

Appraisal For Franques, Robert T

		Rating	
Gabriel, Jack J	Main Appraiser	25-Developing 2.50	Problem resolutions must be conducted in a collaborative environment to achieve better results after the issues are clarified and identified. Need to continue working on resolving conflicts in an amicable and non confrontational manner.

Initiative

Name	Type	Performance Rating	Comments
Gabriel, Jack J	Main Appraiser	30-Successful 3.00	Participate in departmental discussion and project with positive attitude. Need to build a trusting relationship with team and management by proactive communication in addressing project challenges

Job Knowledge

Name	Type	Performance Rating	Comments
Gabriel, Jack J	Main Appraiser	35-Successful 3.50	Knowledgeable in the job requirements. Need to inform the management in real time of any project issues.

Over All Competency Information

Total Score	30.5556
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Appraisal For Franques, Robert T

Comments	Good command of the BRT and Mobility Corridors transit Enhancement project requirements related to details and technical specifications. Need to take a larger role and firmer command of the Ferry project progress by engaging and keeping the Supervisor closely informed and kept updated on the project progress and details.
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Objective Details BRT North

Name	Type	Rating	Comments
Gabriel, Jack J	Main Appraiser	30-Successful 3.00	Project civil works are on schedule. IT elements of work that have to do with the communication and technology aspects of the Totems and real time information display are monitored for completion on time.

Mayport Ferry Terminal Repairs DB

Name	Type	Rating	Comments
Gabriel, Jack J	Main Appraiser	30-Successful 3.00	Ferry Design Build project started with construction anticipated to start by December 2015

SE BRT

Appraisal For Franques, Robert T

Name	Type	Rating	Comments
Gabriel, Jack J	Main Appraiser	30-Successful 3.00	achieved 90% design completion by Oct. 2015.

Team Building and Cohesiveness

Name	Type	Rating	Comments
Gabriel, Jack J	Main Appraiser	30-Successful 3.00	Completed the Team Building training

Overall Objective Information

Total Score	30
Comments	The scores reflect only BRT projects started at some phase of design or are in construction. Scores are incomplete and are not to be considered

Overall Rating

Total Score	3-Successful
Comments	Robert has a good command of project requirements related to details and technical specifications. For all projects moving into the Design and construction phases Robert needs to take full role of managing these projects with minimal involvement from Planning such as the Ferry project progress by engaging and keeping the Sr. Manager of Engineering and Construction well informed and updated on progress issues and any obstacles on a timely basis. He needs to resolve personnel issues in a courteous manner. The PDC Team and project PICL meetings are helping in that respect.

FINANCIAL CLOSING STATEMENT

SELLER KIMCO AVENUES WALK LLC
BUYER JACKSONVILLE TRANSPORTATION AUTHORITY
PROPERTY Avenues Walk (3.95 acres) - Jacksonville, FL
DATE March 18, 2016

Purchase Price \$ 3,441,250.00
Less: Deposit (344,000.00)

Buyer Closing Costs

Title policy	11,178.25
Title fees	750.00
Documentary Stamp Tax	24,089.10
Recording fees	180.50
Total Buyer Costs	<u>36,197.85</u>

Total Due from Buyer	<u>\$ 3,133,447.85</u>
Release of Deposit	344,000.00
Proceeds Available for Distribution	<u>\$ 3,477,447.85</u>

Escrow - RE Taxes (Seller's share) 4,087.79


Buyer Costs from Above 36,197.85

Due to Seller \$ 3,437,162.21

Seller

KIMCO AVENUES WALK, LLC,
a Florida limited liability company

By: KD AVENUES WALK 1189, INC., a
Florida corporation, Managing Member

By: 
Name: Paul Westbrook
Title: VP - Chief Accounting Officer

Buyer

JACKSONVILLE TRANSPORTATION AUTHORITY

By: 
Name: Robert Francisco
Title: JTA Project Manager

