) board on December 2, 2020.

The following documents are attached in this email. These documents have been sent to the Council Auditor's Office for review as of Sunday evening, December 6, 2020.

1. Live! Lease Agreement
2. Parcel Development Agreement
3. Sources and Uses
4. Parking Agreement
5. Development Agreement
6. Auditor Presentation (12/30/20 Meeting) \*\*\*This presentation has been updated. The recommendations column is located on the far righthand side of the document. The recommendations as agreed to by the Auditors and the Development Team are highlighted in green and are reflected in the attached documents. The recommendations highlighted in teal are outstanding and to be discussed with City Council for a policy decision.\*\*\*

Hard copies of ALL documents attached in this email will be dropped off to your respective Council Office by COB today.

Please contact our team if you have any questions.

**Leeann M. Krieg**  
**Director Intergovernmental Affairs**  
**Office of Mayor Lenny Curry**  
117 W Duval Street, Suite 400  
Jacksonville, FL, 32202  
904.255.5015.o.  
904.654.8910.m.

