

CITY OF JACKSONVILLE
COMMUNITY REDEVELOPMENT AGENCY
BOARD MEETING

Proceedings held on Wednesday, November 20, 2024,
commencing at 2:00 p.m., Jacksonville Public/Main
Library, Multipurpose Room, 303 North Laura Street,
Jacksonville, Florida, before Diane M. Tropa, FPR, a
Notary Public in and for the State of Florida at Large.

BOARD MEMBERS PRESENT:

PATRICK KRECHOWSKI, Chair.
SONDRA FETNER, Board Member.
SCOTT WOHLERS, Board Member.
CAROL WORSHAM, Board Member.
JIM CITRANO, Board Member.
MICAH HEAVENER, Board Member.
MELINDA B. POWERS, Board Member.
JILL CAFFEY, Board Member.
JOHN HIRABAYASHI, Board Member.

ALSO PRESENT:

LORI BOYER, DIA, Chief Executive Officer.
GUY PAROLA, DIA, Operations Manager.
STEVE KELLEY, DIA, Director of Development.
STEVE BERRY, DIA, Property Disposition Manager.
ALLAN DEVAULT, DIA, Project Manager.
JOHN SAWYER, Office of General Counsel.
AVA HILL, Administrative Assistant.

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1 member.
2 BOARD MEMBER CAFFEY: Jill Caffey, board
3 member.
4 BOARD MEMBER CITRANO: Jim Citrano, board
5 member.
6 THE CHAIRMAN: Patrick Krechowski, board
7 member.
8 BOARD MEMBER HEAVENER: Micah Heavener,
9 board member.
10 BOARD MEMBER HIRABAYASHI: John
11 Hirabayashi, board member.
12 BOARD MEMBER WORSHAM: Carol Worsham,
13 board member.
14 BOARD MEMBER POWERS: Melinda B. Powers,
15 board member.
16 MR. SAWYER: John Sawyer, Office of
17 General Counsel.
18 MR. BERRY: Steve Berry, DIA, dispositions
19 manager.
20 MS. HILL: Ava Hill, DIA staff.
21 THE CHAIRMAN: Thank you, everybody, and
22 we'll go right into public comment.
23 Ava, what do we have?
24 MS. HILL: We'll start with Doug Smith.
25 (Audience member approaches the podium.)
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1 PROCEEDINGS
November 20, 2024 2:00 p.m.
2 - - -
3 THE CHAIRMAN: Good afternoon. We're
4 going to get started.
5 This is the Downtown Investment Authority
6 board meeting for November 20, 2024.
7 If we could first rise and join me in the
8 Pledge of Allegiance.
9 Thank you.
10 (Recitation of the Pledge of Allegiance.)
11 THE CHAIRMAN: Thank you. And welcome,
12 everybody. Great to see everybody.
13 We have Board Member Worsham -- oh, you
14 are here. I didn't see you. She said you were
15 going to be late, but there you are. Here you
16 are. Wonderful.
17 Let's start with intros down with
18 Mr. Parola first, please.
19 MR. PAROLA: Guy Parola, staff.
20 MR. KELLEY: Steve Kelley, director of
21 Downtown Real Estate and Development, DIA.
22 MS. BOYER: Lori Boyer, CEO.
23 BOARD MEMBER WOHLERS: Scott Wohlers,
24 board member.
25 BOARD MEMBER FETNER: Sondra Fetner, board
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1 MS. HILL: Please state your name and
2 address for the record.
3 AUDIENCE MEMBER: Doug Smith, Cross
4 Regions Group, 1205 Monument Road,
5 Jacksonville, Florida 32225.
6 I wanted to speak in regards to resolution
7 2024-0 -- or 11-01, the Ford on Bay Disposition
8 Criteria that I now see has been deferred, but
9 I'd like to go ahead and say a few things about
10 that.
11 We do support the resolution that was
12 going to be considered about getting this out
13 for RFP as soon as possible and believe that
14 should still be the pathway for this. I
15 understand from the Retail Enhancement and
16 Property Disposition Committee meeting last
17 week there was some talk and suggestion to
18 delay this due to market conditions, and it had
19 been included -- it had been said that, you
20 know, some brokers had mentioned that maybe it
21 wasn't a good time to put this on the market
22 and that it could potentially compete with the
23 Related Group when their stuff hit the market,
24 and I'd just like to say a couple of things
25 about that.
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1 First of all, our project -- and maybe
2 others that would apply to this -- is a condo
3 project. It provides ownership in downtown,
4 which is not very available downtown. So it's
5 not competition for the Related Group project
6 or Gateway, for that matter. It's a different
7 group of people. There's a lot of people that
8 want to move and live downtown. They want to
9 invest, though. They don't want to see their
10 rent money just go away every month. They want
11 to see some appreciation.

12 So it's a whole different group of people,
13 and then even if it wasn't going to be a
14 for-rent product, if this thing moved ahead as
15 quickly as it possibly could, nothing is going
16 to be coming on the market for three years
17 after the Related Group project. So even from
18 a timing standpoint for for-rent stuff, it
19 would not be competition with that.

20 I mean, Gateway Jax was just recently
21 approved. That Related project came back and
22 was approved recently. And we're happy about
23 that. We're glad to see all that going on, but
24 why is it bad timing for this site when it was
25 good timing for those sites is the question.

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1 And who is an expert at predicting a
2 market? I would ask for a show of hands, but
3 nobody could raise your hand, right? If you
4 could raise your hand and say you were an
5 expert at predicting the market, you wouldn't
6 be sitting here today. You would be on a
7 private island somewhere or on the top of a
8 mountain, whichever you prefer. So you can't
9 predict the market.

10 And the previous board had already
11 determined good uses for this property. You
12 got multiple responses, so that showed that it
13 was some good decisions there.

14 And let me just get you to think about
15 this. I know the courthouse came down. I know
16 the property sat there vacant for a while, and
17 I'm not -- but what if that property had come
18 on the market, RFP, two years before and right
19 now there was a building standing out there
20 that Carter had built that brought people
21 downtown, brought retail downtown, brought
22 restaurants downtown? I don't think we would
23 be arguing about, hey, it should have had 5,000
24 square more -- more square feet of this,
25 5,000 square feet less of that. We would all

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1 be thrilled that it was there.

2 MS. HILL: Thank you. Your time is up.

3 MR. SMITH: Can I get any extra time?
4 (Inaudible response.)

5 MR. SMITH: If I could -- if I could wrap
6 up, I would just say that we need to be ahead
7 of the market. We don't know what the market
8 is going to be in three years. The time to act
9 is now and not letter -- and not later.

10 And the last thing is, I would implore the
11 board -- you all say in your documents and you
12 all agree ownership downtown is good, so I
13 would suggest that you add some points criteria
14 to this disposition for projects that provide
15 ownership opportunities in downtown. You get
16 what you incentivize, and I think that would be
17 a good thing to add to it when you do get back
18 around to considering it.

19 Thank you.

20 THE CHAIRMAN: And also, just as a
21 reminder, Diane is remote because of some of
22 the issues we had last time, so please be sure
23 to speak into your microphones.

24 Back to you, Ava.

25 MS. HILL: Thank you. Next we'll have

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1 Dimitri Demopoulos.

2 (Audience member approaches the podium.)

3 AUDIENCE MEMBER: Dimitri Demopoulos, 301
4 East Bay Street, Churchwell Lofts, downtown
5 resident.

6 My comments are probably way premature,
7 and now that the disposition has been deferred
8 or the criteria, just take these comments for
9 what they're worth as injecting another
10 variable, perhaps, in your decision-making.

11 I'm not too worried about it because I
12 know the leanings are that this Ford on Bay
13 will probably be developed, but something I
14 wanted to let you know from a downtown resident
15 standpoint is that now that the courthouse has
16 been down for so many years and we have been
17 enjoying a lovely river view, these storms that
18 we're getting lately, we are incredibly exposed
19 on the north side of East Bay Street,
20 especially with the historic landmarked
21 structures.

22 They weren't really intended after all of
23 these decades or over a century, in fact, to
24 perhaps withstand some of these forces, and
25 also, considering many of us are supposed to

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1 have historic windows, those elements also are
2 not really able to withstand some of this
3 stuff.

4 So some of my greatest fears come from
5 basically the last few months when I've been
6 wondering whether those storms are going to
7 have south or southeasterly winds because if
8 they're blowing directly at us from across the
9 river without any kind of a structure like the
10 old courthouse, which used to be our wind
11 block, I'm terrified of what could happen in a
12 Category 4 direct hit on Jacksonville.

13 Anyway, not that that should necessarily
14 weigh in, but it's something to consider, that
15 you have offsetting interests in the sense that
16 I'm for -- I'm for a lot of different things
17 downtown. I don't have a problem with more
18 greenspace, more parks, but at the same time,
19 we're trying to preserve structures that are
20 quite old and how you balance that, I guess.

21 So it falls on y'all's plate, but it is
22 something to consider and something that we
23 worry about and -- and if the windows go, then
24 the whole building goes, so you will get
25 flooded for three floors down into the

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1 tax money.

2 And here is the list of the DI- -- or
3 projects. You know, DIA is on here three --
4 you know, three times. Now, at the end of this
5 meeting, Mr. Barker, you know, with Waterways,
6 and Adam Hoyles with the Environmental
7 Protection Board directed the Parks guy, Brian
8 Burkett, to look in because parts of FIND --
9 there's lots of components with it -- but land
10 acquisition -- and where I was going is that
11 public access for waterways is the worst ever,
12 and so they directed Brian to look into that.

13 And I am happy to report that six days ago
14 at the Jacksonville Waterways Commission
15 meeting -- this is our 2025 Florida Navigation
16 District proposed applications. Our property
17 is on the list.

18 And so yesterday, I was at the JEA board
19 meeting, and this morning, I was at Kids Hope
20 Alliance, and let me just say, too, the Council
21 on Elder Affairs. Our place hit so many boxes.

22 And so, anyway, where I'm going with it
23 is -- you know, DIA downtown includes access.
24 So right now, what I am hoping is that this DIA
25 board -- and I'm reading it and it's on the

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1 restaurant, and I don't know what we do.

2 So I guess a lovely architecturally
3 significant structure on Ford on Bay would
4 probably be my preference, so that's all I can
5 say.

6 Thank you.

7 THE CHAIRMAN: Thank you.

8 MS. HILL: Next we'll have John Nooney.

9 (Audience member approaches the podium.)

10 AUDIENCE MEMBER: Hello. I am John
11 "Philanthropic Resiliency Westside Settlement"
12 Nooney, ocho tres cinco seis Bascom Road,
13 Jacksonville, Florida 32216.

14 All right. What I want to do is just
15 remind everybody, you know, this is our
16 Resilient Jacksonville report, and, you know,
17 I'm -- I'm in it four times.

18 And also, too, I'm wearing my Elon Musk
19 shirt. DIA downtown includes aerospace.

20 So where I just want to go is -- and I
21 got, really, some exciting news for us all.
22 You know, right here was the October 18th FIND
23 subcommittee. And FIND, for those who may not
24 be familiar, that's the Florida Inland
25 Navigation District. It's (inaudible) property

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1 speaker card. You know, I'm seeking a -- I had
2 DIA, KHA, JEA resolution support for the
3 11/14/24 Jacksonville Waterways Commission vote
4 of approval that included Real Estate
5 Acquisition Number 137044-000 that is part of
6 the 2025 Florida Inland Navigation District
7 proposed applications, you know, and I gave
8 that to Curtis Wilson [sic].

9 But, you know, JTA, their board meeting
10 is, you know, December 5th, but the point is be
11 excited about this. You know, you have three
12 projects. You're in this thing. So show up to
13 even those meetings. And I'm not trying to,
14 you know, just -- but the point is, you know,
15 we're all in this together.

16 MS. HILL: Thank you. Your time is up.

17 MR. NOONEY: All right. Thank you for
18 listening and have a good Thanksgiving.

19 THE CHAIRMAN: Thank you, Mr. Nooney.

20 MS. HILL: I do have one to read in from
21 Kimberly Spicer.

22 It says, Public hearing testimony
23 regarding the RFP for Ford on the River [sic]
24 parcel.

25 To whom it may concern, my name is

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1 Kimberly Spicer, president of the Phoenix Real
 2 Estate Group, Inc. For the past 14 years, I've
 3 represented clients in the Jacksonville real
 4 estate market earning CoStar Power Broker
 5 recognition for high value transactions.
 6 As the City prepares to release the RFP
 7 for the Ford on the River [sic] parcel, I'd
 8 like to address a concern with the commission
 9 structure outlined in the 2021 RFP by CBRE.
 10 The proposal requires the developer-purchaser
 11 to cover both the City's listing broker and
 12 their own broker, which could result in an
 13 inflated commission of 2- to \$5 million or more
 14 for the listing broker alone. This is highly
 15 unconventional and could discourage qualified
 16 developers from pursuing the project, likely
 17 contributing to the land's continued
 18 undeveloped status.
 19 In typical transactions, the seller, in
 20 this case, the City, pays the commission to the
 21 listing broker based on the market value of the
 22 property, estimated between 12- to \$15 million,
 23 at a standard 3 to 4 percent. The developer
 24 covers the cost of their own broker separately.
 25 This structure ensures fair compensation for
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1 both parties without inflating costs.
 2 In the commission structure, if the
 3 commission structure remains as it was in 2021,
 4 I can confirm that the development group we
 5 represent will not bid on this project. I urge
 6 the City to engage with the Downtown Investment
 7 Authority, the real property disposition
 8 committee [sic], and the full board to
 9 establish a fair and reasonable commission
 10 structure for the next RFP.
 11 Thank you for your time and consideration.
 12 Sincerely, Kimberly Spicer.
 13 THE CHAIRMAN: Well done, Ava. Thank you.
 14 Any other public comments?
 15 MS. HILL: That's it.
 16 THE CHAIRMAN: Okay. We will then move on
 17 to our first action item, which is the
 18 October 16, 2024, Community Redevelopment
 19 Agency meeting minutes for approval.
 20 BOARD MEMBER WORSHAM: Move to approve.
 21 BOARD MEMBER CITRANO: Second.
 22 THE CHAIRMAN: Any discussion? Any
 23 corrections?
 24 BOARD MEMBERS: (No response.)
 25 THE CHAIRMAN: All right. We'll just do a
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1 group vote. All those in favor, signify by
 2 saying aye.
 3 BOARD MEMBERS: Aye.
 4 THE CHAIRMAN: Any opposed?
 5 BOARD MEMBERS: (No response.)
 6 THE CHAIRMAN: All right. The meeting
 7 minutes for October 16, 2024, are approved
 8 unanimously.
 9 Next, we have a consent agenda with ten
 10 items, Resolutions 2024-11-02, -04, -05, -08,
 11 -09, -10, -11, -12, -14, and -15. However,
 12 before we go to that, we're going to go back to
 13 A, the Form 8B, Voting Conflict Disclosures.
 14 Does anyone have a conflict to disclose?
 15 BOARD MEMBERS: (No response.)
 16 THE CHAIRMAN: All right. I do. I have
 17 filed my Form 8B with -- Ava has it, and I've
 18 talked to the Office of General Counsel. My
 19 law partner represents the owner in Resolution
 20 2024-11-15, the disposition of 0 West Duval
 21 Street, so I'm declaring that conflict.
 22 Back to the consent agenda, does anyone
 23 have an item they wish to pull?
 24 BOARD MEMBERS: (No response.)
 25 THE CHAIRMAN: All right. Seeing none,
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1 I'll entertain a motion on the consent agenda.
 2 BOARD MEMBER WOHLERS: Move to approve.
 3 BOARD MEMBER WORSHAM: Second.
 4 THE CHAIRMAN: Okay. Any other
 5 discussion?
 6 BOARD MEMBERS: (No response.)
 7 All right. We'll go around the horn.
 8 Mr. Wohlers.
 9 BOARD MEMBER WOHLERS: In favor.
 10 THE CHAIRMAN: Ms. Fetner.
 11 BOARD MEMBER FETNER: In favor.
 12 THE CHAIRMAN: Ms. Caffey.
 13 BOARD MEMBER CAFFEY: In favor.
 14 THE CHAIRMAN: Mr. Citrano.
 15 BOARD MEMBER CITRANO: I'm in favor.
 16 THE CHAIRMAN: Mr. Heavener.
 17 BOARD MEMBER HEAVENER: In favor.
 18 THE CHAIRMAN: Mr. Hirabayashi.
 19 BOARD MEMBER HIRABAYASHI: In favor.
 20 THE CHAIRMAN: Ms. Worsham.
 21 BOARD MEMBER WORSHAM: In favor.
 22 THE CHAIRMAN: And Ms. Powers.
 23 BOARD MEMBER POWERS: I'm in favor.
 24 THE CHAIRMAN: And I, too, am in favor, so
 25 the consent agenda passes unanimously, and I
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1 appreciate all of the committee work on those
 2 various resolutions.
 3 Moving on to Item III(D), Resolution
 4 2024-10-03, Core Residential Program.
 5 Turning it over to Steve.
 6 MR. KELLEY: Thank you, Mr. Chair.
 7 This resolution was heard in the Strategic
 8 Implementation Committee, capturing some
 9 revisions that had been incorporated following
 10 the previous presentation last month. I won't
 11 go through all of those in the same detail
 12 unless requested. However, I'll say that, you
 13 know, taking into consideration a great amount
 14 of feedback from the developer community, from
 15 some board members and others, there was some
 16 adjustments made to the funding amounts and
 17 some of the calculations. We also included in
 18 that, a bonus for garages, which had not --
 19 which factors into the proposed amounts that
 20 would be funded into the development of
 21 residential buildings in our newly defined core
 22 of downtown.

23 And there were a few other changes, but
 24 since that meeting, there -- because there were
 25 amendments to what was presented, you'll see

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1 that the amendments in the resolution before
 2 you have been either highlighted or red -- red
 3 font indicates something that was added. A
 4 strike-through, obviously, is something that's
 5 been deleted, but they have all been
 6 highlighted, and so I believe this captures
 7 everything that was in the amendment at the
 8 SIC.

9 THE CHAIRMAN: Thank you, Mr. Kelley.
 10 Anybody have any questions for Mr. Kelley
 11 regarding the changes?

12 BOARD MEMBERS: (No response.)

13 THE CHAIRMAN: Seeing none, I'll entertain
 14 a motion on 2024-10-03.

15 BOARD MEMBER WOHLERS: Move to approve.

16 BOARD MEMBER WORSHAM: Second.

17 THE CHAIRMAN: Any questions or comments?

18 BOARD MEMBERS: (No response.)

19 THE CHAIRMAN: Okay. We'll go around the
 20 horn again.

21 Mr. Wohlers, how do you vote?

22 BOARD MEMBER WOHLERS: In favor.

23 THE CHAIRMAN: Ms. Fetner.

24 BOARD MEMBER FETNER: In favor.

25 THE CHAIRMAN: Ms. Caffey.

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1 BOARD MEMBER CAFFEY: In favor.
 2 THE CHAIRMAN: Mr. Citrano.
 3 BOARD MEMBER CITRANO: In favor.
 4 THE CHAIRMAN: Mr. Heavener.
 5 BOARD MEMBER HEAVENER: In favor.
 6 THE CHAIRMAN: Mr. Hirabayashi.
 7 BOARD MEMBER HIRABAYASHI: In favor.
 8 THE CHAIRMAN: Ms. Worsham.
 9 BOARD MEMBER WORSHAM: In favor.
 10 THE CHAIRMAN: And Ms. Powers.
 11 BOARD MEMBER POWERS: In favor.
 12 THE CHAIRMAN: And I, too, am in favor, so
 13 Resolution 2024-10-03, the Core Residential
 14 Program, passes unanimously.

15 Next is Item E, 2024-11-01, Ford on Bay
 16 Disposition Criteria, and there's a note here.
 17 I was out of town last week, so I wouldn't mind
 18 hearing kind of procedurally where we are
 19 before we get into the substance, whether
 20 that's Ms. Boyer or the Chair of the committee,
 21 Ms. Powers.

22 MS. BOYER: To the Chair, at the REPD
 23 Committee, there was a discussion of, both kind
 24 of broadly, the terms of the resolution, but we
 25 started out first with the discussion of

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1 whether or not we would seek an outside broker
 2 representative to help with marketing the
 3 property. And we discussed the various options
 4 for marketing the property, which would be --
 5 range from -- the very minimum is that we
 6 publish the notice in the Daily Record.

7 The next step up, because we now have
 8 Mr. Berry on staff -- and we could do our own
 9 marketing through a number of brokers in the
 10 community and work with them about it.

11 Then we talked about the possibility of
 12 using our real estate consulting contract as
 13 a -- to provide marketing materials. And then,
 14 finally, the option of going out and seeking an
 15 actual broker representative in the
 16 transaction.

17 You'll recall, several years ago, we had a
 18 contract -- a City contract with CBRE that
 19 allowed us to use CBRE brokers to market the
 20 Ford on Bay as well as the Riverfront Plaza
 21 property when those dispositions were offered.

22 We did a disposition. We've done several
 23 dispositions where we did not have a broker. I
 24 would say that our response was more modest.
 25 It's not that we did not get an out-of-town

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1 response on at least one of those; we did.
 2 However, we certainly don't have access to the
 3 contacts and the list of potential interested
 4 parties that we would if we actually engaged a
 5 brokerage firm.
 6 We no longer have CBRE as a
 7 City-contracted firm, so at the moment, there
 8 is not a City-contracted firm. I have asked
 9 Mr. Berry to do some research, and he's been
 10 working on whether JTA, JEA, the school board,
 11 anybody else has a contract that we could
 12 piggyback on, but even piggybacking requires us
 13 to go through the Procurement office and a
 14 procurement process, not the same process, not
 15 as long a process as if we do an open
 16 procurement.
 17 All this is to say that after discussion
 18 at REPD, the decision was to procure an outside
 19 brokerage, and you see a resolution that has
 20 been added to the agenda that immediately
 21 follows this that suggests we do that. And as
 22 a result of that discussion and the fact that
 23 that will take several months to secure that
 24 broker through the procurement process -- that
 25 we, at REPD, did not get into great detail on

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1 the specifics of the scope or of the evaluation
 2 criteria, the scoring criteria with the idea
 3 that that topic would be deferred and come back
 4 for another meeting. And there were also only
 5 three people at REPD, and the thought was that
 6 we needed broader board input on those criteria
 7 before we should act on those.

8 So the question is, to the Chair, whether
 9 you want to have that discussion now and get
 10 some feedback and input on criteria and what
 11 you're looking for and actually talk about that
 12 or whether you want to schedule a separate
 13 workshop or whether you just want to let REPD
 14 address it in December or January.

15 THE CHAIRMAN: Thank you, Ms. Boyer.

16 I wouldn't mind hearing from any of the
 17 three committee members that were in attendance
 18 and sort of what the intention was. I was
 19 completely off the grid, so I wasn't able to
 20 watch or anything, so if there's any comments
 21 from the committee members on their discussion
 22 last week, I think it would benefit the rest of
 23 the board.

24 BOARD MEMBER CITRANO: Yeah, I was on the
 25 committee, and I was at the meeting. The

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1 discussion, I think -- I believe started with a
 2 report from, I think, Mr. Berry and his
 3 research and discussions with multiple local
 4 brokerage firms relative to the timing of an
 5 RFP, if we were to do that. And I don't want
 6 to speak for Mr. Berry, but the consensus
 7 across the board was that it was still very
 8 early relative to where we are with market
 9 conditions, et cetera.

10 From my standpoint, I, before hearing
 11 those comments, was somewhat on the fence as to
 12 whether or not it is early or it is the right
 13 time, and so I kind of flipped over to -- to
 14 agree that maybe it might be early.

15 Having said that, because the contract
 16 with CBRE is, in fact, expired, I do think it
 17 is a good idea to have a broker represent us if
 18 and when we do it. And because the procurement
 19 process to engage a brokerage firm does take
 20 time, that it did make sense to go ahead and
 21 start that process now.

22 And so if -- if we're six months out from
 23 the right time -- it could be longer than
 24 that -- but at least we would have gone through
 25 a procurement process and identified a broker

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1 that we could bring on board and then -- and
 2 then act as an advisor and guide us relative to
 3 getting prepared for an RFP.

4 And so that was, I think, the consensus
 5 between the three committee members. And,
 6 again, like Ms. Boyer said, we -- before we
 7 even started discussing it, we all agreed that
 8 it would be better to not vote on it just
 9 because it is a big issue, and we thought that
 10 it was something that the broader board should
 11 discuss in detail rather than a three-person
 12 committee make a decision.

13 THE CHAIRMAN: Thank you very much, Jim.
 14 Appreciate that.

15 Do we have any idea when we may know, one
 16 way or the other, that there's some City agency
 17 contract out there that we may be able to use,
 18 or is that in a month? Is that in a couple of
 19 weeks? I know we're running up on a holiday.
 20 I'm just wondering how long that confirmation
 21 may take.

22 MS. BOYER: I'll defer to Mr. Berry. I
 23 know he's been talking to a lot of the
 24 agencies. He may know already if there is or
 25 is not a local agency brokerage contract that

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1 would be available for piggyback.
 2 We know the state -- CBRE still has a
 3 state contract that we could move forward with
 4 that process, but I think that's a different
 5 discussion to have at this point because they
 6 also have different local representatives than
 7 they did before. And I think that, you know,
 8 the group would need to decide if that's the
 9 way you want to go, or if you want to actually
 10 open it up to various brokers in the community
 11 to see who would want to participate, but I'm
 12 going to defer to Mr. Berry in terms of who he
 13 has been able to confirm, does he have or does
 14 he not have a broker engaged.

15 MR. BERRY: Mr. Chair, the larger
 16 commercial brokerage firms that operate on a
 17 national basis all have contracts primarily
 18 with the State. And through that contract, we
 19 would be allowed to piggyback on that.

20 The smaller firms here, several in
 21 particular, there are ways to deal with that
 22 through the hiring of a subcontractor and
 23 piggyback off that subcontractor that might
 24 have a State contract. So we're looking into
 25 that right now in terms of the viability of

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1 that.
 2 THE CHAIRMAN: Thank you, Mr. Berry.
 3 But are we aware of any City contract with
 4 another City agency or anything like that that
 5 may allow us to not have to go the State route
 6 or even potentially kind of recreate the wheel
 7 and issue our own RFP? What do we know about
 8 that?

9 MR. BERRY: There are no City contracts
 10 out there with the brokerage community that
 11 I've talked to at this point.

12 THE CHAIRMAN: Okay. Thank you.

13 And having discussed this previously at
 14 the committee level and with staff, I mean, I
 15 do think it's very important that we utilize
 16 the skills and expertise of a broker on this
 17 particular piece of property, given all of the
 18 discussions that we've had over the last three
 19 or four months. I'm not going to recap all of
 20 those. And so I certainly would like to move
 21 forward with that.

22 I'm not excited about the delay it causes,
 23 but I, too, have been contacted by brokers in
 24 the area, some of them former board members of
 25 DIA, suggesting that it may be a bit early.

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1 That's way beyond my expertise, but I want to
 2 make sure that this board is doing everything
 3 it can to bring eyes on this piece of property
 4 and this project and what we're looking for, so
 5 I do think that's important.

6 I guess what I'm hearing, then, is that
 7 resolution 11-01 should probably be revisited
 8 at the committee level to iron out those
 9 criteria and those things we want to see, if
 10 I'm understanding the discussion right, and
 11 then we would take up 11-16 to get that moving
 12 so that that can get started and Mr. Parola can
 13 start wrestling with the Procurement Department
 14 again.

15 MS. BOYER: To the Chair, you're
 16 absolutely correct in terms of your
 17 interpretation. That's where the committee
 18 ended up, and that's why, at their request, we
 19 drafted the additional resolution.

20 What I would like to point out, just for
 21 the benefit of newer members, is the resolution
 22 that you have before you is the resolution as
 23 it went out back three years ago when we did
 24 the disposition for Ford on Bay that resulted
 25 in seven or eight respondents. I did highlight

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1 a couple of things that I'm going to bring to
 2 your attention so the members who are not on
 3 REPD can think about them and perhaps either
 4 weigh in and provide me your comments or come
 5 to the meeting.

6 THE CHAIRMAN: So you're referring to
 7 11-01?

8 MS. BOYER: 11-01, yes. I'm sorry.

9 THE CHAIRMAN: No, that's okay. Thank
 10 you.

11 MS. BOYER: So ignore the first page,
 12 which has dates on it of the exhibit because
 13 the dates will become irrelevant in light of
 14 the broker selection. It will be later.

15 But on Exhibit 2, which is really the meat
 16 of what you want to see in a response, what I
 17 would say is the first time we entertained a
 18 disposition on this, we were quite prescriptive
 19 and we actually called out that we wanted
 20 residential use with a certain amount of
 21 retail, et cetera.

22 This version that you have before you does
 23 not do that. It is very open-ended about it
 24 could be retail, it could be hospitality, it
 25 could be office, it could be -- it gives a lot

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1 of flexibility so be aware of that.
2 Number two is the red language where it
3 says Bay Street activation. And then below,
4 there's an alternative, the alternative
5 language is less restrictive. That's what was
6 recommended by our broker at the time and
7 staff.

8 The red language was recommended by the
9 REPD committee when we did the disposition, and
10 that's what actually went in the disposition.
11 So think about that in terms of Bay Street
12 activation and how restrictive you want to be.

13 And then, finally, I want to bring to your
14 attention on Exhibit 2 the last sentence where,
15 based on where both the administration and City
16 Council are right now in terms of completion
17 grants, the suggestion for the board's
18 consideration would be that we would put this
19 into the market with the offer of, potentially,
20 the land and a REV Grant, but that we do not
21 want respondents to come in with bids asking
22 for 10 million or 30 million or whatever they
23 might want in a completion grant because it's
24 going to be very hard to judge and award that
25 when you have no idea whether that would ever

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1 be approved.
2 I'm thinking that ends up being just a
3 time delay, and we really need to figure out
4 what the market can bear on the other one, but
5 that's the reason we put that sentence in, so I
6 want everybody to think about that, see your
7 comfort level with that sentence.

8 Finally, if you turn to the back of that
9 page, which is the scoring, you're going to see
10 multiple columns. What happened when we went
11 to a very open-ended RFP about what the use
12 would be is we then awarded the activities we
13 wanted to see in points. So we didn't make it
14 a restriction, but if you provided a rooftop
15 bar or you provided more retail on Bay Street
16 or something, you got points for that. So what
17 you'll see -- just kind of follow through how
18 the point allocation moved from the time it was
19 first proposed till the time the REPD Committee
20 voted on it till the time it was actually
21 issued, and then we need to think about that in
22 terms of what we do with the disposition this
23 year.

24 So those are the things I want you to
25 think about and consider in particular when we

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1 get to the meeting or workshop that we will
2 have on that topic.

3 THE CHAIRMAN: Thank you.
4 Any questions for Ms. Boyer?

5 Remind me, if you can, of our committee's
6 meeting in December. Are we -- are we meeting
7 not until January? What's the next couple of
8 months look like?

9 MS. BOYER: Typically, committees meet in
10 December. The board meets in December. And we
11 also have committee meetings and a board
12 meeting in January. In my CEO report, I'm
13 going to ask you to consider moving the January
14 meeting from the 15th to the 22nd. I know that
15 creates a conflict for some people, but we just
16 have to figure out if it is doable. We know we
17 can get the room.

18 The reason for that is that if we keep it
19 on the 15th, resolutions publish and staff
20 reports are due on the 2nd, which is going to
21 be extremely difficult for your staff to get it
22 done in the week between Christmas and New
23 Year's. So that's why we're really asking that
24 it move a week later. If it moves a week
25 later, it makes it much easier to have

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1 committees in the month of January as well, so
2 that's the -- your timing issue.

3 THE CHAIRMAN: Okay. Great. Thank you.

4 So I would -- I would like to see this
5 back at the committee level. And, obviously, I
6 think all of the board members should be
7 engaged. I think we should be doing this work
8 knowing that we've got a little bit of time,
9 but that we -- we want to have this part of it
10 done when, you know, early spring arrives and
11 we've got a broker and some of the other things
12 that we're going to talk about here in a
13 second. So I would encourage it to be back on
14 the committee agenda, you know, as soon as
15 possible and for all board members to chime in
16 with their comments on some of the things that
17 Ms. Boyer just pointed out.

18 Does anyone have an issue with this matter
19 being deferred?

20 Mr. Wohlers, you have a question?

21 BOARD MEMBER WOHLERS: I just had a
22 question. We mentioned several times -- I
23 heard -- and just for my own education, what
24 are the brokers that are saying now is not a
25 good time? What is the reason they're saying

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1 it's not a good time? Just for -- I'm just
2 curious.
3 THE CHAIRMAN: The things that I heard
4 were sort of the unpredictability based on
5 what's -- you know, what's really going to come
6 post-election; some of the rates still being
7 high; wintertime, you know, that season; just
8 sort of general -- nothing was -- that I heard
9 was, you know, fatal or really that strong. It
10 was just sort of a gut feeling, or as Mr. Smith
11 mentioned, nobody predicts the market. It's
12 just kind of an observation that it might be a
13 little early to really ram this through right
14 now, sort of general comments.

15 Ms. Fetner.
16 BOARD MEMBER FETNER: Part of the
17 discussion at the REPD meeting was about the
18 land use optimization study that's happening in
19 the area and the timing of getting this
20 disposition on the market and the study going
21 on at the same time. And the disposition
22 guidelines does not give a clear indication of
23 what use it will have. It's very open-ended on
24 purpose.
25 So we were going to have a land use
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1 optimization study going on without having the
2 full picture of the study area. So one of the
3 things we discussed was putting the Ford on Bay
4 property into that land use study area, and so
5 that when the broker is retained, they can then
6 move forward with what the land use
7 optimization study experts recommend for that
8 space. So I just want to caution you about
9 sending this back to the committee too soon
10 because it will still be in that same position.

11 THE CHAIRMAN: Yeah, I think that's fine.
12 I mean, I think the committee can address
13 some of the details in what's here and have it
14 prepared. I don't have -- my concern, just as
15 a board member, is that this continuing to take
16 so long, that we're not putting this out there.
17 We've kind of talked about this one as being
18 ready. It's not a really complicated -- we
19 know what it is. We know where it is, that
20 kind of thing. If these can all be done
21 simultaneously, then I think that that will
22 have as much information as we can possibly
23 have.
24 So I -- as a board member, I'm not
25 objecting to that, but I don't think -- I don't
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1 think us putting our eyes on the criteria and
2 what we want to see or maybe not want to see
3 and having those discussions -- and that could
4 even be over the course of two committee
5 meetings, December and January, so that
6 everybody has time to chime in.

7 I think if we're doing all this work
8 simultaneously, that's the best way to get it
9 out there, get it complete and thorough. You
10 know, I'm really concerned about making sure
11 that we're doing everything we can to get all
12 eyes on this piece of property, to have a full
13 understanding of what it is we want so that
14 when we get responses, they're meaningful,
15 they're impactful, and we can really have sort
16 of the pick of the litter is what I'm looking
17 for.

18 John.
19 BOARD MEMBER HIRABAYASHI: Just a
20 question. The original resolution had a time
21 frame that looked like it was about April of
22 next year to make that final selection. And so
23 with the discussion we've had today about
24 brokers and so forth, realistically, are we
25 talking five months later, six months? I mean,
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1 how much time extension would we expect to see
2 based on these changes?

3 MS. BOYER: Through the chair to
4 Mr. Hirabayashi, I think, yeah, at least four
5 months' delay on the start of that whole
6 process because in terms of getting -- if
7 today, you were to decide we should move
8 forward with the procurement of a broker, we
9 would be trying to get that information into
10 the Procurement office in the next two to
11 three weeks, maybe sooner.

12 But just knowing how long it is taking to
13 get things on the street, I don't know whether
14 it makes any sense to put that out on
15 December 20th. So it probably won't go out for
16 bid until the 1st of January. And then when it
17 goes out in early January and you have 30 days
18 to respond and then their scoring of it, I
19 mean, you're not going to have a broker awarded
20 and under contract before March, so that's why
21 I'm saying at least four months' delay in the
22 start of that schedule on Exhibit 1.

23 And then Exhibit 1, the intent of that
24 was -- if we didn't have a broker. But what I
25 was really also trying to show you was how our
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1 process works from a timeline standpoint so you
 2 got a sense of what are the steps that have to
 3 happen to get to the end.
 4 THE CHAIRMAN: Any other comments on this
 5 or any objection to deferring on 2024-11-01? I
 6 want to make sure I give everybody a chance to
 7 speak up on that.
 8 BOARD MEMBERS: (No response.)
 9 THE CHAIRMAN: Okay. Do we need a motion
 10 to defer that, or are we good on consensus to
 11 defer?
 12 MR. SAWYER: (Off microphone.)
 13 THE CHAIRMAN: Thank you.
 14 Okay. In that case, we'll move on to Item
 15 F, which is 2024-11-16, procuring a broker,
 16 which we discussed.
 17 Any other information that we need to know
 18 there?
 19 MS. BOYER: To the Chair, I just point out
 20 you have a couple of red lines on the copy you
 21 have. We appreciate Ms. Fetner's diligence in
 22 reviewing and giving us edits before it got to
 23 the board meeting. So this just reflects the
 24 difference between what was originally
 25 distributed and what you have now on -16, and
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1 the -- is it -16 or -15? -16.
 2 What we tried to do, just to
 3 Mr. Krechowski's point, is -- I only say the
 4 word "procure." I don't say the -- "procure by
 5 RFP" or "bid," or whatever, with the idea that,
 6 if we figure out that there is a more expedient
 7 way to procure the services that gives us an
 8 opportunity to consider several people, we
 9 would try to do that as opposed to a fully open
 10 bid with scope and criteria.
 11 But, in this case, I am not asking -- and,
 12 frankly, it is not typical that we come back to
 13 you and have you approve the scope and the
 14 scoring criteria, et cetera. You do for
 15 dispositions, and you did for the search firm,
 16 but for normal bid activities, that's done at
 17 the staff level. If you want to come back and
 18 see those in December, you can. I mean, you
 19 can ask us to bring that back as to what the
 20 criteria would be in terms of how you would
 21 evaluate and select a brokerage firm, but
 22 that's not written in this resolution right
 23 now. You're just delegating to us the
 24 authority to initiate a procurement process.
 25 THE CHAIRMAN: Thank you.
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1 Any questions for Ms. Boyer?
 2 Micah.
 3 BOARD MEMBER HEAVENER: So just one on --
 4 are we being too -- I guess, philosophically,
 5 like, should we always have a relationship in
 6 place in the event that we need to use it is
 7 kind of my first question.
 8 And the second follow-on -- are we being
 9 too -- I don't know if we are or aren't. This
 10 is more for the attorneys, probably, but are we
 11 being too restrictive for only calling out the
 12 Northbank? In a hypothetical world -- not that
 13 there's any plans, but if the school board
 14 building were to come on, do we have to go
 15 through the whole process all over again, or do
 16 you have the authority through this to leverage
 17 the same relationship?
 18 MS. BOYER: Through the Chair, the reason
 19 I only did the Northbank is we only have
 20 City-owned properties on the Northbank, but
 21 your comment is a very good one in that we --
 22 it's possible that some other property could
 23 come into our possession, so I think it would
 24 be better if the resolution allowed either
 25 Northbank or Southbank because the whole point
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1 is to qualify someone who we can choose on an
 2 as-needed basis to use or not use, but at least
 3 we have gone through that process, and we then
 4 have someone available that we have a
 5 relationship with. So I think that would be an
 6 appropriate amendment.
 7 THE CHAIRMAN: Thank you, Mr. Heavener.
 8 I was going to ask the same thing, if what
 9 we discover is that there is no City agency
 10 contract that we can use, should we maybe treat
 11 this as a continuing services type arrangement
 12 rather than just a single project or a single
 13 piece of property?
 14 MS. BOYER: It is not currently for a
 15 single project or a single piece of property.
 16 It is -- that was not the way it was intended
 17 at all, and I don't think we wrote it that way
 18 because we say we own various parcels.
 19 And the idea is we wish to engage the
 20 services of a firm to -- in disposition of one
 21 or more properties. So we were already
 22 envisioning that it could be used for one
 23 property, no properties, multiple properties,
 24 that we would -- to your point, it's kind of
 25 continuing services, except continuing
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1 services, I would say, is we are paying someone
2 on an ongoing basis where I would not envision
3 that we are paying them on an ongoing basis,
4 but that we would pay them on a case-by-case,
5 project-by-project basis.

6 THE CHAIRMAN: Okay. Thank you for that
7 clarification.

8 So in response to Mr. Heavener's comment,
9 what would we need to do to amend the second
10 "whereas" to maybe address currently unknown
11 but possibly foreseeable Southbank needs?
12 Just -- just add that language?

13 MS. BOYER: I would do it both on -- I
14 think it's about the one, two, three, four,
15 five -- sixth line of the title where it says,
16 "within the combined Northbank CRA." I would
17 say "within the combined Northbank and
18 Southside CRA." So I would add the words "and
19 Southside" after "Northbank." And I would do
20 the same thing, then, in the first whereas
21 clause for the Northbank and Southside CRA, and
22 in the following whereas clause.

23 And even if we don't own them now, I don't
24 think it makes the sentence incorrect. And I
25 think by doing that, that takes care of

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1 and then if the transaction closed, the buyer
2 was obligated to pay for a commission on the
3 transaction, but as the seller, we were not
4 obligated.

5 Mr. Sawyer, do you recall, off the top of
6 your head, is that a State-mandated or
7 otherwise requirement, or we would have to go
8 back and research it?

9 MR. SAWYER: Through the Chair, we would
10 need to go back and research that last element.

11 Just one difficulty is the fact that you
12 have -- City contracting, you have to have a
13 finite financial term and a commission doesn't
14 provide that.

15 MS. BOYER: And to Mr. Citrano's point, we
16 received seven or nine bids -- I can't remember
17 which -- all of which -- for whom that was not
18 a problem.

19 Now, I would say the other problem with us
20 agreeing to pay a commission is, first, you
21 have to figure out what that maximum
22 indebtedness would be, and we could probably
23 cap it in that, but you would also have to then
24 budget for it. And we would have to figure out
25 where we were getting the funds to do that if

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1 everything else that you have in the rest of
2 the resolution. So that would be in three
3 cases. After the word "combined Northbank,"
4 you add "and Southside."

5 THE CHAIRMAN: Thank you.

6 Any other questions or comments?

7 BOARD MEMBER CITRANO: Mr. Chair, I have a
8 question of Ms. Boyer.

9 Ms. Boyer, there was a public comment
10 relative to the payment of brokers' commission.
11 First, as a comment, when we did the last RFP
12 on the courthouse site, I do not recall --
13 first, I do recall that the payment of the
14 commission was to be borne by the buyer and not
15 by the City. I do not recall that being an
16 impediment to the RFP. We got several very
17 qualified developers to bid on the property.
18 My question is, is it legal for us to pay a
19 commission?

20 MS. BOYER: Through the Chair, I'm going
21 to defer to Mr. Sawyer, but my recollection is,
22 for back when we did this previously, that we
23 cannot -- that the City could not hire services
24 on a commission basis. So we paid them to
25 develop a marketing brochure as a fee basis,

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1 we were donating the property as part of the
2 transaction, so we would actually have to be
3 coming up with cash out of our budget for the
4 closing cost associated.

5 THE CHAIRMAN: Any other questions?

6 BOARD MEMBERS: (No response.)

7 THE CHAIRMAN: I will entertain a motion
8 on 2024-11-16, please. Either one.

9 BOARD MEMBER HEAVENER: Move to approve as
10 amended, or do we need to actually --

11 MS. BOYER: I think we need a motion on
12 the amendment.

13 MR. SAWYER: I apologize for interjecting.

14 I think we need to get it before the
15 committee -- or before the board and then you
16 can amend it.

17 THE CHAIRMAN: So you can move to approve
18 and then amend.

19 BOARD MEMBER HEAVENER: Move to approve.

20 BOARD MEMBER CITRANO: Second.

21 THE CHAIRMAN: Okay. I have a motion and
22 a second.

23 Any discussion on how to amend?

24 BOARD MEMBER WOHLERS: Move to amend.

25 I'm going to try to do this as best I can.

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1 Move to amend Resolution 2024-11-16,
 2 procure a broker, to replace anywhere in the
 3 resolution where it says "Northbank" -- combine
 4 "Northbank CRA" to include "Southside CRA."
 5 THE CHAIRMAN: Is that -- go ahead.
 6 BOARD MEMBER WORSHAM: Second your --
 7 THE CHAIRMAN: I just have a question.
 8 Does that include the second whereas or --
 9 okay. Three spots. Okay. So we have a motion
 10 and a second on the amendment.
 11 Any discussion on the amendment?
 12 BOARD MEMBER CITRANO: Just a question.
 13 THE CHAIRMAN: Yes, sir.
 14 BOARD MEMBER CITRANO: Is it the Southside
 15 CRA or the Southbank CRA?
 16 MS. BOYER: Technically, it is Southside.
 17 We always call it Southbank, but Southside is
 18 the Tax Increment District.
 19 THE CHAIRMAN: Any other questions on the
 20 amendment?
 21 BOARD MEMBERS: (No response.)
 22 THE CHAIRMAN: All those in favor of the
 23 amendment, signify by saying aye.
 24 BOARD MEMBERS: Aye.
 25 THE CHAIRMAN: Any opposed?

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1 BOARD MEMBERS: (No response.)
 2 THE CHAIRMAN: So the amendment carries.
 3 And now we have the motion to approve as
 4 amended.
 5 And did we have a second?
 6 BOARD MEMBER WORSHAM: I'll second.
 7 THE CHAIRMAN: Okay. Thank you.
 8 Any questions on the motion to approve
 9 2024-11-16 as amended?
 10 BOARD MEMBERS: (No response.)
 11 THE CHAIRMAN: Seeing none, I'll go around
 12 the horn.
 13 Mr. Wohlers.
 14 BOARD MEMBER WOHLERS: In favor.
 15 THE CHAIRMAN: Ms. Fetner.
 16 BOARD MEMBER FETNER: In favor.
 17 THE CHAIRMAN: Ms. Caffey.
 18 BOARD MEMBER CAFFEY: In favor.
 19 THE CHAIRMAN: Mr. Citrano.
 20 BOARD MEMBER CITRANO: In favor.
 21 THE CHAIRMAN: Mr. Heavener.
 22 BOARD MEMBER HEAVENER: In favor.
 23 THE CHAIRMAN: Mr. Hirabayashi.
 24 BOARD MEMBER HIRABAYASHI: In favor.
 25 THE CHAIRMAN: Ms. Worsham.

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1 BOARD MEMBER WORSHAM: In favor.
 2 THE CHAIRMAN: Ms. Powers.
 3 BOARD MEMBER POWERS: In favor.
 4 THE CHAIRMAN: And I, too, am in favor, so
 5 Resolution 2024-11-16 as amended passes
 6 unanimously.
 7 Thank you for the discussion.
 8 And now we will move on to 2024-11-03,
 9 Market and Property Optimization Study Terms.
 10 MS. BOYER: Thank you, Mr. Chairman.
 11 So this resolution was also amended in
 12 committee. This was in the SIC committee, and
 13 the -- you'll see an amendment on the first
 14 page on the resolution itself suggesting that
 15 the Chair will appoint one board member to
 16 serve as board liaison for the study, to work
 17 with staff and the consultant throughout the
 18 term of the contract.
 19 We've had this in various initiatives that
 20 we've done before where there's actually a
 21 board member -- it's not a Sunshine violation,
 22 just one board member -- who's attending
 23 meetings with the consultant, kind of a
 24 hands-on stakeholder where they're providing
 25 that liaison relationship to the board.

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1 So that was an amendment of the committee.
 2 And then if you turn to the next page,
 3 which is Exhibit A, what you heard Ms. Fetner
 4 say was that the -- the front page that you're
 5 seeing that just says, Resolution Exhibit A,
 6 does not include the courthouse property. It
 7 does not -- that was the original resolution.
 8 At the committee, they suggested that the
 9 optimization study be expanded to include the
 10 courthouse or Ford on Bay site. So we have an
 11 alternate Exhibit A that would be -- include
 12 that, based on the recommendation of the
 13 committee.
 14 We've provided you both copies so that if,
 15 at the board level, you're considering this
 16 resolution and you do or do not want to include
 17 that, you have both in front of you.
 18 And then when you move on to the scope of
 19 services, you'll see we have red-lined all the
 20 changes that we have, that staff has, based on
 21 our notes from the meeting.
 22 I will share that -- one thing was just a
 23 change in the locus plan name to Land Use
 24 Optimization Plan.
 25 One more substantive change was that --

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1 the committee discussed the fact that the
2 private parcels to be included in the plan
3 would be identified by staff and given to the
4 consultant as opposed to asking the consultant
5 to identify which private parcels, with the
6 thought being that we already know which
7 private parcels are and are not potentially
8 available or could be available for
9 redevelopment within this very limited area.

10 We would not want them to be looking at
11 the Bay Street historic properties, for
12 example, that we're already providing
13 incentives for renovation on.

14 So that was added.

15 And then recommendations as to -- one of
16 the things that's more substantive down at the
17 bottom of the first page on the scope is, we
18 added the language to say that the study would
19 include a recommendation as to which City-owned
20 sites should be redeveloped for a commercial or
21 private use, meaning that they could recommend
22 that a particular site not be redeveloped. So
23 they're recommending which would be appropriate
24 for that.

25 So it gives an out that it could be no --

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1 scope of services.

2 Ms. Fetner sent in some recommendations in
3 addition to those that were captured here that
4 was her recollection from the meeting, which
5 are slightly different than the notes we had,
6 so I think it's appropriate -- if you want to
7 discuss those any further, this would be the
8 time, but what you have is what we believe was
9 the recommendation of the committee.

10 THE CHAIRMAN: Thank you, Ms. Boyer.

11 I just have one quick question. When you
12 look at the original Exhibit A, the boundary
13 does include the Ford on Bay property. It's
14 not specifically called out. And if you look
15 at the revised Exhibit A, it's specifically
16 called out.

17 Remind me the difference there because
18 the -- the property itself is in both
19 boundaries.

20 MS. BOYER: So the -- the context -- the
21 area in which they're supposed to look at the
22 context is the dotted line or dashed line
23 boundary. The City-owned properties, about
24 which they are supposed to recommend optimal
25 use, are those shown in white boxes.

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1 the answer would be no, as opposed to, this
2 should be a hotel or this should be
3 residential.

4 And then as to each site mentioned, for
5 commercial or private redevelopment, a
6 recommendation as to low, medium, or dense --
7 or high density. That was a recommendation at
8 the committee that was requested.

9 And then if you get over to the next page,
10 on Page 6 of 9, the recommendation about
11 ground-level uses and upper, if any -- again,
12 not presuming that there would be an upper
13 level. There may not be an upper level. Some
14 of them only may be one story, depending on the
15 recommendation.

16 And there was a recommendation that we add
17 the option -- kind of going back to your
18 continuing use -- that we be able to use this
19 consultant to prepare similar studies for other
20 geographic areas within downtown, at our
21 request, based on an additional negotiated fee
22 so that we would have prequalified this
23 individual to do additional studies if we
24 choose.

25 Those are the primary amendments to the

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1 So by adding it, we are now putting it in
2 the inventory of properties that they are
3 supposed to make a recommendation concerning.

4 THE CHAIRMAN: Thank you for the
5 clarification.

6 Ms. Fetner, given Ms. Boyer's comments,
7 I'll turn it over to you if you would like to
8 share with us your comments or changes.

9 BOARD MEMBER FETNER: Yes. Thank you.

10 Through the Chair, everything Ms. Boyer
11 stated was how I recollected the discussion.
12 There were just a few minor things that -- I'm
13 not sure if it was clear through the
14 amendments, but I -- I went back and watched
15 the discussion, just because I am a mom of
16 three with a full-time job, and who knows what
17 goes through my head and stays there. I just
18 wanted to make sure that I wasn't wasting
19 everyone's time on this.

20 So one of the -- the two main things that
21 we discussed that I don't see here was whether
22 or not to call the parcel on the Landing
23 "restaurant pad," because there was a
24 discussion about not making -- not telling the
25 experts -- I guess boxing them into what that

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1 should be. And we had a discussion about
2 whether this board wants to say, this is what
3 we want to see here, make the plan based on
4 very specific constraints or conditions such as
5 the -- the issue with the East Landing lot and
6 the sewer line.

7 So those were the two things, whether or
8 not it should say "the restaurant pad," and the
9 DIA staff or DIA board need to identify
10 constraints and conditions per City-owned
11 property that we want to make sure that the
12 experts, you know, pay attention to because
13 without those they could really come up with
14 anything that might not actually be viable or
15 that we're not interested in.

16 THE CHAIRMAN: Thank you for sharing that.

17 Any other questions or comments?

18 Mr. Heavener.

19 BOARD MEMBER HEAVENER: Yeah, just
20 specific to the restaurant pad, it -- I mean,
21 my only concern is it feels like now we're
22 relitigating something that we've been through
23 multiple times and have voted as a board that
24 this is what we should do, and now we're, feels
25 like, reopening the whole conversation again by

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1 including that, but, I mean, I --

2 I understand both sides if we're going to
3 do a study, but it just doesn't feel very
4 efficient.

5 THE CHAIRMAN: Thank you, Mr. Heavener.

6 Any -- Ms. Fetner.

7 BOARD MEMBER FETNER: Just -- the
8 restaurant pad discussion came up because of
9 the discussion at City Council during the
10 budget hearings about this -- specifically
11 about that restaurant pad. So that wasn't
12 known to us when we debated what that site
13 should be.

14 THE CHAIRMAN: Ms. Boyer.

15 MS. BOYER: Thank you, Mr. Chairman.

16 If what I'm hearing Ms. Fetner say is she
17 doesn't want to say the word "restaurant" and
18 she wants it just say "development parcel" so
19 that we are not predetermining what result we
20 get from the study, I certainly have no
21 objection to that.

22 I thought -- I misinterpreted her comment
23 that she sent to us, that she was trying to
24 eliminate that pad based on the committee
25 discussion, which I do not think the committee

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1 wanted to do. I think they just -- they did
2 discuss the discussion at City Council, and --
3 but I will also tell you that I have been in at
4 least one other meeting of a business community
5 saying that they were going to actively pursue
6 a change of position at City Council on that.
7 So I don't want to let that change our
8 direction until we have whatever feedback we're
9 going to get on that.

10 But just removing the word "restaurant
11 pad" and making it "development pad," if we
12 want to do that and let this be -- we already
13 included it in the study, so it -- that makes
14 no difference, I think, whatsoever if you --

15 THE CHAIRMAN: Thank you.

16 I am a bit -- I don't know if -- "concern"
17 is probably too strong a word, but it has been
18 the position of this board that that's what
19 that pad is supposed to be used for, and so I
20 wonder if it's a good idea to strike that given
21 that that's what we've always been planning
22 for. That's what this board has approved and
23 voted on in the past, is that that's what it's
24 going to be for.

25 I don't know what that does in an

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1 optimization study. I guess I would be a bit
2 concerned if it just was a generic development
3 pad, that all of those previous discussions and
4 decisions -- I think that's what Mr. Heavener
5 was indicating -- would just kind of be erased.

6 So that -- that's my comment. I welcome
7 any other comments.

8 Ms. Worsham, please.

9 BOARD MEMBER WORSHAM: I agree
10 wholeheartedly.

11 I think it's a mistake to go back at this
12 point in time, after we had a market study,
13 after we had our -- the work that we put into
14 that, not only with the study, but on the RFP,
15 on the selection, on the design of the public
16 input, and I personally would like to see that
17 pad remain designated as a restaurant.

18 THE CHAIRMAN: Thank you.

19 Mr. Citrano.

20 BOARD MEMBER CITRANO: Just to reiterate
21 the point that I think Ms. Fetner made, was --
22 and my question when we talked about it was,
23 would the board have voted to put a restaurant
24 on that pad if it was dictated that it would be
25 owned or leased or otherwise conveyed to a

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1 private developer under his control -- his or
 2 her control.
 3 So that -- that, to me, is a meaningful
 4 deviation from what this board voted on, and it
 5 was something that came out at City Council.
 6 So we can put a restaurant site on there. I
 7 don't -- I don't care, just -- I think that was
 8 a meaningful change that was made at City
 9 Council.
 10 THE CHAIRMAN: Thank you, Mr. Citrano.
 11 Any other comments?
 12 Mr. Hirabayashi.
 13 BOARD MEMBER HIRABAYASHI: Yeah, just a
 14 question about the minimum requirements -- and
 15 you talk about the consultant providing, you
 16 know, four to five examples of completed
 17 projects. And what I was unclear is -- when
 18 you say a "completed project," are you talking
 19 about a completed study, such as what we're
 20 asking for, or something even more detailed,
 21 showing actual projects that were, you know, a
 22 result of that study and something we could
 23 actually look at?
 24 MS. BOYER: Through the Chair, the intent
 25 was completed studies, or similar, whether it
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1 doing a similar study in a small section of
 2 Lake City may not be as applicable to -- no
 3 offense to Lake City, but, I mean, it's just a
 4 different scale. And so trying to have the
 5 real comparison materials, that's what we were
 6 trying to get at.
 7 THE CHAIRMAN: Any other comments or
 8 questions?
 9 BOARD MEMBERS: (No response.)
 10 THE CHAIRMAN: So just to remind -- what
 11 we have in front of us, 2024-11-03, include the
 12 changes in blue-line; the change in Exhibit A,
 13 which is Page 3 of 9, which were all
 14 recommended by the committee.
 15 Sorry, Ms. Fetner.
 16 BOARD MEMBER FETNER: I just have a point
 17 of clarification.
 18 If we are keeping the restaurant pad
 19 because of the things that have been agreed or
 20 made decisions prior about it, are we keeping
 21 the same for the Riverfront Plaza development
 22 site? Because those were also -- I'm just
 23 wondering, like, why are -- what are we doing
 24 the study for if we're not going to look at
 25 Ford on Bay -- the City Hall Annex is a ROFO.
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1 was a study or some kind of a plan, but similar
 2 work assignments that resulted in a work
 3 product similar in nature to what we were
 4 asking here, not necessarily that there was
 5 actually something built as a result of that
 6 plan in -- you know, constructed, physical
 7 construction. So we were looking for similar
 8 planning activities, similar study activities.
 9 BOARD MEMBER HIRABAYASHI: Would that be
 10 part of the evaluation, though? I mean, if
 11 you're looking at it and saying, "Hey, this one
 12 actually did result in something that was built
 13 and" -- that might be a positive.
 14 MS. BOYER: Absolutely. And that's the
 15 reason we also asked for the contact
 16 information for the using agencies for whom it
 17 was performed so that you could go back and
 18 both determine that the person who was applying
 19 was, in fact, the person who had done the work,
 20 because we've seen it before where, like, a
 21 firm applies and the individual that's applying
 22 now was not at the firm at the time, so they're
 23 using some other example.
 24 So part of it was that, but also
 25 understand the scope of it. I mean, someone
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1 We have the East Landing lot, and then --
 2 I'm not trying to be, you know, rude or
 3 anything, but what are we -- what are we asking
 4 them to look at if we're cutting off the
 5 possibility of reevaluating things from
 6 prior -- a year ago?
 7 BOARD MEMBER HEAVENER: Through the Chair,
 8 the -- to me, it's a farther -- that project is
 9 farther along. If I'm not mistaken, we had
 10 actually put dollars against design in 2025 to
 11 actually -- is that correct, Ms. Boyer?
 12 MS. BOYER: Through the Chair, yes, we
 13 have design money already appropriated for
 14 that.
 15 The construction money is the money that
 16 the Council put -- and let's be clear what they
 17 did. They did not vote that we could not do
 18 the project. What they voted is -- that the
 19 money is below the line, which means you have
 20 to come back to Council to ask for it. So
 21 there has to be a further conversation.
 22 They clearly expressed their desire that
 23 it be privately developed and not developed by
 24 the CRA; however, I think we -- we have yet to
 25 really demonstrate that this is a best practice
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1 nationwide where cities are developing these --
2 cities, counties, whatever, local governments,
3 park conservancies -- are developing these
4 support facilities within the park that
5 generate revenue and then help support the park
6 from a long-term perspective.

7 And so that's really the goal of this, and
8 I think that there will be an opportunity to do
9 that at a later point. We're working right now
10 primarily on the St. Johns River Park
11 Friendship Fountain restaurant, and we'll see
12 how that one goes soon.

13 BOARD MEMBER HEAVENER: So the concern
14 that I have is -- at least in my mind, and I'm
15 not saying that I've got it correct, but we
16 were trying to complete the west side of the
17 old Landing site. Now we're going to reopen,
18 well, what should that be, which then, you
19 know, is going to delay, you know, for -- in my
20 opinion, you know, a good bit of time actually
21 completing that portion of the park, and I -- I
22 don't think -- I think we already voted that
23 that's what we thought should go there and we
24 should execute versus being in a perpetual
25 chase-your-tail on what are we going to do on

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1 this park, so ...

2 THE CHAIRMAN: Thank you, Mr. Heavener.
3 Jim.

4 BOARD MEMBER CITRANO: Isn't it kind of in
5 limbo right now anyway based on what the City
6 Council said? We don't have the money.

7 MS. BOYER: Through the Chair, just as we
8 are moving forward with St. Johns River Park on
9 design, we have already appropriated and do
10 have the money for design, and we have a
11 contractor hired who can do -- an architect
12 selected who can do the design.

13 We simply have not been advancing that
14 project at the same speed that we are the
15 others because at the moment we don't have a
16 full construction budget. You're -- well,
17 actually, in the consent agenda you voted for
18 part of the construction budget, but we would
19 have to go -- we have to go back to Council for
20 a construction budget on the Southbank as well.
21 They put that below the line as well, but that
22 does not mean we are not moving forward with
23 the design that we were under contract for.

24 THE CHAIRMAN: Micah.

25 BOARD MEMBER HEAVENER: And just to

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1 clarify again, from the Council conversations,
2 it was a budget question; it wasn't a should or
3 shouldn't we have a restaurant there.

4 At least in my recollection of the
5 conversations, the Southbank, you know -- I
6 don't know. There wasn't -- it seems like
7 we're having conflicting points of view of what
8 the Council said. I recollected that it was
9 strictly around where does [sic] the budget for
10 this and not should or -- should or shouldn't
11 it be.

12 MS. BOYER: To the Chair, my recollection
13 of the conversation was that it wasn't a
14 question of whether there should be a
15 restaurant in either location. It was a
16 question of whether the CRA should fund it or a
17 private developer should fund it, and it was a
18 question of the ultimate ownership operation,
19 how that structure worked, which caused them --

20 The other thing I would say is, in
21 fairness, they were saying, do you have a firm
22 budget for the construction number? Since what
23 we were asking for in both cases was
24 construction funding in our budget. We don't
25 have that number because we don't have a design

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1 that we can bid.

2 So part of the idea on the Southbank,
3 where we already had the contract, is, we need
4 to advance the design, get a firm price, and
5 then go back and say, okay, here's the firm
6 price for this project, we know what it is, we
7 do have the funds available. Now will you
8 advance -- move the budget up so that we can
9 move forward?

10 THE CHAIRMAN: Thank you.

11 Any other points?

12 BOARD MEMBERS: (No response.)

13 THE CHAIRMAN: Just so we're clear where
14 I'm coming from, I'm just teeing this up for --
15 for action.

16 I know, Ms. Fetner, you had another
17 potential change. I would -- I just want to
18 point out what we're looking at are the blue
19 lines, the updated Exhibit A that includes the
20 Ford on Bay specifically. That's what's in
21 front of us for Resolution 2024-11-03.

22 I'll entertain a motion and I'm happy to
23 entertain an amendment once we're at that
24 procedural point.

25 BOARD MEMBER WORSHAM: I'll move to

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1 approve 2024-11-03.
 2 BOARD MEMBER WOHLERS: Second.
 3 THE CHAIRMAN: Okay. So we have a motion
 4 and a second.
 5 Any discussion?
 6 BOARD MEMBER HEAVENER: I mean, I -- I'd
 7 like to move to amend to remove the restaurant
 8 pad from this, given that that direction has
 9 already been given by the board.
 10 THE CHAIRMAN: Okay. I have a motion to
 11 amend 2024-11-03 to remove the restaurant pad
 12 from the market optimization study.
 13 BOARD MEMBER WOHLERS: Second.
 14 THE CHAIRMAN: A motion and a second on
 15 the amendment.
 16 Any discussion?
 17 BOARD MEMBER FETNER: Through the Chair, I
 18 have a question.
 19 So you're saying remove it from the study
 20 because it's going to be a restaurant? We're
 21 not reevaluating what that space will be? Just
 22 for clarification.
 23 BOARD MEMBER HEAVENER: Correct.
 24 THE CHAIRMAN: Any other discussion on the
 25 amendment?

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1 BOARD MEMBERS: (No response.)
 2 THE CHAIRMAN: All those in favor of the
 3 amendment, signify by saying aye.
 4 BOARD MEMBER WOHLERS: Aye.
 5 BOARD MEMBER WORSHAM: Aye.
 6 BOARD MEMBER POWERS: Aye.
 7 BOARD MEMBER HIRABAYASHI: Aye.
 8 BOARD MEMBER HEAVENER: Aye.
 9 THE CHAIRMAN: Aye.
 10 Hold on. I've got five [sic] ayes.
 11 And the nays?
 12 BOARD MEMBER FETNER: Nay.
 13 BOARD MEMBER CITRANO: Nay.
 14 THE CHAIRMAN: Is that everybody?
 15 BOARD MEMBER CAFFEY: Nay.
 16 THE CHAIRMAN: Three nays.
 17 Okay. So the amendment passes to remove
 18 move the restaurant pad from the market
 19 optimization study in 2024-11-03.
 20 So we have a motion and a second on the
 21 amended resolution.
 22 Mr. Wohlers, how do you vote?
 23 BOARD MEMBER WOHLERS: I'm in favor.
 24 THE CHAIRMAN: Ms. Fetner.
 25 BOARD MEMBER FETNER: In favor.

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1 THE CHAIRMAN: Ms. Caffey.
 2 BOARD MEMBER CAFFEY: In favor.
 3 THE CHAIRMAN: Mr. Citrano.
 4 BOARD MEMBER CITRANO: In favor.
 5 BOARD MEMBER HEAVENER: In favor.
 6 THE CHAIRMAN: Mr. Hirabayashi.
 7 BOARD MEMBER HIRABAYASHI: In favor.
 8 THE CHAIRMAN: Ms. Worsham.
 9 BOARD MEMBER WORSHAM: In favor.
 10 THE CHAIRMAN: Ms. Powers.
 11 BOARD MEMBER POWERS: In favor.
 12 THE CHAIRMAN: And I, too, am in favor, so
 13 Resolution 2024-11-03, as amended, passes
 14 unanimously.
 15 And the next, item H, there's a note here
 16 that we're deferred.
 17 Ms. Boyer, if you would like to fill us
 18 in. Thank you.
 19 MS. BOYER: Thank you.
 20 This item is deferred at the request of
 21 the developer. So this one was deferred in
 22 committee at their request, and I would ask
 23 that the board do the same.
 24 They're working on some structural part of
 25 the joint venture that is the entity, the LLC,

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1 that is not yet in place, so they're -- would
 2 ask that we defer it.
 3 THE CHAIRMAN: Thank you.
 4 Given that information, does anybody
 5 object to Resolution 2024-11-06 being deferred?
 6 BOARD MEMBERS: (No response.)
 7 THE CHAIRMAN: Seeing no objection, we
 8 will defer that resolution.
 9 And that, as far as I can tell, concludes
 10 our Community Redevelopment Agency portion of
 11 the meeting. Diane likes me to do that.
 12 (The foregoing proceedings were adjourned
 13 at 3:05 p.m.)
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1 CERTIFICATE OF REPORTER

2

3 STATE OF FLORIDA)

)

4 COUNTY OF DUVAL)

5

6

7 I, Diane M. Tropa, Florida Professional
8 Reporter, certify that I was authorized to and did
9 stenographically report the foregoing proceedings and
10 that the transcript is a true and complete record of my
11 stenographic notes.

12

13

14

15 DATED this 2nd day of December 2024.

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Diane M. Tropa
Florida Professional Reporter

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CITY OF JACKSONVILLE
DOWNTOWN INVESTMENT AUTHORITY
BOARD MEETING

Proceedings held on Wednesday, November 20, 2024,
commencing at 3:05 p.m., Jacksonville Public/Main
Library, Multipurpose Room, 303 North Laura Street,
Jacksonville, Florida, before Diane M. Tropia, FPR, a
Notary Public in and for the State of Florida at Large.

BOARD MEMBERS PRESENT:

- PATRICK KRECHOWSKI, Chair.
- SONDRA FETNER, Board Member.
- SCOTT WOHLERS, Board Member.
- CAROL WORSHAM, Board Member.
- JIM CITRANO, Board Member.
- MICAH HEAVENER, Board Member.
- MELINDA B. POWERS, Board Member.
- JILL CAFFEY, Board Member.
- JOHN HIRABAYASHI, Board Member.

ALSO PRESENT:

- LORI BOYER, DIA, Chief Executive Officer.
- GUY PAROLA, DIA, Operations Manager.
- STEVE KELLEY, DIA, Director of Development.
- STEVE BERRY, DIA, Property Disposition Manager.
- ALLAN DEVAULT, DIA, Project Manager.
- JOHN SAWYER, Office of General Counsel.
- AVA HILL, Administrative Assistant.

- - -

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1 (No audible second.)

2 THE CHAIRMAN: So we have a motion and a

3 second on the consent agenda.

4 Mr. Wohlers, how do you vote?

5 BOARD MEMBER WOHLERS: In favor.

6 THE CHAIRMAN: Ms. Fetner.

7 BOARD MEMBER FETNER: In favor.

8 THE CHAIRMAN: Ms. Caffey.

9 BOARD MEMBER CAFFEY: In favor.

10 THE CHAIRMAN: Mr. Citrano.

11 BOARD MEMBER CITRANO: In favor.

12 THE CHAIRMAN: Mr. Heavener.

13 BOARD MEMBER HEAVENER: In favor.

14 THE CHAIRMAN: Mr. Hirabayashi.

15 BOARD MEMBER HIRABAYASHI: In favor.

16 THE CHAIRMAN: Ms. Worsham.

17 BOARD MEMBER WORSHAM: In favor.

18 THE CHAIRMAN: And Ms. Powers.

19 BOARD MEMBER POWERS: In favor.

20 THE CHAIRMAN: And I, too, am in favor of

21 passing the consent agenda, which carries

22 unanimously.

23 Item 4(C), Resolution 2024-11-13,

24 Mr. Braxton Gillam recognition. I see Braxton

25 is in the back, probably billing hours on his

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1 PROCEEDINGS

2 November 20, 2024 3:05 p.m.

3 - - -

4 THE CHAIRMAN: We will open the Downtown

5 Investment Authority portion of our meeting,

6 beginning with the October 16th, 2024, Downtown

7 Investment Authority board meeting minutes for

8 approval.

9 BOARD MEMBER CITRANO: Move to approve.

10 BOARD MEMBER WORSHAM: Second.

11 THE CHAIRMAN: Any corrections or

12 discussion?

13 BOARD MEMBERS: (No response.)

14 THE CHAIRMAN: Seeing none, all those in

15 favor of the October 16, 2024, DIA board

16 meeting minutes being approved, signify by

17 saying aye.

18 BOARD MEMBERS: Aye.

19 THE CHAIRMAN: Any opposed?

20 BOARD MEMBERS: (No response.)

21 THE CHAIRMAN: So the minutes carry.

22 On to Item B, which is the consent agenda

23 with one item, Resolution 2024-11-07, the

24 Downtown Vision Snyder activation funding.

25 BOARD MEMBER WORSHAM: I'll move to

approve the consent agenda.

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1 phone.

2 Do you want to say something, Ms. Boyer?

3 MS. BOYER: Mr. Chairman, would you like

4 me to read the resolution or would you like to

5 read the resolution?

6 THE CHAIRMAN: Go for it.

7 MS. BOYER: Thank you.

8 Resolution 2024-11-13, a resolution of the

9 Downtown Investment Authority in recognition

10 and appreciation of Braxton Gillam, Esquire,

11 for his many years of service, dedication, and

12 leadership to the Downtown Investment Authority

13 and Downtown Jacksonville, providing for an

14 effective date.

15 Whereas, Mr. Gillam was first appointed to

16 the Downtown Investment Authority in 2017.

17 Whereas, Mr. Gillam was twice reappointed

18 to the Downtown Investment Authority board in

19 2019 and 2020.

20 Whereas, for seven years Mr. Gillam

21 faithfully served the Downtown Investment

22 Authority, generously providing his time and

23 talents to the furtherance of downtown.

24 Whereas, Mr. Gillam held multiple

25 leadership positions, beginning with his

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1 position as secretary in 2019, vice chairperson
2 in 2020, and chairperson in 2021.

3 Whereas, during Mr. Gillam's tenure as
4 chairperson several major redevelopment
5 projects were approved under his leadership,
6 including One Riverside and Lofts at Cathedral.

7 Whereas, Mr. Gillam continues to be a
8 passionate supporter of Downtown Jacksonville
9 and his contributions cannot be overstated.

10 Now, therefore, be it resolved by the
11 Downtown Investment Authority.

12 The Downtown Investment Authority
13 expresses its sincere appreciation to and
14 recognizes the outstanding leadership of
15 Mr. Gillam over his seven years of service to
16 the Downtown Investment Authority as well as
17 his continued dedication to the advancement of
18 Downtown Jacksonville.

19 THE CHAIRMAN: Thank you, Ms. Boyer.

20 Mr. Gillam, welcome. If you'd like to say
21 something -- we're glad to see you. It's been
22 a while.

23 MR. GILLAM: Thank you.

24 It's kind of -- it's odd being on this
25 side of the podium.

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1 You guys have been working hard today, as
2 this group always does, so I won't take up much
3 of your time. I'll just say a couple of
4 things.

5 One is, I -- the work you do is important
6 as any work, I think, we have in the city of
7 Jacksonville. Downtown Jacksonville is -- has
8 come so far. It's still got further to go, but
9 I think -- you know, when you talk about a
10 great city -- you know, you don't have a great
11 city if you don't have a great downtown. And
12 we struggled with that for a long time, at
13 least as long as I've been in Jacksonville, and
14 it -- and it's been exciting the last decade.
15 I mean, I've worked downtown since the mid
16 '90s. It's been exciting to see what's
17 happened to Jacksonville in the last ten years.

18 I've begun to, you know, talk about
19 Jacksonville 2030. I'm not sure I'll -- I get
20 credit for coining that, but I have high hopes
21 in light of the projects that are under
22 construction now, projects you guys are still
23 evaluating now that -- hopefully, that will be
24 moving forward in the next -- in the coming
25 years, you know, following -- you know, what

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1 we've had has been very difficult times in a
2 way of expenses increasing and inflation and --
3 and the cost of capital, but I --

4 But I'm excited about the next five years
5 and I want to believe, you know, in five more
6 years we'll be even -- you know, that much
7 further along, and I thank you for all you do,
8 and I thank you for the opportunity.

9 Thank you.

10 THE CHAIRMAN: Thank you, Mr. Gillam.

11 I can say, having watched you on the board
12 and learned from your example, you know, having
13 a full-time job and doing this, it's a -- it's
14 a task. I can sarcastically thank you for not
15 telling me how much time and energy this takes
16 because I probably wouldn't be sitting here,
17 and I think we all -- we all know what that
18 means sitting up here, and so do the former
19 board members. So I just appreciate your
20 contribution to this board and to our downtown.

21 I'm happy to entertain any other comments
22 from the board.

23 BOARD MEMBER WORSHAM: I'll just say it
24 was a pleasure serving with you. Great
25 leadership, wonderful advice, and

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8

1 thoughtfulness on everything that you -- we
2 discussed. I always appreciated the
3 thoroughness that you brought to every action
4 that we did. It was a pleasure and it was an
5 honor to serve with you.

6 BOARD MEMBER HEAVENER: I would echo
7 those. And as somebody that's only been here,
8 I guess, less than a year, having your history
9 and being able to pass along some of the
10 backdrop on what we were voting on was super
11 helpful, and thank you for the time that you
12 took with us, so thank you.

13 BOARD MEMBER CITRANO: Mr. Chair, I kind
14 of knew Braxton a little bit before I joined
15 the board. I got to know him very well during
16 his term.

17 I think with -- looking back, I think some
18 of the highlights would be -- the effort that
19 he gave during his year of chairmanship was
20 just monumental and really, really impressive.

21 The amount of extra time that you spent
22 with staff in particular -- and the results
23 that came from that effort.

24 I also would point out, he was oftentimes
25 our utility player for taking on special

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1 projects because of his legal expertise and
 2 studying things that might have gone off the
 3 road a little bit. And Braxton would volunteer
 4 or -- voluntold by Lori in some cases, but he
 5 did it and reported back to the board on his
 6 efforts.
 7 And then, lastly, you know, more than any
 8 board member, I think that the fiscal
 9 discipline that you brought to the Finance
 10 Committee -- the biggest example or best
 11 example is -- I believe we were able to pay off
 12 our obligation on RiversEdge early, and Braxton
 13 was really the driving force behind making sure
 14 that we maintained fiscal discipline in that.
 15 That will pay off for many years to come, and
 16 so --
 17 I appreciate your friendship, I appreciate
 18 your dedication during your time here, and
 19 certainly look forward to maintaining you as an
 20 advisor to all of us going forward.
 21 Thank you.
 22 BOARD MEMBER FETNER: I was shocked to
 23 see -- it wasn't as long as I thought it was.
 24 I think you had a couple more years left, so
 25 I'm wondering why you're over there. We could
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1 examples that I was going to use.
 2 The board and the City needs to be really
 3 grateful for many of the ways in which
 4 Mr. Gillam stepped up, one of which is the fact
 5 that without his involvement we would not have
 6 entered into the MPS settlement, which is
 7 saving us \$4 million a year in our Northbank
 8 budget, and that's a huge turnaround in the
 9 Northbank, in our ability to do things.
 10 So that's one of those cases in which we
 11 leaned on his legal ability. There were others
 12 where we had construction disputes and we were
 13 asking him to read guarantees and call lawyers
 14 and other things, and so some of you can look
 15 forward to these kind of other assignments
 16 coming as you get more experience on the board.
 17 But truly it was a great pleasure to serve
 18 with you. You and I had a great time working
 19 together. More often than not -- we're very
 20 closely aligned in our viewpoints on projects,
 21 so really appreciate your service. Sorry to
 22 see you no longer part of the team directly,
 23 but it probably makes for better family
 24 relations on your end, as we know that some of
 25 our decisions were not always favorites of his
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1 talk about it later.
 2 In all seriousness, it was great serving
 3 with you on the board. Very big shoes to fill
 4 with the lawyer role here. And thank you for
 5 everything you've done for downtown and
 6 continue to do. You've definitely made your
 7 mark here.
 8 Thanks.
 9 BOARD MEMBER WOHLERS: Braxton, thank you
 10 so much.
 11 We didn't get a lot of time to serve
 12 together, but I really enjoyed your
 13 thoughtfulness in the few months that we were
 14 together. And I learned, just from sitting
 15 here, so much, from your experience and your
 16 expertise.
 17 And you really did a great job at the
 18 beginning, for me at least, explaining where
 19 the board was on this and how we got to where
 20 we were and history lessons to really help us
 21 that were newer understand where we were and
 22 where we were going, so thank you so much for
 23 that and thank you for your leadership.
 24 MS. BOYER: Thank you, Mr. Chairman.
 25 Well, Mr. Citrano stole a few of my
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1 father-in-law.
 2 Thank you, Braxton.
 3 THE CHAIRMAN: Thank you, everybody.
 4 Braxton, we have a very nice, likely
 5 inadequate token of our appreciation, so I'll
 6 hop behind the table and come over and hand it
 7 to you.
 8 (Brief pause in the proceedings.)
 9 THE CHAIRMAN: As he often does, Guy
 10 reminded me of the most important part, which
 11 is we're going to gather after this meeting
 12 around 4:30 at Hardwicks to toast Mr. Gillam.
 13 If anybody wants to stop in, we'd love to have
 14 you.
 15 All right. I see nothing in Old Business,
 16 nothing in New Business. That means Ms. Boyer
 17 is up with her CEO briefing and update.
 18 MS. BOYER: Thank you, Mr. Chairman.
 19 Ava, do you have the construction -- oh,
 20 she does. I had initially thought I would
 21 dispense with this today in the interest of
 22 time because I was concerned, but we got
 23 through the agenda a little better, so I'm
 24 going to show you the pictures at least, and
 25 then I'll try to make the verbal part quick.
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1 One Riverside, work is -- and I'm glad
2 Mr. Gillam is here to see this. One
3 Riverside -- if you'll flip -- work is
4 progressing well on the apartments. We are on
5 schedule and -- with the performance schedule
6 for delivery of the apartments, as you can see.
7 Next slide.

8 The McCoy's Creek Outfall. The adjacent
9 project that is essential to making this all
10 happen is also well under construction and
11 moving forward. And I was interested to see
12 the open section, that you can see on a part of
13 it in one of these slides, so I'm curious if
14 that is the new mouth. I don't know if it is,
15 and I'll have to find out for sure if that's
16 what I'm actually seeing, but it would appear
17 to be the case, or perhaps that's the old mouth
18 and they have a portion of it filled in above
19 it, on the back.

20 But we are on schedule again here, with
21 completion of the creek-side portion of the
22 project, which will allow full construction of
23 the grocer and the retail on the Riverside
24 Avenue side, Phase 1 retail.

25 Next.

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1 Park Street road diet, another project
2 that is on schedule. You see underground
3 utilities continuing to progress.

4 I find it interesting in these pictures
5 that it always takes months of underground
6 utilities. And then once they start paving and
7 putting in trees, it's finished. It seems like
8 that goes very quickly, but we're on schedule
9 for a spring 2025 delivery of this project.

10 Next.

11 Johnson Commons. Continue to see units
12 deliver on Johnson Commons, and the most recent
13 sale -- I believe the DIA participation
14 share -- Mr. Crescimbeni gave me a
15 spreadsheet -- was \$6,000 or \$12,000. I mean,
16 it was significant. The early ones had been,
17 like, 3-. And so, in this case --

18 So we have a -- when we provided the land
19 to the developer, as part of the project, a
20 sale proceed -- net sale proceeds above a
21 certain number we participated in, and so we
22 are now starting to see those numbers climb up
23 a little bit, and our participation on a unit
24 sale is getting a little higher.

25 So they are working on units right now

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1 that are directly across the street from Lift
2 Ev'ry Voice and Sing Park.

3 Next.

4 Riverfront Plaza. Again, construction on
5 schedule for a December 2025 delivery.

6 What you see here is the park services
7 building that will have a cafe space, the rest
8 rooms, the storage rooms, pump room, all of
9 that, and then the playground goes on top of it
10 as part of a green roof that is constructed.

11 You also see a substantial part of the
12 bulkhead -- over half of the bulkhead is now
13 complete on the new bulkhead on Riverfront
14 Plaza.

15 Next.

16 Pour Taproom. I see work progressing on
17 the inside at Pour Taproom. So Pour Taproom is
18 one of -- I think Mr. DeVault mentioned
19 yesterday in a meeting that we had had eight
20 new food and beverage establishments approved
21 in the last year -- last year, and so this is
22 one of those that you see.

23 I'll jump -- I'm sure it's not a slide,
24 but in my report I was going to tell you that I
25 attended the groundbreaking for the hub in

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1 Brooklyn earlier this week, which I think some
2 of you were also present for, which is another
3 one of those restaurants that was approved.

4 Next.

5 Decca. This is one of the Bay Street
6 properties. You see work continuing to
7 progress on the interior of Decca. They have
8 asked us for an extension in order to ensure
9 that they stay within the contract terms and
10 will be completed no later than February of
11 '25.

12 The Co-Op. I have not seen these
13 pictures. So these are pictures of the
14 buildout of the interior at the Co-Op, another
15 one of our restaurants recently approved.

16 Lofts at Cathedral. I don't know if we
17 have -- let me see. I had it -- she had some
18 data points, information on the bottom that I
19 wanted to include on that one.

20 49.2 percent occupied and 69.2 percent
21 preleased on the remaining units.

22 Next.

23 Four Seasons and offices. So, once again,
24 you can see the office building. I mean,
25 they're getting close to topping out. Maybe

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1 next month we will actually see that. And then
2 work continues to progress on the hotel, which
3 you can see in the lower left side.

4 Next.

5 And I can also tell you that we've been
6 working with that team on the final approvals
7 and budgets for the marina, the bulkhead, the
8 Riverwalk, and the marina support building.
9 All of those are separate budgets that we have
10 had to -- and Public Works has to sign off on
11 the plans, so they're -- they are ready to move
12 forward with all of those.

13 Union Terminal. Union Terminal has also
14 asked for an extension for their final CO, but
15 they are also preleasing and have spaces
16 occupied, and you can see some of the interior
17 work that is just now still being finished.

18 Next.

19 Artea. Artea II is in the leasing mode,
20 and the CO has been issued for the parking
21 garage. The landscape and irrigation has
22 started. Phase 1 of 3 of the residential
23 buildings is going to completed by the end of
24 the year, and the leasing office is scheduled
25 to open in December.

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1 RiversEdge. So RiversEdge you're going to
2 see pavement being installed around -- these
3 are the pavers around the roundabout. You can
4 also see the blue in the top is part of the
5 Riverwalk, Southbank Riverwalk colors, as
6 you'll recognize. So we have all of the
7 Riverwalk pavement going in now. Marshfront
8 Park is largely complete.

9 They, too, are going to be asking for an
10 extension of time on their performance
11 schedule. This is, in part, due to weather
12 delays from all that rain we had, but it's
13 also -- they've had permitting delays with the
14 State on the submerged land lease and the
15 marina permit and the kayak launch permit,
16 which were all in one application.

17 And they've -- also have an issue with JEA
18 delivery of transformers. We have a meeting
19 with JEA -- a number of departments and the
20 mayor's office meeting with JEA tomorrow to
21 discuss this kind of broader issue downtown
22 with some private developments, but in this
23 case, they cannot install -- they cannot open
24 Marshfront Park and the boardwalk, which are
25 completed, without transformers so they can

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1 have the lights functioning. And they can't
2 have the irrigation functioning, so they can't
3 plant the landscape materials, because they
4 need the power.

5 So that may be several months, but we're
6 going to see if we can't accelerate that since
7 the -- the work that the City is paying for for
8 the project is finished on those park elements,
9 so all of that will be -- being completed as we
10 get close to the end of the year, into the
11 spring.

12 And I think the bottom right picture you
13 see here with the truck and the crates on the
14 truck is the delivery yesterday of the KOMPAN
15 play equipment for the playground area. So the
16 play equipment is now on site.

17 Again, they were really close to being on
18 schedule to have that all ready to open by the
19 end of December, but we've run into at least a
20 several-month delay on that, but spring
21 wouldn't be a bad time. So we're hoping to see
22 that soon.

23 Okay. That's the picture portion of the
24 CEO report.

25 Special committee on downtown, real quick,
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1 we had no meeting again this last month. We
2 did forward to the committee recommendations
3 for legislative changes on parking, DDRB
4 structural changes, and they're in the
5 committee chair's hands. And the Core program
6 that you just adopted will be forwarded to
7 Councilman Joe Carlucci today.

8 There is a meeting scheduled for next
9 Monday, so they will have all of those
10 materials before them if they care to take any
11 of those up or advance those at this point.

12 The mayor's office terminated negotiations
13 on the Trio and refiled the foreclosure action,
14 which really precipitated the committee meeting
15 being scheduled and an indication, at least
16 publicly in the media, that that was going to
17 be the topic of conversation, would focus on
18 the Trio at next Monday's meeting. But I
19 encourage any of you, if you have time, to
20 come, 10 a.m., City Council Chambers.

21 Staffing. On our staffing score, we're
22 still looking for Susan Kelly's replacement as
23 our DDRB staff person. And upon -- as soon as
24 we extend an offer for that, we will be opening
25 an advertisement for and pursuing replacement of

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1 the marketing communications --
 2 I did have at least one board member
 3 mention to me that they knew someone. If you
 4 know anyone for either position, please let us
 5 know because we can open a posting early if we
 6 have a qualified applicant that is interested
 7 in the position. So help us fill those. We'll
 8 look forward to that.
 9 The projection tower and the design --
 10 architectural design of the projection tower
 11 and St. Johns River Park restaurant are
 12 progressing on schedule, which means that we
 13 have meetings coming up next month to look
 14 at -- we've already seen 30 percent, and now
 15 we're moving toward the next phase of design on
 16 those.
 17 The RFQ that we've been waiting to get out
 18 for months on qualifying multiple firms, a
 19 whole list of firms that we can then choose
 20 from for task orders to execute designs on a
 21 variety of capital projects for parks and
 22 roadways improvements, Flagler Avenue,
 23 Broadcast Place Park, Riverwalk enhancements,
 24 all of those, we are hoping will go out -- we
 25 thought it would go out by the end of October.

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1 There's some dialogue going back and forth with
 2 Procurement now about the timing and when you
 3 would get best responses and not wanting to put
 4 it out before Thanksgiving because of response
 5 time.
 6 So I'm hopeful it will go out in December,
 7 early December, so that we still have an
 8 adequate response time before the holidays.
 9 Otherwise, they'll end up holding that till
 10 January.
 11 Capital projects update.
 12 Two-way on Forsyth and Adams, still on
 13 schedule. Completion, spring '25.
 14 The signal conflicts have been largely
 15 worked out, although we continue to work on
 16 that. And we're working on the Phase 2,
 17 unconstrained, which means we move the curbs on
 18 select blocks. We had a good meeting with the
 19 design team. We're close to 30 percent design
 20 on that. I think we have a meeting scheduled
 21 in early December to review the 30 percent
 22 plans on that.
 23 So that would move forward immediately
 24 following the completion of the actual traffic
 25 conversion that happens in Phase 1. So think

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1 about that happening in the spring.
 2 Hogan Street design. We're expecting
 3 Hogan Street to be under construction now in
 4 January. We are making progress and we are
 5 going to be reviewing 60 percent design -- so
 6 the construction would begin on the first
 7 block, between Water and Bay.
 8 And they've resolved the utility
 9 conflicts. They still have some easement
 10 agreements to work out, but that would start in
 11 January. We're going to be reviewing
 12 60 percent design plans on the remainder of the
 13 street, heading north, tomorrow. We have a
 14 meeting tomorrow to go over those. So those
 15 are now in hand.
 16 On McCoy's Creek, we already talked about
 17 outfall construction on that, and Park Street
 18 being on schedule.
 19 We talked about RiversEdge.
 20 Development updates.
 21 I mentioned that we attended the HUB
 22 groundbreaking this week. So we had a
 23 groundbreaking for Pearl Square two weeks ago,
 24 groundbreaking for the HUB this week. I don't
 25 think I have a groundbreaking on my calendar

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1 for next week, but maybe we can find one within
 2 downtown because it's nice to have that happen
 3 on a weekly basis.
 4 For the Related/River City site on the
 5 Southbank, all the agreements have now been
 6 executed, fully executed.
 7 RISE Doro construction is still scheduled
 8 to close this month.
 9 Steve, had you heard anything different?
 10 MR. KELLEY: (Inaudible.)
 11 MS. BOYER: No? Still closing in
 12 November.
 13 So if they close in November on their
 14 construction loan and everything, they will be
 15 starting construction again imminently.
 16 MOSH. We have document drafts that
 17 Mr. Sawyer has provided me, and I owe him
 18 comments, but we also have Public Works
 19 commenting on those, so we're getting ready to
 20 finalize that and file legislation with
 21 Council.
 22 Mr. Parola continues to work on the
 23 modification of the WJCT lease. That, too, we
 24 hope to have filed with Council, end of this
 25 year, early next year.

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1 And ongoing conversations continue with
 2 the University of Florida, and we have ordered
 3 a bunch of appraisals on various City-owned
 4 parcels for that.
 5 The grand opening of the Lofts at
 6 Cathedral is scheduled for Wednesday,
 7 December 11th. Well, I have a week hiatus, but
 8 this is great, right? This is exactly what we
 9 need to be doing.
 10 I would like the board to have -- see a
 11 show of hands about the January 22nd date and
 12 the feasibility of moving that before we leave,
 13 just so that we know that we can make that
 14 work.
 15 And I think the only other thing -- now
 16 you've got me off my list here by looking at
 17 that.
 18 Let's just focus on the January 22nd date.
 19 And if there is something else that I need to
 20 update you on, I'll send you an email on it
 21 because the last item has slipped my mind.
 22 Thank you, Mr. Chairman.
 23 THE CHAIRMAN: Thank you.
 24 MS. BOYER: I know what it is. My
 25 apologies.

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1 Ms. Fetner.
 2 BOARD MEMBER FETNER: I'm not sure yet.
 3 We have a trustee meeting, I'm just not sure
 4 where it is or how long it will be.
 5 MS. BOYER: And did I just hear
 6 Mr. Hirabayashi say he was out?
 7 BOARD MEMBER HIRABAYASHI: Yeah, I've got
 8 some surgery scheduled that day.
 9 MS. BOYER: So everybody else --
 10 Ms. Powers, are you available?
 11 BOARD MEMBER POWERS: (Nods head.)
 12 MS. BOYER: Ms. Caffey, are you available?
 13 BOARD MEMBER CAFFEY: (Nods head.)
 14 MS. BOYER: Mr. Citrano, you're available?
 15 BOARD MEMBER WORSHAM: (Nods head.)
 16 MS. BOYER: Mr. Heavener?
 17 BOARD MEMBER HEAVENER: (Nods head.)
 18 MS. BOYER: So we would have a quorum,
 19 even if we lose two, but hopefully we won't
 20 lose Ms. Fetner, depending on what the schedule
 21 is.
 22 Okay. With your permission, Mr. Chair, I
 23 would like to move it and let staff know that
 24 they are not obligated to try, in the week
 25 between Christmas and New Year's, to get all of

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1 When you finish, would you call up
 2 Mr. Gordon briefly? He had a really -- is he
 3 still here? He is.
 4 THE CHAIRMAN: He just finished his lunch.
 5 MS. BOYER: He had a really -- the State
 6 of Downtown is about to come out, but there was
 7 a very interesting data point that he said at
 8 his board meeting earlier today, which I want
 9 him to share with you, about the magnitude or
 10 the value of the number of projects that are
 11 either under construction or in review right
 12 now.
 13 THE CHAIRMAN: Before we get distracted,
 14 let's all look at January 22nd, and -- if you
 15 could check your calendars.
 16 I am not available late afternoon, so
 17 4 o'clock or after, but we don't usually do
 18 that. I need to be on the road by 4 o'clock.
 19 Otherwise, I'm good.
 20 Anybody else?
 21 BOARD MEMBER WOHLERS: I'm good.
 22 BOARD MEMBER HIRABAYASHI: Yeah, I'm not
 23 available that day.
 24 THE CHAIRMAN: It looks like we're good
 25 except for my particular issue.

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1 the documents out to you.
 2 THE CHAIRMAN: No problem.
 3 And I would just encourage a placeholder
 4 invite as early as you can get out so that we
 5 all keep that in mind.
 6 Come on up, Jake.
 7 (Mr. Gordon approaches the podium.)
 8 MR. GORDON: Okay. Yes, thank you for
 9 (microphone failure).
 10 So we just released the State of Downtown
 11 report, which is completely in partnership with
 12 this agency, the Downtown Investment Authority,
 13 and Mayor Deegan, and also Build Up Downtown --
 14 Linzee Ott is here. We just had a -- our board
 15 meeting for Downtown Vision. We have 33 board
 16 of directors on my board that represent
 17 property owners as opposed to the City
 18 directly.
 19 And I did mention -- I did not actually
 20 bring all of my notes that I had in my board
 21 meeting because I didn't quite know, but,
 22 basically, when you see the report, which we're
 23 happy to share through -- to this board -- and
 24 also Emma, at the JBJ, just released her
 25 article, so that just hit my inbox.

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1 Basically, there's -- I have to hold this
2 and do this at the same time -- 8.8 billion in
3 the project pipeline, which is just a massive
4 number, thanks to this board and this agency
5 over its life. 465 million completed in the
6 year. This is an 18-month report, so it's
7 2024, but it's over the last 18 months, so
8 through -- earlier in 2023.

9 And then you get these two massive
10 numbers, 2.23 billion under construction and
11 3.46 billion in review. And, actually, I was
12 notified by multiple DIA staff that I had
13 actually put things -- we put things in review
14 that are actually under construction, so we're
15 going to mildly revise that.

16 But then you think about almost 5.5 --
17 5.6 billion that are literally under
18 construction right now. And so that is truly
19 trying to dispel the narrative that has come
20 from City Council and other places that there
21 really hasn't been any progress.

22 I did go back and pull 2005 -- it's
23 actually kind of a similar number that was
24 under construction. There was about 780
25 million over the five years, from 2000 to 2005.

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1 So in any one year, the construction values
2 [sic]. But then you go to what's under
3 construction or in review, and it just goes
4 down to, like, 300 or 400 million, so -- and
5 then you get 5.5 billion.

6 So it's just really -- we've been building
7 so much progress in terms of how much has been
8 invested. I think, you know -- and we're happy
9 to do more. We are hiring a new director of
10 research to do more research on behalf of this
11 body and for downtown overall, so we'll send
12 that out to you and make sure you guys are
13 armed with the information you need, but I
14 think it's just patently not true, and you guys
15 know that sitting here, approving a lot of
16 these projects, that there hasn't been just an
17 absolute ton of investment happening in
18 downtown right now.

19 THE CHAIRMAN: Thank you, Jake.

20 Any questions for Mr. Gordon?

21 BOARD MEMBERS: (No response.)

22 THE CHAIRMAN: Thank you for being here
23 and happy birthday.

24 Anything else, Ms. Boyer?

25 MS. BOYER: No.

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1 THE CHAIRMAN: Okay. I do want to echo
2 what Ms. Boyer mentioned, the Special Committee
3 on the Future of Downtown is next Monday, 10
4 a.m. I think the agenda just came out. I got
5 it, anyway, today, so I'll be there. If any of
6 you all can make it, that would be great.

7 I also wanted to let the board know that
8 the RFP for the search -- the CEO search firm
9 is about to hit the streets, so that work is
10 ongoing. And I'll give the Special Committee
11 an update on that.

12 I also -- I don't think they know it yet,
13 but I'm going to thank them anyway. I want to
14 thank Ms. Fetner and Mr. Hirabayashi for
15 volunteering to score those responses when they
16 come in. You'll be working directly with
17 Mr. Parola to review those responses to the
18 search firm RFP and score those for us when
19 those roll in, but that will be -- I think it's
20 out for 30 days, right? Once it hits --
21 something like that. Guy can update us.

22 MR. PAROLA: To the Chair, as a matter of
23 fact, it's published now. I believe they have
24 a closing date of mid December, but we'll
25 disseminate that information to those who need

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1 it.

2 THE CHAIRMAN: Thank you very much, Guy.
3 Appreciate your work on that.

4 Lastly and unfortunately, this board is
5 once again losing some institutional knowledge
6 and leadership. This is Carol Worsham's last
7 meeting with us. She is moving on to take care
8 of more important and more valuable things, and
9 I'm sure we will ask her to come back to
10 recognize her service, but --

11 I've known Carol off and on for years and
12 have always valued her input and guidance, and
13 I know she's given a lot to this board, so on
14 behalf of the board, Carol, thank you for your
15 service to our board and we're certainly sad to
16 see you go.

17 I have nothing else. Anybody else for the
18 good of the order?

19 (No response.)

20 THE CHAIRMAN: If not, happy early
21 Thanksgiving to everybody. Travel safe, if you
22 are.

23 Meeting adjourned.

24 (The foregoing proceedings were adjourned
25 at 3:47 p.m.)

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CERTIFICATE OF REPORTER

STATE OF FLORIDA)
)
COUNTY OF DUVAL)

I, Diane M. Tropa, Florida Professional
Reporter, certify that I was authorized to and did
stenographically report the foregoing proceedings and
that the transcript is a true and complete record of my
stenographic notes.

DATED this 2nd day of December 2024.

Diane M. Tropa
Florida Professional Reporter

Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203
(904) 821-0300

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