

CITY OF JACKSONVILLE
COMMUNITY REDEVELOPMENT AGENCY
BOARD MEETING

Proceedings held on Wednesday, October 16, 2019,
commencing at 2:00 p.m., City Hall, Lynwood Roberts
Room, 1st Floor, 117 West Duval Street, Jacksonville,
Florida, before Diane M. Tropa, FPR, a Notary Public in
and for the State of Florida at Large.

BOARD MEMBERS PRESENT:

CRAIG GIBBS, Chairman.
RON MOODY, Vice Chair.
BRAXTON GILLAM, Secretary.
OLIVER BARAKAT, Board Member.
TODD FROATS, Board Member.
CAROL WORSHAM, Board Member.

ALSO PRESENT:

LORI BOYER, Chief Executive Officer.
GUY PAROLA, DIA, Operations Manager.
JOHN SAWYER, Office of General Counsel.
MICHAEL BOYLAN, City Council Liaison.
KAREN UNDERWOOD-EILAND, Executive Assistant.

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1 BOARD MEMBER FROATS: Todd Froats, board
2 member.
3 BOARD MEMBER WORSHAM: Carol Worsham,
4 board member.
5 COUNCIL MEMBER BOYLAN: Michael Boylan,
6 Councilman, District 6, and Council liaison for
7 DIA.
8 THE CHAIRMAN: Thank you. I thank
9 everyone for coming.
10 We'd like to take any public comments. I
11 don't have any cards for public comments. If
12 anyone would like to speak, please fill out one
13 of the blue cards, and they are there on the
14 table.
15 AUDIENCE MEMBERS: (No response.)
16 THE CHAIRMAN: Seeing none, let's begin
17 the Community Redevelopment Agency meeting.
18 Item A, September 18th board meeting
19 minutes.
20 Has everyone had an opportunity to review
21 those minutes?
22 BOARD MEMBER GILLAM: Move to approve.
23 BOARD MEMBER MOODY: Second.
24 THE CHAIRMAN: Moved by Mr. Gillam,
25 seconded by Mr. Moody.
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1 P R O C E E D I N G S
2 October 16, 2019 2:00 p.m.
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4 THE CHAIRMAN: Let's call this meeting to
5 order.
6 Would you please join me and stand for the
7 Pledge of Allegiance.
8 (Recitation of the Pledge of Allegiance.)
9 THE CHAIRMAN: I would like to thank
10 everyone for attending, and as we like to do,
11 get everyone on the record. Let's start our
12 roll call.
13 Mr. Parola, would you identify yourself?
14 MR. PAROLA: Guy Parola with the Downtown
15 Investment Authority.
16 MR. SAWYER: John Sawyer, Office of
17 General Counsel.
18 MS. BOYER: Lori Boyer, CEO, Downtown
19 Investment Authority.
20 BOARD MEMBER GILLAM: Braxton Gillam,
21 board member.
22 BOARD MEMBER MOODY: Ron Moody, board
23 member.
24 THE CHAIRMAN: Craig Gibbs, board chair.
25 BOARD MEMBER BARAKAT: Oliver Barakat,
board member.
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1 Any discussion?
2 BOARD MEMBERS: (No response.)
3 THE CHAIRMAN: Hearing none, all those in
4 favor signify by saying aye.
5 BOARD MEMBERS: Aye.
6 THE CHAIRMAN: Opposition by like sign.
7 BOARD MEMBERS: (No response.)
8 THE CHAIRMAN: The minutes are approved.
9 The next is Resolution 2019-10-01, Access
10 Agreement.
11 Ms. Boyer, thank you.
12 MS. BOYER: Thank you, Mr. Chairman.
13 So the point of the resolution is to
14 provide me with the authority to allow the
15 Ryan Companies or their consultants to access
16 the site of the future JEA headquarters
17 building prior to closing on the sale of the
18 property in order to do some environmental
19 testing.
20 There is some limited amount of soil
21 testing and things that they can do that we
22 could have done without an actual formal
23 agreement; however, Mr. Sawyer's opinion was
24 the requested activity was a little bit beyond
25 that scope and that, therefore, we needed to go
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1 through this process. However, we are
2 comfortable -- and I have Mr. Fuller here from
3 Environmental who can talk to you about it if
4 you want more information, but it is simply a
5 request for them to do what they need to do to
6 be able to proceed and move forward with
7 closing.
8 THE CHAIRMAN: Thank you.
9 We'll take a motion.
10 BOARD MEMBER GILLAM: Motion to approve.
11 MS. BOYER: Well, hold on a minute.
12 Pardon me. This is J, not the other one. Did
13 we do the other one?
14 MR. PAROLA: (Inaudible.)
15 MS. BOYER: Never mind. Hold on. Hold
16 on. We've had conversations on both, and
17 perhaps the answer is that, with respect to the
18 Ryan purchase, we neither -- we may have done
19 it at a prior meeting.
20 So this resolution is with respect to
21 Lot J. Same issue, same exact discussion,
22 which is the ability to proceed with
23 environmental testing prior to any closing or
24 final documentation approval of the site, just
25 so they know the details.
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1 THE CHAIRMAN: Thank you.
2 Can we have a motion on Resolution
3 2019-10-01?
4 BOARD MEMBER MOODY: So moved.
5 BOARD MEMBER FROATS: Second.
6 THE CHAIRMAN: Moved by Mr. Moody,
7 seconded by Mr. Froats.
8 Discussion?
9 Mr. Gillam, would you begin discussion,
10 please? And we'll go from you all the way over
11 to Councilman Boylan for discussion.
12 BOARD MEMBER GILLAM: I was just going to
13 note that -- if it was Lot J, but beyond that,
14 I have no comment.
15 THE CHAIRMAN: Mr. Moody.
16 BOARD MEMBER MOODY: No comments or
17 questions.
18 THE CHAIRMAN: Mr. Barakat.
19 BOARD MEMBER BARAKAT: Same. No comments,
20 no questions.
21 THE CHAIRMAN: Mr. Froats.
22 BOARD MEMBER FROATS: No comments.
23 THE CHAIRMAN: Ms. Worsham.
24 BOARD MEMBER WORSHAM: Same.
25 THE CHAIRMAN: Councilman.
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1 COUNCIL MEMBER BOYLAN: I do have a
2 question.
3 Will the results of the -- whatever they
4 find, be available to us?
5 MR. FULLER: Per the agreement, it'll
6 be -- Eric Fuller --
7 THE CHAIRMAN: Sir, would you please --
8 mind coming over and identifying yourself?
9 (Mr. Fuller approaches the podium.)
10 MR. FULLER: Hi. Good afternoon.
11 Eric Fuller, Department of Public Works,
12 Environmental Programs Manager.
13 The agreement outlines that upon request
14 they will share the information to us. So it
15 is available upon our request. And further,
16 they are to keep the information that they
17 obtain confidential unless we request it.
18 COUNCIL MEMBER BOYLAN: Thank you.
19 That's it.
20 THE CHAIRMAN: Anything else?
21 COUNCIL MEMBER BOYLAN: No.
22 THE CHAIRMAN: Okay. Thank you very much.
23 MR. FULLER: Yes, sir.
24 THE CHAIRMAN: All those in favor of
25 Resolution 2019-10-01 signify by saying aye.
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1 BOARD MEMBERS: Aye.
2 THE CHAIRMAN: Any opposition by like
3 sign.
4 BOARD MEMBERS: (No response.)
5 THE CHAIRMAN: It carries unanimously.
6 We will close the Community Redevelopment
7 Agency meeting.
8 (The foregoing proceedings were adjourned
9 at 2:09 p.m.)
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1 CERTIFICATE OF REPORTER

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3 STATE OF FLORIDA)

)

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.

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15 DATED this 22nd day of October 2019.

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Diane M. Tropa
Florida Professional Reporter

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