



JEDC General Meeting
City Hall, 4th Floor (Suite 400)
Mayor's Large Conference Room

Thursday, January 13, 2011 – 9:00 a.m.

MEETING MINUTES

Commissioners Present: Chair Z. Boulos, C. Ferguson, R. Helms, and J. Meeks

JEDC Staff Presenting: Joe Whitaker, Jorina Jolly and Karen Nasrallah

Representing Office of General Counsel: Juliana Rowland, and John Germany

I. CALL TO ORDER

Chair Boulos called the meeting to order at 9:07 a.m.

II. ACTION ITEMS

APPROVAL OF THE DECEMBER 9, 2010 JEDC MEETING MINUTES

THE DECEMBER 9, 2010 JEDC MEETING MINUTES WERE APPROVED UNANIMOUSLY 4-0.

PROJECT BROKER – Joe Whitaker

Mr. Whitaker provided an overview of the project recommending that the Jacksonville Economic Development Commission authorize the introduction of legislation to the Jacksonville City Council, which:

- Recommends to the Governor's Office of Tourism Trade and Economic Development that PLS Logistics Services be approved as a Qualified Target Industry business;
- States that the commitment of local financial support for the Qualified Target Industry Tax Credit Program exists and will be appropriated in the not to exceed amount of \$60,000; and
- Authorizes JEDC to utilize the authority provided by City Council Ordinance 2005-1460-E requiring only two readings before City Council and authorizes JEDC to submit proposed Ordinance and all pertinent background information to be provided to the City Council Auditor simultaneous to filing with Legislative Services Division.

There were no adverse comments regarding the project.

A MOTION WAS MADE BY COMMISSIONER HELMS AND SECONDED BY COMMISSIONER MEEKS APPROVING A RESOLUTION OF THE JACKSONVILLE ECONOMIC DEVELOPMENT COMMISSION ("JEDC") SUPPORTING AN ECONOMIC DEVELOPMENT AGREEMENT ("AGREEMENT") AMONG

PITTSBURGH LOGISTICS SYSTEMS, INC. (“COMPANY”), THE CITY OF JACKSONVILLE (“CITY”) AND THE JEDC, REQUESTING THE CITY COUNCIL TO ENACT LEGISLATION: (1) RECOMMENDING THAT THE COMPANY BE APPROVED BY THE STATE OF FLORIDA’S OFFICE OF TOURISM, TRADE AND ECONOMIC DEVELOPMENT AS A QUALIFIED TARGET INDUSTRY (“QTI”) BUSINESS PURSUANT TO SECTION 288.106, FLORIDA STATUTES AND (2) EVIDENCING A COMMITMENT OF CITY SUPPORT IN AN AMOUNT NOT TO EXCEED \$60,000 AS THE LOCAL FINANCIAL SUPPORT UNDER THE QUALIFIED TARGET INDUSTRY TAX REFUND PROGRAMS (PAYABLE OVER MULTIPLE YEARS PER GUIDELINES SET BY THE STATE OFFICE OF TOURISM, TRADE AND ECONOMIC DEVELOPMENT); AUTHORIZING THE EXECUTIVE DIRECTOR OF THE JEDC, OR HIS DESIGNEE, TO EXECUTE AND DELIVER DOCUMENTS AND TAKE FURTHER ACTION TO EFFECTUATE THE PURPOSE OF THIS RESOLUTION; PROVIDING AN EFFECTIVE DATE. THE MOTION PASSED UNANIMOUSLY 4-0.

JACKSONVILLE HISTORICAL SOCIETY, INC. – Jorina Jolly

Ms. Jolly provided an overview of the project recommending that the Jacksonville Economic Development Commission authorize the introduction of legislation to the Jacksonville City Council, which approves the utilization of Historic Preservation and Revitalization Fund monies in an amount not to exceed \$250,000 to be used for purchase of the St. Luke’s Hospital and the Florida Casket Company Building.

Commissioner Meeks advised that he is a member of the Historical Society adding that he is not an Officer or Board of Director. Juliana Rowland with the Office of General Counsel replied that there was not any benefit to be gained and therefore he could vote on the project.

There were no adverse comments regarding the project.

A MOTION WAS MADE BY COMMISSIONER MEEKS AND SECONDED BY COMMISSIONER HELMS APPROVING A RESOLUTION OF THE JACKSONVILLE ECONOMIC DEVELOPMENT COMMISSION (“JEDC”) SUPPORTING A REDEVELOPMENT AGREEMENT (“AGREEMENT”) AMONG THE JACKSONVILLE HISTORICAL SOCIETY, INC. (“COMPANY”), THE CITY OF JACKSONVILLE (“CITY”) AND THE JEDC, REQUESTING THE CITY COUNCIL TO ENACT LEGISLATION APPROVING A DOLLAR FOR DOLLAR MATCHING HISTORIC PRESERVATION AND REVITALIZATION TRUST FUND GRANT IN THE AMOUNT OF UP TO \$250,000; WAIVING THE JEDC PUBLIC INVESTMENT POLICY AS IT PERTAINS TO THE HPTF GRANT; AUTHORIZING THE EXECUTIVE DIRECTOR OF THE JEDC, OR HIS DESIGNEE, TO EXECUTE AND DELIVER DOCUMENTS AND TAKE FURTHER ACTION TO EFFECTUATE THE PURPOSE OF THIS RESOLUTION; PROVIDING AN EFFECTIVE DATE. THE MOTION PASSED UNANIMOUSLY 4-0.

FLORIDA THEATER BUILDING RFP – Karen Nasrallah

Ms. Nasrallah provided an overview of the Request for Proposals for the Florida Theater Building floors four through seven, approximately 29,230 square feet. The RFP was written at the request of the Mayor's Office who has been working with the Florida Theater staff. Because the JEDC acts as the Community Redevelopment Agency, the Commission has oversight on the process. If the Commission approves the RFP today, staff will advertise an invitation for those who want to propose for a minimum of 30 days, JEDC along with the Mayor's Office will evaluate and rank the proposals, enter into negotiations with at least the top ranking proposer and bring that proposal back to the Commission for consideration and approval. If the Commission approves at that point, a recommendation will be made to City Council who acts as the governing body for full consideration and approval.

There were no adverse comments regarding the project.

A MOTION WAS MADE BY COMMISSIONER MEEKS AND SECONDED BY COMMISSIONER HELMS APPROVING A RESOLUTION OF THE JACKSONVILLE ECONOMIC DEVELOPMENT COMMISSION ("JEDC") APPROVING THE ISSUANCE OF A REQUEST FOR PROPOSALS FOR THE LEASE OF FLOORS FOUR THROUGH SEVEN OF THE FLORIDA THEATRE BUILDING, 128 EAST FORSYTH STREET; ALLOWING STAFF TO EVALUATE ALL PROPOSALS AS PART OF THE CITY'S COMPETITIVE SEALED PROPOSAL EVALUATION COMMITTEE PROCUREMENT PROCESS AND NEGOTIATE A FINAL LEASE AGREEMENT WITH THE WINNING PROPOSAL, AND STAFF WILL BRING THE FINAL AGREEMENT FORWARD FOR REVIEW AND APPROVAL BY THE JEDC AND CITY COUNCIL; AUTHORIZING THE EXECUTIVE DIRECTOR OF THE JEDC, OR HIS DESIGNEE, TO TAKE FURTHER ACTION TO EFFECTUATE THE PURPOSE OF THIS RESOLUTION; PROVIDING AN EFFECTIVE DATE. THE MOTION PASSED UNANIMOUSLY 4-0.

III. INFORMATION/DISCUSSION ITEMS

Mr. James Bennett, Florida Department of Transportation Urban Transportation Development Manager was present to provide an update on the I-95 Overland Bridge Replacement Project; however, unfortunately he had a personal emergency and had to leave. His presentation will be rescheduled for a meeting in the near future.

EXECUTIVE DIRECTOR'S REPORT – Ron Barton

Mr. Barton mentioned he thought a workshop with the Commission was scheduled to talk about the parking legislation. He noted that in addition to the conversation at the December JEDC meeting, major property owner's downtown, major employer's downtown, DVI representative(s), and representatives of NAIOP have also been briefed on the legislation. He thought a workshop environment would be a good opportunity to hear from others on the

proposed legislation adding that he thought it will bring a comfort level and advantages versus the disadvantages associated with it to light. The date for the workshop may be tentatively scheduled for February 1st Mr. Barton will confirm with Michelle Stephens and she in turn will send out a notice to all Commissioners.

IV. OLD BUSINESS

Commissioner Meeks asked Mr. Barton if staff could provide the Commission an update on projects approved the last year or so and particularly the ones that were debating whether or not to relocate to Jacksonville. Mr. Barton replied that staff is preparing the information and a report is planned for the February JEDC meeting.

V. NEW BUSINESS

No new business was discussed.

VI. PUBLIC COMMENTS

There were no comments from the public.

VII. ADJOURNMENT

There being no further business, Chair Boulos adjourned the meeting at 9:57 a.m.

The next JEDC General Meeting is scheduled for Thursday, February 10, 2011, at 9:00 a.m.

Witness

Jacksonville Economic Development Commission

Print Name: _____

Zimmerman Boulos, Chairman

Print Name: _____

Vote: **In Favor:** ___ **Opposed:** ___ **Abstained:** ___