mmu	nity Redevelopment Agency	1	Uncertified Condensed Copy
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		1	member.
	CITY OF JACKSONVILLE	2	BOARD MEMBER GARRISON: Josh Garrison,
	COMMUNITY REDEVELOPMENT AGENCY	3	board member.
	BOARD MEETING	4	MR. ANDERSON: Ric Anderson, DIA staff.
		5	MS. CROWLEY: Wanda James Crowley,
		6	financial analyst.
	Proceedings held on Wednesday, August 16, 2023,	7	THE CHAIRMAN: Great. Thank you.
	commencing at 2:10 p.m., Jacksonville Public/Main	8	Ric, do we have any public comments today?
	Library, Multipurpose Room, 303 North Laura Street,	9	MR. ANDERSON: Yes, sir. Nancy Powell.
	Jacksonville, Florida, before Diane M. Tropia, FPR, a	10	(Audience member approaches the podium.)
	Notary Public in and for the State of Florida at Large.	11	AUDIENCE MEMBER: Hi. Nancy Powell. I'm
	BOARD MEMBERS PRESENT:	12	with Scenic Jacksonville, and I really just
	JIM CITRANO, Chair.	13	want to thank the DIA for being a part of our
	GEORGE SAOUD, Vice Chair. OLIVER BARAKAT, Board Member.	14	upcoming Great Cities Symposium. You all may
	CRAIG GIBBS, Board Member. BRAXTON GILLAM, Board Member.	15	not know this, but you're a silver sponsor.
	GEORGE SAOUD, Board Member. JOSHUA GARRISON, Board Member.	16	And I think this October 4th event some of
	JOE HASSAN, Board Member. CAROL WORSHAM, Board Member.	17	you guys have been to the previous events
	ALSO PRESENT:	18	will be particularly interesting to the DIA.
	LORI BOYER, DIA, Chief Executive Officer.	19	We have A.G. Lafley, who is as our speaker.
	GUY PAROLA, DIA, Operations Manager. STEVE KELLEY, DIA, Director of Development.	20	He is a Fortune 500, former CEO of Procter &
	INA MEZINI, Strategic Initiatives Coordinator. RIC ANDERSON, Marketing and Communications. WANDA JAMES CROWLEY, Financial Analyst.	21	Gamble, two-time CEO.
	WANDA JAMES CROWLEY, FINANCIAI ANALYST. JOHN SAWYER, Office of General Counsel.	22	When he left Cincinnati or when was in
		23	Cincinnati, he was part of the 3CDC nonprofit
		24	development corporation. He helped found it
	Piane M. Tropia , Inc., Post Office Box 2373 , Jacksonville , FL 32203	25	and chair it. He was not, you know, the staff.
	(904) 821-0500		Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
			(904) 821-0300
	2		4
1	P R O C E E D I N G S	1	He was at P&G. But they worked on revitalizing
	August 16, 2023 2:10 p.m.	2	Cincinnati.
2		3	Then he left and went to Sarasota, and he
3	THE CHAIRMAN: Okay. Part 2. We're going	4	has cofounded the Bay Park Conservancy that is
4	to go ahead and call the DIA monthly board	5	transforming 56 acres, using Agency Landscape
5	meeting to order. My name is Jim Citrano.	6	as one of their key park designers. And, of
6	We'll start with introductions, starting	7	course, that's how I got introduced, was
7	with our Council liaison, Councilman Peluso.	8	through Agency.
B	COUNCIL MEMBER PELUSO: My apologies,	9	So I think it's going to be a really great
9	Chair. Thank you so much.	10	event, a little different. We have you
0	MR. SAWYER: John Sawyer, Office of	11	know, we've had former mayors before, and so
1	General Counsel.	12	this time, it's a business person and
2	MR. PAROLA: Guy Parola, staff.	13	talking about two different cities. So I just
5 4	MR. KELLEY: Steve Kelley, DIA staff. MS. BOYER: Lori Boyer, CEO.	14	want to make you aware we did sell out. So if
+	BOARD MEMBER HASSAN: Joe Hassan, board	15	you don't get one of the lucky tickets,
6 6	member.	16	purchase them soon.
7	BOARD MEMBER GIBBS: Craig Gibbs, board	17	THE CHAIRMAN: Thank you very much.
B	member.	18	Mr. Anderson, any other comments?
9	THE CHAIRMAN: Jim Citrano, board member.	19	MR. ANDERSON: No, sir, there are not.
0	MR. BARAKAT: Oliver Barakat, board	20	THE CHAIRMAN: Okay. And, again,
1	member.	21	Mr. Anderson, do we have any board members that
2	MS. WORSHAM: Carol Worsham, board member.	22	need to declare a conflict today?
3	BOARD MEMBER GILLAM: Braxton Gillam,	23	MR. ANDERSON: No, sir.
4	board member.	24	THE CHAIRMAN: Thank you.
5	BOARD MEMBER SAOUD: George Saoud, board	25	Okay. So the first item of business here
	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
	(904) 821-0300		(904) 821-0300

	nunity Redevelopment Agency	1	Uncertified Condensed Copy
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1	is to approve the July 24th Community	1	MS. MEZINI: So the Zoom is back on. I'm
2	Redevelopment Agency minutes.	2	not going to go ahead and do all the laptops
3	MS. WORSHAM: Move to approve.	3	because that will take too long, but everyone
4	BOARD MEMBER GILLAM: Second.	4	can see us and everyone can hear us, so you can
-	THE CHAIRMAN: We have a first and a		
5		5	continue moving forward. And we'll keep an eye
6	second.	6	on the attendees because I just need to block
7	All in favor, say aye.	7	that person, but I couldn't see who that was,
8	BOARD MEMBERS: Aye.	8	so we'll keep an eye on them.
9	THE CHAIRMAN: And for the record, we are	9	But continue moving forward.
10	starting the CRA portion of the meeting.	10	THE CHAIRMAN: Apologies for the
11	So the next item is the consent agenda.	11	interruption, folks.
12	We have multiple items on here. These were all	12	We are going to now discuss Resolution
13	voted on and not changed and voted on	13	2023-08-08, which is a Northbank Tax
14	unanimously in committee, so they are eligible	14	Increment District investment pool interest
15	for consent, so can I get a motion? Unless	15	earnings, and I will turn it over to staff.
16	there's any questions.	16	MS. BOYER: Thank you, Mr. Chairman.
17	BOARD MEMBER BARAKAT: Mr. Chair, I	17	So as you will recall, when we took this
18	declared a conflict at the committee meeting	18	through committee last week, there was an
19	for Resolution 08-03 and 08-04 since I'm a	19	amendment regarding the use of these funds and
20	board member of Downtown Vision. So I have	20	that these all unappropriated revenue in
21	filled out the form. Maybe I need to submit it	21	excess of the \$100,000 going to future year
22	and will do so this afternoon.	22	debt reduction would be applied to the
23	THE CHAIRMAN: Okay. Mr. Barakat is going	23	Shipyards West CRA project. So that was the
24	to submit a Form 8B.	24	amendment in committee, and that is the way the
			resolution now reads.
25	And she was having trouble hearing you,	25	
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1	Oliver, so	1	THE CHAIRMAN: Okay. The next08, $^{\circ}$
1		1 2	-
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City of Jacksonville Community Redevelopment Agency August 16, 2023 Uncertified Condensed Copy

City of Jacksonville
Community Redevelopment Agency

Comn	nunity Redevelopment Agency	r	Uncertified Condensed Copy
	9		
1	BOARD MEMBER BARAKAT: Yeah, I'm happy to	1	THE CHAIRMAN: Is that accurate?
2	address any questions that board members	2	MS. BOYER: Absolutely.
3	that were not at this meeting, as to why the	3	And through the Chair to Mr. Gibbs, just
4	committee decided to allocate accordingly, but	4	so you know, on Shipyards West, for example, so
5	it is as it is drafted in your package.	5	the this is for the CRA portion, which is
6	Thank you.	6	the parking, the food hall, the restaurant. We
7	THE CHAIRMAN: And I will note that these	7	do have the market study underway. And in
8	were all voted on unanimously. They just we	8	terms of previous allocations, the board had
9	had to plug in the amounts in there, and that's	9	previously allocated several tranches of money.
10	why they were not on the consent agenda.	10	We have 3.7 million going through Council right
11	So before we get any questions, can I get	11	now, and we have 6 million in the budget
12	a motion on 2023-08-08?	12	already, so that would be 9-and-a-half, plus
13	BOARD MEMBER GILLAM: I don't think you	13	what we previously had provided. Providing
14	need a motion. If a committee standing	14	this additional million to that gets you to the
15	committee, voted on it, you don't need a	15	10-and-a-half, plus the previous funds.
16	motion.	16	And we're looking at an estimated budget
17	THE CHAIRMAN: We don't need a motion, so	17	of 14- to 17 million for that facility. So the
18	we'll go right to questions or comments.	18	idea here was to try to aggregate the necessary
19	Mr. Garrison.	19	funds to get that project over the finish line.
20	BOARD MEMBER GARRISON: No questions at	20	BOARD MEMBER GIBBS: Any idea when the
21	this time, Mr. Chair.	21	market study may be done?
22	THE CHAIRMAN: Mr. Saoud.	22	MS. BOYER: I do not. Mr. Parola may have
23	BOARD MEMBER SAOUD: None for me either.	23	more information, but literally, we just
24	THE CHAIRMAN: Mr. Gillam.	24	finally got the contract through and had a
25	BOARD MEMBER GILLAM: I wasn't at the	25	kickoff meeting. So I imagine that will be at
	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
	(904) 821-0300		(904) 821-0300
	10		
	10		12
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	f Jacksonville nunity Redevelopment Agency		August 16, 2023 Uncertified Condensed Copy
Comm	13		15
1	BOARD MEMBER HASSAN: In favor.	1	and construction of this piece of property, I
2	THE CHAIRMAN: I, too, am in favor, so	2	think it's really critical for us to continue
3	please let the record show that Resolution	3	that path, so I appreciate what the committee
4	2023-08-08 passes unanimously.	4	has done and support the resolution.
5	And we will move to 2023-08-09, which is	5	THE CHAIRMAN: Thank you.
6	the Northbank Fiscal Year 2023-24 Unallocated	6	Anyone else?
7	Plan Authorized to Program Projects.	7	BOARD MEMBERS: (No response.)
8	And I'll turn it back over to the staff.	8	THE CHAIRMAN: Let me just ask a question
9	MS. BOYER: Thank you, Mr. Chair.	9	since Councilman Peluso is here. And I'm not
10	So this is the second of the three	10	putting anybody on the spot. I just but
11	resolutions. This relates to the current	11	for, or if not for CIP dollars, we really
12	budget pending before City Council. And you	12	couldn't develop any of these parks, correct?
13	will recall that between the time you all made	13	MS. BOYER: The CIP dollars are developing
14	a budget recommendation back in April and May	14	the parks. Our portion of this is the adjacent
15	and now, we are the beneficiaries of an	15	supporting commercial facility. So, yes, we
16	increase in revenue on the Northbank based on	16	are dependent upon the fact that the CIP
17	what the property appraiser has come out with.	17 4 0	project for the park is funded. But for that,
18	So we now have about 1.1 million in	18 10	this facility would not really be viable, and I
19 20	unallocated. Typically, the council has wanted us to limit the unallocated amount to somewhere	19 20	don't think that we will I mean, we're going to proceed with design, but if for some reason,
20	between 5- and \$700,000. As a result, I	20	the Shipyards West Park itself were not funded
22	brought the resolution to the board suggesting	22	or funding were removed from it, we would not
23	that we make a recommendation to Council at the	23	proceed with this. We would then ask to
24	budget hearing, Friday, asking them to take	24	transfer it somewhere else because we would not
25	500- out of this category and place it	25	start construction on a facility in isolation.
_	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
	(904) 821-0300		(904) 821-0300
	14		16
1	somewhere. And the recommendation of the	1	If we were to go back to a concept where
2	committee was to place that in Shipyards West	2	some of this was going to be developed for
3	as well. So that would increase next year's	3	mixed-use development, which it once was, that
4	budget from 6 million to 6-and-a-half for Shipyards West.	4	would be a whole shift in direction and shift from our master plan.
5 6		5	
n		c	·
	THE CHAIRMAN: Thank you.	6	THE CHAIRMAN: So is it accurate to say,
7	THE CHAIRMAN: Thank you. Mr. Gillam, do we need a motion?	7	THE CHAIRMAN: So is it accurate to say, then, that our efforts that we're all going
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	f Jacksonville nunity Redevelopment Agency		August 16, 2023 Uncertified Condensed Copy
Com	17		19
1	BOARD MEMBERS: (No response.)	1	THE CHAIRMAN: I'll say to Mr. Gillam, we
2	THE CHAIRMAN: Okay. I'm going to call	2	did we did discuss the concept that you
3	for a vote on, again, Resolution 2023-08-09.	3	brought up when we talked about McCoys Creek
4	Mr. Hassan, how do you vote?	4	last time, and we are allocating a quarter of a
5	BOARD MEMBER HASSAN: In favor.	5	million, based on last month's vote, to that.
6	THE CHAIRMAN: Mr. Gibbs.	6	We felt like, with this excess money, that it
7	BOARD MEMBER GIBBS: I'm in favor.	7	was well-spent on what we voted on. So just
8	THE CHAIRMAN: Mr. Barakat.	8	wanted since you were not at the meeting,
9	BOARD MEMBER BARAKAT: In favor.	9	that that was a theme that was discussed
10	THE CHAIRMAN: Ms. Worsham.	10	throughout all of these finance discussions.
11	MS. WORSHAM: In favor.	11	So we don't need a motion here. Again,
12	THE CHAIRMAN: Mr. Gillam.	12	for efficiency, I'll just ask if anybody has
13	BOARD MEMBER GILLAM: In favor.	13	any questions or comments that they would like
14	THE CHAIRMAN: Mr. Saoud.	14	to ask.
15	BOARD MEMBER SAOUD: In favor.	15	BOARD MEMBERS: (No response.)
16	THE CHAIRMAN: Mr. Garrison.	16	THE CHAIRMAN: Okay. I'll then call for
17	BOARD MEMBER GARRISON: In favor.	17	the vote.
18	THE CHAIRMAN: And I, too, am in favor.	18	Mr. Garrison, how do you vote?
19	So let the record show that 2023-09	19	BOARD MEMBER GARRISON: In favor.
20	2023-08-09 passes unanimously.	20	THE CHAIRMAN: Mr. Saoud.
21	The final resolution in our CRA portion is	21	BOARD MEMBER SAOUD: In favor.
22	2023-0808-11, which is the fiscal year	22	THE CHAIRMAN: Mr. Gillam.
23	2022-23 Unallocated Plan Authorized	23	BOARD MEMBER GILLAM: In favor.
24	Expenditure.	24	THE CHAIRMAN: Ms. Worsham.
25	MS. BOYER: Thank you, Mr. Chairman.	25	MS. WORSHAM: In favor.
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	18		20
1	So this is the third resolution. Before I	1	THE CHAIRMAN: Mr. Barakat.
2	forget, when you said this is the final	2	BOARD MEMBER BARAKAT: In favor.
3	resolution, I think we mentioned in the	3	THE CHAIRMAN: Mr. Gibbs.
4	workshop that we would be potentially adding a	4	BOARD MEMBER GIBBS: In favor.
5	resolution to this category, so we have a	5	THE CHAIRMAN: Mr. Hassan.
6	handout on that.	6	BOARD MEMBER HASSAN: In favor.
7	THE CHAIRMAN: You are correct. So we	7	THE CHAIRMAN: Great. I am also in favor.
8	will do that right after this one.	8	So Resolution 2023-08-11 passes
9	MS. BOYER: So this resolution is the	9	unanimously.
10	third of those that went to the Finance and	10	We have a walk-in resolution that was
11	Budget Committee. And, in this case, the	11	discussed at our workshop. This resolution was
12	\$609,000 was recommended to be applied. This	12	discussed at length in multiple committees. We
13	is from this year's unallocated. And the	13	finished our discussion just a short time ago,
14	recommendation is that we apply that to the	14	and so we are going to go ahead and present and
15	Liberty Street project. There was substantial	15	discuss this one.
16	discussion about whether it should be McCoys	16	MR. KELLEY: Thank you, Mr. Chair.
17	Creek Park design or whether it should be	17	This is Resolution 2023-08-13, which is
18	Liberty Street, and I believe the discussion	18	which establishes a new program for the DIA.
19	landed on Liberty Street, in part because of	19	It's called the DIA Code Compliance Support
20	its importance in the as the terminus of the	20	Program. It's intended for existing property
21	Forsyth and Adams two-way, its connection	21	owners or business operators within the DIA
22	between Beaver Street and the Riverwalk, and	22	boundary that are faced with a code compliance
23	the fact that it had been a very longstanding,	23	modification where they've received
	,	24	notification from a government body to comply
24	unrunded project of the DIA, probably eight		
24 25	unfunded project of the DIA, probably eight years or more.	25	with a new code compliance requirement. There
	years or more.		with a new code compliance requirement. There

are a number of exemptions found within that	1	23 BOARD MEMBER GILLAM: In favor.
	2	
2 program, and it's limited to the lesser of2 50 memory and 100,000		THE CHAIRMAN: Mr. Saoud.
3 50 percent or \$100,000.	3	BOARD MEMBER SAOUD: In favor.
4 Happy to address your questions.	4	THE CHAIRMAN: And Mr. Garrison.
5 THE CHAIRMAN: Thank you.	5	BOARD MEMBER GARRISON: In favor.
6 Before I call for a motion, since this was	6	THE CHAIRMAN: I, too, am in favor.
7 a walk-in, I would like to make available to	7	So Resolution 2023-08-13 passes
8 anybody that in the public that would like	8	unanimously.
9 to make a comment or ask any questions relative	9	And do we have another one?
10 to this resolution at this time.	10	MS. BOYER: Mr. Chair, we do, but we'll
11 AUDIENCE MEMBERS: (No response.)	11	take that up in the DIA as the Economic
12 THE CHAIRMAN: Okay. Seeing none, I'm	12	Development Agency section.
13 going to ask for if anybody would like to	13	THE CHAIRMAN: Okay. So the CRA portion
14 make a motion.	14	of the meeting is hereby closed out, and we
15 BOARD MEMBER GIBBS: Mr. Chair, I move to	15	will begin the DIA portion of our meeting.
16 approve Resolution 2023-08-13.	16	(The foregoing proceedings were adjourned
17 THE CHAIRMAN: We have a first.	17	at 2:25 p.m.)
18 Would anybody like to second?	18	
19 BOARD MEMBER SAOUD: I'll second it.	19	
20 THE CHAIRMAN: Okay. First and a second.	20	
21 I'll open it up. Mr. Garrison, do you	21	
22 have any questions or comments?	22	
23 BOARD MEMBER GARRISON: No, sir, not at	23	
24 this time.	24	
25 THE CHAIRMAN: Mr. Saoud.	25	
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(904) 821-0300		(904) 821-0300
22	-	24
1 BOARD MEMBER SAOUD: No.	1	CERTIFICATE OF REPORTER
2 THE CHAIRMAN: Mr. Gillam.		
3 BOARD MEMBER GILLAM: Nothing further.	2	
4 THE CHAIRMAN: Ms. Worsham.	2	
5 MS. WORSHAM: No.	3	STATE OF FLORIDA)
6 THE CHAIRMAN: Mr. Barakat.	4	COUNTY OF DUVAL)
7 BOARD MEMBER BARAKAT: No comments.	5	
8 THE CHAIRMAN: Mr. Gibbs.	6	
9 BOARD MEMBER GIBBS: The workshop was very	, 7	I, Diane M. Tropia, Florida Professional
10 helpful. No further comments.	8	Reporter, certify that I was authorized to and did
11 THE CHAIRMAN: I agree.	9	stenographically report the foregoing proceedings and
12 Mr. Hassan.	10	that the transcript is a true and complete record of my
13 BOARD MEMBER HASSAN: Nothing.	11 12	stenographic notes.
14 THE CHAIRMAN: Okay. We have a motion, a	13	
15 second, and no comments, so I'll call for a	14	
16 vote.	15	DATED this 30th day of August 2023.
17 Mr. Hassan, how do you vote?	16	
18 BOARD MEMBER HASSAN: In favor.	17	
19 THE CHAIRMAN: Mr. Gibbs.	18	Diane M. Tropia
20 BOARD MEMBER GIBBS: I'm in favor.	10	Florida Professional Reporter
20BOARD MEMBER GIBBS: 1 m in lavor.21THE CHAIRMAN: Mr. Barakat.	19 20	
	20	
22 BOARD MEMBER BARAKAT: In favor.	22	I
23 THE CHAIRMAN: Ms. Worsham.	22 23	
23 THE CHAIRMAN: Ms. Worsham.24 MS. WORSHAM: In favor.	23 24	
 23 THE CHAIRMAN: Ms. Worsham. 24 MS. WORSHAM: In favor. 25 THE CHAIRMAN: Mr. Gillam. 	23 24 25	
23 THE CHAIRMAN: Ms. Worsham.24 MS. WORSHAM: In favor.	23 24 25	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300

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		1	BOARD MEMBER GILLAM: Second.
	CITY OF JACKSONVILLE	2	THE CHAIRMAN: Did I hear a second?
	DOWNTOWN INVESTMENT AUTHORITY	3	BOARD MEMBER GILLAM: (Indicating.)
	BOARD MEETING	4	THE CHAIRMAN: All right. First and a
		5	second.
		6	All in favor?
	Proceedings held on Wednesday, August 16, 2023,	-	
	commencing at 2:25 p.m., Jacksonville Public/Main	7	BOARD MEMBERS: Aye.
	Library, Multipurpose Room, 303 North Laura Street,	8	THE CHAIRMAN: Any opposed?
	Jacksonville, Florida, before Diane M. Tropia, FPR, a	9	BOARD MEMBERS: (No response.)
	Notary Public in and for the State of Florida at Large.	10	THE CHAIRMAN: The consent agenda passes.
		11	Item number [sic] C, Chapter 55
	BOARD MEMBERS PRESENT:	12	Amendments. And I will turn that back over to
	JIM CITRANO, Chair.	13	the staff.
	GEORGE SAOUD, Vice Chair. OLIVER BARAKAT, Board Member.	14	MS. BOYER: Thank you, Mr. Chairman.
	CRAIG GIBBS, Board Member. BRAXTON GILLAM, Board Member.	15	So you have and as an additional
	GEORGE SAOUD, Board Member. JOSHUA GARRISON, Board Member.	16	handout, Resolution 2023-08-12. We received
	JOE HASSAN, Board Member. CAROL WORSHAM, Board Member.	17	the revised draft of the Chapter 55 amendments
			-
	ALSO PRESENT:	18	from the Office of General Counsel earlier this
	LORI BOYER, DIA, Chief Executive Officer. GUY PAROLA, DIA, Operations Manager.	19	week, and so we prepared this resolution and
	STEVE KELLEY, DIA, Director of Development. INA MEZINI, Strategic Initiatives Coordinator.	20	provided it to you earlier this morning. I
	RIC ANDERSON, Marketing and Communications. WANDA JAMES CROWLEY, Financial Analyst.	21	know that it's short notice, and you may not
	JOHN SAWYER, Office of General Counsel.	22	have had time to review it. However, we have
		23	discussed it at the last at SIC, and at the
		24	prior meeting.
	Diang M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203	25	So I was presenting it with the
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1	PROCEEDINGS	1	
'	August 16, 2023 2:25 p.m.		opportunity whether the board would be
2	August 10, 2025 2.25 p.m.	2	willing to authorize us to move forward with
2	THE CHAIDMAN, Okay, So the CDA portion	3	the filing of legislation. It will be
3 4	THE CHAIRMAN: Okay. So the CRA portion	4	substantially in this form. If I can remind
· ·	of the meeting is hereby closed out, and we	5	everyone, the intent of the legislation and
5	will begin the DIA portion of our meeting.	6	Mr. Sawyer can even help with this if you need
6	And we're going to start with last month's	7	it, but the idea here is to further clarify the
7	board meeting minutes. Does anybody would	8	authority of DIA acting as the Economic
8	anybody like to make a motion?	9	Development Agency, using funds within the
9	BOARD MEMBER GARRISON: Mr. Chair, I move	10	Downtown Economic Development Fund that have
10	to approve last meeting's board meeting	11	been appropriated by Council as compared to the
11	minutes.	12	authority of DIA acting in our Community
12	BOARD MEMBER GILLAM: Second.	13	Redevelopment Agency hat.
13	THE CHAIRMAN: First and a second.	14	As you will recall, there were some
14	I'll call for a vote. All in favor, say	15	changes in state law that limited our scope of
15	aye.	16	authority in the CRA capacity. The way
16	BOARD MEMBERS: Aye.		
17	THE CHAIRMAN: Any opposed?	17	Chapter 55 was written, it lumped it all
18	BOARD MEMBERS: (No response.)	18	together. So, for example, it directed us to
19	THE CHAIRMAN: So the board meeting	19	do marketing, but some types of marketing are
20	minutes pass unanimously.	20	now prohibited by statute. So what we wanted
21	We have the consent agenda, which is	21	to clarify is, this type of marketing we do as
22	Resolution 2023-08-05.	22	the CRA, this type of marketing we do as the
23	MS. WORSHAM: Move to approve the consent.	23	Downtown Economic Development Fund. And
24	THE CHAIRMAN: We have a first. Looking	24	accordingly, we've been working extensively
25	for a second.	25	with the budget and finance office and others
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	fJacksonville		August 16, 2023
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1	to ensure that and you've taken multiple	1	incentive of \$10 million and it is going to
2	actions over the last six months where you have	2	Council, and there's a request to, well, let's
3	transferred money to make sure that we are	3	change that to 20-, that it would require a
4	spending the right money from the right source,	4	supermajority vote because we've been delegated
5	consistent with state law.	5	the responsibility to follow the program
6	So this is simply now a Chapter 55	6	guidelines, we do the underwriting, we look
7	amendment that clarifies that and identifies	7	at we are in our mind, we are the
8	which activities are performed in which	8	professional staff for Council who does that
9	capacity. But it also further clarifies and	9	type of analysis on it. And so if we're
10	we've had multiple examples of this. When	10	recommending a particular value and Council is
11	Council appropriates, as part of the budget	11	deciding to deviate from that and do more, then
12	process, money for us in a category called	12	we're asking that that be considered a
13	loans or retail enhancement grants, subsequent	13	supermajority as opposed to just a majority
14	to that appropriation, we have not, as a	14	vote.
15	practice, nor was it ever in our mind it was	15	Similarly, if the board votes no, where
16	never a question that we didn't have to go back	16	you're saying, no, we don't think we should
17	to Council or we did not go back to Council and	17	award any incentive on this project and by
18	say, okay, we're taking Retail Enhancement	18	the way, this is not what you have done, so
19	money and awarding it consistent with the	19	neither of these are applicable to actions that
20	program guidelines to this particular	20	you have previously taken.
21	restaurant, or we're making an affordable	21	But if you were to say, no, we think this
22	housing support loan from the appropriated loan funds to Vestcor for this Lofts project.	22 23	project is ineligible, similarly or doesn't
23	We were not taking each individual project		need an incentive, we're asking that that
24 25	using the funds that had been appropriated back	24 25	two-thirds supermajority vote would apply. So this is really just as we are facing
25	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203	25	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
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1	to City Council. We want to clarify that in	1	multiple I think there was a discussion in
2	the ordinance because it doesn't spell it out,	2	some of our previous meetings about not letting
3	and there have been some circumstances where	3	things be simply venue-shopped where someone
4	there's a question of, like, oh, does this have	4	comes and tries to get as much as they can from
5	to go back to Council?	5	DIA and then go to Council and try to get
6	So we want to identify that if we're using	6	something different or something better. It
7	previously appropriated funding that is in our	7	was a
8	budget, and we're using it consistent with the	8	And I don't know whether Council will have
9	category that it was appropriated for, we don't	9	an appetite for this. It's not something I
10	require further Council for the specific	10	have discussed with Council members. But to
11	project that it's being used for. So this is	11	the extent that they value our role in
12	mostly just trying to make sure we're shoring	12	reviewing the projects, looking at I mean,
13	up all of that.	13	Mr. Kelley has the capacity to look at
14	There is one part of this that I	14	construction budgets and look at the
15	definitely want to mention to you that was	15 16	underwriting and do the analysis and calculate the ROI.
16 17	suggested to us, and I want the board to be aware of it and have an opportunity to raise a	16 17	
17	question if if you have one on it.	17	And in the past, what I will say is there has not been a single project that this board
10	So in addition to that, we are asking that	10	has made a recommendation that you have taken
20	the legislation require a two-thirds majority	20	to City Council that Council did not follow
21	of Council to approve an incentive, or a	21	your recommendation, so there's one where
22	redevelopment agreement, that either exceeds	22	they added additional money, but I don't think
23	the amount of the incentive as underwritten by	23	there's one where they didn't follow your
24	DIA	24	recommendation.
25	So if we say a project is entitled to an	25	And so that would be you know,
	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
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1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23	9 Mr. Gillam has an idea that there is one BOARD MEMBER GILLAM: Lot J. Lot J. BOARD MEMBER GIBBS: (Inaudible.) MS. BOYER: No, actually, the REV Grant portion of that wasn't the issue. I think when that was voted down, we had said in the recommendation that we had no way to analyze or evaluate the request for the additional loan. And that was really what the Council was looking at. So to that in that regard, I also don't think it's a stretch because, historically now, for five or more years, they have followed those recommendations. So this is really would be included in the Chapter 55 amendment. THE CHAIRMAN: Before I ask for a motion, how does that get transmitted to City Council? Is it a recommendation? Relative to that one issue. MS. BOYER: The entire thing will be a draft piece of legislation that includes that in the ordinance amendment that Council will then consider whether they want to do that or	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23	11 efficient for the developers and community, I think this makes sense. You know, we have had a couple of occasions where we had that perspective that we were you know, we were stopping. We were at one point at one stop in the weigh station of a to a development. And that doesn't do what we're I mean, I think we all hope to do, which is to make it more efficient for developers and the community, so I'm in favor of this. THE CHAIRMAN: Ms. Worsham. MS. WORSHAM: I like the their comments. I'm also in favor. I think that it will help us in terms of the financial pockets of money that we're dealing with, so to not be so redundant and come back for multiple permissions to do what we already think we have permission to do. So I'm in favor of that, and I'm anxious to hear what the Council has to say about their two-thirds majority vote. THE CHAIRMAN: Mr. Barakat.
24	they want to amend it.	24	BOARD MEMBER BARAKAT: I'll echo other
25	THE CHAIRMAN: Okay. Thank you.	25	comments. You know, we've been trying for a
20	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203	20	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
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1	Before we start discussion, would somebody	1 2	while to slowly grow DIA credibility and
2	Before we start discussion, would somebody like to make a motion?	2	while to slowly grow DIA credibility and autonomy, and I think this helps in that
2 3	Before we start discussion, would somebody like to make a motion? BOARD MEMBER GILLAM: I move to approve	2 3	while to slowly grow DIA credibility and autonomy, and I think this helps in that regard. And also having these pre-approved
2 3 4	Before we start discussion, would somebody like to make a motion? BOARD MEMBER GILLAM: I move to approve Resolution 2023-08-12.	2 3 4	while to slowly grow DIA credibility and autonomy, and I think this helps in that regard. And also having these pre-approved incentives, not having to go to City Council is
2 3 4 5	Before we start discussion, would somebody like to make a motion? BOARD MEMBER GILLAM: I move to approve Resolution 2023-08-12. MS. WORSHAM: I'll second.	2 3 4 5	while to slowly grow DIA credibility and autonomy, and I think this helps in that regard. And also having these pre-approved incentives, not having to go to City Council is not about, you know, DIA autonomy so much as it
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Down	r Jacksonville town Investment Authority		Uncertified Condensed Copy
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1	Council. I guess, do you see the two-thirds	1	but I definitely believe that. And as the
2	majority really making much difference in the	2	downtown Council member, I trust what DIA is
3	process since it rarely is challenged or comes	3	doing, so I would like to see a more
		-	
4	back they come back with a different	4	streamlined process, and I look forward to
5	recommendation?	5	talking about this on Council.
6	MS. BOYER: Through the Chair to Board	6	THE CHAIRMAN: Yeah, my only comment is
7	Member Hassan, I don't know. What I know is	7	I you know, staff is immensely qualified to
8	that there are there are requests that we	8	evaluate and analyze projects relative to need
9	have been in conversations with that exceed	9	for incentive, economic gap, and et cetera, and
10	what our underwriting would support, which	10	I'll take myself out of this board. It's
11	if if the fallback position is, well, then	11	diverse with relative to its expertise in
12	we'll just go to Council, maybe this somewhat	12	different areas and I think adds great value to
13	gives us a more significant role in that	13	staff's very, very diligent and hard work and,
14	process.	14	you know, the
15	It certainly doesn't present prevent	15	And by the way, we're all volunteer, at
16	someone from going to Council anyway. And I	16	least the board is. So we spend a lot of time
17	think if there's overwhelming support, that	17	working on these, and we make conclusions that
18	will happen without regard to the DIA	18	we feel are in the city's best interest. And
19	recommendation, one way or the other.	19	that should be transmitted to City Council, and
	· · ·		they should know if we don't recommend, and I
20	However, I appreciate the sentiment on the	20	•
21	streamlining. It's really just codifying what	21	think I think having a greater percentage of
22	we've been doing because we have awarded we	22	votes, if we they do choose to deviate from
23	have not taken individual Retail Enhancement	23	what we're recommending is is prudent for
24	grants through Council. We have always	24	the City to do. So that's my comment and I'm
25	processed those that the board had the	25	in support.
	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
	(904) 821-0300		(904) 821-0300
	14		16
1	authority to do it with the money that was	1	¹⁶ Okay. Yes.
1 2		1 2	
	authority to do it with the money that was		Okay. Yes.
2	authority to do it with the money that was already appropriated. This is just making sure	2	Okay. Yes. MS. BOYER: Mr. Chairman, if you would
2 3 4	authority to do it with the money that was already appropriated. This is just making sure that that's in the Code because there have been some questions as to whether we have to go back	2 3 4	Okay. Yes. MS. BOYER: Mr. Chairman, if you would call for public comment.
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2 3 4 5	authority to do it with the money that was already appropriated. This is just making sure that that's in the Code because there have been some questions as to whether we have to go back another time, and it just becomes really cumbersome.	2 3 4 5	Okay. Yes. MS. BOYER: Mr. Chairman, if you would call for public comment. THE CHAIRMAN: Sorry. Is there any public comment that would like to either ask a question or dispute anything that we've said or
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City of Jacksonville

August 16, 2023

	17		19
1	THE CHAIRMAN: Mr. Hassan.	1	you may have had the opportunity to attend a
2	BOARD MEMBER HASSAN: In favor.	2	practice there since it has opened.
3	THE CHAIRMAN: I, too, am in favor.	3	The next slide is the Four Seasons
4	So Resolution 2023-08-12 passes	4	project. And this shows you a little of the
5	unanimously.	5	ongoing progress at the Four Seasons. So there
6	So I'm going to turn it over to Ms. Boyer	6	are pilings being installed, and they are now
7	to discuss old, new business, and her report.	7	coming out of the ground on various elements of
8	MS. BOYER: Thank you, Mr. Chairman.	8	construction. It's not all just vertical. So
9	We have no old or new business that I am	9	what you're starting to see is some of the
_			horizontal elements starting to come to pass on
10	aware of, but we do have your normal monthly	10	5 .
11	update on project status. So if Mr. Anderson	11	both the office building and on the Four
12	can make that appear on the screen safely	12	Seasons Hotel. And also during the month, the
13	MR. ANDERSON: (Complies.)	13	Four Seasons Hotel brand was officially
14	MS. BOYER: we'll go through a few	14	announced as being the brand for the location
15	project updates. And you get the benefit of	15	in Jacksonville.
16	July and August because our July meeting had	16	Next.
17	been rescheduled, if you recall.	17	One Riverside. Construction continues at
18	We're going to advance from that computer.	18	One Riverside. If you haven't driven by on
19	I'm waiting to see what the got it.	19	Riverside Avenue where you can see it, the
20	And by the way, I will share for those of	20	garage is nearly complete, as you can see on
21	you who may not have heard that our	21	the slide on the left and on the slide on the
22	administrative assistant, Ms. Harper, has moved	22	top. And in addition to that, the residential
23	to the mayor's office, which is why she is not	23	construction is well underway.
24	here, and we're all pinch-hitting on running	24	On the first segment of this, the
25	the systems.	25	TriBridge development that is on the
	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
	(904) 821-0300		(904) 821-0300
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	18		20
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1		1 2	
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City of Jacksonville Downtown Investment Authority

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	f Jacksonville town Investment Authority		August 16, 202 Uncertified Condensed Cop
	21		23
1	construction has begun on Riverfront Plaza park	1	project continues to move forward.
2	space. The initial element of construction is	2	Next slide is Doro. Some of the staff was
3	the relocation of the removal of the road	3	able to tour the building, got a tour of the
4	that kind of cut across the corner and then	4	inside. So you can see some of the units,
5	relocation of the road in the corner of Hogan	5	model units have completely finished interiors.
6	Street, Independent Drive, and Water Street.	6	Others are in progress. Work continues on the
7	So it becomes a right-angle corner, and that	7	rooftop as well, but leasing now leasing
8	additional portion of the land becomes	8	with move-in scheduled to begin in October. We
9	incorporated in the park. And that's actually	9	think that's very ambitious, but they are
0	where the playground goes and where the cafe	10	moving toward fourth quarter of this year for
1	space goes in that corner, so we had to	11	move-ins.
2	relocate the road before you could start work	12	Artea on the Southbank. Artea on the
3	on the actual playground space. We, you know,	13	Southbank is also under construction. Now you
4	again, share more when we get into the CEO	14	see the stair towers, elevator towers, things
5	report, but that is moving along on schedule at	15	like that that are now vertical as compared to
6	this point.	16	where we were back in June when we were still
7	Next.	17	doing all the foundation work.
8	Emerald Trail Model Mile. Work continues	18	And I'm always amazed at how fast it goes
9	on this. It is anticipated that this will be	19	from this point to the next step. It seems
0	completed, I believe, by the fall of this year.	20	like it takes a long time to get those towers
21	So whether that is October or whether that is	21	up.
2	slightly later than that I think the most	22	Federal Reserve Building. Again, Ric, I
3	important elements you can see are the work	23	think, got to go on this, along with
24	down in the bottom right corner. That's a	24	Mr. Crescimbeni. And the interior of the space
25	decking area that goes extends out over a	25	is really lovely. And that building is nearly
	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
	(904) 821-0300		(904) 821-0300
	22		24
1	retention pond. That's been one of the	1	complete. They do an have incentive from us
2	elements that has you know, we've been	2	that we are expecting to see a request for
3	waiting to get in. And then in the upper left	3	shortly as that space is completed.
4	corner, this is the portion that goes over the	4	Next.
5	viaduct over the railroad tracks, so this is	5	Hardwicks Bar. So Hardwicks Bar, across
~	and a second set is a large state of the Deadly Charles to an instant		

our connection back to our Park Street project, 6

and that portion is under construction now. 7 8 Next.

Lift Ev'ry Voice and Sing Park. If you 9 10 haven't seen, the letters are all installed. 11 The work you see on the right-hand side of the 12 screen is the foundation for the shotgun house that's moving. And then what you see on the 13 bottom left of the screen -- actually, that's 14 not the shotgun house that's moving. That's 15 one of the shotgun houses we restored, but the 16 17 house immediately adjacent to it -- you get a corner of -- is the unrestored, one of three, 18 and that is the one that is moving and is 19 scheduled to be moved on September 10th, if 20

21 anybody wants to come watch the move as it gets

relocated to Lift Ev'ry Voice and Sing Park. 22

23 Next.

24 Johnson Commons. You can see we now have 24 roofing on and exterior installation, and that 25 25 Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203

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well.

6 from the Jesse, is, as you can see, being

finished on the interior. We don't have an

will be open within the next month or two.

Lofts at Cathedral. Construction

continues at Lofts at Cathedral. So if you

of site clearing, and now you see rebar and

opening date yet, but we do anticipate that it

compare to June, when we just had the beginning

concrete columns going in, and so we're moving

out of the ground there on the new building as

And then, finally, a new addition is --

Mr. Anderson added just a few headlines on a

few things where we don't necessarily have a

construction picture. If you didn't see these,

22 downtown to Cathedral Hill. So that was

years. And this will be a full master's

the UF architecture master's program is coming

announced by the Cathedral District group, CDJ, who had been working on that for a number of

	fJacksonville		August 16, 2023
Down	town Investment Authority 25		Uncertified Condensed Copy
1	program in architecture that will be moving	1	sheets recommending a loan because the loan
2	here.	2	would allow us to get to an ROI of 1. I think
3	Heartland Dental, moving into the	3	those are not highly favored, and it's likely
4	Dyal–Upchurch Building.	4	that we'll be revisiting those to come back
5	Toon Town will be an indoor pickleball	5	with a version that uses a completion grant
6	facility that's just down by the stadium. The	6	rather than a loan. Not a final decision yet,
7	opening of go back to Insomnia.	7	but since I'm hearing that now from two
8	Insomnia bakery Insomnia Cookies at 41	8	administrations, I think that's likely where
9	West Adams.	9	that is headed.
10	And then an article about the Godwins	10	As to mayoral transition, we continue
11	doing a redevelopment of a Laura Street	11	attending and making presentations to various
12	property next to Chamblin's.	12	transition committees. We have presented
13	And then finally, City Grille opening on	13	recommendations to Economic Development, Parks,
14	the Southbank.	14	Riverfront and Transportation committees, and
15	And a couple of articles. The Harden	15	presented to the Veterans and Military Affairs
16	family donation to MOSH made it in our slides.	16	Committee.
17	And then, finally, the article about hotel	17	So these handouts on your desk are the
18	construction booming in Jacksonville. And	18	recommendations that we have made as staff to
19	essentially, just the overall increase in the	19	each of those committees. Those may be for new
20	leisure/travel market and the impact that will	20	programs, but more likely, they are
21	have, which we're seeing in our tax revenue	21	opportunities for increased efficiency within
22 23	downtown as well as we're seeing higher occupancy rates.	22 23	City government. Most of those some of those are Ordinance Code changes where we think
23	So that is our slideshow presentation, and	23	we can streamline our process that we are
25	I will run through the CEO report quickly here.	25	suggesting.
20	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203	20	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
	(904) 821-0300		(904) 821-0300
	26		28
1	First of all from a larger maste	4	
	First of all, from a larger macro	1	In addition to that, we continue to work
2	perspective, while we remain in the current	2	on how we can, internally, streamline our
2 3	perspective, while we remain in the current economic period of high interest rates,		on how we can, internally, streamline our applications for and review of applications
3 4	perspective, while we remain in the current economic period of high interest rates, construction costs, and equity returns, coupled	2 3 4	on how we can, internally, streamline our applications for and review of applications as well as to better connect with potential
3 4 5	perspective, while we remain in the current economic period of high interest rates, construction costs, and equity returns, coupled with uncertain rent growth sufficient to cover	2 3 4 5	on how we can, internally, streamline our applications for and review of applications as well as to better connect with potential applicants for small business opportunities,
3 4 5 6	perspective, while we remain in the current economic period of high interest rates, construction costs, and equity returns, coupled with uncertain rent growth sufficient to cover gaps, we continue on the path of exercising	2 3 4 5 6	on how we can, internally, streamline our applications for and review of applications as well as to better connect with potential applicants for small business opportunities, the comment I mentioned earlier about knowing
3 4 5 6 7	perspective, while we remain in the current economic period of high interest rates, construction costs, and equity returns, coupled with uncertain rent growth sufficient to cover gaps, we continue on the path of exercising economic discipline and prioritizing projects	2 3 4 5 6 7	on how we can, internally, streamline our applications for and review of applications as well as to better connect with potential applicants for small business opportunities, the comment I mentioned earlier about knowing that we have to be proactive about reaching out
3 4 5 6 7 8	perspective, while we remain in the current economic period of high interest rates, construction costs, and equity returns, coupled with uncertain rent growth sufficient to cover gaps, we continue on the path of exercising economic discipline and prioritizing projects that can be funded with DIA resources or	2 3 4 5 6 7 8	on how we can, internally, streamline our applications for and review of applications as well as to better connect with potential applicants for small business opportunities, the comment I mentioned earlier about knowing that we have to be proactive about reaching out to small business owners.
3 4 5 6 7 8 9	perspective, while we remain in the current economic period of high interest rates, construction costs, and equity returns, coupled with uncertain rent growth sufficient to cover gaps, we continue on the path of exercising economic discipline and prioritizing projects that can be funded with DIA resources or smaller projects that fit within program	2 3 4 5 6 7 8 9	on how we can, internally, streamline our applications for and review of applications as well as to better connect with potential applicants for small business opportunities, the comment I mentioned earlier about knowing that we have to be proactive about reaching out to small business owners. From a budget perspective, our budget
3 4 5 6 7 8 9 10	perspective, while we remain in the current economic period of high interest rates, construction costs, and equity returns, coupled with uncertain rent growth sufficient to cover gaps, we continue on the path of exercising economic discipline and prioritizing projects that can be funded with DIA resources or smaller projects that fit within program guidelines until current market gaps moderate.	2 3 4 5 6 7 8 9	on how we can, internally, streamline our applications for and review of applications as well as to better connect with potential applicants for small business opportunities, the comment I mentioned earlier about knowing that we have to be proactive about reaching out to small business owners. From a budget perspective, our budget hearing before City Council is Friday. We have
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Down	town Investment Authority		Uncertified Condensed Copy
	29		31
1	growth.	1	expect our budget process to go quite smoothly
2	In last year, we had the Southerly come	2	with Council, and there are very few auditor
3	on line, and we have other projects that will	3	recommendations regarding what we have done.
4	be coming on line this year, but we had that	4	Staffing. I mentioned that Jovial had
5	one year in between where we didn't add a	5	been hired by the mayor's office. We're
		-	
6	substantial new project, but we still saw the	6	looking for temporary part-time assistance to
7	5 percent growth.	7	fill in in her absence while we're the
8	What that has allowed us to do, just to	8	position is advertised now. So we are
9	kind of recap for you, is that we had a	9	expecting that we'll be interviewing and
10	\$23-million obligation on RiversEdge, plus	10	looking for someone to fill in. Probably we'll
11	2 million for construction oversight, 25 total.	11	have them on board in 60 days. I doubt we'll
12	We had 19 million appropriated before this	12	have that accomplished in 30 because of the
13	year's budget. This year's budget, we were	13	we have a testing requirement, et cetera.
14	able to take that number to 4 million, that we	14	We have hired Todd Higginbotham in the
	were able to put 4 million in it, which is		
15	•	15	parking strategy position, and I think Todd is
16	going to get us darn close.	16	here.
17	So next year would be the last year that	17	Todd, raise your hand for anybody or
18	we would have to be appropriating money for	18	stand up for anybody that doesn't know Todd.
19	RiversEdge to pay for that obligation, and	19	So he's been on board a little over week,
20	hence the reason we're starting to do design	20	maybe two now, started at the end of the month.
21	projects and things on the Southbank, because a	21	Yeah, started the end of the month. So he's
22	year from now, when we're talking budget, we'll	22	getting his feet wet, attending meetings, and
23	be able to be appropriating funds for actual	23	we're looking forward to having him in that
24	construction of other infrastructure besides	24	role.
25	the parks and the roads that we're doing at	25	We have the two other open positions,
	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
	(904) 821-0300		(904) 821-0300
	30		32
1	RiversEdge. So that's really a positive budget	1	which are the project manager, Antonio's
2	note from our perspective.	2	position, and also the procurement and property
3	On the Northbank, we've seen enormous	3	disposition. Both of those will be advertised
4	growth in values. Now, that is attributable to	4	shortly. We've been working on readvertising
5	some properties coming on line as well as	5	those with HR, so they will be going out again.
6	markets conditions. In the Northeast District,	6	As you know, we've been putting them out and
_	which includes the Hyatt, we're seeing the	7	trying to get qualified applicants for both
7		-	
8	complete rebound of value that is associated	8	positions.
9	with you know, we saw big a drop-off from	9	Next, legislation for the specialty zones
10	COVID, and we're now seeing that rebound coming	10	and the sidewalk cafes. So those are two
11	back.	11	pieces of legislation that have been pending
12	But the combined number on the two	12	for sometime now. If Mr. DeVault is the
13	Northbank districts, I believe, is somewhere	13	audience I don't know if he's here. No.
14	around 13 or 14 percent growth. I mean, it's	14	Laura I see Laura in the back.
15	very significant growth on the two Northbank	15	You know, we worked with him on those
16			about a year ago, and those were kind of in
17	districts this year, which, from my personal	10	
	districts this year, which, from my personal perspective, is something really pleased	16 17	
12	perspective, is something really pleased	17	line behind the Chapter 55 amendment. So if we
18	perspective, is something really pleased about, because we've been challenged with our	17 18	line behind the Chapter 55 amendment. So if we can finally get the Chapter 55 amendment before
19	perspective, is something really pleased about, because we've been challenged with our growth in the Northbank over the years. So	17 18 19	line behind the Chapter 55 amendment. So if we can finally get the Chapter 55 amendment before Council, I think we'll see the specialty zones
19 20	perspective, is something really pleased about, because we've been challenged with our growth in the Northbank over the years. So this is good to see those two districts really	17 18 19 20	line behind the Chapter 55 amendment. So if we can finally get the Chapter 55 amendment before Council, I think we'll see the specialty zones and the sidewalk cafe next month, that we'll be
19	perspective, is something really pleased about, because we've been challenged with our growth in the Northbank over the years. So this is good to see those two districts really picking up in that regard.	17 18 19 20 21	line behind the Chapter 55 amendment. So if we can finally get the Chapter 55 amendment before Council, I think we'll see the specialty zones and the sidewalk cafe next month, that we'll be able to get those drafted and out.
19 20	perspective, is something really pleased about, because we've been challenged with our growth in the Northbank over the years. So this is good to see those two districts really picking up in that regard. Also, the CIP budget hearing is next	17 18 19 20	line behind the Chapter 55 amendment. So if we can finally get the Chapter 55 amendment before Council, I think we'll see the specialty zones and the sidewalk cafe next month, that we'll be able to get those drafted and out. We have scheduled a lunch and learn on
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(904) 821-0300

 about the Office of Public Parking and what the office of Public Parking does, as well as what contract. The design of Southbank parking under the Acota Bridge, which was the redesign of that Acota Bridge, which was the redesign of that policies, what's the philosophy, how are we using parking to further downtown and also to get into the nuances of the budge process for parking, which is challenged process, and we really expect to be hearing crevenue fund" no, an "enterprise fund," are al of of restrictions on the rates that can be charged, so it's very hard to be that the full and memory is provide to be hearing fred obligated, but love to have you there. Professional Service RFPs. So we have a to of Professional Service RFPs. So we have a to of professional Service RFPs. So we have a to for fores box 237, Jacksonville, FL 3220 (904) 821-0300 (904)	Down	town Investment Authority		Uncertified Condensed Copy
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21 nad the kickoff, so that is underway. 21 work on the park stuff once we start to finish				
	21	had the kickoff, so that is underway.	21	work on the park stuff once we start to finish

21 work on the park stuff once we start to finish22 that road work. So that particular contractor

23 is being selected.

From a capital projects update standpoint,Catherine Street construction continues to be

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August 16, 2023

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City of Jacksonville

Downtown Investment Authority

The design for Riverfront Plaza projectors

and sound equipment is underway with DE-ZYN

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working under the GAI contract, and then on the

Southbank with DE-ZYN working under the Prosser

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Down	town Investment Authority		Uncertified Condensed Cop
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1	underway and is on schedule.	1	going to have immediate movement very quickly
2	Riverfront Plaza construction on	2	when you start to see those signs.
3	Independent Drive underway. Bulkhead	3	From the MOSH standpoint, they did put out
4	coordinated through the CMAR.	4	an RFP for a park design. So that was award
5	Hogan Street design. Public Works has	5	scored and awarded to SCAPE, and they are now
6	selected the design-build contractor, which is	6	beginning design on the park work that
	Baker Construction, who will now be finishing	_	surrounds the building.
7	· · ·	7	
8	the design on the Hogan Street segment of the	8	American Lions and Carter, I want to share
9	Emerald Trail and it will go right into	9	that they continue to be highly engaged. I had
10	design-build. So that we're going to catch	10	a meeting with some of the folks on the
11	up from the delay that we had when we lost the	11	courthouse site last week, actively interested,
12	previous design firm, and going into	12	but the incentives required exceed the plan
13	design-build.	13	parameters at this point. So where we are with
14	The two-way on Forsyth and Adams had	14	that economic gap that I talked about very
15	the bid has been awarded to EltonAlan, and	15	beginning on both of those projects, that
16	we'll be having our contracts drafted and	16	gap is bigger than what we were talking about
17	prepared and entered into very shortly, and	17	initially and than what is affordable under our
18	then we'll be having a prebid meeting on that.	18	plan at the moment.
19	So, happy to say that we do have a contract	19	And Gateway, we've been having continuing
20	awarded. We did finally get a bid. I know it	20	meetings with them, and they are planning to
21	took us a while. We had to open it up longer	21	file for both DDRB and DIA in the next month,
22	and rebid it, but we do have someone, and	22	so you will be seeing applications come forward
23	Public Works is very confident in their	23	on their mixed-use project.
24	abilities, so that project will be starting.	24	Pending legislation. The Ambassador
25	And McCoys Creek. Public Works has	25	extension is pending.
	, Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
	(904) 821-0300		(904) 821-0300
	(904) 821-0300		(904) 821-0300 40
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1	38 received several good bids for the mouth	1	40 There is the Hendricks PUD application
2	38 received several good bids for the mouth segment work that we need to do next to	2	40 There is the Hendricks PUD application for self-storage, it failed at City Council on
2 3	38 received several good bids for the mouth segment work that we need to do next to One Riverside. So that was out to bid. That	2 3	40 There is the Hendricks PUD application for self-storage, it failed at City Council on a tie vote, and the developer has appealed the
2	38 received several good bids for the mouth segment work that we need to do next to One Riverside. So that was out to bid. That closed recently. They're in the process of	2 3 4	40 There is the Hendricks PUD application for self-storage, it failed at City Council on a tie vote, and the developer has appealed the decision to a special magistrate.
2 3 4 5	³⁸ received several good bids for the mouth segment work that we need to do next to One Riverside. So that was out to bid. That closed recently. They're in the process of reviewing and grading them. The work is	2 3 4 5	40 There is the Hendricks PUD application for self-storage, it failed at City Council on a tie vote, and the developer has appealed the decision to a special magistrate. Our \$3.7-million Shipyards West CRA bill
2 3 4 5 6	³⁸ received several good bids for the mouth segment work that we need to do next to One Riverside. So that was out to bid. That closed recently. They're in the process of reviewing and grading them. The work is scheduled to begin October 1. We have an	2 3 4 5 6	40 There is the Hendricks PUD application for self-storage, it failed at City Council on a tie vote, and the developer has appealed the decision to a special magistrate. Our \$3.7-million Shipyards West CRA bill is ready for Council Tuesday night.
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(904) 821-0300

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1	pending at MBRC, drafted and ready to be filed
2	in legislation before we have our next meeting.
3	So that's the update for this month.
4	THE CHAIRMAN: Quite a bit. Thank you.
5	I don't have a chairman's report because I
	·
6	intended on calling Ron Moody for a little
7	coaching exercise on how to give a rah-rah
8	speech, and I just didn't do it.
9	So with that, I will say I'd like to
10	say thank you to Councilman Peluso for coming.
	· · · ·
11	Really important and really, really valuable to
12	our board to have you here.
13	COUNCIL MEMBER PELUSO: Thank you.
14	THE CHAIRMAN: Same to staff, including
15	OGC, thank you for the amazing work that you
16	guys do every day.
17	And, lastly, to the to the board
18	members, thanks for your commitment. Very much
19	appreciated.
20	So with that, we will adjourn.
21	Thank you all for coming.
22	(The foregoing proceedings were adjourned
23	at 3:19 p.m.)
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25	
	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
	(904) 821-0300
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Storp - 7.1 abilities pr - 37.24 almost pr - 28.8 approval pr - 36.9, atmost pr - 23.16 approval pr - 36.9, approval pr - 24.9, 23.62, 10.3 back registration pr - 24.9, 23.62, 10.3 1 (pr - 27.2, 38.6, 38.10 absc. 38.9 amazed m - 23.16 approve (pr - 23.3, 62.1, 10.3) begin (nr - 25.3, 23.62, 10.3) 1 (pr - 27.2, 38.6, 38.10 absc. 38.6, 38.11 amazed m - 23.16 14.12 begin (nr - 25.3, 23.62, 10.3) 1 (pr - 27.2, 38.6, 38.11, 38.24 absc. 38.6, 38.11 amazed m - 23.16 24.21, 25.11 begin (nr - 25.3, 23.62, 10.3) 1 (pr - 27.2, 38.6, 38.11, 38.24 accomplished (pr - 31.12 armotime (pr - 27.1) armotime (pr - 27.1) area (pr - 15.1) begin (pr - 10.10, 23.21) 1 (pr - 28.12 accomplished (pr - 31.12 activities (pr - 5.8) armotime (pr - 37.1) area (pr - 15.1) begin (pr - 10.10, 23.21) 2 (pr - 28.1) activities (pr - 5.8) armotime (pr - 17.1) area (pr - 15.1) better (pr - 8.6) 2 (pr - 28.1) activities (pr - 5.8) armotime (pr - 17.1) armotime (pr - 17.1) area (pr - 18.2) better (pr - 8.6) 2 (pr - 28.1) activities (pr - 5.8) armotime (pr - 17.1) area (pr - 17.1)	\$	А	allow [2] - 26:11, 27:2	5:14, 28:12, 40:25	16:22
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