

# VESTCOR revue

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## Chairman's Message

It has always been a dream of mine to start a charter school, and this dream will officially become a reality in August of 2020. With the support of the Vestcor Family Foundation and the Vestcor team, we will be opening Jacksonville Classical Academy, a tuition-free public charter school located on Forest Street near downtown Jacksonville.

I am very excited about bringing this high-quality school choice option to our community. We have partnered with Hillsdale College through their Barney Charter School Initiative. They have an excellent program, and I am extremely impressed with its classical curriculum. These schools have a record of success and are known for providing a challenging and inspirational educational experience. The first year will begin with kindergarten through 6th grade and will be open to approximately 650 students selected by random lottery. Grades will be added each year to reach K-12 with a total capacity of 1,100 students.

In January, we celebrated the Topping Out of the school with local government officials, the governing board, the school staff, our many partners and Vestcor employees. It was a celebratory event to thank so many people who have helped in this vision coming to life. Thank you for all of those involved, and I look forward to sharing the positive impact Jacksonville Classical Academy will have on the children of our community.

Rendering of Jacksonville Classical Academy



Jacksonville Classical Academy  
Topping Out Celebration



Ambassador John Darrell Rood (Ret.)

## VISIT OUR WEBSITE

For more information on Vestcor and to keep current in between issues of the Revue, please visit our website at

[www.vestcor.com](http://www.vestcor.com)

# GRAND OPENINGS!



Lucas Creek Resident Gardens

**Lucas Creek** opened to residents on April 1st and was 100% occupied by April 30th. This 93-unit affordable senior housing community is located in Pensacola, Florida. Community features include an activity room, living room with computers, movie room, fitness center, outdoor garden, a dog park and a courtyard pavilion with grills.



**Ambar Key**, a 249-unit affordable and workforce housing community in Florida City, was completed this Spring. The community is comprised of 45 buildings, 13 of which were existing when we purchased this broken condominium community in 2018. Extensive renovations were completed to the existing units, 32 new buildings were developed, as well as a community center, large swimming pool, fitness center, children's playground and a dog park.



This spring, Vestcor broke ground on **The Quarry III**, a workforce housing community in Big Coppitt Key, Florida. Located 1/4 mile south of Quarry I and II, Phase III will provide an additional 57 one, two and three-bedroom apartments. Community amenities will include a state-of-the-art fitness center, playground and dog park. Construction is expected to be complete in the summer of 2021.

Vestcor will break ground this summer on **Sydney Trace Apartments**, a 192-unit affordable community located in Jacksonville. This garden-style family community will consist of 8 buildings comprised of one, two- and three-bedroom units, as well as a clubhouse, swimming pool, fitness center, children's playground and outdoor pavilion with grills. Construction is expected to be complete in the summer of 2021.



# GROUNDBREAKINGS



# LOFTS LIVING

Vestcor celebrated the grand opening of **Lofts at Jefferson Station** this January. Jefferson Station is a 133-unit affordable and workforce housing community located on Water Street adjacent to the Jefferson Station skyway station. This is our third “Lofts” community in Downtown Jacksonville. Lofts at Jefferson Station offers a range of studio, one, two and three-bedroom apartments. Features include a fitness center, internet café, activity room with billiards, an outdoor amenity space with a large screen projector, a clubroom with kitchen and TVs and a dog walk area.



Local Officials & Business Partners at the Ribbon Cutting Celebration





# DOWNTOWN

## Lofts at Brooklyn

Construction is progressing quickly for **Lofts at Brooklyn**, a 133-unit affordable and workforce housing community in the Brooklyn area of Downtown Jacksonville. Leasing begins this summer for an expected opening date of early 2021.



## Lofts at Murray Hill

Vestcor is breaking ground on its fifth Lofts community, **Lofts at Murray Hill**, this summer. Located off Edgewood Avenue in the Murray Hill neighborhood, this Lofts community will be comprised of 117 studio, one and two bedroom apartments.

The ground floor will provide 11,000 square feet of retail space with parking on Edgewood Avenue. Community amenities will include a fitness center, club room, resident lounge with billiards tables, internet café, movie theatre and dog park.

Construction is expected to be complete at the end of 2021.





The Grove at Telago



# Vestcor Senior Living

## The Grove at Trelago

Construction recently began on Vestcor's newest senior living community, The Grove at Trelago. This 116-unit community will provide three levels of care: concierge living, assisted living and memory care. Community features will include a fitness and wellness center, movie theatre, multiple dining options, a beauty salon, and areas for social and educational programming. Outdoor amenities include a resort-style pool, plantation-style porches, luxuriously landscaped courtyards, a putting green, fire pit, gardening boxes, a butterfly garden and a dog park.

Conveniently located along Maitland Boulevard east of Interstate-4 near Orlando, The Grove at Trelago is part of the unique 86-acre Trelago master development in Maitland, Florida. Located on Lake Charity, residents will enjoy the peaceful sanctuary of wildlife and natural surroundings.

Vestcor will partner with Starling as the operator of this community. The Grove at Trelago will open in the fall of 2021.

**HarborChase of Mandarin** hit 100% occupancy this January, less than 2 years after opening its doors. Congratulations to the entire staff on this tremendous accomplishment.





# Congratulations!

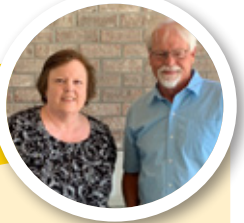
We were honored to be recognized by LISC Jacksonville as the 2020 Building Block Award Recipient which recognizes a real estate project that advances an urban core community. This award was in recognition of our "Lofts" communities recently developed in the LaVilla area of downtown Jacksonville.



Due to COVID-19, we have cancelled the 2020 Vestcor 5K Bridges Run. Since moving the race to downtown Jacksonville in 2003, we have generated more than \$760,000 for local charities. We appreciate the support of our past sponsors, and we look forward to the 2021 Vestcor 5K Bridges Run.



## CONGRATS!



Congratulations to Debbie Youmans on 20 years with Vestcor! As a valued member of our accounting team, we appreciate all of her hard work and dedication. **Thank you, Debbie!**

## Company Outings

Each quarter, we enjoy an afternoon of bonding as a team whether its working together to try to escape from an escape room or cheering each other on at Top Golf. These events are always a great way to get the team together to celebrate our hard work and success.



The Vestcor Team at Top Golf



The Vestcor Team at One Way Out

### STATEMENT OF VALUES

**We stand** for strong, ethical behavior, integrity, preservation of the entrepreneurial spirit, a team approach and exceptional quality in products and services.

**We take** personal pride in our real estate portfolio and all the services we offer.

**We recognize** that our greatest assets are our employees. We employ talented, committed professionals and provide for their development through training and education.

**We enhance** our communities through involvement in charities and public service.