

City of Jacksonville

117 W Duval St
Jacksonville, FL 32202



Meeting Minutes

Monday, November 22, 2021

9:30 AM

The Don Davis Room, 1st Floor, City Hall

Special Committee on Downtown Development

Council Member Reggie Gaffney, Chair

Council Member Aaron Bowman

Council Member LeAnna Cumber

Meeting Convened: 9:33 am Meeting Adjourned: 10:29 am

Attendance:

Council Members Gaffney (Chair), Bowman, Pittman and Cumber; Council President Newby

Also: Joe Zimmerman, ECA District 7; Colleen Hampsey, Council Research

Agenda Discussion

Chair Gaffney welcomed the group and called for introductions. CP Newby spoke briefly about the purpose of the committee, which is to find ways to improve downtown to make it a centerpiece of the city and increase residency.

Park Beeler, Jacksonville Riverfront Revitalization, talked about the Berkman II demolition that has been re-scheduled due to various structural deficiencies. The new date for implosion/demolition is December 20th at 10:00 am. The plans for the new development are still in the works, and will include either apartments or condos, hotel and retail, parking and a small grocery store.

CM Bowman asked about the Berkman I residents' input related to the project. Mr. Beeler said that they have held several public meetings for their input. CM Bowman talked about parking accessibility, and the need for public parking spaces. He also asked about project financing, and Mr. Beeler said that the implosion will cost roughly \$2.6 million, most of which is secured already, and that the funding will come from multiple sources.

CM Gaffney asked about small and minority owned businesses and their level of involvement. Mr. Beeler said that there will be a goal of 30 percent for small/minority contractors for debris removal and construction.

CM Pittman asked a follow up question about JSEB involvement, and Mr. Beeler said they will be included.

CM Cumber asked about the timeline. Mr. Beeler said that after the demolition, it will be 3-6 months to complete all permitting and approval processes with DIA and FLDEP, with an estimated 24 months for the construction post-permitting. CM Cumber asked about the environmental impact and whether the demo would add to the environmental cleanup process. Mr. Beeler said that some of it is weather dependent, and that precautions such as dust shields will be in place for containment. He also noted that there is no contamination like asbestos inside the existing structure.

CP Newby asked about the economic impact for downtown, and Mr. Beeler said that there will be an estimated 4-500 construction jobs and then post construction there may be 250-300 retail and service jobs created. Mr. Beeler said that the overall project cost will be between \$130 and \$150 million.

The next agenda item was a new convention center presentation from the Jacobs Group, however it will be rescheduled to a later date. Lori Boyer, DIA, informed the committee that a notice of disposition was approved the week previous for the old courthouse site. As such there is a prohibition on council members receiving proposals or information from entities that could potentially submit bids for that site, until after the procurement process has concluded. The bids must be submitted to DIA by December 22, 2021 and then scored by DIA in January 2022. John Sawyer, Office of General Counsel, suggested caution and adherence to the procurement requirements so as to not end up with protested bids afterwards. The Jacobs Group has not responded to the RFP, but it is possible that they could before the closing date.

There was a lengthy discussion about when the cone of silence ends, when bids are all submitted or after the bid scoring and selection by DIA. Ms. Boyer said that the usual process is to wait until the full procurement cycle concludes, after the DIA award

because that is the end of the competitive solicitation process. In the end, the committee decided to reschedule the presentation for a later date.

CM Cumber questioned the purpose of the committee, and said that they should not work at cross purposes with DIA.

CM Bowman spoke about a downtown scooter tour he took recently that highlighted the multiple ongoing and planned projects.

At the next meeting, DIA will provide a status update on in-progress projects and there will be a discussion about the permitting and building inspection processes.

The next meeting will be in January.

Public comment: Carnell Oliver talked about prioritizing workforce training, affordable housing, and homelessness in downtown development.

Minutes: Colleen Hampsey, Council Research

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