

CITY OF JACKSONVILLE
COMMUNITY REDEVELOPMENT AGENCY
BOARD MEETING

Proceedings held on Wednesday, September 21,
2022, 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:

CAROL WORSHAM, Chair.
JIM CITRANO, Vice Chair.
OLIVER BARAKAT, Board Member.
CRAIG GIBBS, Board Member.
TODD FROATS, Board Member.
BRAXTON GILLAM, Board Member.

ALSO PRESENT:

LORI BOYER, Chief Executive Officer.
GUY PAROLA, DIA, Operations Manager.
ANTONIO POSEY, DIA, Project Manager.
INA MEZINI, DIA, Marketing and Communications.
JOHN SAWYER, Office of General Counsel.
XZAVIER CHISHOLM, Administrative Assistant.

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1 MS. BOYER: Lori Boyer, CEO.
2 MR. PAROLA: Guy Parola, staff.
3 MR. POSEY: Antonio Posey, DIA staff.
4 MR. SAWYER: John Sawyer, Office of
5 General Counsel.
6 MR. CHISHOLM: Xzavier Chisholm, DIA
7 staff.
8 MS. MEZINI: Ina Mezini, DIA staff.
9 THE CHAIRWOMAN: Thank you.
10 Mr. Chisholm, do we have public comment?
11 MR. CHISHOLM: We do, Madam Chair.
12 First up we have Nancy Powell.
13 (Audience member approaches the podium.)
14 AUDIENCE MEMBER: Hi. Nancy Powell --
15 (Discussion held off the record.)
16 MS. POWELL: I don't know if I can -- I
17 forgot my glasses here, so I'm not sure I can
18 read it properly.
19 Nancy Powell, Scenic Jacksonville.
20 I want to first commend the Eric Adler
21 project in LaVilla, and -- I really love this
22 missing middle adaptive reuse of an historic
23 building. It's so critical to the uniqueness,
24 and especially in LaVilla, which used to be
25 more of a thriving mixed-use area.
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1 P R O C E E D I N G S
September 21, 2022 2:00 p.m.
2 - - -
3 THE CHAIRWOMAN: Good afternoon.
4 I'd like to call the September 21st, 2022,
5 hybrid virtual/in-person meeting of the
6 Downtown Investment Authority for the City of
7 Jacksonville to order.
8 I would like to start with the Pledge of
9 Allegiance to our flag on the screen.
10 (Recitation of the Pledge of Allegiance.)
11 THE CHAIRWOMAN: Thank you.
12 We'll start with introductions at the
13 table. We'll start with Mr. Gibbs.
14 BOARD MEMBER GIBBS: Craig Gibbs, board
15 member.
16 BOARD MEMBER FROATS: Todd Froats, board
17 member.
18 BOARD MEMBER CITRANO: Jim Citrano, board
19 member.
20 THE CHAIRWOMAN: Carol Worsham, board
21 member.
22 BOARD MEMBER BARAKAT: Oliver Barakat,
23 board member.
24 BOARD MEMBER GILLAM: Braxton Gillam,
25 board member.
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1 To me, spending incentives on this project
2 is wise and we should continue to look for
3 these opportunities to support this kind of
4 development.
5 I understand the riverfront -- the
6 American Lions' project is on the consent
7 agenda, but I would like to raise, for more
8 consideration, the issue of private/public park
9 partnership funding. In our -- you know, in
10 our studies of other cities, we saw, for
11 example, in Cincinnati, the Banks development
12 has developer fees that support the 32-acre
13 Smale Riverfront Park. In Brooklyn, New York,
14 the development that was allowed on 10 percent
15 of the riverfront property supports 90 percent
16 of the park maintenance fees for the Brooklyn
17 Bridge Park.
18 And I even know here, you know, for
19 Iguana, when they got their incentives, my
20 understanding is that they are tacking some
21 fees on the room rates in order to help fund
22 their commitment to Metropolitan Park, so I
23 think there could be some creative ways that
24 this -- you know, the American Lions' project,
25 which is going to directly benefit from the
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1 City's \$25 million investment in a world-class
 2 park -- and to see that there is no provision
 3 right now for long-term, binding financial
 4 commitment is concerning.
 5 This building and the people who are going
 6 to be in it are the primary beneficiary. And,
 7 you know, Lori even mentioned a few weeks ago
 8 or -- in some meeting, about public space being
 9 the new anchor tenant. So the data shows that
 10 the private property benefits directly from
 11 great public spaces. So if we don't do the
 12 commitment now, do we think that we can come
 13 back later and renegotiate?
 14 Thank you very much.
 15 THE CHAIRWOMAN: Thank you.
 16 Any more?
 17 MR. CHISHOLM: Yes, Madam Chair.
 18 Next, we have Stanley Scott.
 19 (Audience member approaches the podium.)
 20 AUDIENCE MEMBER: My name is Stanley Scott
 21 on behalf of the African-American Economic
 22 Recovery Think Tank.
 23 I want to apologize for my dress clothes.
 24 I found out at the last meeting that this
 25 meeting was taking place and I had to run over
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1 here from the gym, so I'd like to speak fine as
 2 I can be.
 3 I'm a little disappointed with DIA. And I
 4 have much love for the CEO, much, much love,
 5 but we're going in the wrong direction. We
 6 have put a lot of time in DIA and the board,
 7 because I'm holding the board more responsible
 8 than the CEO.
 9 If it's the design -- first of all, when
 10 you talk about the -- the one at the -- the
 11 restaurant on the other side of the river,
 12 putting them apartments on the water, who come
 13 up with that idea? Who come up with that? Who
 14 come up with that? Who does that?
 15 I've been going down to Miami since the
 16 days of the Fountain Blue, the -- the Fountain
 17 Blue downtown in Miami. And why are we making
 18 this city old downtown? Why are we making
 19 this -- there is new innovation. I haven't
 20 seen any. There is no ideas that would change
 21 and make it a destination downtown?
 22 You just putting up buildings and then you
 23 putting up apartments on prime real estate.
 24 Who does that? Somebody help me to understand
 25 because I'm slow. And I've been around -- all
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1 around this country, lived -- and lived in
 2 other countries, so I'm not somebody that's
 3 talking. You know, I write plans for economic
 4 development with the African-American Economic
 5 Development Think Tank. I'm -- yes, and I do
 6 this on a national level, not just local. I
 7 may be from Jacksonville --
 8 And the reason why I bring this up,
 9 because I was downtown with Ax Handle Saturday.
 10 I was a little kid; I was six years old. I
 11 stopped in from the old Federal Reserve
 12 building and saw them people running. Well,
 13 you see the same thing. Covertly, you see the
 14 same thing in Jacksonville. For 53 years
 15 nothing have changed downtown Jacksonville.
 16 There's (inaudible). I'm talking about --
 17 not on -- not just on the weekends, during the
 18 week. We need to get more people civic
 19 engaged. I'm -- and I'm talking about as far
 20 as having meetings for the community after
 21 6 o'clock. People are working.
 22 One of the most important things you can
 23 do if you care and want the community to be
 24 involved, to make a difference, have the
 25 meetings -- because you can do it on Zoom; we
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1 have the technology, where people can give
 2 their opinion because there's some bright
 3 people here, but you got to -- a city that is
 4 segregated, and I'm not talking about just
 5 race.
 6 Is my time up?
 7 THE CHAIRWOMAN: Yes, sir. Thank you.
 8 MS. SCOTT: Okay. Thank you.
 9 I have plenty of love for you, Ms. Boyer,
 10 plenty of love.
 11 Sorry about my clothes --
 12 THE CHAIRWOMAN: Thank you.
 13 Do we have any additional public comment?
 14 MR. CHISHOLM: Thank you.
 15 Next, we have John Nooney.
 16 (Audience member approaches the podium.)
 17 AUDIENCE MEMBER: Hello.
 18 My name is John Nooney. Name and address
 19 continues to remain on the roster, 8356 Bascom
 20 Road, Jacksonville, Florida 32216.
 21 You know, I miss the game clock, but
 22 anyway, what I want to share with you -- I got
 23 a new shirt. Governor DeSantis. Freedom reef.
 24 And follow me on this.
 25 So anyway, you know, we've got new
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1 leadership on the Jacksonville Waterways
2 Commission. And Waterways has been around for
3 decades. In fact, you know, Ms. Boyer used to
4 be, you know, on Waterways. In fact, Dan
5 Davis, you know, used to be on Waterways, and I
6 was -- I've been going to Waterways meetings
7 for decades.

8 Anyway, here's where I want to go. You
9 know, at the Jacksonville Waterways,
10 August 10th discussion, subcommittee, you know
11 what's not on there? The FIND. We're doing
12 away with FIND. That's the Florida Inland
13 Navigation District. You know, it's millions
14 and millions of dollars.

15 Then you go to the next meeting, and here
16 we are, you know, we're -- these were the
17 minutes (indicating). And, again, with
18 artificial reefs, you know --

19 I got a new song.

20 And, you know, the reason I'm here is that
21 I want you to -- the DIA to support a
22 resolution -- I don't know who the council
23 member designate is for DIA, but whoever that
24 is, they need to, you know, step up on this
25 one.

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1 here it is -- and, again, there are -- there's
2 in shore, near shore, and off shore, so please
3 support a resolution that I can take to the
4 governor, seriously.

5 And thank you for listening. And, you
6 know, I got some bookings available.
7 All right. Thank you.

8 THE CHAIRWOMAN: Thank you for your time
9 and the song.

10 MR. CHISHOLM: Thank you.

11 That's all, Madam Chair.

12 THE CHAIRWOMAN: All right. Seeing no
13 more public comment, we will move on to the
14 adoption of our minutes.

15 Has everyone had a chance to review the
16 minutes? And if so, I would like a motion.

17 BOARD MEMBER GILLAM: Move to approve.

18 BOARD MEMBER CITRANO: Second.

19 THE CHAIRWOMAN: All in favor, say aye.

20 BOARD MEMBERS: Aye.

21 THE CHAIRWOMAN: The motion carries. The
22 minutes are approved.

23 We're now going to move into our consent
24 agenda. As you all are well aware, we have
25 instituted, in the last several months,

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1 But anyway, Dan Davis, running for mayor,
2 was on Waterways, knows the issue. So here we
3 go:

4 (Singing.)

5 Oh, Danny boy, the reefs are calling from
6 the beaches of Duval County three miles out to
7 sea. Oh, Danny boy, it's you, it is you. Oh,
8 Danny boy.

9 Well, thank you, thank you. Wait till you
10 see this on the Jumbotron.

11 But anyway, so -- but listen to this. So
12 Councilman Howland said the committee will have
13 a scope of focus to only within the river.

14 So anyway, where I'm going with it is,
15 artificial reefs within three miles of the
16 state waters, not, you know -- and with
17 Governor DeSantis, the state of Florida, you
18 know, DIA, downtown has access or downtown
19 isn't access. Downtown is America or downtown
20 isn't America.

21 So I hope it is (inaudible). It is one of
22 the biggest -- to me, it is a -- a statewide
23 issue and we're sweeping this one under the
24 rug, so --

25 I don't how much more time I have, but

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1 committee meetings with robust discussion on
2 items coming before the board.

3 We have four items on the consent agenda.

4 I believe all of you who are in attendance,
5 either in person or on Zoom -- does anyone have
6 any items they would like to pull off the
7 consent agenda for further discussion?

8 BOARD MEMBERS: (No response.)

9 THE CHAIRWOMAN: Seeing none, any comment
10 on any of the items?

11 BOARD MEMBERS: (No response.)

12 THE CHAIRWOMAN: Ms. Boyer, did you have
13 any comments on anything on the consent agenda?

14 MS. BOYER: Thank you, Madam Chair.

15 I would just like to mention with respect
16 to the American Lions proposal on Riverfront
17 Plaza, there was some discussion at REPD with
18 Board Member Citrano and Barakat regarding the
19 characterization of the incentive amount and
20 how we reflect both the loan coming in and the
21 loan going out, and by stating it that way it
22 perhaps overstates the overall incentive
23 amount.

24 The paper I have handed out to you shows
25 that adjustment. So what you see here is an

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1 outflow of the loan at \$27,500,400 and a
2 present value of the payoff of 8,574,800 and
3 interest of 17,875,300. So we have 26,450,100
4 coming back for a net incentive on the loan of
5 a million dollars -- a 1,050,300. There's
6 foregone interest of 1,340,600. So the total
7 loan incentive value is 2,390,900.

8 Add to that, the REV Grant, the land, the
9 completion land of 34,542,000. And you get a
10 total incentive value for the project of the
11 36,932,900.

12 I believe that's what I was being asked by
13 two of the board members to share with you
14 today, just to reflect that the loan both goes
15 out and comes back, and we have done the
16 discount for the net present value so that all
17 together the loan costs the City 2,390,900.

18 THE CHAIRWOMAN: Thank you for that
19 clarification.

20 And, again, that's not a revision to the
21 resolution; it's just a clarification.

22 Does anyone have any further comment?

23 BOARD MEMBERS: (No response.)

24 THE CHAIRWOMAN: If not, I'll look for a
25 motion to approve the consent agenda.

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1 BOARD MEMBER GILLAM: Move to approve.

2 BOARD MEMBER FROATS: Second.

3 THE CHAIRWOMAN: It's been -- the motion
4 has been seconded.

5 We'll start with the vote on the
6 resolution -- I mean, on the consent agenda.

7 Mr. Gibbs.

8 BOARD MEMBER GIBBS: In favor.

9 THE CHAIRWOMAN: Mr. Froats.

10 BOARD MEMBER FROATS: In favor.

11 THE CHAIRWOMAN: Mr. Citrano.

12 BOARD MEMBER CITRANO: I'm in favor.

13 THE CHAIRWOMAN: I'm also in favor.

14 Mr. Barakat.

15 BOARD MEMBER BARAKAT: In favor.

16 THE CHAIRWOMAN: Mr. Gillam.

17 BOARD MEMBER GILLAM: In favor.

18 THE CHAIRWOMAN: All right. The consent
19 agenda passes. Thank you very much.

20 We are moving on to Resolution 2022-09-05,
21 American Lions access agreement.

22 I will turn that over to Ms. Boyer.

23 MS. BOYER: Thank you, Madam Chair.

24 And if I may just give a shout-out to
25 Mr. Chisholm for our new binders.

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1 Now, first of all, let me tell you, you
2 are all supposed to turn the binder back in.
3 You may take all the material out, but the idea
4 here is, since we have the consent agenda, you
5 have real tabs and can now flip to the
6 appropriate resolution and simply turn over all
7 the other materials. And we've kept the agenda
8 separate in the front so that you can pull the
9 agenda out and continue to (inaudible) it.

10 So if you will now turn over to Resolution
11 2022-09-05, which is the American Lions access
12 agreement. This is pretty straightforward as
13 we have had access agreements before, but, as
14 you know, if we are going to allow people the
15 right to do any invasive soil testing or
16 sampling, even if they have to restore the
17 site, we do bring this to the board for the
18 board's approval and authorization for that
19 agreement. You're going to have two
20 resolutions for that today.

21 The American Lions resolution, obviously,
22 goes hand in hand with the disposition of the
23 property and they want to begin to start site
24 investigations of the particular pad site as we
25 are working through the development approval

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1 process with City Council and the agreement
2 process.

3 So Resolution 2022-09-05 is the grant of
4 an access agreement to American Lions, and you
5 will note that -- I'm looking, Mr. Parola, for
6 the term.

7 MR. PAROLA: The term is for six months
8 with an additional six-month extension at the
9 will of the CEO.

10 MS. BOYER: And that's really the subject
11 matter of that resolution.

12 Thank you.

13 THE CHAIRWOMAN: Thank you.

14 BOARD MEMBER GIBBS: Madam Chair, I'd like
15 to move to approve Resolution 2022-09-05.

16 BOARD MEMBER GILLAM: Second.

17 THE CHAIRWOMAN: Thank you.

18 We've got a motion, it's been seconded.
19 I'll open the floor for discussion.

20 Mr. Gillam.

21 BOARD MEMBER GILLAM: No discussion. This
22 is similar to what we've done before.

23 THE CHAIRWOMAN: Mr. Barakat.

24 BOARD MEMBER BARAKAT: No questions.

25 Thank you.

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1 THE CHAIRWOMAN: Mr. Citrano.
 2 BOARD MEMBER CITRANO: No questions.
 3 THE CHAIRWOMAN: Mr. Froats.
 4 BOARD MEMBER FROATS: No questions.
 5 THE CHAIRWOMAN: Mr. Gibbs.
 6 BOARD MEMBER GIBBS: Nothing further.
 7 THE CHAIRWOMAN: I don't have any
 8 additional questions either.
 9 I'll call for a vote.
 10 Mr. Gibbs.
 11 BOARD MEMBER GIBBS: I'm in favor.
 12 THE CHAIRWOMAN: Mr. Froats.
 13 BOARD MEMBER FROATS: In favor.
 14 THE CHAIRWOMAN: Mr. Citrano.
 15 BOARD MEMBER CITRANO: In favor.
 16 THE CHAIRWOMAN: I'm also in favor.
 17 Mr. Barakat.
 18 BOARD MEMBER BARAKAT: In favor.
 19 THE CHAIRWOMAN: Mr. Gillam.
 20 BOARD MEMBER GILLAM: I'm in favor.
 21 THE CHAIRWOMAN: All right. Motion passes
 22 unanimously.
 23 Thank you.
 24 We're now moving on to Resolution
 25 2022-09-06, MOSH access agreement. I'm
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1 assuming it's very similar in nature.
 2 I'll turn it over to Ms. Boyer.
 3 MS. BOYER: Thank you, Madam Chair.
 4 Yes. If you flip over to this resolution,
 5 it is very similar in nature, granting MOSH the
 6 authority to go on site, conduct geotechnical
 7 work and other site investigation, but this is
 8 a three-month term with an additional six-month
 9 option. The three-month term will coincide
 10 likely with the term sheet meeting that we will
 11 have in March. So by the time we get this
 12 done, we think that they will have hopefully
 13 completed the geotechnical work they need to
 14 do, but we have the extension option if it's
 15 needed.
 16 THE CHAIRWOMAN: Thank you.
 17 Do I have a motion?
 18 BOARD MEMBER GIBBS: Madam Chair, I'll
 19 move Resolution 2022-09-06.
 20 BOARD MEMBER GILLAM: Second.
 21 THE CHAIRWOMAN: All right. We have a
 22 motion.
 23 Any discussion from the board, any board
 24 member?
 25 BOARD MEMBER BARAKAT: Just a question.
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1 For both of these, when the developers do
 2 these tests, are they obligated to provide us
 3 the results?
 4 MS. BOYER: I think Mr. Sawyer -- I can't
 5 see him. Mr. Sawyer sat at the end of the
 6 table, and I'll let him answer that question.
 7 It is typical in the agreement that we ask
 8 for the results and have the results provided
 9 to us.
 10 Am I correct, Mr. Sawyer, or is there
 11 anything different in this?
 12 MR. SAWYER: That's correct.
 13 BOARD MEMBER BARAKAT: So if it is on the
 14 resolution, it will be in the agreement, the
 15 final agreement?
 16 MS. BOYER: Correct. It's standard in the
 17 agreement.
 18 BOARD MEMBER BARAKAT: Okay. Thank you.
 19 THE CHAIRWOMAN: Mr. Gillam, did you have
 20 a comment?
 21 BOARD MEMBER GILLAM: Mr. Barakat stole my
 22 thunder. I wasn't so worried about the last
 23 one because that's previously been built on.
 24 This one -- this is (inaudible), so I don't
 25 have to worry about it. I just wanted to make
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1 sure it's the same thing.
 2 Thank you.
 3 THE CHAIRWOMAN: Any further discussion?
 4 BOARD MEMBERS: (No response.)
 5 THE CHAIRWOMAN: If not, I'll call for a
 6 vote.
 7 Mr. Gibbs.
 8 BOARD MEMBER GIBBS: I approve.
 9 THE CHAIRWOMAN: Mr. Froats.
 10 BOARD MEMBER FROATS: In favor.
 11 THE CHAIRWOMAN: Mr. Citrano.
 12 BOARD MEMBER CITRANO: I'm in favor.
 13 THE CHAIRWOMAN: I'm in favor.
 14 Mr. Barakat.
 15 BOARD MEMBER BARAKAT: In favor.
 16 THE CHAIRWOMAN: Mr. Gillam.
 17 BOARD MEMBER GILLAM: In favor.
 18 THE CHAIRWOMAN: Motion carries six to
 19 zero.
 20 All right. Moving right along, we are now
 21 on Resolution 2022-09-07, the Beyond Van Gogh
 22 event contribution.
 23 Ms. Boyer.
 24 MS. BOYER: Thank you, Madam Chair.
 25 As you know, the CEO has the authority to
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1 make smaller event contributions, but this is
2 an event contribution of \$10,000 requiring
3 board approval. It is for activation of Hogan
4 Street, associated with the Beyond Van Gogh
5 event. So this is not to sponsor the event
6 itself, which is already being privately funded
7 and sponsored and is ongoing. In fact, I guess
8 yesterday it was just announced that the time
9 frame was already extended once because of the
10 demand for tickets for the event, but this is
11 to activate Hogan Street and draw people into
12 City Center and make that connection between
13 the event location and downtown. So we're
14 talking about window clings on window buildings
15 that go down Hogan Street, string lights, wraps
16 on the columns of the Skyway in this area, and
17 other features that will help activate that
18 space and enliven it, especially for visitors
19 who are coming in the evenings to go to the
20 event.

21 THE CHAIRWOMAN: Thank you.
22 Do I have a motion?
23 BOARD MEMBER GILLAM: So moved.
24 BOARD MEMBER CITRANO: Second.
25 THE CHAIRWOMAN: All right. We have a
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1 motion. It's been seconded.
2 Discussion by the board?
3 Mr. Gillam.
4 BOARD MEMBER GILLAM: I'm in support of
5 this measure.
6 Thank you.
7 THE CHAIRWOMAN: Mr. Barakat.
8 BOARD MEMBER BARAKAT: It's a great event.
9 I'm in support.
10 THE CHAIRWOMAN: Mr. Citrano.
11 BOARD MEMBER CITRANO: No questions.
12 THE CHAIRWOMAN: Mr. Froats.
13 BOARD MEMBER FROATS: Are these going to
14 be permanent fixtures or just temporary for
15 this event?
16 MS. BOYER: Through the Chair to Board
17 Member Froats, most of them will be temporary.
18 We expect the event will be several -- I mean,
19 it's already several months. So the question
20 will be how long. Some of the wraps on some of
21 the columns may stay longer than that.
22 We hope that the lights are reusable and
23 we can reuse the lights in other locations if
24 desired, but, ultimately, the activation
25 fit-out and the art that goes in this corridor

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1 will complement the Hogan Street cycle track
2 segment and the Emerald Trail.
3 So we didn't really want to commit to
4 permanent things that would conflict with that
5 since that is not yet constructed and is in
6 design. So that's why the measures that we're
7 taking are things like window clings that are
8 relatively inexpensive, can be applied now and
9 can be peeled off in a year and changed out
10 with something else.

11 The lights we do hope will be reusable.
12 And I'm seeing Ms. Edgecombe nodding her head
13 that the lights we have ordered are going to be
14 reusable.

15 BOARD MEMBER FROATS: Thank you.
16 THE CHAIRWOMAN: Mr. Gibbs.

17 BOARD MEMBER GIBBS: Forty thousand
18 tickets sold as of late August?

19 MS. BOYER: (Nods head.)
20 BOARD MEMBER GIBBS: That's wonderful.

21 Thank you.

22 THE CHAIRWOMAN: It's a phenomenal event.
23 I saw it in Atlanta. And I think having it
24 here in Jacksonville is absolutely fabulous, so
25 I'm also in favor of our -- what we can do to

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1 Hogan Street to activate it.
2 With that being said, I'll call for a
3 vote.

4 Mr. Gibbs.
5 BOARD MEMBER GIBBS: In favor.

6 THE CHAIRWOMAN: Mr. Froats.

7 BOARD MEMBER FROATS: In favor.

8 THE CHAIRWOMAN: Mr. Citrano.

9 BOARD MEMBER CITRANO: I'm in favor.

10 THE CHAIRWOMAN: I'm also in favor.

11 Mr. Barakat.

12 BOARD MEMBER BARAKAT: In favor.

13 THE CHAIRWOMAN: And Mr. Gillam.

14 BOARD MEMBER GILLAM: In favor.

15 THE CHAIRWOMAN: Thank you.

16 The motion carries six to zero.

17 We are now at other matters to be added by
18 the Chair.

19 Is there anything else --

20 MS. BOYER: No.

21 THE CHAIRWOMAN: With that -- nothing
22 being added, we'll close the Community
23 Redevelopment Agency meeting and move on to the
24 Downtown Investment Authority meeting.

25 (The foregoing proceedings were adjourned
Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203
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1 at 2:25 p.m.)

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1 CERTIFICATE OF REPORTER

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3 STATE OF FLORIDA)
4)
5 COUNTY OF DUVAL)
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.

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15 DATED this 1st day of October 2022.

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19 Diane M. Tropa
Florida Professional Reporter

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CITY OF JACKSONVILLE
DOWNTOWN INVESTMENT AUTHORITY
BOARD MEETING

Proceedings held on Wednesday, September 21,
2022, commencing at 2:25 p.m., Jacksonville Public/Main
Library, Multipurpose Room, 303 North Laura Street,
Jacksonville, Florida, before Diane M. Tropaia, FPR, a
Notary Public in and for the State of Florida at Large.

BOARD MEMBERS PRESENT:

CAROL WORSHAM, Chair.
JIM CITRANO, Vice Chair.
OLIVER BARAKAT, Board Member.
CRAIG GIBBS, Board Member.
TODD FROATS, Board Member.
BRAXTON GILLAM, Board Member.

ALSO PRESENT:

LORI BOYER, Chief Executive Officer.
GUY PAROLA, DIA, Operations Manager.
ANTONIO POSEY, DIA, Project Manager.
INA MEZINI, DIA, Marketing and Communications.
JOHN SAWYER, Office of General Counsel.
XZAVIER CHISHOLM, Administrative Assistant.

- - -

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1 have a one-page staff report that is an
2 explanation of the donation. And the two
3 donations are -- the first one is in the amount
4 of \$18,000 to Downtown Vision for Invest Jax.
5 And what you see on the screen is the Invest
6 Jax website. They host that website for us.
7 They also contract with the -- what would be
8 the right term, Ms. Mezini? The property
9 database?

10 MS. MEZINI: We'd call it a real estate
11 software program, but, yes, similar to that.

12 MS. BOYER: So that we can interface and
13 pull up particular locations on the database.

14 So they do that contracting, but we
15 provide most of the input and information that
16 you find on this website. This is our way to
17 communicate with developers and investors
18 outside of the COJ internal website. If they
19 haven't gone to the City, they may find this
20 one in a Google search about downtown
21 Jacksonville and investment, and this provides
22 much of the same information that we have about
23 properties available for sale but also includes
24 private properties that various brokers may
25 have listed or that are under development.

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1 P R O C E E D I N G S
September 21, 2022 2:25 p.m.

2 - - -

3 THE CHAIRWOMAN: We'll close the Community
4 Redevelopment Agency meeting and move on to the
5 Downtown Investment Authority meeting.

6 I hope you have had a chance to review the
7 minutes. I'll look for a motion for approval.

8 BOARD MEMBER GILLAM: Move to approve.

9 BOARD MEMBER BARAKAT: Second.

10 THE CHAIRWOMAN: All in favor of the
11 minutes being approved, say aye.

12 BOARD MEMBERS: Aye.

13 THE CHAIRWOMAN: We do not have anything
14 on consent -- we do -- we don't have anything
15 on the consent agenda for this meeting, so
16 we'll move into Resolution 2022-09-08, Invest
17 Downtown Jax.

18 Ms. Boyer.

19 MS. BOYER: Thank you.

20 And Ms. Mezini has been involved in these
21 and she is also going to show you some -- we'll
22 be able to pull up and show you the websites
23 that these relate to, so I'm going to speak to
24 this a little bit together. But if you look in
25 your notebook, right behind the resolution, you

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1 The request is for a contribution of
2 \$18,000 in total, 1,500 of which comes from the
3 General Fund, advertising and promotion budget,
4 and 16.5 from the Downtown Northbank CRA trust
5 fund. And we do have funds available in both
6 of those for this purpose.

7 MS. MEZINI: And if I may add, the
8 difference in both -- so you'll see that
9 there's a 10,000 for LiveDTJax, and an 18,000
10 for Invest, and the 8,000 additional for Invest
11 is due to the real estate software contract and
12 paying for that software as well, and this year
13 we're changing to a new one. We're going to be
14 transitioning in the next couple of months, and
15 it's only a couple thousand more expensive than
16 it was last year, but it has a lot more
17 features, much more user friendly, so -- Kat
18 Hardwick and I will be managing that transition
19 and it will be done in November.

20 THE CHAIRWOMAN: Great.

21 MS. BOYER: And we do have the website up
22 if you would like Ms. Mezini to navigate and
23 show you more about how it works, if anybody
24 wants to see more of that.

25 MS. MEZINI: And just briefly, this here
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5

1 is the real estate map. And then I'm going to
2 go to the -- one of the other features here,
3 which is the development map. And this is
4 something that we're also going to work on
5 updating this year, but this is an interactive
6 map where users can go through and see what's
7 under construction, approved, recently
8 completed. And we're going to work with
9 Wingard this year to make this a little bit
10 more comprehensive and also hopefully be able
11 to include estimated completion dates so that
12 users can look to see -- you know, we have so
13 much going on downtown right now -- what is
14 expected to be on line next year in 2025 and so
15 on. So we're going to work on that this year
16 as well.

17 THE CHAIRWOMAN: Great. Thank you.
18 Does anyone -- I'll look for a motion.

19 BOARD MEMBER GILLAM: So unless there's an
20 objection, I would move to approve Resolution
21 2022-09-08 and 09-09 together because they seem
22 to be very relatable.

23 MS. BOYER: Through the Chair to Board
24 Member Gillam, we can do that. Resolution -09
25 is \$10,000, and that is for the LiveDTJax

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1 website. You will recall that was initiated by
2 the Jacksonville Chamber and they started it
3 and then DVI took it over from the Jacksonville
4 Chamber, I believe three years ago. And this
5 one is focused on residents; what is the
6 residential lifestyle, what residential
7 properties are available. So it helps our
8 developers who are building residential units
9 rent those units and further promotes
10 residential growth downtown. Distinct focus
11 between the two websites, but both of them are
12 very valuable to us.

13 BOARD MEMBER GIBBS: Madam Chair, I'd like
14 to second the motion that's on the table.

15 THE CHAIRWOMAN: All right. We have a
16 motion to approve Resolution 2022-08- -- 09-08
17 and 09-09 at the same time, if no one objects,
18 and we have a second.

19 Any other comments?

20 BOARD MEMBER GILLAM: I would say a couple
21 of things. One, these really are wonderful
22 resources. I know that -- and a number of
23 them -- and Ms. Boyer, to a large degree, and
24 Mr. Kelley have had an opportunity to speak to
25 a number of different civic groups about what's

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7

1 going on downtown, and I know that a lot of the
2 data and the PowerPoint and the pages come from
3 these websites, and it is just fantastic.

4 I actually just got done with one of those
5 talks today at lunchtime and actually was able
6 to go back and look at an issue because I had a
7 question from one of these websites. And so
8 it -- it really is really helpful. I hope that
9 our development community and also our landlord
10 community and tenant community are actually
11 using them.

12 My only question would be -- to staff,
13 would be, is, what are we doing to make sure
14 that people know these resources are available?
15 Because I think they're fantastic.

16 MS. MEZINI: Through the Chair to
17 Mr. Gillam, yes, that is also another thing
18 that we're working on this year, is really
19 ramping up search engine optimization, so both
20 on the marketing side and -- and working with
21 DVI to get the word out, but also working with
22 the coding team on the back end so that when
23 somebody searches something about downtown,
24 these websites come up first. So that'll be
25 something that we're implementing all across

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8

1 all three of these websites, not just Invest
2 and Live, but also the DTJax website as well
3 because all three serve as a trio of downtown
4 websites. We'll be working on that, which will
5 help -- hopefully help us come up at the top of
6 that search (inaudible).

7 BOARD MEMBER GILLAM: Thank you,
8 Ms. Mezini.

9 THE CHAIRWOMAN: Okay. Mr. Barakat.

10 BOARD MEMBER BARAKAT: Just a couple of
11 things. One, since I'm the -- on the Downtown
12 Vision board, I'll be filling out the Form 8B,
13 declaring a conflict. So assuming I do that, I
14 will not be able to vote on this.

15 I do want to also echo Mr. Gillam's
16 comment about awareness. The search engine
17 optimization is important, but I think just
18 community awareness and ensuring that the
19 (inaudible) community is aware of these
20 resources, particularly on the commercial side,
21 it is -- it is really important.

22 The default is to use CoStar or LoopNet.
23 And, you know, brokers aren't aware of them, so
24 they just won't use it. And they don't -- they
25 don't Google it. They go to these other

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1 subscriptions, so they just simply will not end
 2 up using the (inaudible) for that location,
 3 so --
 4 It is a great benefit, but again, it's not
 5 worth the money if the awareness in the
 6 community is not there. So I wanted to echo
 7 those comments and make sure that awareness --
 8 follow through in terms of (inaudible).
 9 Thank you.
 10 THE CHAIRWOMAN: Thank you.
 11 Mr. Citrano, any additional comments?
 12 BOARD MEMBER CITRANO: I would echo almost
 13 exactly what Mr. Gillam and Mr. Barakat said.
 14 I think, you know, as a board, you know,
 15 the -- the effort that was started last year to
 16 do more speaking engagements and making the
 17 community more aware of the momentum is really
 18 important to continue, and I -- I would suspect
 19 that these websites will be of great help to
 20 both staff and the board in that effort.
 21 THE CHAIRWOMAN: Thank you.
 22 Mr. Froats.
 23 BOARD MEMBER FROATS: Yeah. I think
 24 they're going to be very useful, so I'm in
 25 favor.

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1 BOARD MEMBER GIBBS: As am I.
 2 I was having lunch two weeks ago with a
 3 physician who was asking about what's going on
 4 in downtown. I directed him to our website.
 5 He said, "Craig, this is a wonderful city we
 6 live in." So these will be very useful and
 7 helpful.
 8 THE CHAIRWOMAN: And they look very
 9 professional, they look very user friendly, so
 10 we're all in favor of supporting it. This is
 11 probably one of the most important tools we
 12 have for communication.
 13 So we have a motion and a second. I'll
 14 call for a vote on -- these are on both
 15 resolutions.
 16 Mr. Gillam.
 17 BOARD MEMBER GILLAM: In favor.
 18 THE CHAIRWOMAN: Mr. Barakat.
 19 BOARD MEMBER BARAKAT: Approve.
 20 THE CHAIRWOMAN: And I'm in favor.
 21 Mr. Citrano.
 22 BOARD MEMBER CITRANO: I'm in favor.
 23 THE CHAIRWOMAN: Mr. Froats.
 24 BOARD MEMBER FROATS: In favor.
 25 THE CHAIRWOMAN: Mr. Gibbs.

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1 BOARD MEMBER GIBBS: I'm in favor.
 2 THE CHAIRWOMAN: All right. Both
 3 resolutions, -08 and -09, pass six to zero.
 4 We'll now move on to our final resolution,
 5 2022-09-10, stormwater credits.
 6 Ms. Boyer.
 7 MS. BOYER: Thank you, Madam Chair.
 8 So this, again, is a resolution style that
 9 you have seen on multiple occasions. Pursuant
 10 to the Ordinance Code, we are authorized to
 11 sell stormwater credits at a predetermined rate
 12 per credit. That has been established by the
 13 Ordinance Code. This is for the Artea
 14 multifamily development on the Southbank.
 15 You may recall that the board took action
 16 on a REV Grant for this project some time ago,
 17 maybe six months ago. It's been a while since
 18 you've seen it, but the resolution itself is a
 19 straightforward sale of up to 8.24 acres of
 20 surface water quality credits at the rate of
 21 34,948.25 per credit.
 22 So that is the subject matter of it.
 23 There are approximately 150 -- so it would be
 24 8.24 credits from the approximately 850 that
 25 are currently still available.

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1 THE CHAIRWOMAN: Thank you.
 2 Motion?
 3 BOARD MEMBER GILLAM: Move to approve.
 4 THE CHAIRWOMAN: Second?
 5 BOARD MEMBER GIBBS: I'll second.
 6 THE CHAIRWOMAN: All right. It's been
 7 motioned and seconded.
 8 Any discussion from the board?
 9 Mr. Gibbs.
 10 BOARD MEMBER GIBBS: No comments.
 11 THE CHAIRWOMAN: Mr. Froats.
 12 BOARD MEMBER FROATS: No questions.
 13 THE CHAIRWOMAN: Mr. Citrano.
 14 BOARD MEMBER CITRANO: I'm in favor, but
 15 just for my benefit, is there a formula that is
 16 used to calculate the amount of credits? Is it
 17 relative to the number of units developed,
 18 square footage? And is it consistent -- is the
 19 credits that we're being -- that we're going to
 20 vote on, is it consistent with that formula, if
 21 that formula exists?
 22 MR. PAROLA: Through the Chair, great
 23 question.
 24 One credit is one acre at 80 percent
 25 impervious. So when they file their

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1 engineering drawings as part of that, they're
 2 required to do a calculation on their
 3 impervious, and then from there it's pretty
 4 simple math.
 5 BOARD MEMBER CITRANO: So the 8.whatever
 6 is consistent for this project?
 7 MR. PAROLA: Through the Chair, yes.
 8 BOARD MEMBER CITRANO: Thank you.
 9 THE CHAIRWOMAN: Mr. Barakat.
 10 BOARD MEMBER BARAKAT: My only question
 11 is -- just because I have a lot of projects
 12 that either have not yet started -- you know,
 13 the Feds just increased interest rates again
 14 today, so, you know, you never know how long
 15 projects are going to take to get off the
 16 ground or whether or not they will get off the
 17 ground at this point in the cycle.
 18 So how long -- what is the incumbrance
 19 time frame for these credits? In other words,
 20 how long will the developers have these
 21 credits? And if they don't develop, do they
 22 come back to us after a period of time?
 23 MR. PAROLA: Through the Chair, great
 24 question.
 25 In this particular instance, I believe
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1 they have one year to effectuate the purchase
 2 of those credits. If not, they would come back
 3 to us.
 4 They're already in for engineering, so we
 5 think they're going to make the time frame
 6 fairly easy. But we -- we include clawbacks,
 7 for want of a better term, in each of the
 8 resolutions.
 9 BOARD MEMBER BARAKAT: Thank you.
 10 THE CHAIRWOMAN: Mr. Gillam.
 11 BOARD MEMBER GILLAM: No questions.
 12 Thank you.
 13 THE CHAIRWOMAN: All right. Then we'll
 14 take a vote on our final resolution of the day,
 15 2022-09-10.
 16 Mr. Gibbs.
 17 BOARD MEMBER GIBBS: Approve.
 18 THE CHAIRWOMAN: Mr. Froats.
 19 BOARD MEMBER FROATS: In favor.
 20 THE CHAIRWOMAN: Mr. Citrano.
 21 BOARD MEMBER CITRANO: I'm in favor.
 22 THE CHAIRWOMAN: I'm in favor.
 23 Mr. Barakat.
 24 BOARD MEMBER BARAKAT: In favor.
 25 THE CHAIRWOMAN: Mr. Gillam.
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1 BOARD MEMBER GILLAM: In favor.
 2 THE CHAIRWOMAN: All right. Our final
 3 resolution passes.
 4 Do we have any other matters to bring up?
 5 MS. BOYER: We do not have any other
 6 matters for board action, but we do have some
 7 slides of progress to show you and a CEO
 8 report.
 9 THE CHAIRWOMAN: Perfect. Then I'll turn
 10 the floor over to you.
 11 Thank you.
 12 MS. BOYER: I will start with the CEO
 13 report because the pictures are more
 14 interesting, so we'll let you have those to
 15 close out.
 16 From a budgetary standpoint, I need to
 17 report to you that we have made a \$2,500 event
 18 sponsorship contribution to Scenic Jacksonville
 19 for the Great Cities Symposium that is coming
 20 up.
 21 In addition, the DIA and Office of Public
 22 Parking budgets were approved in the budget
 23 committee of City Council. They're moving on
 24 to final action by City Council next week.
 25 The one amendment was the continuation of
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1 the employee parking discount, but the council
 2 then appropriated funds to make the Office of
 3 Public Parking budget whole. So the Office of
 4 Public Parking still has the resources that we
 5 envisioned they would have to make improvements
 6 within the garages and on street; however, the
 7 continuation of the parking discount does
 8 continue to skew demand because the pricing was
 9 envisioned to adjust demand and supply. So the
 10 Ed Ball garage and the Duval Street garage have
 11 waiting lists and very high demand, and the
 12 Yates garage and the Water Street garage have
 13 excessive vacancies because they're further.
 14 So the one challenge we have, as long as
 15 this continues, is it doesn't really allow us
 16 to use pricing as a mechanism to balance out
 17 supply and demand. And when -- if this is
 18 going to be an ongoing system, we're now going
 19 to have to look at other ways perhaps to do
 20 that.
 21 In addition to that, the downtown
 22 maintenance scope and the downtown maintenance
 23 budget -- so Mr. Famy is here from Public
 24 Works. As you know, he's been working on
 25 downtown maintenance. We've been talking about
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1 the enhanced maintenance funds that the DIA has
2 set aside for both park maintenance and
3 right-of-way maintenance, but he also, in his
4 budget request through Public Works, requested
5 additional funds this year to accomplish both
6 some onetime cleanups and replacement of
7 benches and repair efforts and some ongoing
8 dollars. And those are intact in the budget
9 that would be considered again next week. So
10 that will be very helpful as well.

11 In addition, in order to get that
12 maintenance off the ground, Public Works had
13 engaged Prosser to write a scope of services
14 that we could put out to bid for a menu of
15 enhanced services, what would it take to -- as
16 opposed to picking up trash on the Riverwalk
17 once a week, we're going to pick it up daily or
18 weeding more frequently or all of the various
19 items that we would like to see happen to
20 improve the fit-and-finish of the rights-of-way
21 downtown, the publicly-owned properties, the
22 park spaces, et cetera.

23 And they are working on that now and we
24 are expecting to have that scope of services
25 available to us in November that we could then

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1 bid, and then we would be able to deploy the
2 resources you've set aside to pick and choose
3 out of that menu which things that we are going
4 to fund on top of the funding that the
5 department has.

6 So with that schedule, I am hopeful that
7 by the first of the year you'll start to see
8 some real changes in the way things look. If
9 we could have that contract in place, if we
10 could bid it in November and have it in place
11 by January 1st, I mean, then I think we're not
12 going to see just regular maintenance, but
13 we're going to see that increased level that
14 we're all looking for.

15 From a staffing standpoint, we have been
16 interviewing for the first two positions that
17 we have, which are the strategic initiatives
18 coordinator and a (inaudible) strategy
19 coordinator. We will be advertising for the
20 third position right after October 1. And we
21 have been meeting with the administration
22 regarding additional office space or
23 reconfiguration of our office space to
24 accommodate new employees within that. So look
25 for more information on that as we develop it.

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1 From a capital projects standpoint, we had
2 a kickoff meeting with DE-ZYN, which is a firm
3 out of Orlando, who are the creative team, the
4 artistic team that are producing the projection
5 show that you've been hearing about for years
6 as water activation that is going to show on
7 the Performing Arts Center building and on the
8 fountain. We had a test last week. And when
9 you see the slide show, you're going to get to
10 see a little bit of what that will look like,
11 at least some still images from it.

12 So that kickoff meeting happened this
13 week -- this past week, and that team is in
14 place and at work, and they will have that show
15 ready by the time the Performing Arts Center
16 garden is complete. So that's about a year
17 from now we'll have that working together.

18 We also had a kickoff meeting last week
19 with Agency Landscape & Design [sic], who are
20 designing the Shipyards West Park, and they
21 have their larger multiday charette scheduled
22 for October 18th and will be back in town.
23 Right now they've got a large document dump of
24 all the other resources that are applicable to
25 the property, but they're starting work, so

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1 they're actively engaged in that.

2 Perkins & Will is continuing to work on
3 Riverfront Plaza and they are scheduled to have
4 a hundred percent design completed in January.
5 So they are talking about having permits by
6 February. We would be bidding it then for
7 construction. And we had promised Downtown
8 Vision that Jax River Jams could be held there
9 one more time this year. And by the time we
10 get to that -- end of April, 1st of May --
11 we're hopeful that the bid will have closed and
12 been awarded and we'll be able to start
13 construction on the actual park space.

14 In addition, the Hogan Street design,
15 which is the Emerald Trail corridor on Hogan
16 Street, is supposed to be at 90 percent design
17 by December. And the two-way conversion of
18 Forsyth and Adams will be at a hundred percent
19 and we'll have a bid package by October and be
20 bidding that out with the idea we're starting
21 construction first of the year or very close
22 thereto on those.

23 So we have a very busy fall on design
24 projects and capital projects.

25 From a programming standpoint, the LaVilla

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1 logo and heritage trail committee has continued
2 to meet, and they are going to be putting out a
3 call to artists to work on the new logo design
4 for LaVilla.

5 Ms. Mezini has been working on the
6 production of the banners, and you should see
7 new downtown banners for City Center,
8 Southbank, Cathedral Hill and Brooklyn up by
9 November, and North Core will be coming in the
10 winter.

11 And I think that I saw -- Mr. Diebenow and
12 Mr. Frick left already, but I'm going to be
13 talking to them about Sports & Entertainment as
14 well.

15 We are working with the Jacksonville
16 Historical Society, continue to work with them
17 on historic district markers throughout the
18 historic district downtown. We have a package
19 that we'll be presenting to you, hopefully next
20 month, where these would -- the first phase of
21 this is simply the bronze building markers,
22 identification markers, similar to what we
23 have. They kind of have a scroll design, but
24 on all of the historic buildings that have been
25 designated within the historic district would

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22

1 have a matching bronze marker as an
2 identification marker.

3 And then where room is available, we'll be
4 adding storyboards to those as well, but first
5 phase of it is, let's just get a consistent
6 system of markers and identifications. And
7 that is in process. And we have pricing on
8 that and are working on the text that would
9 apply to those.

10 We have completed an MOT document for --
11 which is -- and probably that's not the right
12 term. MOT means movement of transportation,
13 right, or movement of traffic?

14 BOARD MEMBERS: Maintenance of traffic.

15 MS. BOYER: Maintenance of traffic.

16 So the idea is, how do you work around
17 things when other things are going on? And we
18 have done this for the Riverwalk where we have
19 created a time frame of what portions of the
20 Riverwalk are out of service for bulkhead
21 construction or Riverwalk reconstruction or
22 adjacent development construction, when, so
23 that you can see which portions will be open
24 when and we can program and plan accordingly.
25 That was quite an exercise in itself.

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1 And the new employee on loan to the Parks
2 Department, which is a duPont-funded position,
3 Gary Monahan, began work this week. And Gary
4 will be implementing a lot of the downtown
5 parks programming efforts. So we now have a
6 person on staff that started this week who will
7 be working on that.

8 From a development perspective, a few
9 quick updates. AR Polar, I'm hopeful that I'm
10 going to bring you something on that at the
11 October meeting. The swap parcel, the parcel
12 that we were going to accept in exchange for
13 the retention pond parcel, it has turned out
14 that between some on-site physical issues and
15 title issues that have arisen, its value is not
16 comparable to the retention pond parcel. So
17 we're having to do a little work on
18 renegotiating how we're going to craft that,
19 and it may require a new Notice of Disposition
20 and publication of that because it's just not
21 an equal value swap as we got that detailed
22 information on the site.

23 Laura Street Trio -- for Mr. Barakat,
24 Laura Street Trio met with us this week,
25 presented us an extensive package of documents,

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1 so we have a lot of reading to do on the
2 information that was submitted to us. They
3 advised us that they have closed on a bridge
4 loan that has paid off LISC and they now have
5 some interim financing on the property to
6 alleviate that prior debt and those issues that
7 they had previously, but now they're working
8 forward looking at the current construction
9 costs and pro formas as it relates to both the
10 office and the hotel when they provided us that
11 information. We have not even started to
12 review it; we just got it.

13 USS Orleck has now requested a six-month
14 extension of their current agreement to locate
15 at Pier 1, in addition to their ongoing
16 conversation with the administration about
17 their desire to stay in front of the Hyatt
18 longer. So we'll be setting up a meeting on
19 that.

20 We have two groundbreaking in the next
21 two weeks; one tomorrow, TriBridge Residential
22 at One Riverside, the former Times-Union site
23 is breaking ground on the residential building
24 tomorrow at noon. And on September 27th, in
25 the morning, the LaVilla Townhomes

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1 groundbreaking is scheduled. So both of those
 2 you're seeing in process.
 3 And our only pending legislation right now
 4 are three financial bills, budget bills, all of
 5 which are held up as we resolve some
 6 discrepancies with accounting -- I know this is
 7 Mr. Froats favorite subject -- where we are
 8 trying to -- actually, I think they've gone all
 9 the way back to 2015, '16, I mean, a long way
 10 back, to try to reconcile some numbers, but
 11 we're hopeful those are going to get moving
 12 next cycle and we'll be able to take the
 13 actions that the board approved probably a
 14 month ago, six weeks ago, and actually get
 15 those through, as well as true-up on the MPS
 16 bond closing.
 17 As one would expect, the bonds did not
 18 close at exactly \$29,500,000. It was
 19 28-something-or-the-other, and so we have to go
 20 through and reconcile some budgets on those,
 21 but those are pending.

22 And we will have a lot of new legislation
 23 that we'll be filing very shortly on --
 24 Mr. Kelley has any number of them. And then we
 25 have Riverfront Plaza, MOSH, and all of those

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1 that we just went through today, so we'll have
 2 a pretty big line behind that.
 3 And now you get the fun part, you get the
 4 picture show. So I'm going to leave that to
 5 Ms. Mezini and let her -- if she wants to
 6 narrate any portion of that.
 7 MS. MEZINI: All right. This is One
 8 Riverside Avenue. As Lori mentioned, there
 9 will be the groundbreaking tomorrow. So as you
 10 can see, both former buildings are now
 11 completely cleared.

12 Shotgun house renovation. The
 13 restorations are underway, continuing to
 14 improve.

15 And this is the LaVilla Townhomes, Johnson
 16 Commons, that Ms. Boyer also mentioned, aerial
 17 shot, as well as (inaudible) work on the site
 18 there.

19 MS. BOYER: So Lift Ev'ry Voice and Sing
 20 Park, you can see that there is a lifted lawn
 21 as part of the design. And that mound of dirt
 22 that you see on Lift Ev'ry Voice and Sing Park
 23 is the lifted lawn foundation that has been
 24 there.

25 And then you can see on the two Johnson
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1 Commons properties right behind it, they've
 2 actually already started earthwork on the site,
 3 even though the official groundbreaking is not
 4 until tomorrow.

5 MS. MEZINI: And here's that park.
 6 And this is the Emerald Trail model mile.
 7 Again, the same aerial shot, but then some
 8 close-up shots here of the work that's being
 9 done along Lee Street.

10 MS. BOYER: So you can see multiple
 11 segments have been paved. And the segments
 12 that go back, across, under the interstate,
 13 Florida Dwight park, those segments are all
 14 paved already. Obviously, we don't have any
 15 landscaping yet or benches or associated
 16 improvements, but a lot of the actual
 17 structural pavement is in.

18 MS. MEZINI: And this is the Baptist
 19 Convention Center building. And notice that
 20 there's new windows up now both in the front of
 21 the building as well as on the back end.

22 VyStar parking garage, you'll notice on
 23 the right side that the facade has -- I don't
 24 know what you would call that, but it looks
 25 really nice right now, so -- the exterior

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1 enhancements, which will also, I believe, be
 2 lit up in the future.

3 MS. BOYER: So that's the screening on
 4 Laura Street that you're seeing that was not
 5 there last month.

6 MS. MEZINI: Bulkhead work on the
 7 Performing Arts Center is moving along.

8 And this is the Ashley Square senior
 9 housing. There was landscaping recently placed
 10 in there, so that looks really nice on the
 11 outside.

12 Doro construction is moving along as well.

13 And this is along the Northbank Riverwalk,
 14 I think in particular on the Brooklyn side.
 15 There was trees planted, and I believe --
 16 they've also installed some new benches as
 17 well.

18 MS. BOYER: So this -- DIA funded a design
 19 for tree planting along the Northbank Riverwalk
 20 to use tree fund trees to enhance it. And what
 21 you're seeing are various sections of that that
 22 have already been planted. The area down by
 23 FIS has been planted, up by the Y they have,
 24 and I think there was some oak tree trimming as
 25 well as new trees that have been planted in

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1 there.

2 MS. MEZINI: So this is an aerial shot of
3 the RiversEdge. And the team has kind of
4 identified what the different parcels will be
5 there. And then the next few slides are the
6 storm drain on Broadcast Place --

7 BOARD MEMBER GILLAM: (Inaudible.)

8 MS. MEZINI: Sure. Right here
9 (indicating).

10 BOARD MEMBER GILLAM: We've got a
11 multifamily residential project coming out of
12 the ground soon here. Can you describe where
13 that's going to be?

14 MS. BOYER: The multifamily -- the Toll
15 Brothers is what you're referring to that has
16 gone through DDRB. And it is -- if you would
17 look at the bottom of your screen nearest the
18 marsh -- I'm not sure I can read those parcel
19 numbers.

20 BOARD MEMBER GILLAM: 9B?

21 MS. BOYER: Yeah. It looks like it's 9A
22 and 9B, in that vicinity is where the townhomes
23 are.

24 BOARD MEMBER GILLAM: Thank you. Sorry.

25 MS. BOYER: We have a number of
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1 that. That portion, as well as the playground
2 area and -- so the fountain itself and the
3 playground area will reopen to the public and
4 be operational by Memorial Day. So those will
5 be reopening on that time frame.

6 What you see in the top right and the
7 bottom right on the screen, the car and the --
8 I'm calling it a lotus flower, are examples of
9 what the projection on the (inaudible) looks
10 like, which gave us a pretty good -- you saw --
11 the shadow below was because the night we were
12 there, there was a fair amount of wind.

13 Apparently the night before you didn't have any
14 of the shadow below the car because there
15 wasn't wind. So I was quite happy with it if
16 that's all the distortion you get on a windy
17 night. It's still very clear, what you're
18 looking at. So I think that the entire content
19 will show quite well at night, and it's pretty
20 dramatic.

21 So that portion of it will not be fully
22 implemented until we complete the Performing
23 Arts garden and we have the projection on the
24 other side. So you'll have the projection on
25 both parts. You'll have the fountain working

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1 infrastructure pictures simply because you
2 can't see them from the road, so I wanted you
3 to understand the magnitude of the
4 infrastructure work that's going on here, both
5 with utility installations and road work.

6 BOARD MEMBER CITRANO: Ms. Boyer, could I
7 ask a quick question on that?

8 I know that there was City funds that was
9 going towards the public spaces at RiversEdge,
10 but the photos that we just looked at, or that
11 we're looking at now, is that
12 private investment?

13 MS. BOYER: That's correct.

14 Those are being paid for by the CDD bonds.
15 The roads that we paid for -- or the
16 infrastructure that we paid for is simply a
17 portion of Prudential Drive and then the road
18 along the riverfront. This happens not to be
19 on one of those, but one of the internal roads
20 that you're seeing.

21 And from last week's photos at Friendship
22 Fountain. So the photos on the -- the two
23 bottom left are the fountain jets and colors
24 and lighting, which you saw a demo of maybe a
25 year ago, or six months ago we had a demo of

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1 and the playground area open this year, late
2 this spring, but you will not have the full
3 projection element until later.

4 BOARD MEMBER GILLAM: When is the artwork
5 on Bay and Broad going to be activated?

6 MS. BOYER: This means on the Water Street
7 garage?

8 BOARD MEMBER GILLAM: Yes, ma'am.

9 MS. BOYER: The artwork on the Water
10 Street garage is functional; it does work. It
11 is under the control of the Cultural Council.
12 And I know I have been in communication with
13 them in the past, asking them, like, when it's
14 turned on or can we change the hours of
15 operation or something like that because I
16 rarely see it on, but I'm told that it is on
17 and they have a program for it. So I can
18 easily follow-up on that again.

19 BOARD MEMBER GILLAM: I drive by it three
20 or four times a day, I've never seen it on.

21 MS. BOYER: Well, I don't think it's on
22 usually in the daytime. It's usually -- but
23 you drive by it at night too, I know. I know
24 what time you go to work.

25 Is that our last slide?

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1 MS. MEZINI: Yes.
 2 MS. BOYER: That's our last slide.
 3 But quite a bit of progress in the last
 4 month. And we will keep doing that every month
 5 and showing you, you know, what we've -- what's
 6 changed from the month before. So if there is
 7 no change, you're not going to see a slide on
 8 it.
 9 THE CHAIRWOMAN: Great. Thank you.
 10 The visuals of the photographs of the
 11 progress of the projects we've got underway is
 12 wonderful. And I walked the Riverwalk this
 13 morning and the landscaping that is in has
 14 really improved the experience on that
 15 Northbank Riverwalk. It looks really good.
 16 So thank you for the update.
 17 Does anybody else have any other comments,
 18 questions?
 19 BOARD MEMBER CITRANO: Is there a link to
 20 that presentation that we can get ahold of?
 21 MS. BOYER: We can certainly email it to
 22 you and we can post it on our website as part
 23 of the meeting, but I also -- I know that
 24 Ms. Edgecombe and others asked for my CEO
 25 report, so I've now started actually typing it

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1 up and putting it in a link also where other
 2 people can get a copy of it. So, yeah, those
 3 are available.
 4 THE CHAIRWOMAN: Thank you.
 5 If nothing else, we'll stand adjourned.
 6 Thank you.
 7 (The above proceedings were adjourned at
 8 2:57 p.m.)
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 4 COUNTY OF DUVAL)
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 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 1st day of October 2022.
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 17 _____
 18 Diane M. Tropa
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