



Meeting Minutes Duval County Public Schools

September 17, 2025, Board Workshop - REVISED

Prior to the meeting, Chairman Joyce requested a moment of silence on behalf of the loss of Charlie Kirk and support for his grieving family.

Ms. Charlotte D. Joyce, Chairman
Ms. April A. Carney, Vice-Chairman
Mr. Reginald Blount
Ms. Melody A. Bolduc
Ms. Cindy Pearson
Mr. Anthony Ricardo
Mr. Darryl D. Willie
Dr. Christopher Bernier, Superintendent

ATTENDANCE AT THIS MEETING OF THE DUVAL COUNTY SCHOOL BOARD: All Board Members were present. Dr. Christopher Bernier, Superintendent, and Mr. Ray Poole, Office of General Counsel, were also present.

Call Meeting to Order

The meeting was called to order at 2:09 p.m.

Items to be Discussed

1. SALE/PURCHASE OF ADMINISTRATION BUILDING

Superintendent Dr. Bernier stated the following:

- This workshop allows questions about the item to be answered.
- Thanked Michael Ramirez, Chief of Staff, for the information he compiled to present at the meeting.
- The purpose of the presentation was to be brief, share accurate information, and spend more time in dialogue.

Through a PowerPoint Presentation, Mr. Ramirez, Dan O'Berski, Partner/Managing Broker of Trinity Commercial Group (TCG), and Reese Wilson, Office of General Counsel Attorney shared the following:

- Historical Context/Key Dates.
- Considerations: Financial Stewardship; Location and Accessibility; Utility of Space; and Long-Term Strategy.
- TCG Process Summary: Purchase/Sale.
- The search process and procedures were explained.

- Leasing would drain the district quickly. Leasing was eliminated.
- Ownership options.
- Fit and refit of properties.
- Scaled down to the JEA property and the Prominence Park property.
- The size, scope, scale, and costs were taken into consideration when looking at the properties.
- The sale process.
- The process of confirming zoning, community benefit and dependence on outside support/incentives.
- This was a different process than what is usually used by government groups: closed bid or negotiated ITN.
- This was an open market negotiated process, and ten offers in writing were received.
- Interview process was completed to qualify the top groups.
- Spec offers.
- Comparison of Terms for the two properties was explained.
- Due Diligence was explained.
- Engaged with Jacksonville Transportation Authority (JTA) regarding public transportation. No commitments have been made.
- Funding: Revenue Anticipation Note (RAN) - a funding mechanism used to purchase property was explained.
- A map of where employees live was shared.
- An explanation of the transition cost (high-end cost) was provided.
- An explanation of the location specific cost was explained.
- An explanation of the Action Items - Forward looking was provided.
- Conversations about other staff who might be moving are also being held. No finalization.
- Board Bring-Backs: General Questions; Questions regarding 8928 Prominence, and Questions regarding 1701 Prudential.
- There are still a few Bring-Backs that need to be completed.
- An explanation regarding Exhibit 1: Buyer Tax Basis and Exhibit 2: Additional Responses.
- A brief mention by Reese Wilson from the Office of General Counsel, who has been assisting with the contracts for both the sale and purchase.
- Dr. Bernier provided a brief explanation about what has been done.
- An explanation of the timeline was provided.
- Guarantee of payment.
- Mr. Wilson shared information about a similar transaction from 1982. Will investigate whether there is a tax liability that the district will be responsible for.
- Concern expressed about the 3-year period and the risk of default.
- DCPS will own two buildings for three-quarters of 2026.
- TCG could not say that the other offers would be lost if Fleet Landing was to pull out.
- If the board votes to move forward, then there will be conversation about transition and all that is involved in the transition process.
- Building preparation for occupancy and move-in phases.
- Association fees.
- The board could have a seat on the Association but would have no power to change anything.
- Prudential Drive was considered surplus property so that it could be put on the market to sell.
- \$20 million versus \$17 million.
- The cost to maintain the new building.
- Last utility bill for the Prominence location when it was fully occupied – bring back.
- Taxable income for Prudential Drive after construction, and other surrounding properties.

- Location for board meetings.
- Costs for retrofitting the Schultz Center for board meetings.
- Transportation to Schultz Center and Prominence Park.
- How the community and employees feel about the move.
- Costs estimates were done around moving the board meetings to the Schultz Center.
- Future development around Prominence Parkway.
- How the district landed on Prominence Parkway was explained by TCG.
- Options for alternative locations.
- Request for a list of the employees/departments possibly moving to Prominence Park and a list of the ancillary buildings.
- The goal is to consolidate as many employees as possible, and deal with the buildings.
- Request for 5 years of operating and maintenance costs to maintain Prudential Drive – bring back.
- Altering contracts.
- Request for kilowatt-hours and gallons of water usage costs for Prominence Park.
- The escrow agreement is being held through the Title Company of TCG's choosing.
- The district is paying for the owner's title.
- An explanation regarding TCG's commission was provided.
- Cafeteria in Prominence Park.
- Recreational area at Prominence Park.
- A suggestion was made to work with the Office of General Counsel to prepare an amendment prior to the meeting on this item, if a change is going to be considered.
- A suggestion was made to put the amount in the recommendation and prepare an amendment if needed.

2. GOVERNANCE

No governance.

Adjournment

1. ADJOURNMENT

Motion:

That the Duval County School Board adjourn the meeting.

Vote Results:

Motion: Anthony Ricardo

Second: Melody A. Bolduc

PASSED 7-0

Aye:

Charlotte D. Joyce

April A. Carney

Melody A. Bolduc

Reginald Blount

Cindy Pearson

Anthony Ricardo

Darryl D. Willie

Nay:
None

GC

Superintendent

Chairman