

CITY OF JACKSONVILLE
DOWNTOWN INVESTMENT AUTHORITY
BOARD MEETING

Proceedings held on Wednesday, May 17, 2017,
commencing at 3:43 p.m., City Hall, Lynwood Roberts
Room, 1st Floor, Jacksonville, Florida, before Diane M.
Tropia, a Notary Public in and for the State of Florida
at Large.

BOARD MEMBERS PRESENT:

JACK MEEKS, Vice/Acting Chairman.
JAMES BAILEY, Board Member.
OLIVER BARAKAT, Board Member.
BRENNAN DURDEN, Board Member.
CRAIG GIBBS, Board Member.
RON MOODY, Board Member.
MARC PADGETT, Board Member.

ALSO PRESENT:

AUNDRY WALLACE, DIA, Chief Executive Officer.
TOM DALY, DIA, Redevelopment Analyst.
GUY PAROLA, DIA, Redevelopment Manager.
JIM KLEMENT, DIA, Development Coordinator.
JOHN SAWYER, Office of General Counsel.
JOHNNY GAFFNEY, Office of the Mayor.
KAREN UNDERWOOD-EILAND, Executive Assistant.

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1 stay in line with our current fiscal year
2 primarily because -- due to -- and we're most
3 appreciative of it -- the administration and
4 the City Council addressing the pension.

5 There is an increase in salaries that goes
6 in effect come October 1. So to take in --
7 take into account that increase, a decrease in
8 professional services is something I was
9 proposing to do next year, but I'm just going
10 to put it off to the following fiscal year,
11 which would be '18-'19.

12 Travel expenses pretty much remain almost
13 flat at 9,565. Employee training remains flat.
14 Internal service charges pretty much remains
15 flat. Market promotions, again, remains flat
16 itself. Event contributions here, I think
17 we've got that budgeted at 10,000. And
18 miscellaneous at 3,000.

19 So pretty much, when you begin to look at
20 our budget, 1.229, we're up a little bit over
21 what's our current adopted budget of 1.119.
22 And really, the increase is really due to the
23 salary increases that are going to take effect
24 October 1st.

25 Mr. Chairman, that's my presentation on
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1 P R O C E E D I N G S

2 May 17, 2017 3:43 p.m.

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4 VICE CHAIRMAN MEEKS: So we should now
5 close that meeting and reopen the Downtown
6 Investment Authority Board meeting?

7 MR. WALLACE: That is correct, sir.

8 VICE CHAIRMAN MEEKS: That's correct.

9 And so you're going to take us through to
10 hear our DIA administrative budget?

11 MR. WALLACE: That is correct, sir.

12 So, Mr. Chairman, so this is Resolution
13 2017-05-06. It's a resolution of the Downtown
14 Investment Authority recommending that the
15 City Council for the City of Jacksonville
16 approve the attached budget as part of the
17 City's overall budget approval.

18 Mr. Chairman, what we have before you is a
19 budget that will be moving forward to the City
20 of \$1.229 million. That breaks down to the
21 following:

22 Salaries are roughly \$480,000. Benefits,
23 roughly \$137,000. Professional services will
24 remain flat at 430,000. You may have gotten a
25 document that we sent out to you that had a
larger amount. I've reduced that number to

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1 our budget. I can address any questions that
2 you may have.

3 VICE CHAIRMAN MEEKS: Let's do it right
4 this time and have a motion to approve that and
5 a second.

6 BOARD MEMBER BAILEY: So moved.

7 BOARD MEMBER GIBBS: Second.

8 VICE CHAIRMAN MEEKS: And this -- just to
9 clarify, we did have a Finance Committee
10 meeting, again, in the last week or ten days.

11 And the Finance Committee meeting approved the
12 budget that you gave to us with the
13 understanding that there would be the change
14 between professional services and salaries that
15 you discussed.

16 MR. WALLACE: Yes.

17 VICE CHAIRMAN MEEKS: Otherwise, what we
18 see with that change is what we approved as the
19 Finance Committee.

20 All right. Having said that, Mr. Moody,
21 any questions or comments?

22 BOARD MEMBER MOODY: No.

23 VICE CHAIRMAN MEEKS: Mr. Padgett.

24 BOARD MEMBER PADGETT: None.

25 VICE CHAIRMAN MEEKS: Ms. Durden.

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1 BOARD MEMBER DURDEN: I just would like
2 you to talk a little bit about the staff and --
3 because I know that we've been concerned in
4 regards to the amount of work and the
5 anticipation -- the anticipated demand, and I
6 don't recall hearing you speak to that during
7 our committee meeting.
8 And I just want to say, with the 30,000 --
9 I guess it's maybe \$35,000 more, are you
10 comfortable going forward with the staff that
11 you have now for a whole other year?
12 MR. WALLACE: Yes.
13 BOARD MEMBER DURDEN: Okay. Thank you.
14 VICE CHAIRMAN MEEKS: Mr. Bailey.
15 BOARD MEMBER BAILEY: Let me ask it a
16 different way, Mr. Wallace. Are you confident
17 you can keep the staff you have at the current
18 level? We have a lot going on, a lot coming
19 up. We don't need to be in a position of not
20 being competitive. And I think it would be a
21 disaster for us to have any kind of change. I
22 always feel strongly about what we're getting
23 for our money, and I just want to make sure we
24 have enough there.
25 MR. WALLACE: Unless someone tells me
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1 something subsequent to this particular
2 meeting, I think that we're going to be able to
3 retain our staff. What kicks in October 1st is
4 a 5 percent increase across the board for all
5 City employees.
6 I am appreciative for that.
7 I do also appreciate the board recognizing the
8 amount of work that the team does do. It is
9 not easy. And I know someone may make a
10 comparison to, we may have very well supported
11 another organization that does work within our
12 spectrum for increases and things of that
13 nature, but I have to do a balancing act. I
14 can't get into that. I have to look at where
15 we are, put it up under the umbrella of the
16 entire City administration. And that is one of
17 the reasons why, you know, the City would like
18 to keep as much at the department level flat as
19 we possibly can on the operations side, but
20 they also recognize that they are increasing on
21 the personnel, and that is the salaries and the
22 benefits for this upcoming fiscal year.
23 Maybe next fiscal year, '18-'19, would be
24 an opportunity to talk about the workload that
25 we have and potentially addressing it with
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1 another staff member.
2 BOARD MEMBER BAILEY: DIA is in a great
3 position and we don't want to be in a position
4 of not being able to respond quickly, getting
5 things done in a timely manner. Slowing things
6 down would be a disaster.
7 So the other item, travel expenses, it
8 remains flat, but we can transfer from other
9 accounts. Like your Chamber leadership trip is
10 in Toronto this year as opposed to Cleveland,
11 Ohio.
12 MR. WALLACE: Right.
13 BOARD MEMBER BAILEY: It could be more
14 expensive. And some of these others are going
15 to have increases, so --
16 MR. WALLACE: Mr. Chairman, to Mr. Bailey,
17 I'm paying for the Toronto trip this fiscal
18 year. So what we do is, if I know I'm going on
19 that trip, I pay for it. It may take place
20 after October 1, but I'm going to pay for that
21 in this current fiscal year. That's how -- so
22 that's where I know it actually gets paid for.
23 BOARD MEMBER BAILEY: Good. Thank you.
24 VICE CHAIRMAN MEEKS: Mr. Gibbs.
25 BOARD MEMBER GIBBS: I appreciate Finance
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1 doing the vetting on this. No comments.
2 VICE CHAIRMAN MEEKS: Mr. Barakat.
3 BOARD MEMBER BARAKAT: I've seen it on the
4 Finance Committee meeting, so no comments.
5 VICE CHAIRMAN MEEKS: Mr. Anderson, since
6 you're here, this was just sort of an
7 interesting combination of figures. Going back
8 to these much discussed parking garages that we
9 continue to talk about in our meetings, that --
10 if I've done my math right, and I don't have my
11 calculator, so forgive me, this isn't exactly
12 right, but I think this is worth noting, both
13 for something that you, as our council rep
14 today might be interested in, in terms of this
15 organization, for us as -- as members to think
16 about too. Without the charges for the parking
17 garages, we would actually be able to pay the
18 10 percent on the other revenues that we're
19 collecting in our TIFs, as we call them.
20 If we did that, we would actually have
21 enough revenue going back to the General Fund,
22 based on my back-of-the-envelope math here, to
23 pay our entire budget. Just something to think
24 about. I'll pass on going over that, but it's
25 sort of an interesting comparison. I see
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1 Mr. Barakat smiling at that. So something to
2 note. At any rate --
3 MR. ANDERSON: Duly noted.
4 VICE CHAIRMAN MEEKS: -- you can pass
5 along to your colleagues, that we're -- absent
6 those parking garages, we apparently would be a
7 self- -- at this level of budget, a
8 self-supporting organization for our operating
9 expenses.
10 Before we vote on this budget, any public
11 comment?
12 AUDIENCE MEMBERS: (No response.)
13 VICE CHAIRMAN MEEKS: Hearing none, all in
14 favor, say aye.
15 BOARD MEMBERS: Aye.
16 VICE CHAIRMAN MEEKS: All opposed?
17 BOARD MEMBERS: (No response.)
18 MR. WALLACE: Mr. Chairman, if you could
19 approve your board meeting minutes for the DIA
20 from April 18, 2017.
21 VICE CHAIRMAN MEEKS: Do I have a motion
22 to that effect?
23 BOARD MEMBER MOODY: So moved.
24 BOARD MEMBER GIBBS: Second.
25 VICE CHAIRMAN MEEKS: Second. Any
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1 comments, changes?
2 BOARD MEMBERS: (No response.)
3 VICE CHAIRMAN MEEKS: Hearing none, all in
4 favor, say aye.
5 BOARD MEMBERS: Aye.
6 VICE CHAIRMAN MEEKS: All right. I guess
7 we're down some development rights.
8 Mr. Wallace.
9 MR. WALLACE: Yes, Mr. Chairman. I'm
10 going to skip those two right now until
11 Mr. Parola gets back. I'm going to go directly
12 to 2017-05-04.
13 Mr. Chairman, this is a resolution of the
14 Downtown Investment Authority providing parking
15 within the Yates Garage for volunteers during
16 events at the Florida Theatre as a sponsorship
17 to the Florida Theatre, and finding that the --
18 finding that the plan -- this resolution is
19 consistent with DIA's Business Investment and
20 Development Plan and establishes sponsorship
21 terms and conditions, and also authorizing the
22 chief executive officer to execute any
23 contracts and documents and otherwise take all
24 necessary action in connection therewith to
25 effectuate the purposes of this resolution.
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1 So, Mr. Chairman, this is for volunteers
2 for events and concerts at the Florida Theatre.
3 They have historically been providing parking
4 through the Office of Public Parking itself.
5 So the exact number of events tends to be
6 somewhere about 150 events a year. And they
7 have anywhere upwards to potentially 25
8 volunteers per event. So basically, the
9 estimated value of this sponsorship is about
10 \$18,000.
11 So in exchange for this, the Florida
12 Theatre directs event-goers to the Yates
13 parking through advertising on their website,
14 as well as event web pages, tickets, receipts
15 and playbills, et cetera. So we're proposing
16 this term for 24 months from the effective date
17 of this particular resolution.
18 And also, this is a -- for us, since we're
19 managing parking, there are a number of
20 agreements that have been in place from a prior
21 administration that -- I'm moving to
22 memorialize them via resolution, by an actual
23 contract agreement.
24 In other words, Mr. Chairman, as you would
25 say, getting our fiscal house in order. So
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1 that is what we're doing with this particular
2 resolution here.
3 VICE CHAIRMAN MEEKS: Can I have a motion
4 and a second? And then we'll discuss this.
5 BOARD MEMBER MOODY: So moved.
6 BOARD MEMBER GIBBS: Second.
7 VICE CHAIRMAN MEEKS: All right. We'll
8 start with you, Mr. Moody. Any comments or
9 questions?
10 BOARD MEMBER MOODY: I have no problems
11 with this resolution. I think it's a good
12 idea.
13 VICE CHAIRMAN MEEKS: Mr. Padgett.
14 BOARD MEMBER PADGETT: I have no comments.
15 VICE CHAIRMAN MEEKS: Ms. Durden.
16 BOARD MEMBER DURDEN: Thank you.
17 Did I hear you say this is just for
18 24 months?
19 MR. WALLACE: The term is 24 months from
20 the effective date of this particular
21 resolution.
22 BOARD MEMBER DURDEN: Okay. And is
23 that -- I just didn't see it in the resolution
24 itself.
25 MR. WALLACE: I'm reading from my notes
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1 and from my memo right here to you all.
2 BOARD MEMBER DURDEN: Okay. So it will be
3 for 24 months?
4 MR. WALLACE: Right.
5 BOARD MEMBER DURDEN: Thank you very much.
6 No other questions.
7 VICE CHAIRMAN MEEKS: Mr. Bailey.
8 BOARD MEMBER BAILEY: Yes, I support it.
9 I think it's wonderful. But after our annual
10 presentation to the Rules Committee last week,
11 it came up, and I thought it was a great
12 suggestion.
13 And, Numa (phonetic), I see you back
14 there.
15 The DIA gets involved in a lot of these
16 things. We do an awful lot, and we would like
17 to see some advertising in return. I think the
18 DIA logo needs to be on a hundred and fifty
19 thousand playbills or other things to let
20 people know that the DIA is a partner in all of
21 these.
22 So if we could make sure that's part of --
23 it doesn't have to be part of the resolution,
24 but I haven't run across anybody that didn't do
25 the same thing. Numa just did this, by the
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1 way. And I think it would be very helpful for
2 DIA to have their name on anything you can
3 possibly put their name on as a partner.
4 VICE CHAIRMAN MEEKS: Mr. Gibbs.
5 BOARD MEMBER GIBBS: No comments.
6 VICE CHAIRMAN MEEKS: Mr. Barakat.
7 BOARD MEMBER BARAKAT: No comments.
8 I think Mr. Bailey's suggestion is an
9 excellent one.
10 VICE CHAIRMAN MEEKS: He's just full of
11 excellent suggestions, you've noticed, over the
12 years.
13 Any public comments?
14 AUDIENCE MEMBERS: (No response.)
15 VICE CHAIRMAN MEEKS: Hearing none, all in
16 favor, say aye.
17 BOARD MEMBERS: Aye.
18 VICE CHAIRMAN MEEKS: All opposed?
19 BOARD MEMBERS: (No response.)
20 VICE CHAIRMAN MEEKS: Mr. Wallace, not
21 seeing Mr. Parola --
22 MR. WALLACE: I'm good.
23 VICE CHAIRMAN MEEKS: -- should we move on
24 to --
25 MR. WALLACE: Go right ahead, sir.
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1 VICE CHAIRMAN MEEKS: Should we move on to
2 the Brooklyn Road Diet, or do you want to take
3 up the allocation of development rights?
4 MR. WALLACE: No, sir. I am going to go
5 to Resolution 2017-05-02.
6 This is a resolution of the Downtown
7 Investment Authority allocating 44,500 square
8 feet of commercial, retail and 10,000 square
9 feet of general office development rights from
10 Phase I of the Northside East Component Area of
11 the consolidated downtown development of
12 regional impact to 102A Philip Randolph, LLC,
13 to be utilized on the properties identified by
14 Duval County Tax Parcel Numbers 131134 00000,
15 and 131135 00000, and 131136 0000, and 131133
16 0000, finding that the plan of development is
17 consistent with DIA's Business Investment and
18 Development Plan, and authorizing the chief
19 executive officer to execute any contracts and
20 documents and otherwise take all necessary
21 action.
22 Mr. Chairman, this is for -- if I'm not
23 mistaken, this is the Doro Fixtures building
24 and what is known as the sports complex itself.
25 So -- perfect timing for Mr. Parola to go over
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1 05-02, which is the Doro Fixtures building.
2 And I've given them the square footages
3 thus far.
4 MR. PAROLA: Okay.
5 VICE CHAIRMAN MEEKS: He's read us the
6 resolution, Mr. Parola. So perhaps in plain
7 English, you could tell us what this means.
8 MR. PAROLA: Plain English.
9 VICE CHAIRMAN MEEKS: Yes.
10 MR. PAROLA: Okay. There's sort of a
11 unique aspect to this in that they have
12 buildings that have existing development
13 rights. We're adding to those development
14 rights to accomplish the following:
15 One, we are very proprietary about the
16 limited amount of residential units that we
17 have in Phase I. So what we're doing is we're
18 adding the retail and office components to the
19 Doro block -- we'll just call it that for
20 common property boundaries -- so that they can
21 do their immediate development plans, which, I
22 believe I received final or are about to
23 receive final through DDRB.
24 They are going to retain their existing
25 development rights that exist because of the
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1 buildings, not because of the DRI. In other
2 words, they have existing development rights
3 that predate the DRI. So it's theirs
4 regardless of what the DRI says about it. They
5 are going to convert those either to hotel
6 rooms or to residential units at some point in
7 time as the market determines.
8 The reason we are supportive of this as
9 staff is because there is a parking garage that
10 we talk about a lot, that if we can force
11 density and force activity through here or
12 encourage density and activity through being
13 creative, then we think that will be supportive
14 of the garage being open on a regular basis and
15 helping to solve maybe an issue we have
16 fundingwise.
17 A lot of words. I hope I gave you what
18 we're trying to accomplish in plain English.
19 VICE CHAIRMAN MEEKS: We'll find out based
20 on the level and intensity of the questions.
21 So could I have a motion and a second to
22 put this on the floor?
23 BOARD MEMBER GIBBS: So moved.
24 BOARD MEMBER PADGETT: Second.
25 VICE CHAIRMAN MEEK: All right. Why don't
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1 we start with you, Mr. Bailey.
2 BOARD MEMBER BAILEY: Could you come back
3 to me?
4 VICE CHAIRMAN MEEKS: We'll come back to
5 Mr. Bailey. Why don't we start with Mr. Gibbs.
6 BOARD MEMBER GIBBS: It's 45.5 square
7 feet; is that what I'm reading?
8 MR. PAROLA: I believe that is the retail
9 square footage.
10 BOARD MEMBER GIBBS: And 10- --
11 MR. PAROLA: Office.
12 BOARD MEMBER GIBBS: -- office. Okay.
13 Have they contemplated any parking in that
14 area, aside from the garage, or will the garage
15 accommodate --
16 MR. PAROLA: I'm very glad you asked that
17 question because I just got a confirmation
18 e-mail that the Parking Lot X that is located
19 at Bay and A. Philip Randolph that this board
20 approved to create parking in the area, they
21 are going to be utilizing that.
22 They will also be providing, as an interim
23 measure, parking on what they are referring to
24 as Phase II of their development. Phase II
25 will either be the residential or hotel when
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1 the time comes.
2 And again, the concept is that -- by the
3 time the hotel or residential comes, that there
4 will be sufficient demand in the area,
5 non-special events, as to have the MPS Garage
6 there open.
7 BOARD MEMBER GIBBS: Thank you.
8 MR. PAROLA: You're welcome.
9 BOARD MEMBER GIBBS: Nothing further.
10 VICE CHAIRMAN MEEKS: Okay. Mr. Barakat.
11 BOARD MEMBER BARAKAT: Thank you.
12 So just to make sure I understand, the
13 existing building is grandfathered with a
14 certain amount of rights, correct?
15 MR. PAROLA: Yes.
16 BOARD MEMBER BARAKAT: And what exactly
17 are those, those old rights, for lack of a
18 better term? Is it just the square footage of
19 the buildings and their zoning?
20 MR. PAROLA: Yeah, we looked at it as
21 square footage of their building and industrial
22 use. The whole thing has been used primarily
23 for industrial. So that's how we would
24 classify them for purposes of converting. We
25 would take their last known use that the
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1 property appraiser said they were, and that's
2 what we would base a conversion on.
3 BOARD MEMBER BARAKAT: Okay.
4 All right. So they could not -- without
5 any conversion, they could not effectuate their
6 business plan, essentially. They have to have
7 these rights or they would have to comply with
8 an industrial use; is that correct?
9 MR. PAROLA: They have a development plan
10 that requires more development rights than
11 could otherwise be converted with their
12 existing uses. So if approved, you are giving
13 them, as new development rights, their retail
14 and office. They're keeping their industrial
15 development rights to convert at a later date.
16 BOARD MEMBER BARAKAT: Okay. And those
17 rights, what they would be transferred to, to
18 be determined, I supposed?
19 MR. PAROLA: Correct.
20 BOARD MEMBER BARAKAT: The demolition of
21 existing buildings, is that part of their plan
22 whatsoever? Are there a number of buildings or
23 more than one building on the block?
24 MR. PAROLA: That's a great question. And
25 I believe Wyman Duggan, their representative,
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1 is here. There was more than one building on
2 the block that was built at more than one point
3 in time. Some -- and I'm not an historic
4 expert here. Maybe Mr. Duggan can speak to
5 this. Some are more valuable than others.

6 I think that the buildings that are least
7 value, and we'll hear what Wyman has to say
8 about it, they're taking one or two of them
9 down, but the real important buildings to us,
10 like the Doro Fixtures building itself, is
11 being reused.

12 BOARD MEMBER BARAKAT: All right. So
13 these new development rights would basically be
14 deployed within the existing footprint of the
15 existing building, plus some potential new
16 construction?

17 MR. PAROLA: Yes.

18 BOARD MEMBER BARAKAT: Okay. All right.
19 Thank you.

20 I think we would -- we'd like some
21 confirmation regarding which buildings will not
22 be demolished and which buildings would be
23 demolished on the block.

24 VICE CHAIRMAN MEEKS: Yes, sir. If you
25 could come forward and introduce yourself.

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1 (Mr. Duggan approaches the podium.)

2 MR. DUGGAN: Thank you, Mr. Meeks.

3 Wyman Duggan, 1301 Riverplace Boulevard,
4 Suite 1500. I'm with Rogers Towers. We
5 represent the applicant.

6 We have been through final DDRB review and
7 approval, so I can address some of the
8 questions. I also believe we have the DDRB
9 graphics package available to go through it
10 with you. I can answer many of these
11 questions.

12 VICE CHAIRMAN MEEKS: So let's go back to
13 Mr. Barakat. So there were some questions
14 about which buildings would be retained and
15 which buildings would not be. So perhaps -- is
16 that the question I think you still have on the
17 table?

18 BOARD MEMBER BARAKAT: That's correct.

19 VICE CHAIRMAN MEEKS: So maybe start with
20 answering that question, if you would, please,
21 sir.

22 MR. DUGGAN: Yes, sir. Thank you.

23 I have a couple of hard copies of this
24 too. Let me bring those up.

25 So this is just an overview of the site.

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1 It's an entire block bounded by A. Philip
2 Randolph, Adams, Lafayette, and then what is
3 designated Forsyth Street, but that section of
4 Forsyth that runs between Lafayette and
5 A. Philip was closed by ordinance and so it's a
6 private street, but it -- it's the entire block
7 bounded by those four streets.

8 You can see in the picture, in the bottom
9 right hand, that's the site right there. So
10 you can see it in relation to the various
11 venues and the sports complex.

12 This is the Doro Fixtures building. If
13 you're standing at the corner of A. Philip
14 Randolph and Adams, here's the arena parking
15 garage. This is the site, the block here.
16 What this is designed to indicate is the
17 parking inventory that would serve the proposed
18 development. Here's Lot X, which Mr. Parola
19 was just referencing that the City has expended
20 significant funds to upgrade.

21 So this is the approved final conceptual
22 plan. And it's phased. Phase I -- this, by
23 the way, is the closed section of Forsyth
24 Street. This is A. Philip. This is Adams.

25 This is Lafayette. The loading dock for the
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1 Maxwell House factory is right here. And then
2 over here is the Adams Street garage.

3 So, as you can see, the plan for Phase
4 I -- and Phase I is when the rights that are
5 before you for allocation would be used -- is
6 for 44,500 square feet of retail, which is
7 contemplated to be a boutique bowling alley.

8 There are special alcohol licensing laws
9 under the State of -- you know, in the state of
10 Florida that allow for a full bar, full liquor
11 sales, in connection with a bowling alley, a
12 certain number of lanes, which this will
13 provide. And, as you can see, there's office
14 and other retail spaces.

15 Phase II -- I'll show you more detail in a
16 second, Mr. Barakat, but this is where Phase II
17 will go. There are buildings here now that
18 will be demolished. This footprint during
19 Phase I, while all of this is developed, will
20 be interim off-street parking of approximately
21 32 spaces.

22 And Phase II, which hopefully is three to
23 five years, we will come back for -- we will
24 convert the existing rights that Mr. Parola
25 referenced into either a boutique hotel or

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1 multifamily. It may be enough. The conversion
 2 of this approximately 65,000 square feet of
 3 existing industrial development rights might
 4 convert to enough hotel rooms or apartments to
 5 fully serve the proposed level and intensity of
 6 development for Phase II. If it doesn't, we
 7 will come back for an allocation of the delta.
 8 We will also have to go back through DDRB
 9 review and approval for Phase II. So right
 10 now, all that's been approved is -- for final
 11 development is Phase I, which is this, what is
 12 here before you.
 13 Also, just to fully flesh out the
 14 development plan for Phase I, this space right
 15 here, in the corner, is currently an off-street
 16 parking lot that was serving these five Doro
 17 buildings. The plan there is to convert that
 18 into active -- active recreation and open
 19 space. Really, to turn it into a venue, an
 20 event venue for perhaps corporate events during
 21 sporting -- sporting events or other activities
 22 down in the entertainment complex. And also,
 23 just an open-air spot for people to congregate
 24 and relax.
 25 Again, since this is privately owned, and
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1 the same person, the same development entity
 2 owns both buildings, both sides of the street,
 3 they own this -- the entirety of that strip.
 4 And so the plan is to convert that,
 5 particularly on event days, into
 6 pedestrian-only space, to include bollards here
 7 at the end of A. Philip, potentially, and over
 8 here on Lafayette, so that this will be a
 9 pedestrian plaza on event days.
 10 It will also be capable of providing cafe
 11 seating, you know, along either side of the
 12 street. This is going to be improved with wide
 13 sidewalks and planters to create a nice space.
 14 So this is the existing Doro building. If
 15 you're standing on A. Philip Randolph, here's
 16 the parking garage. And then this is the
 17 frontage on Forsyth Street today.
 18 Mr. Barakat, the answer to your question
 19 is these buildings will come down. They're
 20 warehouses. All they've ever been is
 21 warehouses. They have no intrinsic, aesthetic
 22 or architectural value.
 23 This is the Doro building that will be
 24 converted into retail. This space will be
 25 converted into retail as well. And so right in
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1 here is where the off-street -- interim
 2 off-street parking will be created. And then
 3 in Phase II, there will be the vertical
 4 construction.
 5 And then just to give you -- so this is
 6 the conceptual of how post-redevelopment would
 7 look if you're standing on A. Philip. This is
 8 the frontage. This is the Intuition Building
 9 here. There's a concept to create kind of this
 10 entryway feature, this proscenium feature for
 11 the pedestrian experience.
 12 And then this is the Forsyth Street side
 13 of the private street where you can see the
 14 planters, cafe seating. And this is the
 15 open-air, active recreation area. This is a
 16 mural on the back of the building that's on
 17 Adams.
 18 So that's probably enough to give you a
 19 flavor and answer your questions.
 20 BOARD MEMBER BARAKAT: Okay.
 21 VICE CHAIRMAN MEEKS: Mr. Barakat, any
 22 more questions?
 23 BOARD MEMBER BARAKAT: No. That sounds
 24 like a cool project. Sounds great.
 25 MR. DUGGAN: Thank you.
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1 VICE CHAIRMAN MEEKS: All right.
 2 Mr. Gibbs.
 3 BOARD MEMBER GIBBS: My question was about
 4 parking. It's been addressed.
 5 VICE CHAIRMAN MEEKS: Mr. Bailey.
 6 BOARD MEMBER BAILEY: Wyman, can you go
 7 back to -- how did you describe the street and
 8 the ownership of the street?
 9 MR. DUGGAN: So that section of Forsyth,
 10 between the two buildings, was closed by City
 11 ordinance, you know, abandoned --
 12 BOARD MEMBER BAILEY: Closed --
 13 MR. DUGGAN: -- closed to private
 14 ownership.
 15 BOARD MEMBER BAILEY: I petitioned to
 16 close that, but I seem to remember we split it
 17 down the middle. Doro agreed -- because I
 18 owned that -- the Intuition Ale building. And
 19 we closed it, but we agreed to the center of
 20 the street, I believe.
 21 MR. DUGGAN: And that's the default
 22 approach if you have different ownership on
 23 each side of the street. Now there's common
 24 ownership, so they own both sides, both halves.
 25 So they own the whole street.
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1 BOARD MEMBER BAILEY: Okay. So your
2 project and Intuition -- I mean, do you have
3 buy-in from them to do the --
4 MR. DUGGAN: Yes.
5 BOARD MEMBER BAILEY: -- improvements and
6 the pedestrian --
7 MR. DUGGAN: Correct. Yes.
8 BOARD MEMBER BAILEY: Okay.
9 MR. DUGGAN: I was fortunate enough to do
10 the entitlement work for that building as well.
11 BOARD MEMBER BAILEY: Yeah.
12 MR. DUGGAN: And this kind of was always
13 in the offing. And so now both halves of the
14 street can be programmed for that type of
15 activity.
16 But yes, when we got the approvals for the
17 Intuition building, now the Intuition Manifest
18 building, a similar deviation, for example, was
19 granted to require zero minimum parking because
20 we wanted to be able to create a more
21 pedestrian-friendly space when events warranted
22 it.
23 BOARD MEMBER BAILEY: So you mentioned
24 bollards at Lafayette. So they changed the
25 entrance to the parking lot to Lafayette, so
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1 you don't have to come in off Forsyth? Has
2 that already been done or is that being
3 proposed?
4 MR. DUGGAN: So if you will -- yes. This
5 is there today.
6 BOARD MEMBER BAILEY: Yeah.
7 MR. DUGGAN: This is the existing parking
8 lot.
9 BOARD MEMBER BAILEY: But the entrance was
10 off of the closed Forsyth.
11 MR. DUGGAN: So Forsyth today is open. I
12 mean, you can drive up and down it. And you
13 will be able to --
14 BOARD MEMBER BAILEY: Well, it's private,
15 but you can drive up and down it.
16 MR. DUGGAN: Correct.
17 BOARD MEMBER BAILEY: But the entrance to
18 the Intuition parking lot was off of Forsyth.
19 MR. DUGGAN: There are two entrances, one
20 off Lafayette, right here -- basically, the
21 Adams overpass --
22 BOARD MEMBER BAILEY: Right.
23 MR. DUGGAN: -- runs right there. So
24 there's an entrance here and then there's an
25 entrance here.
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1 BOARD MEMBER BAILEY: But are they willing
2 to close that or is that going to remain
3 accessible during non-event days or --
4 MR. DUGGAN: It will remain open in the
5 sense that it won't be curbed, but on event
6 days when the intent is to create a pedestrian
7 plaza, yes, it will all be closed off.
8 BOARD MEMBER BAILEY: Okay. I think it's
9 a great project. I think it will do a lot to
10 help the situation down there. We had
11 Super Bowl down there, and there was nothing
12 between the sports complex and the Landing.
13 And this was quite an active place. So I think
14 it's a great project.
15 MR. DUGGAN: Believe it or not, one of the
16 warehouses that will be torn down was an event
17 venue during the Super Bowl. I toured the
18 space, and there's still a big mural inside
19 that was painted.
20 BOARD MEMBER BAILEY: Yeah, ours was North
21 Bay Club.
22 MR. DUGGAN: Right.
23 BOARD MEMBER BAILEY: And -- or North Bay
24 or Bay Street Club or something. So it was
25 very active. Good job.
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1 VICE CHAIRMAN MEEKS: Ms. Durden.
2 BOARD MEMBER DURDEN: So just to be clear
3 on -- and I don't know whether Mr. Wallace
4 answers this or Mr. Duggan. But on the
5 allocation -- on Sections 1A and B, given the
6 time frames, if we fail to acquire a building
7 permit within 24 months, the allocation of
8 rights -- excuse me -- fail to acquire a
9 building permit within the 24 months from the
10 effective date of this resolution, are those
11 building permits tied to these specific
12 development rights?
13 In other words, I want to be clear, does
14 Mr. Duggan's client have to get building
15 permits for commercial and retail and 10- --
16 for 44,000 of commercial retail and 10,000 of
17 general office development within that time
18 frame?
19 MR. PAROLA: I'll take that, if I could.
20 Yes, those time frames are specific to the
21 allocation of development rights for this.
22 BOARD MEMBER DURDEN: So he -- so they
23 have to get building permits for the full
24 amount within the 24 months, 44.5- and
25 10,000 --
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1 MR. PAROLA: So if they came in for 44,000
 2 of retail, with the permits, we would take what
 3 they didn't use back automatically.
 4 BOARD MEMBER DURDEN: Okay.
 5 MR. PAROLA: So we don't -- we don't have,
 6 like, this surplus hanging out -- no offense to
 7 Wyman's client, but for Wyman's clients to use.
 8 BOARD MEMBER DURDEN: I just wanted to
 9 make that --
 10 MR. PAROLA: Yes, ma'am.
 11 BOARD MEMBER DURDEN: -- to clarify that
 12 point.
 13 MR. PAROLA: Yes, ma'am.
 14 BOARD MEMBER DURDEN: Thank you.
 15 Other than that, I don't have any
 16 questions. I think this is a great project.
 17 VICE CHAIRMAN MEEKS: Mr. Padgett.
 18 BOARD MEMBER PADGETT: I love the concept.
 19 I think it looks great. I like that we're
 20 revitalizing it. So I have no comments at all.
 21 I think it's great.
 22 VICE CHAIRMAN MEEKS: Mr. Moody.
 23 BOARD MEMBER MOODY: My only comment is
 24 that, based on what we did at our last meeting
 25 and our commitment going -- not commitment, but
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1 our direction going forward on the shipyards, I
 2 think this fits in perfectly with some of the
 3 issues that we're trying to make happen
 4 downtown. And I think it's going to be a real
 5 positive thing.
 6 I want to be real clear and transparent,
 7 Mr. Grainger, Farley Grainger is one of the
 8 major partners of this development. And he and
 9 I -- if you know me, we ran an appraisal
 10 company for many years. Three years ago, we
 11 shut it down. So he and I have no financial
 12 ties or financial interests, but I can tell you
 13 from a -- just from an opinion side, he's a
 14 rather conservative individual and he
 15 understands marketability. And I think the
 16 timing of this, based on what we're doing, is
 17 going to be very good.
 18 VICE CHAIRMAN MEEKS: Well, who knows, if
 19 the General Counsel's Office would let us, we
 20 could have a bowling event over there
 21 eventually, but they seem a little strange
 22 about that.
 23 One comment, Mr. -- is it -- I keep
 24 forgetting -- Duggan or Duggan (pronouncing)?
 25 MR. DUGGAN: Duggan.
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1 VICE CHAIRMAN MEEKS: Duggan. Mr. Duggan
 2 did talk to me, so I think I have to disclose
 3 that. We had a phone conversation about this.
 4 Did anyone else need to make that
 5 disclosure?
 6 BOARD MEMBER BARAKAT: Yes, sir. Thank
 7 you for reminding me.
 8 BOARD MEMBER GIBBS: Thank you for
 9 reminding me as well.
 10 BOARD MEMBER BAILEY: Me as well.
 11 BOARD MEMBER DURDEN: Yes, I did have a
 12 conversation with Mr. Duggan.
 13 BOARD MEMBER PADGETT: I did too.
 14 BOARD MEMBER MOODY: I guess he called us
 15 all.
 16 MR. DUGGAN: Yes, sir.
 17 VICE CHAIRMAN MEEKS: It looks like you
 18 did your homework, sir.
 19 MR. DUGGAN: Thank you.
 20 VICE CHAIRMAN MEEKS: Any public comment?
 21 AUDIENCE MEMBERS: (No response.)
 22 VICE CHAIRMAN MEEKS: Hearing none, all in
 23 favor, say aye.
 24 BOARD MEMBERS: Aye.
 25 VICE CHAIRMAN MEEKS: Any opposed?
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1 BOARD MEMBERS: (No response.)
 2 VICE CHAIRMAN MEEKS: On that, we're going
 3 to have a five-minute break. Mr. Moody, and
 4 Mr. Gibbs and I need a break.
 5 (Brief recess.)
 6 VICE CHAIRMAN MEEKS: Diane's here. The
 7 meeting is called back to order.
 8 Mr. Wallace.
 9 MR. WALLACE: Mr. Chairman, Resolution
 10 2017-05-03. A resolution of the Downtown
 11 Investment Authority allocating 30,000 square
 12 feet of commercial, retail development rights
 13 and 5,000 square feet of general office
 14 development rights for Phase I of the Northside
 15 East Component Area of the consolidated
 16 downtown development of regional impact to
 17 Laura Trio, LLC, a Delaware LLC, to be utilized
 18 on the properties identified by Duval County
 19 Tax Parcels 073676 0000, which is commonly
 20 referred to as the Laura Street Trio, and
 21 finding that the plan of development is
 22 consistent with DIA's Business Investment and
 23 Development Plan, and authorizing the CEO to
 24 execute any contracts and documents and
 25 otherwise take all necessary action in
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1 connection therewith to effectuate the purposes
2 of this resolution.
3 I'll turn this over now to Mr. Parola.
4 MR. PAROLA: Thank you.
5 A question someone might have is, that
6 doesn't seem like a lot of development rights
7 for three buildings and new construction. And
8 the answer to that is it's not.
9 We're adding the requested development
10 rights to their existing development rights as
11 converted into a restaurant, as converted into
12 hotel rooms and so on. So these are additive
13 and they will all be absorbed at one time.
14 The DRI -- we, as master developer,
15 looking at -- from the DRI lens, all -- the
16 three buildings; the Bisbee, the Florida Life,
17 and then the Marble Bank, and the portion of
18 new construction as one single development
19 project. And, in fact, the Florida Life and
20 Bisbee will be connected by new construction,
21 essentially creating one building with three
22 different components.
23 Other than that, I'm happy to go through
24 the math with you, but I don't hundred percent
25 know that's the best use of your time. You'll
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1 let me know.
2 VICE CHAIRMAN MEEKS: We'll come back to
3 that if there's a question.
4 Let's have a motion and a second, if we
5 could, to have this on the floor for
6 discussion.
7 BOARD MEMBER PADGETT: Motion.
8 BOARD MEMBER MOODY: Second.
9 VICE CHAIRMAN MEEKS: Okay. Ms. Durden,
10 why don't we start with you.
11 BOARD MEMBER DURDEN: Thank you very much.
12 So I see on Page 2 of the resolution, at
13 the top of Page 2, it says that there's
14 approximately 72,000 square feet of existing
15 general and 10,000 of existing commercial
16 retail.
17 So my question is, are they anticipating
18 converting any of that to any uses other than
19 office or commercial retail?
20 MR. PAROLA: Through the Chair, yes, the
21 majority of that square footage is being
22 converted into 145 hotel rooms.
23 BOARD MEMBER DURDEN: Okay. And so that
24 only leaves, then, 30,000 of commercial retail?
25 MR. PAROLA: Right. After you run all the
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1 conversion, based on their development plan,
2 you find that they need about another 30,000
3 square feet of retail to accommodate things
4 like a rooftop bar. I think there's a little
5 bodega that's going to be in one of the
6 buildings. So that's where they need the
7 retail. The office is essentially a conference
8 center. That's what we are using the office
9 space for.
10 BOARD MEMBER DURDEN: So I see that in
11 Section 1A, we're basically turning over the
12 performance schedule to staff, to agree to,
13 through a redevelopment agreement?
14 MR. PAROLA: Through the Chair, yes.
15 There's a redevelopment agreement, I
16 believe, making its way through Council now, or
17 in short order will make its way to Council
18 that, I believe, has language in there
19 mandating a performance schedule. So we're
20 relying on something that's going through
21 Council to kind of drive the bus, so to speak,
22 on performance.
23 BOARD MEMBER DURDEN: So that is in
24 Council right now. Is there a draft
25 performance schedule right now?
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1 MR. WALLACE: Through the Chair --
2 MR. PAROLA: I can't answer that.
3 MR. WALLACE: Through the Chair --
4 VICE CHAIRMAN MEEKS: Mr. Wallace.
5 (Board Member Gibbs exits the
6 proceedings.)
7 MR. WALLACE: -- February 1st, performance
8 schedule is the following: We gave them
9 60 months to complete development of all of
10 these particular projects. So that's
11 consistent with -- what we filed is consistent
12 to the directions that you gave me on
13 February 1st.
14 BOARD MEMBER DURDEN: Right. So has that
15 changed? I guess I'm just asking for some --
16 MR. WALLACE: No.
17 BOARD MEMBER DURDEN: Mr. Parola mentioned
18 the one going through the Council right now.
19 I'm just --
20 MR. WALLACE: Right. No, the performance
21 schedule remains the same. The Barnett
22 building, they should complete that within
23 24 months. The duration of everything, from
24 the Barnett building to the restoration of the
25 Trio with the new construction and the parking
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1 garage, they have 60 months to complete
 2 everything based upon the conversation and
 3 directives you gave me.
 4 BOARD MEMBER DURDEN: Okay. That's my
 5 only question, or that concludes my questions.
 6 VICE CHAIRMAN MEEKS: Mr. Padgett.
 7 BOARD MEMBER PADGETT: I have no comments.
 8 VICE CHAIRMAN MEEKS: Mr. Moody.
 9 BOARD MEMBER MOODY: Based on previous
 10 actions, I think this is a no-brainer.
 11 VICE CHAIRMAN MEEKS: Mr. Bailey.
 12 BOARD MEMBER BAILEY: No comments.
 13 VICE CHAIRMAN MEEKS: Mr. Barakat.
 14 BOARD MEMBER BARAKAT: Just a curiosity
 15 question. What is the westerly line of the
 16 east component? Is that Laura Street?
 17 MR. PAROLA: Through the Chair, no, it is
 18 not. It varies. It may be Hogan and Julia at
 19 some points, and then it kind of heads west,
 20 and then it kind of jogs north, but what I can
 21 do is provide you with a map that shows that if
 22 you would like.
 23 BOARD MEMBER BARAKAT: Yeah. You can
 24 e-mail it or whatever. At some point, I'd love
 25 to get a refresher on that.
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1 MR. PAROLA: I'll e-mail it to you.
 2 BOARD MEMBER BARAKAT: I just want to
 3 confirm that the project does not span two
 4 different districts.
 5 Thank you.
 6 MR. WALLACE: Through the Chair, I would
 7 say, if you do look at it, it's a good
 8 definition of gerrymandering.
 9 VICE CHAIRMAN MEEKS: Hearing no other
 10 questions or comments, any questions or
 11 comments from the public?
 12 AUDIENCE MEMBERS: (No response.)
 13 VICE CHAIRMAN MEEKS: All in favor of this
 14 motion, say aye.
 15 BOARD MEMBERS: Aye.
 16 VICE CHAIRMAN MEEKS: Any opposed?
 17 BOARD MEMBERS: (No response.)
 18 VICE CHAIRMAN MEEKS: All right.
 19 Mr. Wallace, it looks like we're down to the
 20 Brooklyn Road Diet. Are you going to talk to
 21 us about that?
 22 MR. WALLACE: Yes, sir. I'm going to give
 23 you -- I'm going to do my executive director's
 24 report and then come to the Brooklyn Road Diet
 25 real quick.
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1 So just as a point of note, next month, we
 2 will have a presentation by Council President
 3 Boyer on waterfront activation. She's been
 4 providing those presentations, and she's
 5 requested to do so here next month.
 6 And the last thing is, with regard to the
 7 parking RFP that was let out maybe 30 to 45
 8 days ago, today was the closing. We have
 9 received three responses. I do not know the
 10 names, but we did get three respondents to that
 11 particular RFP itself.
 12 BOARD MEMBER BAILEY: When you say you
 13 don't know the names, you don't know who
 14 responded or you didn't recognize them when you
 15 saw them?
 16 MR. WALLACE: I don't know who responded.
 17 I just got the note --
 18 BOARD MEMBER BAILEY: Okay.
 19 MR. WALLACE: Okay.
 20 VICE CHAIRMAN MEEKS: Any other questions
 21 or comments for Mr. Wallace on his executive
 22 report?
 23 BOARD MEMBERS: (No response.)
 24 VICE CHAIRMAN MEEKS: Moving along.
 25 MR. WALLACE: Mr. Chairman, I'd like to
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1 bring forward Allan -- is Allan still here --
 2 to give you an update with regard to the
 3 Brooklyn Road Diet.
 4 (Audience member approaches the podium.)
 5 VICE CHAIRMAN MEEKS: If you would
 6 introduce yourself, sir, and your address.
 7 AUDIENCE MEMBER: Sure.
 8 Good afternoon. Allan Iosue with Pond &
 9 Company.
 10 My home address or work the address?
 11 VICE CHAIRMAN MEEKS: Work address is
 12 good.
 13 MR. IOSUE: 10199 Southside Boulevard,
 14 Jacksonville, Florida.
 15 I actually want the rest of the team to
 16 come up too. We have here Cantrece Jones with
 17 Acuity Design Group, Jaimie Sloboden, Michael
 18 Baker, and Jason King with Dover, Kohl &
 19 Partners.
 20 VICE CHAIRMAN MEEKS: You need to slow
 21 down a little bit for our court reporter, if
 22 you could.
 23 MR. IOSUE: I'm sorry. Cantrece Jones
 24 with Acuity.
 25 THE REPORTER: Can you spell their names
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1 for me, please?

2 MR. IOSUE: Oh, sure.

3 AUDIENCE MEMBER: Hello. I'm Cantrece

4 Jones. It's spelled C-a-n-t-r-e-c-e. The last

5 name is Jones. The company is Acuity Design

6 Group.

7 THE REPORTER: Thank you.

8 MS. JONES: You're welcome.

9 AUDIENCE MEMBER: Jaimie Sloboden with

10 Michael Baker International. Jaimie is

11 J-a-i-m-i-e. Sloboden, S-l-o-b-o-d-e-n.

12 THE REPORTER: Thank you.

13 AUDIENCE MEMBER: Jason King, Dover, Kohl

14 & Partners. J-a-s-o-n, K-i-n-g.

15 THE REPORTER: Thank you.

16 MR. IOSUE: Sorry about that. I know it's

17 been a long afternoon, so I'll try and buzz

18 through this pretty quickly, but I just wanted

19 to give you a quick update, where we are.

20 We've been under contract for a couple of

21 months. If you're not familiar with the

22 project, we're looking at three corridors in

23 the Brooklyn neighborhood; Riverside from Water

24 Street over to Peninsular, Park Street from

25 basically Forsyth over to Peninsular, and then

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1 Forest from Myrtle to Riverside. So that's the

2 three corridors we're looking at.

3 And what we're looking at is what we call

4 a road diet. You know, typically, when you

5 hear "road diet," it's -- a lot of people say

6 lane elimination as well, but you're really

7 looking at all modes of transportation within

8 our current infrastructure network. It may

9 include a lane elimination, but it may not. It

10 may just be skinning up the lanes, but really

11 looking at pedestrians, bicycle safety and just

12 kind of repurposing the road within the

13 right-of-way that you have there.

14 And so why are we doing this? Well, we're

15 seeing a national trend right now where people

16 are looking for other choices. They don't want

17 to just be stuck in their car doing their

18 normal commute. So there's some data out

19 there. Smart Growth America is an organization

20 that, you know, tries to bring a lot of this

21 data to us, but people are looking for those

22 alternatives, basically.

23 An example is, you know, out in Denver, a

24 lot of the tech companies, you know, they want

25 bike lanes everywhere. And so there's a lot of

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1 potential for what we see as, you know, the

2 last mile basically of your trip. Does it have

3 to be driven? Right now, a lot of people are

4 driving for that last mile or the first mile of

5 wherever they're going.

6 So we've seen a trend of, you know, if you

7 could just walk that last mile to school or

8 work or church, people would do it if they

9 had -- if they felt like it was a safe

10 environment. If it's further than that, they

11 tend to choose to drive.

12 We also know that speed kills. We know

13 that, you know, the faster you're going, the

14 more likely that there is going to be a major

15 injury with a pedestrian or a bicyclist. So we

16 want to try to slow down that traffic. And if

17 you've been in the Brooklyn neighborhood, you

18 see how fast people are driving out there.

19 And if you haven't seen this, the

20 Dangerous by Design, this was just put out

21 again in 2016. And, unfortunately, most of the

22 top ten cities were all Florida, and

23 Jacksonville ranked fourth. Really, this is a

24 pedestrian death index. And the data really

25 showed that Jacksonville's index actually went

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1 up and so did some others. So it's a bad

2 epidemic right now in Florida, and we want to

3 correct that.

4 So again, this is the location of where

5 we're looking at. You can see by this,

6 everything is really walkable within this area.

7 Within five minutes, you could get pretty much

8 all throughout the Brooklyn neighborhood. And

9 then if you're bicycling, you could actually

10 get to downtown pretty quickly, less than ten

11 minutes.

12 So I'll just run through these real quick.

13 Again, we have been doing some analysis out

14 there, just looking at what you see on a daily

15 basis. A lot of width to these roads. There's

16 obviously some a.m. and p.m. peak traffic, but

17 the rest of the time it's somewhat sparse and

18 it moves through very well.

19 So we -- you know, these are just shots of

20 what you see out there. You can see the

21 conditions. Very wide lanes. Here, you can

22 see (inaudible) as Riverside gets down near the

23 Riverside Arts Market. And there's some

24 pedestrian -- there's some bicycle facilities

25 and some pedestrian facilities, but they're not

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1 all linked correctly. So we have started to
2 see some of those gaps.
3 A lot of potential, though, on some of
4 these streets. And obviously, transit plays a
5 role in this too. So, you know, there are
6 transit lines. There are bus stops out there
7 right now. There's a potential to do even more
8 partnering with JTA within this neighborhood.
9 You can see, this is Forest. Very, very wide
10 right-of-way right now.
11 And then the end of Forest, if you
12 remember the old fire station, behind this
13 actually leads you to -- there's a parking lot
14 down there to the Riverwalk. There's a lot of
15 potential, but it feels very blocked right now
16 where visually you can't see it. And this is
17 just a shot looking back out that way.
18 Now, I'm going to turn it over to Jason to
19 talk about neighborhood context real quick.
20 MR. KING: So my job is to give you a
21 little bit of background in terms of the
22 history of the area and then jump ahead with
23 some ideas for the future that we've been
24 thinking about.
25 So we go way back, right? 1840. You look
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1 at the map and you see all the little boats on
2 the waterway, that's how people got around.
3 See our study area? Our grid? Not exactly
4 adjacent to the water, just off to the side.
5 And then came the train. A lot of
6 advantages and disadvantages to the train. One
7 of the disadvantages is that became a kind of
8 barrier. It's the other -- proverbial other
9 side of the tracks in some ways. As the city
10 grew, that train line and its presence sort of
11 defined the history of that area.
12 The next large transportation investment
13 was the highway system. A large part of 95,
14 roadway systems coming through this area. And
15 you see that we sort of, with our big
16 transportation investments, create a kind of
17 island, right? The river, the train, the
18 highways have, in a lot of ways, separated this
19 area. That has had an effect on the land uses,
20 and on the buildings and on the streets and the
21 people in the area.
22 In 1994, just about every lot was filled
23 with little, wooden houses and concrete
24 structures people were living in and larger
25 commercial structures. And then with Forest
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1 Street and Riverside Avenue coming in, you can
2 see there, right, there used to be a street
3 grid, and then it turned into a clearing just
4 before a lot of demolitions were occurring in
5 order to create Forest and Riverside.
6 Now, if you went back and forth between
7 these pictures, you would find that a lot of
8 the little white buildings and the little dark
9 buildings disappear because, as you put in
10 these large systems, you're providing something
11 great in terms of moving from one side of the
12 city to the other, but in terms of place
13 making, you're sort of cutting up things.
14 (Mr. Sawyer exits the proceedings.)
15 MR. KING: Riverside Avenue once saw a lot
16 more cars. Also, a whole variety of
17 architecture of buildings that it no longer
18 does.
19 And now, in 2017, the white perimeter
20 buildings, all the great new investment and new
21 development coming in, it's sort of a new era
22 for that area. It's an interesting mix of
23 opportunity sites, neighborhood spots that
24 people really care about and big glass and
25 steel towers of industry and opportunity.
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1 And then the streets. And we're
2 particularly concerned, I think, with Riverside
3 and with Forest. And you have six lanes. And
4 there's the bike facility. All right? And
5 there's the bike facility. So clearly, the
6 cars got everything they wanted in this
7 agreement and the bike facility got the minimal
8 perfunctory 5-foot like lane, which, at the
9 time, was state-of-the-art. A lot of times in
10 Florida, no bike facility was put in. It's
11 very much a complete street.
12 The problem with being there and cars
13 moving at 55 miles an hour here is that, if
14 you're pushed into the traffic, for whatever
15 reason, right, construction, doors or whatever,
16 it's not a safe environment. That little girl
17 is too small and that vehicle is too big for us
18 to call bike lanes on such large streets safe.
19 And if we're going to build complete, walkable,
20 mixed-use neighborhoods for everybody, then we
21 need to upgrade the bike facilities and the
22 pedestrian facilities and the transit
23 facilities, same as we do the streets and the
24 public spaces and the buildings.
25 There is no solution yet, actually. So
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1 we're just starting to have this discussion. I
2 was -- a couple weeks ago, I was in Victoria,
3 British Columbia, and there I got to advise on
4 the Cadillac of bike facilities, the two-way,
5 one-side bike lane. Look how protected and
6 safe that facility is. All right? It just
7 opened in Victoria on multiple streets.
8 They're putting in -- this is the option that
9 they chose. Okay?
10 Advantages and disadvantages. One
11 disadvantage is that kind of facility takes up
12 a lot of space.
13 This is from New York City. There's a lot
14 of lanes, but sometimes -- sometimes when you
15 put in these, you're creating a one-way. We
16 know that we can't have one-ways. It wouldn't
17 make any sense to the overall circulation. So
18 questions remain.
19 Another one, a smaller version, the
20 protected bike lane. Here, the bicyclist moves
21 here, and the cars are there. So the bicyclist
22 is protected by the cars. You have cafe dining
23 potentially on a wide enough sidewalk. A
24 bicyclist moving in, feeling safe, that little
25 girl would be okay over here, you know, as long
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1 as you help her through the intersections.
2 I guess -- and there's so many more. You
3 know, bus/bike lanes have been used in
4 Jacksonville successfully. And sometimes you
5 don't have enough room, or protected bike
6 lanes. There's a wide variety of options we
7 can explore here. We're looking for your
8 direction, the direction of the community that
9 we get to talk to, all the stakeholders.
10 The last point I want to make before I
11 turn this over, this is a project we're working
12 on in Detroit. This is what the road looks
13 like. And to -- and this is a visualization
14 like you have seen before, right? Before and
15 after. Public investment like this, like a
16 great bike facility is followed by private
17 investment every time. The people who want to
18 move to cities are the people who want to use
19 their bikes.
20 And then things happen in terms of
21 buildings. Instead of buildings facing parking
22 lots all the time, buildings will face the
23 street and buildings will face the bike
24 facility because more of the customers will
25 come that way.
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1 For as long as the Brooklyn neighborhood
2 is not friendly to bikes and not friendly to
3 pedestrians, there's a whole bunch of people,
4 dollars, customers that are being lost. And so
5 what we're talking about is a more complete
6 system, something like that.
7 MR. WALLACE: What street is that?
8 MR. KING: This is -- Let's see. Nine
9 Mile in the Glenmont/Rosedale area of Detroit.
10 MR. WALLACE: Yeah, I got it. Yeah.
11 MR. KING: They're -- you know, Detroit --
12 Detroit has become an experiment of all kinds
13 of ideas. And they're embracing the bike
14 facilities, and they're running trolleys, and
15 it's actually quite a delight to be working
16 there now.
17 Thank you.
18 MS. JONES: Thank you, Jason.
19 Again, my name is Cantrece Jones. And my
20 role for this is to engage the community and
21 receive the stakeholder input that's very
22 important, as we all know.
23 So early on, we kind of already knew that
24 we needed to do a lot of stakeholder input and
25 stakeholder and community involvement. So I
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1 think it was like April 6th or 7th -- 6th and
2 7th, we held community meetings at the Winston
3 YMCA on Riverside Avenue. So they were
4 gracious enough to allow us to utilize their
5 facility, and we were able to do a lot of
6 convenient stakeholder input and have people
7 come to us. So it was very convenient for
8 everyone.
9 So as you can see, here is a list. This
10 one is kind of small, so my apologies, but here
11 is a list of the public sector stakeholders
12 that we engaged with over those few days. We
13 had a few one-on-one sessions, of course, and
14 received quite a bit of great feedback from
15 everyone.
16 The next is the private sector
17 stakeholders that we met with. We got some
18 very interesting information from them. We're
19 going to definitely continue on a few more
20 meetings. We have a few more meetings that
21 we'll have scheduled throughout this process.
22 And, of course, we will meet with whomever we
23 need to meet with to make sure that all of the
24 important input from our stakeholders is
25 included in the information that we provide to
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1 you.
 2 This is also a little difficult to read,
 3 but it kind of gives you -- we set a few
 4 parameters and some guides to kind of help
 5 gauge what's important to the stakeholders.
 6 And, as you can see, some of those are a little
 7 bit higher than others. And that kind of helps
 8 you understand what they feel is most
 9 important.

10 Here is another chart that was created as
 11 well. As you can see, signage was one of the
 12 higher ones that was very important to some of
 13 the stakeholders. So again, we'll continue on
 14 with our stakeholder meetings.

15 This is super tiny. You won't be able to
 16 see this, but this gives you some insight. For
 17 example, we talked to Daryl Joseph, who is the
 18 Parks director, and got some insight from him
 19 as well as Jeff Sheffield, who was here earlier
 20 today, and spoke about the TPO. We got great
 21 insight from him as well. And on the private
 22 side, we got amazing input from some of the
 23 business owners in the area. We met with the
 24 owner of Hobnob restaurant, as well as the
 25 owner of the Brick restaurant, and they were

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1 able to give us some really good information.
 2 MR. SLOBODEN: So a traffic analysis, part
 3 of what we need to do with this project is kind
 4 of assess the area. And I think I would like
 5 to write a paper on this area because there's
 6 some very interesting statistics, you know,
 7 with traffic history and change in this area,
 8 but one thing to start with --

9 We took a look at the demographics from
 10 the Census Bureau. The most recent one had the
 11 kind of highest preponderance of population
 12 between 25 to 29 years old -- of age. What was
 13 interesting was that in 2000 the median age of
 14 this neighborhood was actually 51 to 65. That
 15 really kind of jumped out.

16 So a couple of things. And Jason showed
 17 some good maps with the change over time. The
 18 census information clearly shows that, that in
 19 the last couple of years is that, new
 20 developments coming online, the population is
 21 starting to come back. So the local population
 22 in the street is kind of one of the drivers
 23 both from population, businesses, of what we
 24 think about with traffic.

25 I think one of the main objectives and
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1 what's great about this neighborhood is that,
 2 while more people and businesses are coming
 3 into play, it doesn't necessarily need to
 4 translate into higher traffic volumes on Park
 5 and Riverside and Forest. And I think that's
 6 the -- you know, we're looking to try and drive
 7 a mode shift so that we can, you know, do
 8 something different with these streets.

9 Here we go. So this stock market chart is
 10 actually a traffic -- daily traffic volume on
 11 Riverside going back to 1974. So over a
 12 40-year history. So most roads have a
 13 different story than this. They start low, go
 14 up and plateau, but this Riverside area of the
 15 Brooklyn neighborhood has actually a very
 16 different kind of thing happening.

17 One thing I wanted to point out -- and I
 18 had some things that just didn't make it. At
 19 this point, this was the highest point of
 20 traffic over the 40-year history. In 1989,
 21 traffic on Riverside was 33,000 or 32,000. And
 22 then the tolls came out in '95, and traffic on
 23 Riverside almost dropped in half. And it
 24 continued down into this gully, and then up it
 25 came again when the Fuller Warren came under

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1 construction.
 2 And then you can see some changes. This
 3 is the recession and the construction of I-10,
 4 then the Forest interchange opened. And now
 5 we're kind of on a little bit of an uptick.
 6 And in talking with City staff, they're going
 7 through a retiming of the signals on Riverside
 8 and Forest. And traffic is on an uptick right
 9 now. We think it's partly driven by the work
 10 on the Overland Bridge. So there is some
 11 diversion as a result of that.

12 So what we're looking at is kind of the
 13 idea of looking at trends in all the corridors
 14 through the area and that -- if you looked at
 15 the most recent trend on Riverside since 2000,
 16 you would kind of land somewhere in that 25,000
 17 ADT range. The Brooklyn -- or the regional
 18 demand model would put us up at 32-, which
 19 would be kind of close to the historic high,
 20 but there's some flaws in that model.

21 We were talking about analytics. You
 22 know, we heard from Jeff Sheffield earlier.
 23 It's part of the tools that we have and some
 24 refinement for this area, but we think it's
 25 going to be more in this range here. And I'll
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1 tell you what that means in a second.
 2 Park Street, definitely in this 5,000 ADT
 3 range, which definitely gives us the
 4 possibility to take it from a four-lane road to
 5 a two-lane road.
 6 Forest, this volume is a little bit west
 7 of the interchange, but Forest, close to
 8 Riverside, is very similar to Riverside
 9 volumes.
 10 So what does that mean? This top -- the
 11 red line across the top, let's say this would
 12 be kind of the boundary for a four-lane
 13 capacity. So a roadway could function at these
 14 ADTs with four lanes. And currently, we're at
 15 six on Riverside and at Forest. And Forest and
 16 Riverside, you know, worst projections or
 17 highest projections, and even our historical
 18 high volumes would actually take us down there.
 19 So what this really means for us is that,
 20 we're starting to look at that window of
 21 opportunity to say, okay, we have six lanes on
 22 these roads, we really could -- and four lanes
 23 on Park Street, we really can do something
 24 different with it. And I think we can start to
 25 build some confidence in traffic to look at

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1 that.
 2 Another point of view on this is
 3 actually -- is the peaking characteristics. So
 4 the blue line is the northbound traffic. So in
 5 the morning, you have the northbound peak
 6 direction. And in the afternoon, it's the
 7 southbound peak. So the other thing that's
 8 happening on Riverside in particular, and it
 9 kind of goes the same with the rest of these
 10 streets is, while we have all this traffic that
 11 I showed you from a daily standpoint, really,
 12 our design, our peak kind of time periods are
 13 very, very limited.
 14 So if we actually applied some type of
 15 growth -- for the most part, you can go out
 16 there at any time during the day, outside the
 17 peak, and you see very little traffic. And
 18 this data kind of helps us point that out.
 19 So not only from a daily standpoint,
 20 general planning, capacities, we think it's
 21 definitely a four-lane road. The peaking
 22 characteristics really kind of help reinforce
 23 that.
 24 And another way of looking at it is that
 25 we drilled into some intersection counts, and

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1 suffice it to say that with today's traffic,
 2 which if we applied a nominal growth, that --
 3 if we did a lane reduction that, you know, we
 4 would still have, you know, 60 percent use
 5 capacity. So there's definitely a lot of
 6 reserve capacity at these intersections if we
 7 took lanes away.
 8 The same thing for Forest and Riverside.
 9 That was Forest and Park. Forest and
 10 Riverside. And that's kind of where we stand
 11 on that.
 12 So the long-story short is that from a
 13 traffic standpoint the feasibility of actually
 14 starting to work with the urban design and the
 15 redesign of the streets is definitely feasible.
 16 Kind of some other caveats with this is,
 17 the City is part of -- the Context-Sensitive
 18 Design Committee has actually developed a
 19 procedure for lane elimination or lane
 20 reduction. It's going to be very similar to
 21 what the State has as a procedure. I think
 22 that would be another follow-on study, but the
 23 first step in that process is feasibility.
 24 This is feasibility. And we're kind of being
 25 able to reinforce that point.

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1 From a crash history standpoint -- I'm
 2 having a hard time reading that myself. So the
 3 Xs are bike and pedestrian crashes. I don't
 4 believe there were any fatalities reported in
 5 this.
 6 BOARD MEMBER BAILEY: Over what period of
 7 time?
 8 MR. SLOBODEN: This was in the last five
 9 years.
 10 BOARD MEMBER DURDEN: I think the --
 11 MR. SLOBODEN: Yes, ma'am.
 12 BOARD MEMBER DURDEN: Sorry.
 13 MR. SLOBODEN: And then the yellow dots
 14 are crashes. So, again, as we start to look at
 15 design solutions, we'll -- we'll drill that
 16 down.
 17 So, in conclusion, the volumes are
 18 definitely well below capacity with a lane
 19 reduction. I think we'll continue to have
 20 those discussions with City staff, to kind of
 21 help everyone be confident in that, but, you
 22 know, everything is definitely pointing in that
 23 direction.
 24 And, you know, the crashes right now are
 25 kind of more proportional with the volumes, but

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1 I think -- you know, it may be counterintuitive
2 to some folks, but narrowing the street might
3 actually make traffic flow smoother because, if
4 you think about it, you push that pedestrian
5 crosswalk to cross Riverside, which is probably
6 about a 120-foot crossing, that takes away from
7 the cross street and screws up all the timing.
8 If you shorten up that crosswalk, the crossing
9 distance, suddenly, traffic actually will
10 perform a lot smoothly.

11 Some other observations is that while they
12 added that extra lane on Riverside, each -- all
13 three lanes or all six lanes aren't used
14 equally. So that extra lane in each direction
15 that they added is very underutilized. So our
16 delta to take away a lane is actually not going
17 to have as dramatic an impact.

18 Analytics in the model, the one thing
19 that -- they have made improvements on the
20 regional demand model in the region, but it's
21 still not quite there yet. I'm dealing with
22 multi-modal, mixed-use development. So it
23 doesn't fully capture yet what can happen if
24 you redevelop with walkable uses. So if you
25 plop in a new use, it's going to think of it

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1 as, you know, an auto-centric-type thing. And
2 I think we need to kind of give ourselves a
3 discount in this area. And all the evidence in
4 this area suggests that people are definitely
5 walking.

6 And my own personal testament, when we
7 were doing the stakeholder meetings, I came to
8 City Hall for the first time. I walked to the
9 Skyway station, and it is a five-minute walk.
10 And then you get on the Skyway, and I was
11 downtown. Allan only beat me by a couple of
12 minutes driving. So it wasn't too bad. And I
13 took a wrong turn. So there you go.

14 So, with that, that's what I got for
15 traffic.

16 BOARD MEMBER BAILEY: Can you back up to
17 the crash site?

18 MR. SLOBODEN: (Complies.)

19 BOARD MEMBER BAILEY: Thank you.

20 VICE CHAIRMAN MEEKS: You weren't in any
21 of those, were you, Mr. Bailey?

22 BOARD MEMBER BAILEY: No, but I can see,
23 especially on a street like Riverside, when
24 you're coming from the convention center and
25 merging over on to Riverside, trying to get

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1 over to the left side, you're crossing three
2 lanes. And there's not anybody there 99
3 percent of the time, but that 1 percent
4 somebody is. When you're trying to turn into
5 the Times-Union, matter of fact, and you have
6 to cross three lanes. Otherwise, it's a pretty
7 smooth transition, but there's an awful lot
8 along that three-lane Riverside Avenue, isn't
9 there? Interesting.

10 MR. IOSUE: So just to wrap up, just to
11 give you an idea of our schedule, we will be
12 having a DDRB meeting June 1st now, which
13 basically will be our first public meeting --
14 sorry -- to get more input, and then we'll be
15 working through a conceptual development of
16 three alternatives.

17 We'll have another meeting in July to
18 narrow those alternatives down to one, and then
19 we will again move through DDRB and get the
20 alternatives down to one for each corridor.
21 And then we will provide short- and long-term
22 recommendations with some costs to you by
23 September. So a pretty quick time frame, but
24 we're open to a lot of your comments and
25 questions.

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1 Thank you.

2 BOARD MEMBER DURDEN: Did the prior --
3 yeah. Okay. It doesn't actually have a date.

4 BOARD MEMBER BAILEY: Where are you doing
5 the public meetings?

6 MR. IOSUE: It's -- it'll be at DDRB.

7 It'll be at the DDRB meeting, the way that we
8 worked it. So it'll be publicly noticed.

9 BOARD MEMBER BAILEY: Is it going to be at
10 a regular DDRB workshop or a DDRB meeting?

11 MR. PAROLA: If I could, the concept was
12 to have it maybe at the end of the June 1st
13 workshop. Because this is pretty specific and
14 that notices to the general public aren't
15 always read by the general public, we would
16 ask -- this is kind of hitting them by surprise
17 right now, so I apologize, Allan.

18 We would ask that they go the extra effort
19 and notify at least the property managers for
20 the existing residential in the area, as well
21 as the existing office, so that the residents
22 there have an opportunity to come to the DDRB
23 meeting and do that.

24 We feel that that's the best venue being
25 that DDRB is charged in our ordinance code with

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1 being the design element. And they are the
2 ones with boots on the ground, knowing what the
3 buildings are doing, how they're looking, how
4 they're engaging the right-of-way and so on and
5 so forth.
6 BOARD MEMBER BAILEY: Would it be of any
7 value, like Riverplace Boulevard, we had -- we
8 did it at the Radisson or whatever that is now,
9 and invited the neighbors.
10 MR. PAROLA: We did that for Riverplace
11 Boulevard, much to the consternation of the
12 Office of General Counsel and some other folks.
13 MR. WALLACE: They told us we had to be in
14 a public building for this, so ...
15 BOARD MEMBER BAILEY: Okay.
16 VICE CHAIRMAN MEEKS: Any more questions
17 or comments?
18 Ms. Durden.
19 BOARD MEMBER DURDEN: Well, number one,
20 thank you very much. It was very informative.
21 And I appreciate your time. I'm sorry you had
22 to wait to the very end. I was hoping you were
23 going to be first.
24 So second, what -- did you say that the
25 date for the DDRB now is June 1; is that
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1 correct?
2 MR. PAROLA: Yes, it is.
3 BOARD MEMBER DURDEN: Okay. So -- okay.
4 And then --
5 MR. PAROLA: But there will probably be a
6 June 15th as well. We had to move May's DDRB
7 meeting to June 1 --
8 BOARD MEMBER DURDEN: Oh, I see.
9 MR. PAROLA: -- to accommodate the timing.
10 There's some sequences that had to happen for
11 some projects.
12 BOARD MEMBER DURDEN: Okay. So do you
13 know yet? Is it going to be -- is their
14 presentation going to be on the 1st or the
15 15th?
16 MR. PAROLA: The 1st is what we
17 anticipate.
18 BOARD MEMBER DURDEN: Okay. And then the
19 third question, or comment, this is really a
20 comment, and I know I'm probably going to sound
21 like -- a little bit like a broken record here,
22 but I've told Allan and Cantrece that -- and
23 I've mentioned it and made it a part of -- we
24 made it a part of the proposal, was to truly
25 try to address the area that Chairman Bailey
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1 was just speaking about in regards to coming
2 off the Acosta and coming down on to Riverside
3 Boulevard [sic].
4 That area is so -- it's like the train
5 track that you mentioned, Jaimie. It stops
6 people from going from Riverside over to
7 downtown. It's very difficult to get from
8 Riverside to Water Street, and yet it seems all
9 around it -- that should be a connection. That
10 should be an easy connection. And I know when
11 we created the proposal that we added that area
12 specifically to try to have that addressed in
13 some fashion.
14 So I'm hoping that in your creativity,
15 when you're looking at this, that you'll try to
16 find some possible alternatives or options or
17 suggestions for the DIA and the DDRB to address
18 that and make that more inviting and safe.
19 Right now, it's extremely dangerous, and it
20 really causes people to say I'm not walking
21 down there.
22 So thank you so much, again, for attending
23 today and your presentation.
24 MR. IOSUE: Thank you.
25 VICE CHAIRMAN MEEKS: Any more questions
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1 or comments?
2 BOARD MEMBERS: (No response.)
3 VICE CHAIRMAN MEEKS: Thank you again.
4 Very interesting.
5 MR. IOSUE: Thank you. Have a good
6 evening. Thank you.
7 VICE CHAIRMAN MEEKS: Thank you.
8 Shall we do the DDRB?
9 MR. WALLACE: Jim, would you please tell
10 us what's on the agenda, quickly, for DDRB for
11 June 1st, if you know?
12 MR. KLEMENT: June 1 -- Jim Klement, with
13 the DDRB -- we'll have -- the Jax Chamber of
14 Commerce has a special sign exception for their
15 parking facility. They're wanting to multiuse
16 that structure, both for the general public and
17 for their meetings. And they're looking at
18 having to put in some special signage and
19 graphics.
20 One of them is going to be probably one of
21 the few electronic signs that we've seen, so
22 we're bringing it before the board to make sure
23 that we don't get too liberal with our graphic
24 communication on signage and hold them to a
25 standard.
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1 We've got the Laura Street -- 100 North
2 Laura Street is coming in for a special sign
3 exception also. They are going to -- as they
4 begin to continue to fill up their first floor
5 retail with some of the restaurants and some of
6 the office users and whatnot, they're looking
7 at coming in with some master planning with
8 respect to the graphics on that specific --
9 both the Forest Street frontage and Laura
10 Street frontage.

11 We've got the Ventures multifamily, which
12 is the Hines property on the South Bank is
13 looking at coming in with a final presentation.
14 So they'll have their master plan with their
15 attention -- there was a great deal of
16 specificity given to the Riverwalk, so they
17 will have that information as part of their
18 presentation.

19 The last item that we have is 200
20 Riverside, which is the multifamily adjacent to
21 the 220 in the Brooklyn area. They're looking
22 at doing a mixed-use project that will have a
23 parking garage and a number of -- I think it's
24 a ten-story structure coming in. So they will
25 have their master site plan coming in.

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1 And I'm thinking that we're close to
2 having some discussion and reminded that we'll
3 be looking at officers coming up on the DDRB.

4 VICE CHAIRMAN MEEKS: Any questions or
5 comments for Mr Klement?

6 BOARD MEMBERS: (No response.)

7 VICE CHAIRMAN MEEKS: I've got one. I
8 just don't know how the procedure works on
9 this, but I remember -- it's been probably a
10 couple of years ago now -- that we ended up
11 having a hearing of sorts, the DIA, talking
12 about one of these electronic signs. And I
13 think I remember, we voted that down 3 to 2 as
14 I recall.

15 Mr. Barakat, since you had family members
16 involved, you had to recuse yourself at that
17 meeting, if you remember correctly.

18 At any rate, how is it -- because I'm
19 under the -- we adopted some ordinance, or we
20 had -- I guess to say it better, the public
21 voted some 25 or so years ago to eliminate
22 signs -- I'm saying this very simplistically --
23 and yet we still have billboards. Billboards,
24 I should say.

25 So how is it that the Chamber of Commerce
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1 is coming and asking for an electronic sign or
2 billboard?

3 MR. KLEMENT: I'll attempt to be brief and
4 concise. You've kind of mixed some of the
5 language and some of the description. You have
6 billboards --

7 VICE CHAIRMAN MEEKS: Poorly, I suppose.

8 MR. KLEMENT: You do have billboards
9 signs, which are different from sign
10 identification. And the code carries a
11 specific definition of a sign. And they also
12 addressed what is a sign with specificity to an
13 electronic or a changing vocabulary. And there
14 is a time limit of which an electronic sign has
15 to stay within in order to be a designated
16 sign. We're not talking about billboard signs.
17 We're talking about building signs, signs that
18 would be approved by the code or as mentioned
19 in the code. So in this particular instance,
20 the one we're looking at with the Chamber is --
21 they will meet the criteria of a sign.

22 VICE CHAIRMAN MEEKS: So then they still
23 have to get that approved or is it in the form
24 of a deviation?

25 MR. KLEMENT: They've got some setback
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1 issues that we're trying to address and some
2 total area of the monument configuration, not
3 the reader board area or the sign verbiage, but
4 the configuration of the sign itself allowing
5 a, quote, monument sign.

6 VICE CHAIRMAN MEEKS: Okay. Any other
7 questions or comments for Mr. Klement?

8 BOARD MEMBERS: (No response.)

9 VICE CHAIRMAN MEEKS: All right. Let's
10 see. I suppose we're down to old business.

11 And is this your take on this,
12 Mr. Barakat?

13 BOARD MEMBER BARAKAT: Yes, sir.

14 I will try to be brief because I know it's
15 been a long meeting.

16 VICE CHAIRMAN MEEKS: We're all getting
17 paid here, so no problem.

18 BOARD MEMBER BARAKAT: Yeah. Chairman
19 Bailey asked me to put together evaluation
20 criteria to evaluate our CEO's performance.
21 And so I have been -- thank you, Karen.

22 I have been working with Rhonda Sarli,
23 with the City's HR department. The City has a
24 template, some of which can be modified, some
25 of which cannot be modified. So I received a
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1 template from Ms. Sarli, which -- most of it
2 was not applicable, but you have the evaluation
3 sheet that I have put together. Mr. Bailey has
4 seen it.
5 Do each of you have that in front of you?
6 It should be in the --
7 VICE CHAIRMAN MEEKS: It's in our packet.
8 BOARD MEMBER BARAKAT: It is in the board
9 packet, yes.
10 So you will see three general criteria,
11 core competencies, job-specific competencies,
12 and performance objectives. The core
13 competencies cannot be changed. Those were
14 made by the administration for all employees.
15 The job-specific and the performance objectives
16 can be changed, and those are the ones that I
17 modified.
18 You will see the job description under
19 job-specific competencies. That job
20 description was developed by this board when we
21 searched for Mr. Wallace during the search
22 committee process.
23 A lot of the criteria that you see under
24 job-specific competencies and performance
25 objectives mimic the description of the job
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1 when we searched for Mr. Wallace's position.
2 Some of them are modified and updated, but I
3 would say 75 percent of it, I thought, was
4 relevant to the position today.
5 So what I would like to do is call your
6 comments or any edits that you may have. If
7 you have any immediately, I'm all ears. If
8 not, you can noodle on this and provide any
9 comments you have to Karen by the end of the
10 week, and then we'd like to -- I'd like to get
11 a final edited copy that I will then, through
12 Karen, distribute to each of you, and you can
13 each fill out.
14 If you look at the next two pages, you
15 will see that each criteria has a rating and a
16 comment. And Karen just passed out the rating
17 scale, which is also something that cannot be
18 modified. This is what HR uses for the City
19 for each employee. And you will see the rating
20 scale of 1, unsuccessful performance, through
21 5, distinguished performance, and what the
22 descriptions are.
23 So you'll be asked to provide a rating for
24 each of the criteria. Any comment you want to
25 make, please make it in the box. And those
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1 will be summarized, and I will input them with
2 Rhonda Sarli at the City's HR Department. And
3 I think Aundra will do his own evaluation of
4 himself, is what she told me, and then we will
5 have the results, hopefully, if not the next
6 board meeting the meeting after.
7 VICE CHAIRMAN MEEKS: Okay. So just to
8 clarify, the first step will be by or before
9 the end of this week, make any comments about
10 the form itself.
11 BOARD MEMBER BARAKAT: That's correct.
12 VICE CHAIRMAN MEEKS: And then we will
13 get -- is that something that will just be
14 furnished to us through an e-mail or something?
15 We will get the final evaluation sheet?
16 BOARD MEMBER BARAKAT: That's correct.
17 VICE CHAIRMAN MEEKS: And then that's what
18 we should do? We're going to do that
19 individually? It's not going to be -- because
20 we have, I guess, an organizational committee.
21 We're going to do this individually and turn
22 them in to --
23 BOARD MEMBER BARAKAT: To Karen.
24 VICE CHAIRMAN MEEKS: -- to Karen?
25 BOARD MEMBER BARAKAT: Yes. And then I
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1 will, with Rhonda Sarli at HR, make a single
2 evaluation based on input from all the board
3 members and based on all the scoring.
4 VICE CHAIRMAN MEEKS: Okay.
5 BOARD MEMBER BAILEY: Please do not
6 forward them to Mr. Barakat. They must go to
7 Karen.
8 BOARD MEMBER BARAKAT: Correct.
9 VICE CHAIRMAN MEEKS: Okay. I think
10 that's clear. Any comments or questions on
11 that?
12 BOARD MEMBERS: (No response.)
13 VICE CHAIRMAN MEEKS: All right. Do we
14 have any new business?
15 MR. WALLACE: Mr. Chairman, I will be
16 contacting you to set up the Governance
17 Committee somewhere between now and before your
18 next board meeting. It is that time of year
19 again for officers.
20 VICE CHAIRMAN MEEKS: Thank you, sir.
21 Well, we are down to, it appears, public
22 comments.
23 Well, we have Mr. Nooney. I think I'll
24 just let you talk to us, Mr. Nooney, since you
25 have a variety of comments here that I'm not
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1 sure I could decipher. So, Mr. Nooney, if you
 2 would address yourself and --
 3 (Audience member approaches the podium.)
 4 AUDIENCE MEMBER: Sure.
 5 John Nooney, 8356 Bascom Road,
 6 Jacksonville, Florida 32216.
 7 Gosh, I hope I don't get a parking ticket.
 8 I was hoping, you know, to speak on the agenda
 9 with the Shipyards, you know, Metropolitan Park
 10 project, you know, with the -- but I guess that
 11 will be at a later time.
 12 But anyway, what I want to share with you
 13 and what I -- is that the next meeting will be
 14 a presentation by Council President Boyer on
 15 the waterfront activation. And what I want to
 16 share with you is that seven days ago, at the
 17 Jacksonville Waterways Commission meeting, it
 18 was announced -- and I hope you follow up on
 19 this, but, you know, we're going to be hiring
 20 six new marine officers. So, you know, the
 21 first thing is, why? And, in my opinion, you
 22 know, it's really just going to be enforcement,
 23 you know.
 24 And, you know, there's -- you know, when
 25 we're activating the waterways, I hope it
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1 waterways, but, you know, the current -- there
 2 are challenges there, but be allowed to just --
 3 on a City dock, marina, anything that's
 4 attached to the waterways, that -- and with the
 5 currents, in or out, that your
 6 vessel/watercraft is okay just to be leaning on
 7 this and not be --
 8 (Timer notification.)
 9 VICE CHAIRMAN MEEKS: Thank you,
 10 Mr. Nooney.
 11 MR. NOONEY: Okay. But it is an issue.
 12 Thank you for listening.
 13 VICE CHAIRMAN MEEKS: All right. Any more
 14 public comments?
 15 BOARD MEMBERS: (No response.)
 16 VICE CHAIRMAN MEEKS: Hearing none, we
 17 stand adjourned.
 18 (The above proceedings were adjourned at
 19 5:21 p.m.)
 20 - - -
 21
 22
 23
 24
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1 really will be for all of us. And my biggest
 2 concern is -- and with the DIA, is that you
 3 have a 4.8-mile river's edge zone from the
 4 Fuller Warren Bridge to the Mathews Bridge.
 5 And the biggest issue going forward now is
 6 trespass. What constitutes trespass?
 7 So if you touch a dock or any City-owned
 8 property that's on the waterways, I hope that
 9 anyone -- like kayak fishing or fishing or
 10 anything else, that you would be allowed just
 11 to do that and not be subject to arrest.
 12 You know, the City Council just passed
 13 2017-1. It had to do with Hemming Park, but it
 14 also includes and extends to docks and marinas.
 15 And you'll be banned. I mean, there's some --
 16 it's happened to me with stuff. And I don't
 17 want to get into a long, detailed thing, but
 18 you will be warned once or twice or three
 19 times, but after -- you know, at some point,
 20 you're going to be saying, you know what,
 21 you're not allowed to do -- you're not allowed
 22 to be here. And so I hope that you'll address
 23 this because there's 67 counties.
 24 I want to really be one of the biggest
 25 cheerleaders for downtown, especially on the
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1 CERTIFICATE OF REPORTER
 2
 3 STATE OF FLORIDA)
 4)
 5 COUNTY OF DUVAL)
 6
 7 I, Diane M. Tropia, 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 27th day of May 2017.
 16
 17
 18 _____
 19 Diane M. Tropia
 20 Florida Professional Reporter
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