

# The Florida Times-Union

Thursday  
SEPTEMBER 15, 2016  
\$2

## NEW CLINTON HEALTH INFO RELEASED

Politics, A-5



## HOLIDAY HIRING PLANS ARE SET

Money, D-1



ACC PULLS EVENTS FROM NORTH CAROLINA, AND CITY EAGER TO STEP IN Sports, C-1

# CENSUS HAS GOOD NEWS FOR DUVAL

Incomes rose, according to a 2015 survey; but not all the data was rosy

By Andrew Pantazi  
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Of all the good news the latest census data can give, let's start with the best of it: Jacksonville is still the nation's 12th most populous city, thanks to San Francisco's slowing growth. But give it a year or two and San Francisco still may overtake us. Most of the just-released data are

cause for celebration in Northeast Florida. Duval County's richest got richer, but this time the poorest did, too. Incomes and unemployment rose, while poverty dropped. Yet locals still maybe weren't comfortable buying homes with the percentage of families choosing to rent rather than buy staying near an all-

CENSUS continues on A-4

### 2015 Top 20 U.S. cities

Rank	City	Population
1.	New York	8,550,405
2.	Los Angeles	3,971,896
3.	Chicago	2,720,556
4.	Houston	2,298,628
5.	Philadelphia	1,567,442
6.	Phoenix	1,563,001
7.	San Antonio	1,469,824
8.	San Diego	1,394,907
9.	Dallas	1,300,082
10.	San Jose, Calif.	1,026,919
11.	Austin, Texas	931,840
12.	<b>Jacksonville</b>	<b>868,031</b>
13.	San Francisco	864,816
14.	Columbus, Ohio	849,067
15.	Indianapolis	848,423
16.	Fort Worth, Texas	836,969
17.	Charlotte, N.C.	827,121
18.	Seattle	684,443
19.	Denver	682,545
20.	El Paso, Texas	681,136



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Several developers have been unsuccessful in their plans for the former Barnett National Bank building downtown.

## Stache scoops up Barnett building

Khan's company makes \$50,100 winning bid in foreclosure auction

By Roger Bull  
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Shad Khan's Stache Investments Corp. has taken possession of the Barnett National Bank building in downtown Jacksonville.

The company had the winning bid of \$50,100 in an online foreclosure auction that began at 11 a.m. Wednesday and closed 10 minutes later. There were two other bids.

Khan, owner of the Jacksonville Jaguars, could not be reached for comment. His spokesman, Jim Woodcock, released this statement:

"Stache has demonstrated beyond doubt Mr. Khan's commitment to Jacksonville, and that is particularly true for Downtown Jacksonville. Stache is very pleased to have won the bid and be in a position to play a role in whatever the future may hold for the property.

"It is far too early to speculate what the short-term or long-term future may look like for the Barnett building. But until decisions regarding its future are made, rest assured that the Barnett building is in excellent hands."

Stache Investments, one of Khan's companies, lent

BARNETT continues on A-4



### Boom in rentals

Work continues on the Sola apartment complex under construction on Gate Parkway West. Rental vacancies are up in the city, while the median rent plus utilities were at their highest ever: \$975 a month.

## Jaguars up to No. 25 on Forbes most valuable list

By Ryan O'Halloran  
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In mid-July, Forbes' annual valuation rankings for richest sports teams had the Jaguars 50th in the world at \$1.48 billion.

But likely accounting for the new revenue streams coming next year with the amphitheater project, Forbes bumped the Jaguars up to \$1.95 billion in its NFL valuation rankings released Wednesday.

The Jaguars' \$470 million increase moved them up two spots to the 25th-most valuable NFL franchise.

The Jaguars have more than doubled in value since owner Shad Khan purchased the team from original owners Wayne and Delores Weaver in 2012 for \$770 million.

In the NFL rankings, the Jaguars rank ahead of Kansas City, Cleveland, Tampa Bay, New Orleans, Cincinnati, Detroit and Buffalo. The Bills are worth \$1.5 billion.

The top five teams are Dallas (\$4.2 billion), New England (\$3.4 billion), the Giants (\$3.1 billion), San Francisco (\$3 billion) and Washington (\$2.95 billion).

Twenty-four teams have a valuation of at least \$2 billion and all are worth at least \$1.5 billion, according to Forbes.

The biggest mover was Los Angeles. In July, the Rams were 28th at \$1.45 billion but are now sixth at \$2.9 billion after relocating from St. Louis.

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### Top 5 most valuable NFL teams

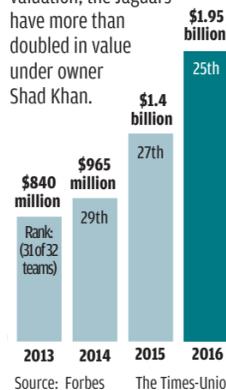
1.	Dallas Cowboys	\$4.2 billion
2.	New England Patriots	\$3.4 billion
3.	New York Giants	\$3.1 billion
4.	San Francisco 49ers	\$3 billion
5.	Washington Redskins	\$2.95 billion

### From the Jaguars down

25.	Jacksonville Jaguars	\$1.95 billion
26.	Kansas City Chiefs	\$1.875 billion
27.	Cleveland Browns	\$1.85 billion
28.	Tampa Bay Buccaneers	\$1.8 billion
29.	New Orleans Saints	\$1.75 billion
30.	Cincinnati Bengals	\$1.675 billion
31.	Detroit Lions	\$1.65 billion
32.	Buffalo Bills	\$1.5 billion

### Jaguars' worth

According to Forbes' annual valuation, the Jaguars have more than doubled in value under owner Shad Khan.



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# New Librarian of Congress breaks new ground

## Former CEO of Baltimore system is first African-American, first woman

By Ben Nuckols  
Associated Press

WASHINGTON | Carla Hayden, a career librarian who grew up in Chicago and kept Baltimore's libraries open during last year's civic unrest, was sworn in Wednesday as the 14th Librarian of Congress, becoming the first woman and the first African-American to lead the national library.

Hayden, 64, was the longtime CEO of Baltimore's library system. She was nominated last year by President Barack Obama and confirmed by the Senate to head the Library of Congress. She will serve a 10-year term, a change from her predecessors, for whom the position was considered a lifetime appointment.

Hayden was sworn in Wednesday by Supreme Court Chief Justice John Roberts, with her hand on Abraham Lincoln's Bible. It's part of the library's collection and was used by Obama at his inauguration.

"As a descendant of people who were denied the right to read, to now have the opportunity to serve and lead the institution that is the national symbol of knowledge, is a historic

moment," Hayden said to applause from a crowd that included numerous members of Congress and actor and literacy advocate LeVar Burton, the longtime host of "Reading Rainbow."

Among her goals is to move aggressively to digitize precious material in the library's collection of 162 million items, the largest in the world, and she said she plans to seek corporate sponsorships and philanthropic contributions to aid those efforts. The library has an annual budget of \$640 million.

"Digitizing ... is rather expensive and labor-intensive," she told The Associated Press in an interview after the swearing-in. "You can't just take a photo and say, 'Here, we'll just put it up.'"

In addition to serving the American public's research needs, the library has a professional staff that does research for Congress, and it oversees the U.S. Copyright Office. The library's properties include a massive underground vault in Culpeper, Va., where audio and visual material is stored.

Hayden becomes just the third professional librarian to lead the Library of Congress. Her predecessor,



Pablo Martinez Monsivais/Associated Press

The new Librarian of Congress, Carla Hayden, acknowledges the cheers from guests in the balcony after taking the oath of office, administered by Chief Justice John Roberts, on Wednesday. Said House Speaker Paul Ryan (left): "She's a pro. She knows what she's doing." Hayden is the 14th person to serve in the position.

James Billington, who was appointed by President Ronald Reagan and served for 28 years, was a Russia scholar.

"She's a pro. She knows what she's doing," House

Speaker Paul Ryan said at the ceremony.

Although he was well-liked on Capitol Hill, Billington was criticized for failing to keep up with advances in technology

in a series of increasingly scathing reports from the Government Accountability Office.

Hayden told AP she's well acquainted with the library's challenges and that

much progress has been made since the library filled the long-vacant position of chief information officer last year. "Technology is well on its way to not being a problem," she said.

## CENSUS

Continued from A-1

time high.

The new American Community Survey 2015 data released Thursday provide an optimistic view of the country's and Duval's fortunes. The data for counties, cities, states and metro areas showed income growth across the country. In Jacksonville, it hit its highest level since the recession that began in 2008.

And Jacksonville came one step closer to becoming a minority-majority city due to Hispanic and Asian population growth. Only 52.8 percent of residents identified as non-Hispanic white, while the black population made up about a third of the city. In 2010, 55 percent of the city was white.

If the growth rate of the last five years holds, then the city can expect to become minority-majority by 2022.

The new data showed Jacksonville only barely kept its spot as the 12th most populous city. San Francisco was just 3,215 people behind the Bold New City of the South's 868,031 residents.

In 2014, San Francisco looked all but certain to be named the 12th most populous city. It was adding more people each year than we were, and it was only 907 people away. But last year, San Francisco's growth stalled, and Jacksonville put just the slightest bit of distance between it and the City by the Bay. But if the growth rates from 2010 to 2015 stay the same, San Francisco should still pass Jacksonville in just over a year.

In 2007, Jacksonville became the 11th most populous city when Detroit's economic collapse led to a mass exodus. Then in 2012, a population boom in Austin, Texas, pushed us

down to 12th.

Up in Brunswick, Ga., something is attracting newcomers. The Brunswick metro area was the fastest growing in the country, even overtaking Central Florida retirement-haven The Villages. From 2014 to 2015, Brunswick grew 4.5 percent. Jacksonville was the 40th fastest growing metro area out of 388.

In still more positive news, Duval's median household income hit \$49,554, just under 2008's figure. That means half made more than that, and half made less.

Though black and Hispanic households' income grew faster than white and Asian households, the race gap remained pronounced.

For every dollar a white household got, a black household made 61.5 cents, a Hispanic household made 79 cents and an Asian household made \$1.16.

Hispanic median income grew the fastest, rising nearly \$11,000, or a third more than in 2014.

And the gender pay gap persisted. In 2014, women earned 79 cents for every dollar men made. In 2015, the gap was 83 cents for every dollar.

For the first time since the survey began in 2005, the national poverty rate dropped two years in a row. Here in Duval, the poverty rate dropped to its lowest since 2009; an unemployment rate of 7 percent was the lowest since 2008 and just above the country's 6.3 percent. Duval's unemployment is lower than Clay's or Nassau's, but not as low as St. Johns' 6 percent.

In at least one regard, Duval outshone its wealthier neighbor to the south: Our grown children moved out of the house.

For the first time, the census tracked the number of people who live with their parents. Duval beats

its suburbs (and America) with a lower percentage of 18- to 35-year-olds living at their parents' homes. In Duval, 30.5 percent do. In St. Johns, it's 36 percent; in Clay, it's 38.5 percent; in Nassau, it's a whopping 44 percent; and nationwide, the average is 34 percent.

The percentage of owner-occupied homes remained near its all-time low with only 57 percent of families choosing to buy rather than rent.

The number of grandparents who took care of their grandchildren also saw a significant drop in Duval, from 10,700 to 6,900, perhaps due to the decreased poverty rate and increased wages.

In Duval and St. Johns, more residents in 2015 had college degrees, while in Nassau, the number dropped.

Duval County does face a conundrum. More people lived in rental units than ever, but the rental vacancy rate was also higher, and the median rent plus utilities were at their highest ever: \$975 a month. Despite supply outstripping demand, housing costs continued to rise. After three years of stagnant home prices, Duval's home values jumped from a median of \$138,700 to \$153,300.

The portion of households making \$200,000 or more, the highest described income category, reached a new height with 4.2 percent of people fitting this description, while the percentage of people making less than \$35,000 a year dropped 4.5 percentage points. At the same time, people making between \$35,000 and \$99,999 rose 3.3 percentage points.

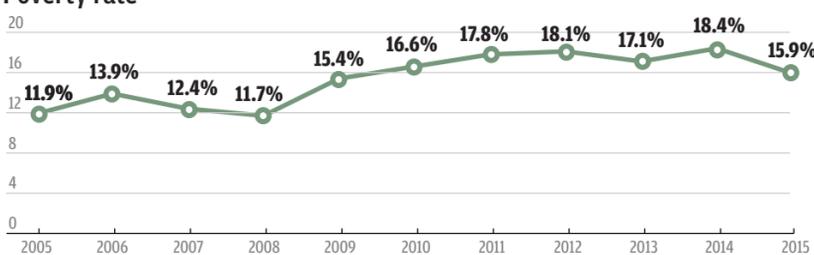
Meanwhile, the portion of people without health insurance dropped to an all-time low of 11.4 percent from an all-time high of 17.5 percent in 2012.

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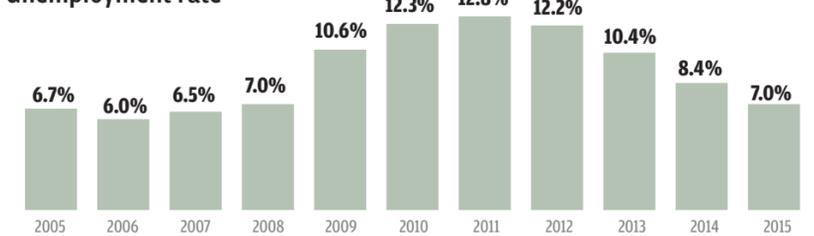
## Good news for Jacksonville

New data from the Census Bureau presents the rosiest picture of the economy since the 2008 recession. Things are looking good for the country and specifically for Duval County. Incomes are up, poverty and unemployment are down. But despite that, residents are still renting rather than buying homes, and Jacksonville is about to be passed in population size by San Francisco.

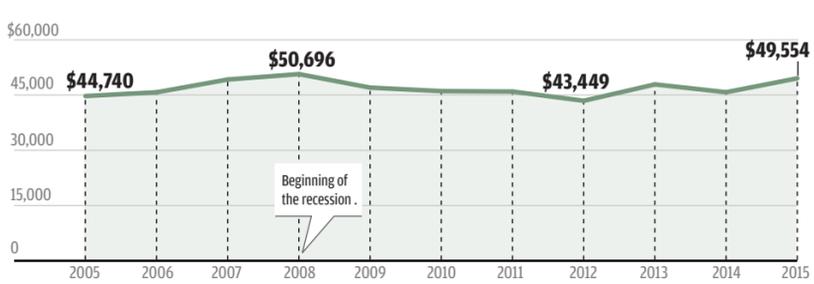
### Poverty rate



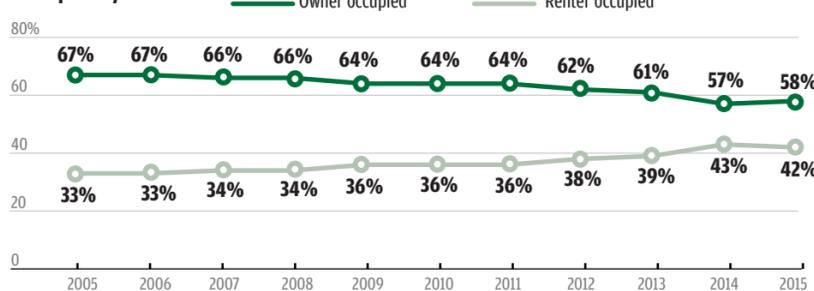
### Unemployment rate



### Median household income



### Occupancy



Source: All data according to U.S. Census Bureau's 2015 American Community Survey.

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## BARNETT

Continued from A-1

SouthEast Development Group \$3 million in 2013 to buy the 18-story building along with the Laura Street Trio. The company foreclosed last year after SouthEast failed to pay anything back. A judge ruled in favor of Stache in July, saying that SouthEast owed its lender \$4.6 million.

Steve Atkins, principal and managing director of SouthEast, did not file any objections to the sale.

The three buildings that make up the Laura Street Trio — the Florida Life, Bisbee and Marble Bank buildings — were not part of the foreclosure and are

still owned by SouthEast Development Group.

### 'ATKINS HAS THAT VISION'

It all sounded positive in 2013 when SouthEast bought the buildings with Khan's money.

"As you know, I have not been shy to express my commitment to Jacksonville," Khan said in a statement issued at the time. "Stache Investments was established specifically to help identify and potentially provide financial support to like-minded groups with an actionable vision for Jacksonville, and particularly downtown. Stephen Atkins has that vision, which is why we were happy to fund his purchase of the Barnett Bank Building."

Atkins said the Barnett building would become a university-level education center with student housing and that a parking garage would be built in the area.

But he said he could give no more details — other than that the entire project will be mixed-use — before a major unveiling in two weeks. But neither the unveiling nor the education center ever materialized.

A year later came the announcement that the building would become an innovation center, with several groups, including the One Spark festival, setting up shop to nurture new companies.

It was the headquarters of the festival that year.

But that move never happened and KYN, one of the groups that would move in, folded after Khan cut off money to it.

But those were just the latest of the plans that fell through for the Barnett building.

### 'DEVELOPMENT HAS TO HAPPEN'

In 2003, LB Jax Development proposed to spend \$25 million to turn it into lofts, a hotel, bank branch and restaurant, but local owner Mike Langton pulled the plug after he said he couldn't get enough assistance from the city. He had asked for a \$1 million grant and an \$11 million low-interest loan.

In 2005, developer Cameron Kuhn paid \$4.95 mil-

lion for the Barnett building with plans to spend four times that restoring and developing it into office and residential space. That didn't happen. Neither did his \$250 million River Watch and City Centre, a hotel and condo tower that was to have included the SunTrust tower. By 2008, Kuhn was in such massive debt that the plugs were pulled again.

It has been 13 years since Langton was involved with the building, but he said Wednesday that he thinks there's still hope for it.

"I had it under contract for a year, and spent more than \$100,000 on it," he said. "I think it has great potential, but it went through bad ownership. "Kuhn gutted it," Lang-

ton said. "He cut out the mahogany doors and transoms. He took out the marble floors."

Langton said he had plans drawn up for 120 apartments, something he thinks is still feasible.

"If you look at the historic buildings with residences — the W.A. Knight building that I own, The Carling and IIE — they've been filled for the past three years," he said. "And they all had some kind of public participation."

"But the development has to happen," he said. "The Barnett and the Trio are an eyesore in the middle of downtown. They're the biggest impediment to downtown development."

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