

CITY OF JACKSONVILLE  
COMMUNITY REDEVELOPMENT AGENCY  
BOARD MEETING

Proceedings held on Wednesday, August 16, 2023,  
commencing at 2:10 p.m., Jacksonville Public/Main  
Library, Multipurpose Room, 303 North Laura Street,  
Jacksonville, Florida, before Diane M. Tropa, FPR, a  
Notary Public in and for the State of Florida at Large.

BOARD MEMBERS PRESENT:

JIM CITRANO, Chair.  
GEORGE SAOUD, Vice Chair.  
OLIVER BARAKAT, Board Member.  
CRAIG GIBBS, Board Member.  
BRAXTON GILLAM, Board Member.  
GEORGE SAOUD, Board Member.  
JOSHUA GARRISON, Board Member.  
JOE HASSAN, Board Member.  
CAROL WORSHAM, Board Member.

ALSO PRESENT:

LORI BOYER, DIA, Chief Executive Officer.  
GUY PAROLA, DIA, Operations Manager.  
STEVE KELLEY, DIA, Director of Development.  
INA MEZINI, Strategic Initiatives Coordinator.  
RIC ANDERSON, Marketing and Communications.  
WANDA JAMES CROWLEY, Financial Analyst.  
JOHN SAWYER, Office of General Counsel.

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1 member.  
2 BOARD MEMBER GARRISON: Josh Garrison,  
3 board member.  
4 MR. ANDERSON: Ric Anderson, DIA staff.  
5 MS. CROWLEY: Wanda James Crowley,  
6 financial analyst.  
7 THE CHAIRMAN: Great. Thank you.  
8 Ric, do we have any public comments today?  
9 MR. ANDERSON: Yes, sir. Nancy Powell.  
10 (Audience member approaches the podium.)  
11 AUDIENCE MEMBER: Hi. Nancy Powell. I'm  
12 with Scenic Jacksonville, and I really just  
13 want to thank the DIA for being a part of our  
14 upcoming Great Cities Symposium. You all may  
15 not know this, but you're a silver sponsor.  
16 And I think this October 4th event -- some of  
17 you guys have been to the previous events --  
18 will be particularly interesting to the DIA.  
19 We have A.G. Lafley, who is -- as our speaker.  
20 He is a Fortune 500, former CEO of Procter &  
21 Gamble, two-time CEO.  
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  
25 and chair it. He was not, you know, the staff.  
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1 PROCEEDINGS  
August 16, 2023 2:10 p.m.

2 - - -  
3 THE CHAIRMAN: Okay. Part 2. We're going  
4 to go ahead and call the DIA monthly board  
5 meeting to order. My name is Jim Citrano.  
6 We'll start with introductions, starting  
7 with our Council liaison, Councilman Peluso.  
8 COUNCIL MEMBER PELUSO: My apologies,  
9 Chair. Thank you so much.  
10 MR. SAWYER: John Sawyer, Office of  
11 General Counsel.  
12 MR. PAROLA: Guy Parola, staff.  
13 MR. KELLEY: Steve Kelley, DIA staff.  
14 MS. BOYER: Lori Boyer, CEO.  
15 BOARD MEMBER HASSAN: Joe Hassan, board  
16 member.  
17 BOARD MEMBER GIBBS: Craig Gibbs, board  
18 member.  
19 THE CHAIRMAN: Jim Citrano, board member.  
20 MR. BARAKAT: Oliver Barakat, board  
21 member.  
22 MS. WORSHAM: Carol Worsham, board member.  
23 BOARD MEMBER GILLAM: Braxton Gillam,  
24 board member.  
25 BOARD MEMBER SAOUD: George Saoud, board  
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1 He was at P&G. But they worked on revitalizing  
2 Cincinnati.  
3 Then he left and went to Sarasota, and he  
4 has cofounded the Bay Park Conservancy that is  
5 transforming 56 acres, using Agency Landscape  
6 as one of their key park designers. And, of  
7 course, that's how I got introduced, was  
8 through Agency.  
9 So I think it's going to be a really great  
10 event, a little different. We have -- you  
11 know, we've had former mayors before, and so  
12 this time, it's a business person and --  
13 talking about two different cities. So I just  
14 want to make you aware we did sell out. So if  
15 you don't get one of the lucky tickets,  
16 purchase them soon.  
17 THE CHAIRMAN: Thank you very much.  
18 Mr. Anderson, any other comments?  
19 MR. ANDERSON: No, sir, there are not.  
20 THE CHAIRMAN: Okay. And, again,  
21 Mr. Anderson, do we have any board members that  
22 need to declare a conflict today?  
23 MR. ANDERSON: No, sir.  
24 THE CHAIRMAN: Thank you.  
25 Okay. So the first item of business here  
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1 is to approve the July 24th Community  
 2 Redevelopment Agency minutes.  
 3 MS. WORSHAM: Move to approve.  
 4 BOARD MEMBER GILLAM: Second.  
 5 THE CHAIRMAN: We have a first and a  
 6 second.  
 7 All in favor, say aye.  
 8 BOARD MEMBERS: Aye.  
 9 THE CHAIRMAN: And for the record, we are  
 10 starting the CRA portion of the meeting.  
 11 So the next item is the consent agenda.  
 12 We have multiple items on here. These were all  
 13 voted on and -- not changed and voted on  
 14 unanimously in committee, so they are eligible  
 15 for consent, so can I get a motion? Unless  
 16 there's any questions.  
 17 BOARD MEMBER BARAKAT: Mr. Chair, I  
 18 declared a conflict at the committee meeting  
 19 for Resolution 08-03 and 08-04 since I'm a  
 20 board member of Downtown Vision. So I have  
 21 filled out the form. Maybe I need to submit it  
 22 and will do so this afternoon.  
 23 THE CHAIRMAN: Okay. Mr. Barakat is going  
 24 to submit a Form 8B.  
 25 And she was having trouble hearing you,  
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1 Oliver, so ...  
 2 Okay. With that, can I get a motion on  
 3 the consent agenda?  
 4 BOARD MEMBER GILLAM: Motion to approve  
 5 the consent agenda.  
 6 BOARD MEMBER GIBBS: I'll second.  
 7 THE CHAIRMAN: We have a motion and a  
 8 second.  
 9 Again, all in favor, say aye.  
 10 BOARD MEMBERS: Aye.  
 11 THE CHAIRMAN: Any opposed?  
 12 BOARD MEMBERS: (No response.)  
 13 THE CHAIRMAN: No opposed. So the consent  
 14 agenda passes.  
 15 Item D is Resolution 2023-08-08, the  
 16 Northbank --  
 17 (Video interruption.)  
 18 THE CHAIRMAN: Zoom has been shut off.  
 19 Should we wait for her to ...  
 20 MS. BOYER: We may wait for Ms. Mezini to  
 21 see if they can reload Zoom. I will say that,  
 22 you know, this was a challenge with Zoom back  
 23 in 2019 and 2020, but my understanding was all  
 24 that security had been corrected, so a little  
 25 interesting how that got it admitted to the ...  
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1 MS. MEZINI: So the Zoom is back on. I'm  
 2 not going to go ahead and do all the laptops  
 3 because that will take too long, but everyone  
 4 can see us and everyone can hear us, so you can  
 5 continue moving forward. And we'll keep an eye  
 6 on the attendees because I just need to block  
 7 that person, but I couldn't see who that was,  
 8 so we'll keep an eye on them.  
 9 But continue moving forward.  
 10 THE CHAIRMAN: Apologies for the  
 11 interruption, folks.  
 12 We are going to now discuss Resolution  
 13 2023-08-08, which is a -- Northbank Tax  
 14 Increment District investment pool interest  
 15 earnings, and I will turn it over to staff.  
 16 MS. BOYER: Thank you, Mr. Chairman.  
 17 So as you will recall, when we took this  
 18 through committee last week, there was an  
 19 amendment regarding the use of these funds and  
 20 that these -- all unappropriated revenue in  
 21 excess of the \$100,000 going to future year  
 22 debt reduction would be applied to the  
 23 Shipyards West CRA project. So that was the  
 24 amendment in committee, and that is the way the  
 25 resolution now reads.  
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1 THE CHAIRMAN: Okay. The next -- -08,  
 2 -09, and -11 were all discussed in our Finance  
 3 Committee. Before I go around and -- well,  
 4 before I ask for a motion, if Mr. Barakat, who  
 5 is the Finance Committee chairman, would like  
 6 to make any comments, you can do so now. You  
 7 don't have to. I just wanted to give you that  
 8 opportunity since you are the chairman of that  
 9 committee.  
 10 BOARD MEMBER BARAKAT: We didn't have a  
 11 whole lot of healthy discussion other than -- I  
 12 think it was Ms. Boyer -- correct me if I'm  
 13 wrong -- tied to -11 and -09 regarding where to  
 14 allocate the surplus funds. Was that -08  
 15 and -- Resolution -09 and -11?  
 16 MS. BOYER: Through the Chair to  
 17 Mr. Barakat, that was these three resolutions,  
 18 so it's -08, -09, and -11. And the result of  
 19 the committee decision was to take the  
 20 unallocated plan authorized expenditures for  
 21 this year, which is -11, and it's \$609,000, and  
 22 move it to the Liberty Street project. And  
 23 then both -08 and -09, which totals  
 24 approximately \$1 million, to apply that to  
 25 Shipyards West.  
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1 BOARD MEMBER BARAKAT: Yeah, I'm happy to  
2 address any questions that -- board members  
3 that were not at this meeting, as to why the  
4 committee decided to allocate accordingly, but  
5 it is as it is drafted in your package.

6 Thank you.

7 THE CHAIRMAN: And I will note that these  
8 were all voted on unanimously. They just -- we  
9 had to plug in the amounts in there, and that's  
10 why they were not on the consent agenda.

11 So before we get any questions, can I get  
12 a motion on 2023-08-08?

13 BOARD MEMBER GILLAM: I don't think you  
14 need a motion. If a committee -- standing  
15 committee, voted on it, you don't need a  
16 motion.

17 THE CHAIRMAN: We don't need a motion, so  
18 we'll go right to questions or comments.

19 Mr. Garrison.

20 BOARD MEMBER GARRISON: No questions at  
21 this time, Mr. Chair.

22 THE CHAIRMAN: Mr. Saoud.

23 BOARD MEMBER SAOUD: None for me either.

24 THE CHAIRMAN: Mr. Gillam.

25 BOARD MEMBER GILLAM: I wasn't at the  
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1 THE CHAIRMAN: Is that accurate?

2 MS. BOYER: Absolutely.

3 And through the Chair to Mr. Gibbs, just  
4 so you know, on Shipyards West, for example, so  
5 the -- this is for the CRA portion, which is  
6 the parking, the food hall, the restaurant. We  
7 do have the market study underway. And in  
8 terms of previous allocations, the board had  
9 previously allocated several tranches of money.  
10 We have 3.7 million going through Council right  
11 now, and we have 6 million in the budget  
12 already, so that would be 9-and-a-half, plus  
13 what we previously had provided. Providing  
14 this additional million to that gets you to the  
15 10-and-a-half, plus the previous funds.

16 And we're looking at an estimated budget  
17 of 14- to 17 million for that facility. So the  
18 idea here was to try to aggregate the necessary  
19 funds to get that project over the finish line.

20 BOARD MEMBER GIBBS: Any idea when the  
21 market study may be done?

22 MS. BOYER: I do not. Mr. Parola may have  
23 more information, but literally, we just  
24 finally got the contract through and had a  
25 kickoff meeting. So I imagine that will be at

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1 meeting, but I love what the committee did.

2 THE CHAIRMAN: Thank you.

3 Ms. Worsham.

4 MS. WORSHAM: I don't have any questions.

5 Thank you.

6 THE CHAIRMAN: Oliver.

7 BOARD MEMBER BARAKAT: None for me.

8 THE CHAIRMAN: Mr. Gibbs.

9 BOARD MEMBER GIBBS: Can I have the basis  
10 for the allocations, please?

11 THE CHAIRMAN: I'll go ahead and start.

12 There was a little more than a million and  
13 a half of total available funds to be placed.

14 There were five or six potential investments,  
15 programmed projects that we discussed  
16 allocation of that full million-five, and the  
17 various projects were generally prioritized  
18 based on where the project stood today, the  
19 amount of investment already in them, and how  
20 long the projects had been on the drawing  
21 board. And from that, the committee went  
22 through a process of just evaluating and  
23 assessing and then came up with the dollar  
24 amounts to put towards each one.

25 BOARD MEMBER GIBBS: Thank you.

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1 least 90 days.

2 BOARD MEMBER GIBBS: Thank you, sir.

3 THE CHAIRMAN: Thank you.

4 Mr. Hassan, any questions or comments?

5 BOARD MEMBER HASSAN: No questions.

6 THE CHAIRMAN: Okay. We did not need a  
7 motion on this, so I'm just going to go ahead  
8 and call for a vote.

9 Mr. Garrison, how do you vote?

10 BOARD MEMBER GARRISON: In favor.

11 THE CHAIRMAN: Mr. Saoud.

12 BOARD MEMBER SAOUD: In favor.

13 THE CHAIRMAN: Mr. Gillam.

14 BOARD MEMBER GILLAM: In favor.

15 We're referring to -08 or all three --

16 THE CHAIRMAN: I'm sorry. No, no, no. We  
17 are voting on -08-08.

18 BOARD MEMBER GILLAM: In favor.

19 THE CHAIRMAN: Ms. Worsham.

20 MS. WORSHAM: In favor.

21 THE CHAIRMAN: Oliver.

22 BOARD MEMBER BARAKAT: In favor.

23 THE CHAIRMAN: Mr. Gibbs.

24 BOARD MEMBER GIBBS: I'm in favor.

25 THE CHAIRMAN: Mr. Hassan.

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1 BOARD MEMBER HASSAN: In favor.

2 THE CHAIRMAN: I, too, am in favor, so  
3 please let the record show that Resolution  
4 2023-08-08 passes unanimously.

5 And we will move to 2023-08-09, which is  
6 the Northbank Fiscal Year 2023-24 Unallocated  
7 Plan Authorized to Program Projects.

8 And I'll turn it back over to the staff.

9 MS. BOYER: Thank you, Mr. Chair.

10 So this is the second of the three  
11 resolutions. This relates to the current  
12 budget pending before City Council. And you  
13 will recall that between the time you all made  
14 a budget recommendation back in April and May  
15 and now, we are the beneficiaries of an  
16 increase in revenue on the Northbank based on  
17 what the property appraiser has come out with.

18 So we now have about 1.1 million in  
19 unallocated. Typically, the council has wanted  
20 us to limit the unallocated amount to somewhere  
21 between 5- and \$700,000. As a result, I  
22 brought the resolution to the board suggesting  
23 that we make a recommendation to Council at the  
24 budget hearing, Friday, asking them to take  
25 500- out of this category and place it

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1 somewhere. And the recommendation of the  
2 committee was to place that in Shipyards West  
3 as well. So that would increase next year's  
4 budget from 6 million to 6-and-a-half for  
5 Shipyards West.

6 THE CHAIRMAN: Thank you.

7 Mr. Gillam, do we need a motion?

8 BOARD MEMBER GILLAM: (Shakes head.)

9 THE CHAIRMAN: No motion needed, so let's  
10 just jump right in.

11 Does anybody have any questions or  
12 comments on this?

13 MS. WORSHAM: I just have a comment, if  
14 you will. I just think that -- we all know  
15 that the Shipyards Park project as well as the  
16 CRA portion is pivotal to what we've been doing  
17 over the last couple of years, especially with  
18 the community input and the nonprofit group.  
19 Scenic Jacksonville is here pushing for the  
20 completion of the design and, ultimately, the  
21 construction of this centerpiece -- I mean, the  
22 old Landing, Riverfront Plaza. I can't -- I  
23 still call it Gator Bowl. Sorry.

24 You know, those things are underway, but  
25 everything that we can do to forward the design

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1 and construction of this piece of property, I  
2 think it's really critical for us to continue  
3 that path, so I appreciate what the committee  
4 has done and support the resolution.

5 THE CHAIRMAN: Thank you.  
6 Anyone else?

7 BOARD MEMBERS: (No response.)

8 THE CHAIRMAN: Let me just ask a question  
9 since Councilman Peluso is here. And I'm not  
10 putting anybody on the spot. I just -- but  
11 for, or if not for CIP dollars, we really  
12 couldn't develop any of these parks, correct?

13 MS. BOYER: The CIP dollars are developing  
14 the parks. Our portion of this is the adjacent  
15 supporting commercial facility. So, yes, we  
16 are dependent upon the fact that the CIP  
17 project for the park is funded. But for that,  
18 this facility would not really be viable, and I  
19 don't think that we will -- I mean, we're going  
20 to proceed with design, but if for some reason,  
21 the Shipyards West Park itself were not funded  
22 or funding were removed from it, we would not  
23 proceed with this. We would then ask to  
24 transfer it somewhere else because we would not  
25 start construction on a facility in isolation.

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1 If we were to go back to a concept where  
2 some of this was going to be developed for  
3 mixed-use development, which it once was, that  
4 would be a whole shift in direction and shift  
5 from our master plan.

6 THE CHAIRMAN: So is it accurate to say,  
7 then, that our efforts that we're all going  
8 through at the DIA really are collaborative  
9 with the funding and buy-in from City Council  
10 once it gets to that point?

11 MS. BOYER: Absolutely correct.

12 To date, there is 25 million budgeted for  
13 the park. We know that if they are going to  
14 complete the design that Agency has proposed,  
15 together with the piers, there will be a  
16 substantial addition required to that --  
17 probably double that amount or more -- to get  
18 that park finished in a first-class destination  
19 park manner and do it all at once, rather than  
20 do it over a ten-year time span.

21 So, clearly, the vision that we have for  
22 this area does require that additional  
23 commitment of funding to this park.

24 THE CHAIRMAN: Thank you.

25 Any other comments or questions?

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1 BOARD MEMBERS: (No response.)  
 2 THE CHAIRMAN: Okay. I'm going to call  
 3 for a vote on, again, Resolution 2023-08-09.  
 4 Mr. Hassan, how do you vote?  
 5 BOARD MEMBER HASSAN: In favor.  
 6 THE CHAIRMAN: Mr. Gibbs.  
 7 BOARD MEMBER GIBBS: I'm in favor.  
 8 THE CHAIRMAN: Mr. Barakat.  
 9 BOARD MEMBER BARAKAT: In favor.  
 10 THE CHAIRMAN: Ms. Worsham.  
 11 MS. WORSHAM: In favor.  
 12 THE CHAIRMAN: Mr. Gillam.  
 13 BOARD MEMBER GILLAM: In favor.  
 14 THE CHAIRMAN: Mr. Saoud.  
 15 BOARD MEMBER SAOUD: In favor.  
 16 THE CHAIRMAN: Mr. Garrison.  
 17 BOARD MEMBER GARRISON: In favor.  
 18 THE CHAIRMAN: And I, too, am in favor.  
 19 So let the record show that 2023-09- --  
 20 2023-08-09 passes unanimously.  
 21 The final resolution in our CRA portion is  
 22 2023-08- -- -08-11, which is the fiscal year  
 23 2022-23 Unallocated Plan Authorized  
 24 Expenditure.  
 25 MS. BOYER: Thank you, Mr. Chairman.  
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1 So this is the third resolution. Before I  
 2 forget, when you said this is the final  
 3 resolution, I think we mentioned in the  
 4 workshop that we would be potentially adding a  
 5 resolution to this category, so we have a  
 6 handout on that.  
 7 THE CHAIRMAN: You are correct. So we  
 8 will do that right after this one.  
 9 MS. BOYER: So this resolution is the  
 10 third of those that went to the Finance and  
 11 Budget Committee. And, in this case, the  
 12 \$609,000 was recommended to be applied. This  
 13 is from this year's unallocated. And the  
 14 recommendation is that we apply that to the  
 15 Liberty Street project. There was substantial  
 16 discussion about whether it should be McCoys  
 17 Creek Park design or whether it should be  
 18 Liberty Street, and I believe the discussion  
 19 landed on Liberty Street, in part because of  
 20 its importance in the -- as the terminus of the  
 21 Forsyth and Adams two-way, its connection  
 22 between Beaver Street and the Riverwalk, and  
 23 the fact that it had been a very longstanding,  
 24 unfunded project of the DIA, probably eight  
 25 years or more.  
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1 THE CHAIRMAN: I'll say to Mr. Gillam, we  
 2 did -- we did discuss the concept that you  
 3 brought up when we talked about McCoys Creek  
 4 last time, and we are allocating a quarter of a  
 5 million, based on last month's vote, to that.  
 6 We felt like, with this excess money, that it  
 7 was well-spent on what we voted on. So just  
 8 wanted -- since you were not at the meeting,  
 9 that that was a theme that was discussed  
 10 throughout all of these finance discussions.  
 11 So we don't need a motion here. Again,  
 12 for efficiency, I'll just ask if anybody has  
 13 any questions or comments that they would like  
 14 to ask.  
 15 BOARD MEMBERS: (No response.)  
 16 THE CHAIRMAN: Okay. I'll then call for  
 17 the vote.  
 18 Mr. Garrison, how do you vote?  
 19 BOARD MEMBER GARRISON: In favor.  
 20 THE CHAIRMAN: Mr. Saoud.  
 21 BOARD MEMBER SAOUD: In favor.  
 22 THE CHAIRMAN: Mr. Gillam.  
 23 BOARD MEMBER GILLAM: In favor.  
 24 THE CHAIRMAN: Ms. Worsham.  
 25 MS. WORSHAM: In favor.  
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1 THE CHAIRMAN: Mr. Barakat.  
 2 BOARD MEMBER BARAKAT: In favor.  
 3 THE CHAIRMAN: Mr. Gibbs.  
 4 BOARD MEMBER GIBBS: In favor.  
 5 THE CHAIRMAN: Mr. Hassan.  
 6 BOARD MEMBER HASSAN: In favor.  
 7 THE CHAIRMAN: Great. I am also in favor.  
 8 So Resolution 2023-08-11 passes  
 9 unanimously.  
 10 We have a walk-in resolution that was  
 11 discussed at our workshop. This resolution was  
 12 discussed at length in multiple committees. We  
 13 finished our discussion just a short time ago,  
 14 and so we are going to go ahead and present and  
 15 discuss this one.  
 16 MR. KELLEY: Thank you, Mr. Chair.  
 17 This is Resolution 2023-08-13, which is --  
 18 which establishes a new program for the DIA.  
 19 It's called the DIA Code Compliance Support  
 20 Program. It's intended for existing property  
 21 owners or business operators within the DIA  
 22 boundary that are faced with a code compliance  
 23 modification where they've received  
 24 notification from a government body to comply  
 25 with a new code compliance requirement. There  
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1 are a number of exemptions found within that  
 2 program, and it's limited to the lesser of  
 3 50 percent or \$100,000.  
 4 Happy to address your questions.  
 5 THE CHAIRMAN: Thank you.  
 6 Before I call for a motion, since this was  
 7 a walk-in, I would like to make available to  
 8 anybody that -- in the public that would like  
 9 to make a comment or ask any questions relative  
 10 to this resolution at this time.  
 11 AUDIENCE MEMBERS: (No response.)  
 12 THE CHAIRMAN: Okay. Seeing none, I'm  
 13 going to ask for -- if anybody would like to  
 14 make a motion.  
 15 BOARD MEMBER GIBBS: Mr. Chair, I move to  
 16 approve Resolution 2023-08-13.  
 17 THE CHAIRMAN: We have a first.  
 18 Would anybody like to second?  
 19 BOARD MEMBER SAOUD: I'll second it.  
 20 THE CHAIRMAN: Okay. First and a second.  
 21 I'll open it up. Mr. Garrison, do you  
 22 have any questions or comments?  
 23 BOARD MEMBER GARRISON: No, sir, not at  
 24 this time.  
 25 THE CHAIRMAN: Mr. Saoud.  
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1 BOARD MEMBER GILLAM: In favor.  
 2 THE CHAIRMAN: Mr. Saoud.  
 3 BOARD MEMBER SAOUD: In favor.  
 4 THE CHAIRMAN: And Mr. Garrison.  
 5 BOARD MEMBER GARRISON: In favor.  
 6 THE CHAIRMAN: I, too, am in favor.  
 7 So Resolution 2023-08-13 passes  
 8 unanimously.  
 9 And do we have another one?  
 10 MS. BOYER: Mr. Chair, we do, but we'll  
 11 take that up in the DIA as the Economic  
 12 Development Agency section.  
 13 THE CHAIRMAN: Okay. So the CRA portion  
 14 of the meeting is hereby closed out, and we  
 15 will begin the DIA portion of our meeting.  
 16 (The foregoing proceedings were adjourned  
 17 at 2:25 p.m.)  
 18 - - -  
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1 BOARD MEMBER SAOUD: No.  
 2 THE CHAIRMAN: Mr. Gillam.  
 3 BOARD MEMBER GILLAM: Nothing further.  
 4 THE CHAIRMAN: Ms. Worsham.  
 5 MS. WORSHAM: No.  
 6 THE CHAIRMAN: Mr. Barakat.  
 7 BOARD MEMBER BARAKAT: No comments.  
 8 THE CHAIRMAN: Mr. Gibbs.  
 9 BOARD MEMBER GIBBS: The workshop was very  
 10 helpful. No further comments.  
 11 THE CHAIRMAN: I agree.  
 12 Mr. Hassan.  
 13 BOARD MEMBER HASSAN: Nothing.  
 14 THE CHAIRMAN: Okay. We have a motion, a  
 15 second, and no comments, so I'll call for a  
 16 vote.  
 17 Mr. Hassan, how do you vote?  
 18 BOARD MEMBER HASSAN: In favor.  
 19 THE CHAIRMAN: Mr. Gibbs.  
 20 BOARD MEMBER GIBBS: I'm in favor.  
 21 THE CHAIRMAN: Mr. Barakat.  
 22 BOARD MEMBER BARAKAT: In favor.  
 23 THE CHAIRMAN: Ms. Worsham.  
 24 MS. WORSHAM: In favor.  
 25 THE CHAIRMAN: Mr. Gillam.  
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

1 CERTIFICATE OF REPORTER  
 2  
 3 STATE OF FLORIDA)  
 4 )  
 5 COUNTY OF DUVAL )  
 6  
 7 I, Diane M. Tropa, Florida Professional  
 8 Reporter, certify that I was authorized to and did  
 9 stenographically report the foregoing proceedings and  
 10 that the transcript is a true and complete record of my  
 11 stenographic notes.  
 12  
 13  
 14  
 15 DATED this 30th day of August 2023.  
 16  
 17 \_\_\_\_\_  
 18 Diane M. Tropa  
 19 Florida Professional Reporter  
 20  
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 22  
 23  
 24  
 25  
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CITY OF JACKSONVILLE  
DOWNTOWN INVESTMENT AUTHORITY  
BOARD MEETING

Proceedings held on Wednesday, August 16, 2023,  
commencing at 2:25 p.m., Jacksonville Public/Main  
Library, Multipurpose Room, 303 North Laura Street,  
Jacksonville, Florida, before Diane M. Tropa, FPR, a  
Notary Public in and for the State of Florida at Large.

BOARD MEMBERS PRESENT:

- JIM CITRANO, Chair.
- GEORGE SAOUD, Vice Chair.
- OLIVER BARAKAT, Board Member.
- CRAIG GIBBS, Board Member.
- BRAXTON GILLAM, Board Member.
- GEORGE SAOUD, Board Member.
- JOSHUA GARRISON, Board Member.
- JOE HASSAN, Board Member.
- CAROL WORSHAM, Board Member.

ALSO PRESENT:

- LORI BOYER, DIA, Chief Executive Officer.
- GUY PAROLA, DIA, Operations Manager.
- STEVE KELLEY, DIA, Director of Development.
- INA MEZINI, Strategic Initiatives Coordinator.
- RIC ANDERSON, Marketing and Communications.
- WANDA JAMES CROWLEY, Financial Analyst.
- JOHN SAWYER, Office of General Counsel.

- - -

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1 BOARD MEMBER GILLAM: Second.  
 2 THE CHAIRMAN: Did I hear a second?  
 3 BOARD MEMBER GILLAM: (Indicating.)  
 4 THE CHAIRMAN: All right. First and a  
 5 second.  
 6 All in favor?  
 7 BOARD MEMBERS: Aye.  
 8 THE CHAIRMAN: Any opposed?  
 9 BOARD MEMBERS: (No response.)  
 10 THE CHAIRMAN: The consent agenda passes.  
 11 Item number [sic] C, Chapter 55  
 12 Amendments. And I will turn that back over to  
 13 the staff.  
 14 MS. BOYER: Thank you, Mr. Chairman.  
 15 So you have -- and as an additional  
 16 handout, Resolution 2023-08-12. We received  
 17 the revised draft of the Chapter 55 amendments  
 18 from the Office of General Counsel earlier this  
 19 week, and so we prepared this resolution and  
 20 provided it to you earlier this morning. I  
 21 know that it's short notice, and you may not  
 22 have had time to review it. However, we have  
 23 discussed it at the last -- at SIC, and at the  
 24 prior meeting.  
 25 So I was presenting it with the  
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1 PROCEEDINGS  
 August 16, 2023 2:25 p.m.  
 2 - - -  
 3 THE CHAIRMAN: Okay. So the CRA portion  
 4 of the meeting is hereby closed out, and we  
 5 will begin the DIA portion of our meeting.  
 6 And we're going to start with last month's  
 7 board meeting minutes. Does anybody -- would  
 8 anybody like to make a motion?  
 9 BOARD MEMBER GARRISON: Mr. Chair, I move  
 10 to approve last meeting's board meeting  
 11 minutes.  
 12 BOARD MEMBER GILLAM: Second.  
 13 THE CHAIRMAN: First and a second.  
 14 I'll call for a vote. All in favor, say  
 15 aye.  
 16 BOARD MEMBERS: Aye.  
 17 THE CHAIRMAN: Any opposed?  
 18 BOARD MEMBERS: (No response.)  
 19 THE CHAIRMAN: So the board meeting  
 20 minutes pass unanimously.  
 21 We have the consent agenda, which is  
 22 Resolution 2023-08-05.  
 23 MS. WORSHAM: Move to approve the consent.  
 24 THE CHAIRMAN: We have a first. Looking  
 25 for a second.  
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1 opportunity -- whether the board would be  
 2 willing to authorize us to move forward with  
 3 the filing of legislation. It will be  
 4 substantially in this form. If I can remind  
 5 everyone, the intent of the legislation -- and  
 6 Mr. Sawyer can even help with this if you need  
 7 it, but the idea here is to further clarify the  
 8 authority of DIA acting as the Economic  
 9 Development Agency, using funds within the  
 10 Downtown Economic Development Fund that have  
 11 been appropriated by Council as compared to the  
 12 authority of DIA acting in our Community  
 13 Redevelopment Agency hat.  
 14 As you will recall, there were some  
 15 changes in state law that limited our scope of  
 16 authority in the CRA capacity. The way  
 17 Chapter 55 was written, it lumped it all  
 18 together. So, for example, it directed us to  
 19 do marketing, but some types of marketing are  
 20 now prohibited by statute. So what we wanted  
 21 to clarify is, this type of marketing we do as  
 22 the CRA, this type of marketing we do as the  
 23 Downtown Economic Development Fund. And  
 24 accordingly, we've been working extensively  
 25 with the budget and finance office and others  
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1 to ensure that -- and you've taken multiple  
2 actions over the last six months where you have  
3 transferred money to make sure that we are  
4 spending the right money from the right source,  
5 consistent with state law.

6 So this is simply now a Chapter 55  
7 amendment that clarifies that and identifies  
8 which activities are performed in which  
9 capacity. But it also further clarifies -- and  
10 we've had multiple examples of this. When  
11 Council appropriates, as part of the budget  
12 process, money for us in a category called  
13 loans or retail enhancement grants, subsequent  
14 to that appropriation, we have not, as a  
15 practice, nor was it ever in our mind -- it was  
16 never a question that we didn't have to go back  
17 to Council or we did not go back to Council and  
18 say, okay, we're taking Retail Enhancement  
19 money and awarding it consistent with the  
20 program guidelines to this particular  
21 restaurant, or we're making an affordable  
22 housing support loan from the appropriated loan  
23 funds to Vestcor for this Lofts project.

24 We were not taking each individual project  
25 using the funds that had been appropriated back

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1 to City Council. We want to clarify that in  
2 the ordinance because it doesn't spell it out,  
3 and there have been some circumstances where  
4 there's a question of, like, oh, does this have  
5 to go back to Council?

6 So we want to identify that if we're using  
7 previously appropriated funding that is in our  
8 budget, and we're using it consistent with the  
9 category that it was appropriated for, we don't  
10 require further Council for the specific  
11 project that it's being used for. So this is  
12 mostly just trying to make sure we're shoring  
13 up all of that.

14 There is one part of this that I  
15 definitely want to mention to you that was  
16 suggested to us, and I want the board to be  
17 aware of it and have an opportunity to raise a  
18 question if -- if you have one on it.

19 So in addition to that, we are asking that  
20 the legislation require a two-thirds majority  
21 of Council to approve an incentive, or a  
22 redevelopment agreement, that either exceeds  
23 the amount of the incentive as underwritten by  
24 DIA --

25 So if we say a project is entitled to an

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1 incentive of \$10 million and it is going to  
2 Council, and there's a request to, well, let's  
3 change that to 20-, that it would require a  
4 supermajority vote because we've been delegated  
5 the responsibility to follow the program  
6 guidelines, we do the underwriting, we look  
7 at -- we are -- in our mind, we are the  
8 professional staff for Council who does that  
9 type of analysis on it. And so if we're  
10 recommending a particular value and Council is  
11 deciding to deviate from that and do more, then  
12 we're asking that that be considered a  
13 supermajority as opposed to just a majority  
14 vote.

15 Similarly, if the board votes no, where  
16 you're saying, no, we don't think we should  
17 award any incentive on this project -- and by  
18 the way, this is not what you have done, so  
19 neither of these are applicable to actions that  
20 you have previously taken.

21 But if you were to say, no, we think this  
22 project is ineligible, similarly -- or doesn't  
23 need an incentive, we're asking that that  
24 two-thirds supermajority vote would apply.

25 So this is really just as we are facing

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1 multiple -- I think there was a discussion in  
2 some of our previous meetings about not letting  
3 things be simply venue-shopped where someone  
4 comes and tries to get as much as they can from  
5 DIA and then go to Council and try to get  
6 something different or something better. It  
7 was a --

8 And I don't know whether Council will have  
9 an appetite for this. It's not something I  
10 have discussed with Council members. But to  
11 the extent that they value our role in  
12 reviewing the projects, looking at -- I mean,  
13 Mr. Kelley has the capacity to look at  
14 construction budgets and look at the  
15 underwriting and do the analysis and calculate  
16 the ROI.

17 And in the past, what I will say is there  
18 has not been a single project that this board  
19 has made a recommendation that you have taken  
20 to City Council that Council did not follow  
21 your recommendation, so -- there's one where  
22 they added additional money, but I don't think  
23 there's one where they didn't follow your  
24 recommendation.

25 And so that would be -- you know,

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1 Mr. Gillam has an idea that there is one --  
2 BOARD MEMBER GILLAM: Lot J. Lot J.  
3 BOARD MEMBER GIBBS: (Inaudible.)  
4 MS. BOYER: No, actually, the REV Grant  
5 portion of that wasn't the issue. I think when  
6 that was voted down, we had said in the  
7 recommendation that we had no way to analyze or  
8 evaluate the request for the additional loan.  
9 And that was really what the Council was  
10 looking at.

11 So to that -- in that regard, I also don't  
12 think it's a stretch because, historically now,  
13 for five or more years, they have followed  
14 those recommendations. So this is really --  
15 would be included in the Chapter 55 amendment.

16 THE CHAIRMAN: Before I ask for a motion,  
17 how does that get transmitted to City Council?  
18 Is it a recommendation? Relative to that one  
19 issue.

20 MS. BOYER: The entire thing will be a  
21 draft piece of legislation that includes that  
22 in the ordinance amendment that Council will  
23 then consider whether they want to do that or  
24 they want to amend it.

25 THE CHAIRMAN: Okay. Thank you.  
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1 Before we start discussion, would somebody  
2 like to make a motion?

3 BOARD MEMBER GILLAM: I move to approve  
4 Resolution 2023-08-12.

5 MS. WORSHAM: I'll second.

6 THE CHAIRMAN: We have a first and a  
7 second. Let's go ahead and talk about this,  
8 starting with Mr. Garrison.

9 BOARD MEMBER GARRISON: I'm in support of  
10 this. I understand the motive behind it and  
11 the thought process of staff and of Ms. Boyer,  
12 and it has my support.

13 Thank you, sir.

14 THE CHAIRMAN: Thank you.

15 Mr. Saoud.

16 BOARD MEMBER SAOUD: I'm also in support.  
17 I have no questions at this time.

18 THE CHAIRMAN: Thank you.

19 Mr. Gillam.

20 BOARD MEMBER GILLAM: So not to belabor  
21 it, but I -- I'm also in support of it. I  
22 mean, when we look back at the reasons and the  
23 justification for creation of the DIA and some  
24 of the challenges we've experienced with regard  
25 to continuing to be more effective and more

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1 efficient for the developers and community, I  
2 think this makes sense.

3 You know, we have had a couple of  
4 occasions where we had that perspective that we  
5 were -- you know, we were stopping. We were at  
6 one point at one stop in the weigh station of  
7 a -- to a development. And that doesn't do  
8 what we're -- I mean, I think we all hope to  
9 do, which is to make it more efficient for  
10 developers and the community, so I'm in favor  
11 of this.

12 THE CHAIRMAN: Ms. Worsham.

13 MS. WORSHAM: I like the -- their  
14 comments.

15 I'm also in favor. I think that it will  
16 help us in terms of the financial -- pockets of  
17 money that we're dealing with, so -- to not be  
18 so redundant and come back for multiple  
19 permissions to do what we already think we have  
20 permission to do. So I'm in favor of that, and  
21 I'm anxious to hear what the Council has to say  
22 about their two-thirds majority vote.

23 THE CHAIRMAN: Mr. Barakat.

24 BOARD MEMBER BARAKAT: I'll echo other  
25 comments. You know, we've been trying for a  
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1 while to slowly grow DIA credibility and  
2 autonomy, and I think this helps in that  
3 regard. And also having these pre-approved  
4 incentives, not having to go to City Council is  
5 not about, you know, DIA autonomy so much as it  
6 is about streamlining the process for our  
7 applicants and our developers so that they can  
8 minimize the time to get their incentives and  
9 go into shovel-ready. So I think all these  
10 changes are a positive for the community and  
11 I'm in support of it.

12 THE CHAIRMAN: Thank you.

13 Mr. Gibbs.

14 BOARD MEMBER GIBBS: I would agree with  
15 the comments made with regard to streamlining  
16 development in the city. And it's going to be  
17 a huge burden for Council. We're getting some  
18 autonomy here and I appreciate that.

19 THE CHAIRMAN: Mr. Hassan.

20 BOARD MEMBER HASSAN: Thank you.

21 Yeah, I'm in favor. And I see the  
22 efficiency, and any time you can speed a  
23 process up -- it doesn't sound like, though, in  
24 the past there's been any lack of support for  
25 almost everything that comes in front of the

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1 Council. I guess, do you see the two-thirds  
2 majority really making much difference in the  
3 process since it rarely is challenged or comes  
4 back -- they come back with a different  
5 recommendation?

6 MS. BOYER: Through the Chair to Board  
7 Member Hassan, I don't know. What I know is  
8 that there are -- there are requests that we  
9 have been in conversations with that exceed  
10 what our underwriting would support, which  
11 if -- if the fallback position is, well, then  
12 we'll just go to Council, maybe this somewhat  
13 gives us a more significant role in that  
14 process.

15 It certainly doesn't present -- prevent  
16 someone from going to Council anyway. And I  
17 think if there's overwhelming support, that  
18 will happen without regard to the DIA  
19 recommendation, one way or the other.

20 However, I appreciate the sentiment on the  
21 streamlining. It's really just codifying what  
22 we've been doing because we have awarded -- we  
23 have not taken individual Retail Enhancement  
24 grants through Council. We have always  
25 processed those that the board had the

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1 authority to do it with the money that was  
2 already appropriated. This is just making sure  
3 that that's in the Code because there have been  
4 some questions as to whether we have to go back  
5 another time, and it just becomes really  
6 cumbersome.

7 I mean, the opposite would be true. We  
8 would be making it more complicated if we  
9 didn't recognize that this was the approved  
10 process. They've both approved the plan and  
11 the program guidelines, and then they've also  
12 approve the money for it. So it's like, okay,  
13 let us do the implementation. And that's  
14 really intent of this.

15 BOARD MEMBER HASSAN: Thank you.

16 THE CHAIRMAN: Councilman Peluso, do you  
17 have any comments on this?

18 COUNCIL MEMBER PELUSO: I'm going to  
19 reserve most of my comments to when we do see  
20 it up in Council, but I will say that I am --  
21 as someone who recognizes the issues of  
22 consolidation and what that has in our downtown  
23 area, I do think autonomy is not a bad thing  
24 for DIA to have more of. I know that's not  
25 always the most popular thing to say out loud,

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1 but I definitely believe that. And as the  
2 downtown Council member, I trust what DIA is  
3 doing, so I would like to see a more  
4 streamlined process, and I look forward to  
5 talking about this on Council.

6 THE CHAIRMAN: Yeah, my only comment is  
7 I -- you know, staff is immensely qualified to  
8 evaluate and analyze projects relative to need  
9 for incentive, economic gap, and et cetera, and  
10 I'll take myself out of this board. It's  
11 diverse with -- relative to its expertise in  
12 different areas and I think adds great value to  
13 staff's very, very diligent and hard work and,  
14 you know, the --

15 And by the way, we're all volunteer, at  
16 least the board is. So we spend a lot of time  
17 working on these, and we make conclusions that  
18 we feel are in the city's best interest. And  
19 that should be transmitted to City Council, and  
20 they should know if we don't recommend, and I  
21 think -- I think having a greater percentage of  
22 votes, if we -- they do choose to deviate from  
23 what we're recommending is -- is prudent for  
24 the City to do. So that's my comment and I'm  
25 in support.

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1 Okay. Yes.

2 MS. BOYER: Mr. Chairman, if you would  
3 call for public comment.

4 THE CHAIRMAN: Sorry. Is there any public  
5 comment that would like to either ask a  
6 question or dispute anything that we've said or  
7 support anything that we have discussed here?

8 AUDIENCE MEMBERS: (No response.)

9 THE CHAIRMAN: Okay. We have a motion and  
10 a second on this already, correct?

11 MS. BOYER: (Nods head.)

12 THE CHAIRMAN: Okay. So I'm going to call  
13 for a vote now.

14 Mr. Garrison, how do you vote?

15 BOARD MEMBER GARRISON: In favor.

16 THE CHAIRMAN: Mr. Saoud.

17 BOARD MEMBER SAOUD: In favor.

18 THE CHAIRMAN: Mr. Gillam.

19 BOARD MEMBER GILLAM: In favor.

20 THE CHAIRMAN: Ms. Worsham.

21 BOARD MEMBER WORSHAM: In favor.

22 THE CHAIRMAN: Mr. Barakat.

23 BOARD MEMBER BARAKAT: In favor.

24 THE CHAIRMAN: Mr. Gibbs.

25 BOARD MEMBER GIBBS: In favor.

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1 THE CHAIRMAN: Mr. Hassan.  
 2 BOARD MEMBER HASSAN: In favor.  
 3 THE CHAIRMAN: I, too, am in favor.  
 4 So Resolution 2023-08-12 passes  
 5 unanimously.  
 6 So I'm going to turn it over to Ms. Boyer  
 7 to discuss old, new business, and her report.  
 8 MS. BOYER: Thank you, Mr. Chairman.  
 9 We have no old or new business that I am  
 10 aware of, but we do have your normal monthly  
 11 update on project status. So if Mr. Anderson  
 12 can make that appear on the screen safely --  
 13 MR. ANDERSON: (Complies.)  
 14 MS. BOYER: -- we'll go through a few  
 15 project updates. And you get the benefit of  
 16 July and August because our July meeting had  
 17 been rescheduled, if you recall.  
 18 We're going to advance from that computer.  
 19 I'm waiting to see what the -- got it.  
 20 And by the way, I will share for those of  
 21 you who may not have heard that our  
 22 administrative assistant, Ms. Harper, has moved  
 23 to the mayor's office, which is why she is not  
 24 here, and we're all pinch-hitting on running  
 25 the systems.

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1 So the first -- Mr. Garrison, did you have  
 2 a question before we started this?  
 3 BOARD MEMBER GARRISON: Yes, Ms. Boyer.  
 4 Very briefly, I have a comment under, I  
 5 suppose, new business. I just think it's  
 6 appropriate to bring this up. A gentleman  
 7 named Ceree Harden passed away two days ago,  
 8 and the -- the Harden family had just made a  
 9 very sizable million-dollar contribution for  
 10 the good of MOSH and the future of MOSH.  
 11 And, you know, he -- that family really is  
 12 a champion of downtown and much of what we're  
 13 doing here, so I just wanted to offer my  
 14 condolences and acknowledge all the  
 15 contributions that Mr. Harden made over the  
 16 years in downtown and throughout Jacksonville.  
 17 Thank you, ma'am.  
 18 MS. BOYER: Thank you.  
 19 And Mr. Anderson has started with the  
 20 various slides that show progress to date.  
 21 So this is the Miller Electric Center.  
 22 This is the sports performance center, as you  
 23 will recall. The ribbon-cutting ceremony was  
 24 held on July 18th, and these are some shots  
 25 from the inside of the facility. And some of

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1 you may have had the opportunity to attend a  
 2 practice there since it has opened.  
 3 The next slide is the Four Seasons  
 4 project. And this shows you a little of the  
 5 ongoing progress at the Four Seasons. So there  
 6 are pilings being installed, and they are now  
 7 coming out of the ground on various elements of  
 8 construction. It's not all just vertical. So  
 9 what you're starting to see is some of the  
 10 horizontal elements starting to come to pass on  
 11 both the office building and on the Four  
 12 Seasons Hotel. And also during the month, the  
 13 Four Seasons Hotel brand was officially  
 14 announced as being the brand for the location  
 15 in Jacksonville.  
 16 Next.  
 17 One Riverside. Construction continues at  
 18 One Riverside. If you haven't driven by on  
 19 Riverside Avenue where you can see it, the  
 20 garage is nearly complete, as you can see on  
 21 the slide on the left and on the slide on the  
 22 top. And in addition to that, the residential  
 23 construction is well underway.  
 24 On the first segment of this, the  
 25 TriBridge development that is on the

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1 riverfront -- we just had a meeting today with  
 2 the retail developer, Mr. Fuqua, and the timing  
 3 of the construction of the retail, which is  
 4 largely impacted by the timing of the  
 5 construction of McCoys Creek. So I'll talk a  
 6 little bit more about that when we get into the  
 7 CEO report. But all moving forward.  
 8 Next, RiversEdge. RiversEdge development.  
 9 Hard to see much difference here between July  
 10 and August, but what you can see is that the  
 11 curbs have gone in, and they're starting paving  
 12 work on the roads. So I think that was the  
 13 intent of the photograph that Mr. Anderson  
 14 included.  
 15 Next.  
 16 Artist Walk. The Artist Walk, which is  
 17 the park space under the Fuller Warren Bridge  
 18 on the north side of Riverside Avenue, so this  
 19 is right next to RAM, across the street from  
 20 RAM -- has started. This includes a food truck  
 21 plaza, vendor plaza area right next to  
 22 Riverside Avenue, and then the skate park that  
 23 continues on up toward Park Street.  
 24 Next.  
 25 Riverfront Plaza. So as you can see,

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1 construction has begun on Riverfront Plaza park  
2 space. The initial element of construction is  
3 the relocation of the -- removal of the road  
4 that kind of cut across the corner and then  
5 relocation of the road in the corner of Hogan  
6 Street, Independent Drive, and Water Street.  
7 So it becomes a right-angle corner, and that  
8 additional portion of the land becomes  
9 incorporated in the park. And that's actually  
10 where the playground goes and where the cafe  
11 space goes in that corner, so we had to  
12 relocate the road before you could start work  
13 on the actual playground space. We, you know,  
14 again, share more when we get into the CEO  
15 report, but that is moving along on schedule at  
16 this point.

17 Next.

18 Emerald Trail Model Mile. Work continues  
19 on this. It is anticipated that this will be  
20 completed, I believe, by the fall of this year.  
21 So whether that is October or whether that is  
22 slightly later than that -- I think the most  
23 important elements you can see are the work  
24 down in the bottom right corner. That's a  
25 decking area that goes -- extends out over a

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1 retention pond. That's been one of the  
2 elements that has -- you know, we've been  
3 waiting to get in. And then in the upper left  
4 corner, this is the portion that goes over the  
5 viaduct over the railroad tracks, so this is  
6 our connection back to our Park Street project,  
7 and that portion is under construction now.

8 Next.

9 Lift Ev'ry Voice and Sing Park. If you  
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  
13 that's moving. And then what you see on the  
14 bottom left of the screen -- actually, that's  
15 not the shotgun house that's moving. That's  
16 one of the shotgun houses we restored, but the  
17 house immediately adjacent to it -- you get a  
18 corner of -- is the unrestored, one of three,  
19 and that is the one that is moving and is  
20 scheduled to be moved on September 10th, if  
21 anybody wants to come watch the move as it gets  
22 relocated to Lift Ev'ry Voice and Sing Park.

23 Next.

24 Johnson Commons. You can see we now have  
25 roofing on and exterior installation, and that

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1 project continues to move forward.  
2 Next slide is Doro. Some of the staff was  
3 able to tour the building, got a tour of the  
4 inside. So you can see some of the units,  
5 model units have completely finished interiors.  
6 Others are in progress. Work continues on the  
7 rooftop as well, but leasing -- now leasing  
8 with move-in scheduled to begin in October. We  
9 think that's very ambitious, but they are  
10 moving toward fourth quarter of this year for  
11 move-ins.

12 Artea on the Southbank. Artea on the  
13 Southbank is also under construction. Now you  
14 see the stair towers, elevator towers, things  
15 like that that are now vertical as compared to  
16 where we were back in June when we were still  
17 doing all the foundation work.

18 And I'm always amazed at how fast it goes  
19 from this point to the next step. It seems  
20 like it takes a long time to get those towers  
21 up.

22 Federal Reserve Building. Again, Ric, I  
23 think, got to go on this, along with  
24 Mr. Crescimbeni. And the interior of the space  
25 is really lovely. And that building is nearly

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1 complete. They do an have incentive from us  
2 that we are expecting to see a request for  
3 shortly as that space is completed.

4 Next.

5 Hardwicks Bar. So Hardwicks Bar, across  
6 from the Jesse, is, as you can see, being  
7 finished on the interior. We don't have an  
8 opening date yet, but we do anticipate that it  
9 will be open within the next month or two.

10 Lofts at Cathedral. Construction  
11 continues at Lofts at Cathedral. So if you  
12 compare to June, when we just had the beginning  
13 of site clearing, and now you see rebar and  
14 concrete columns going in, and so we're moving  
15 out of the ground there on the new building as  
16 well.

17 And then, finally, a new addition is --  
18 Mr. Anderson added just a few headlines on a  
19 few things where we don't necessarily have a  
20 construction picture. If you didn't see these,  
21 the UF architecture master's program is coming  
22 downtown to Cathedral Hill. So that was  
23 announced by the Cathedral District group, CDJ,  
24 who had been working on that for a number of  
25 years. And this will be a full master's

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1 program in architecture that will be moving  
 2 here.  
 3 Heartland Dental, moving into the  
 4 Dyal-Upchurch Building.  
 5 Toon Town will be an indoor pickleball  
 6 facility that's just down by the stadium. The  
 7 opening of -- go back to Insomnia.  
 8 Insomnia bakery -- Insomnia Cookies at 41  
 9 West Adams.  
 10 And then an article about the Godwins  
 11 doing a redevelopment of a Laura Street  
 12 property next to Chamblin's.  
 13 And then finally, City Grille opening on  
 14 the Southbank.  
 15 And a couple of articles. The Harden  
 16 family donation to MOSH made it in our slides.  
 17 And then, finally, the article about hotel  
 18 construction booming in Jacksonville. And  
 19 essentially, just the overall increase in the  
 20 leisure/travel market and the impact that will  
 21 have, which we're seeing in our tax revenue  
 22 downtown as well as we're seeing higher  
 23 occupancy rates.  
 24 So that is our slideshow presentation, and  
 25 I will run through the CEO report quickly here.

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1 sheets recommending a loan because the loan  
 2 would allow us to get to an ROI of 1. I think  
 3 those are not highly favored, and it's likely  
 4 that we'll be revisiting those to come back  
 5 with a version that uses a completion grant  
 6 rather than a loan. Not a final decision yet,  
 7 but since I'm hearing that now from two  
 8 administrations, I think that's likely where  
 9 that is headed.  
 10 As to mayoral transition, we continue  
 11 attending and making presentations to various  
 12 transition committees. We have presented  
 13 recommendations to Economic Development, Parks,  
 14 Riverfront and Transportation committees, and  
 15 presented to the Veterans and Military Affairs  
 16 Committee.  
 17 So these handouts on your desk are the  
 18 recommendations that we have made as staff to  
 19 each of those committees. Those may be for new  
 20 programs, but more likely, they are  
 21 opportunities for increased efficiency within  
 22 City government. Most of those -- some of  
 23 those are Ordinance Code changes where we think  
 24 we can streamline our process that we are  
 25 suggesting.

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1 First of all, from a larger macro  
 2 perspective, while we remain in the current  
 3 economic period of high interest rates,  
 4 construction costs, and equity returns, coupled  
 5 with uncertain rent growth sufficient to cover  
 6 gaps, we continue on the path of exercising  
 7 economic discipline and prioritizing projects  
 8 that can be funded with DIA resources or  
 9 smaller projects that fit within program  
 10 guidelines until current market gaps moderate.  
 11 That will allow time for this year's budget  
 12 process and the impact of negotiation around  
 13 the stadium to be incorporated and for us to  
 14 focus on pushing infrastructure projects  
 15 forward.  
 16 Both previous and current CFOs have  
 17 discouraged loans and prefer completion grants  
 18 for filling gaps. So looking at the riskiness  
 19 of loans and the up-front nature of loans, we  
 20 heard from the prior administration, and we're  
 21 continuing to hear that -- a real preference  
 22 for completion grants over loans.  
 23 So just so -- as we're looking at it, you  
 24 will recall that some of the projects that have  
 25 come through in the past, we may have had term

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1 In addition to that, we continue to work  
 2 on how we can, internally, streamline our  
 3 applications for -- and review of applications  
 4 as well as to better connect with potential  
 5 applicants for small business opportunities,  
 6 the comment I mentioned earlier about knowing  
 7 that we have to be proactive about reaching out  
 8 to small business owners.  
 9 From a budget perspective, our budget  
 10 hearing before City Council is Friday. We have  
 11 two small amendments that we are requesting;  
 12 one for appropriation of the lapsed tax  
 13 increment revenue to the Downtown Economic  
 14 Development Fund for parks programming. You  
 15 will recall we did resolutions on that. And  
 16 one additional transfer of funding to the  
 17 Shipyards West project that you voted on today.  
 18 So those are the two budget amendments that  
 19 we're requesting.  
 20 I will say I was writing the fast facts  
 21 and budget highlights to present to the  
 22 committees, and we have really seen -- so on  
 23 the Southbank, we saw 5.5 percent growth year  
 24 over year in revenue without adding a new  
 25 project this year. So that's just market

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1 growth.  
2 In -- last year, we had the Southerly come  
3 on line, and we have other projects that will  
4 be coming on line this year, but we had that  
5 one year in between where we didn't add a  
6 substantial new project, but we still saw the  
7 5 percent growth.

8 What that has allowed us to do, just to  
9 kind of recap for you, is that -- we had a  
10 \$23-million obligation on RiversEdge, plus  
11 2 million for construction oversight, 25 total.  
12 We had 19 million appropriated before this  
13 year's budget. This year's budget, we were  
14 able to take that number to 4 million, that we  
15 were able to put 4 million in it, which is  
16 going to get us darn close.

17 So next year would be the last year that  
18 we would have to be appropriating money for  
19 RiversEdge to pay for that obligation, and  
20 hence the reason we're starting to do design  
21 projects and things on the Southbank, because a  
22 year from now, when we're talking budget, we'll  
23 be able to be appropriating funds for actual  
24 construction of other infrastructure besides  
25 the parks and the roads that we're doing at

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1 RiversEdge. So that's really a positive budget  
2 note from our perspective.

3 On the Northbank, we've seen enormous  
4 growth in values. Now, that is attributable to  
5 some properties coming on line as well as  
6 markets conditions. In the Northeast District,  
7 which includes the Hyatt, we're seeing the  
8 complete rebound of value that is associated  
9 with -- you know, we saw big a drop-off from  
10 COVID, and we're now seeing that rebound coming  
11 back.

12 But the combined number on the two  
13 Northbank districts, I believe, is somewhere  
14 around 13 or 14 percent growth. I mean, it's  
15 very significant growth on the two Northbank  
16 districts this year, which, from my personal  
17 perspective, is something -- really pleased  
18 about, because we've been challenged with our  
19 growth in the Northbank over the years. So  
20 this is good to see those two districts really  
21 picking up in that regard.

22 Also, the CIP budget hearing is next  
23 Wednesday. So between now and the time I see  
24 you again, we will have both handled our budget  
25 and the CIP budget. Basically, our budget -- I

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1 expect our budget process to go quite smoothly  
2 with Council, and there are very few auditor  
3 recommendations regarding what we have done.

4 Staffing. I mentioned that Jovial had  
5 been hired by the mayor's office. We're  
6 looking for temporary part-time assistance to  
7 fill in in her absence while we're -- the  
8 position is advertised now. So we are  
9 expecting that we'll be interviewing and  
10 looking for someone to fill in. Probably we'll  
11 have them on board in 60 days. I doubt we'll  
12 have that accomplished in 30 because of the --  
13 we have a testing requirement, et cetera.

14 We have hired Todd Higginbotham in the  
15 parking strategy position, and I think Todd is  
16 here.

17 Todd, raise your hand for anybody -- or  
18 stand up -- for anybody that doesn't know Todd.

19 So he's been on board a little over week,  
20 maybe two now, started at the end of the month.  
21 Yeah, started the end of the month. So he's  
22 getting his feet wet, attending meetings, and  
23 we're looking forward to having him in that  
24 role.

25 We have the two other open positions,  
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1 which are the project manager, Antonio's  
2 position, and also the procurement and property  
3 disposition. Both of those will be advertised  
4 shortly. We've been working on readvertising  
5 those with HR, so they will be going out again.  
6 As you know, we've been putting them out and  
7 trying to get qualified applicants for both  
8 positions.

9 Next, legislation for the specialty zones  
10 and the sidewalk cafes. So those are two  
11 pieces of legislation that have been pending  
12 for sometime now. If Mr. DeVault is the  
13 audience -- I don't know if he's here. No.  
14 Laura -- I see Laura in the back.

15 You know, we worked with him on those  
16 about a year ago, and those were kind of in  
17 line behind the Chapter 55 amendment. So if we  
18 can finally get the Chapter 55 amendment before  
19 Council, I think we'll see the specialty zones  
20 and the sidewalk cafe next month, that we'll be  
21 able to get those drafted and out.

22 We have scheduled a lunch and learn on  
23 parking on September 5th in the Lynwood Roberts  
24 Room. So this was at the request of Councilman  
25 Peluso, actually. And this is both to talk

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1 about the Office of Public Parking and what the  
2 Office of Public Parking does, as well as what  
3 we do in the DIA with the MPS garages so that  
4 there's a greater understanding at the Council  
5 level about what is the -- what are the  
6 policies, what's the philosophy, how are we  
7 using parking to further downtown  
8 redevelopment.

9 And also to get into the nuances of the  
10 budget process for parking, which is challenged  
11 by the fact that it is what we call a "special  
12 revenue fund" -- no, an "enterprise fund,"  
13 where it is supposed to be like a business  
14 enterprise and be self-sustaining. But there  
15 are a lot of restrictions on the rates that can  
16 be charged, so it's very hard to be that  
17 business enterprise if you can't make your  
18 revenue and your expenses match.

19 So that's a discussion we will have in  
20 that lunch and learn. You're all welcome to  
21 attend. We will send you invitations. Don't  
22 feel obligated, but love to have you there.

23 Professional Service RFPs. So we have a  
24 lot of Professional Service RFPs we've been  
25 working on, as you know. The real estate

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1 contract.

2 The design of Southbank parking under the  
3 Acosta Bridge, which was the redesign of that  
4 parking to accommodate boat parking, Waitz &  
5 Moye is in conversations with DOT on permitting  
6 of that.

7 The urban art plan that we were using our  
8 art money for is now in Procurement for  
9 sole-source approval to award it to the  
10 Cultural Council. We went through that whole  
11 process, and we really expect to be hearing  
12 from them within a day or two on that so that  
13 the Cultural Council could begin work.

14 Initial nightly riverfront video. DE-ZYN  
15 is the group out of Orlando that is doing the  
16 choreography and cinematography for the show,  
17 and they are well into that process.

18 Southbank Riverwalk enhancements. We have  
19 a new design-build RFP for parks that  
20 Mr. Parola is preparing.

21 This may be where Mr. Parola heard me say  
22 his full last name. He was wondering where I  
23 was saying it.

24 In addition, the Shipyards West design of  
25 the food hall and restaurant, we're drafting a

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1 consulting and research has been awarded to the  
2 Southern Companies, who are partnering with  
3 Jeanne Miller in that application, and we're in  
4 the process of contract preparation, but we  
5 should be able to start drawing on those  
6 services in 30 days, which would be a great  
7 help to our bandwidth, when we're down a staff  
8 member in this capacity or another, to have  
9 somebody that we can rely on to fill in a  
10 little bit.

11 In addition, the CRA plan update. So  
12 there is an actual update to our plan. Brenna  
13 Durden has been hired -- Lewis, Longman &  
14 Walker -- to work on that, and we're expecting  
15 her to start work on that in the near future.  
16 So that's just amendments to the plan document.  
17 It's all a part of this conforming to the state  
18 statute requirement.

19 The market feasibility for the restaurant  
20 and the food hall, I mentioned we've already  
21 had the kickoff, so that is underway.

22 The design for Riverfront Plaza projectors  
23 and sound equipment is underway with DE-ZYN  
24 working under the GAI contract, and then on the  
25 Southbank with DE-ZYN working under the Prosser

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1 new RFP that we'll be putting out for that.  
2 Mr. Parola is also working on that. But in the  
3 meantime, design continues on the park, and  
4 we're attending regular meetings with Agency on  
5 that.

6 The redesign of Park Street to accommodate  
7 the JTA request for additional width, that is  
8 out to bid. It actually closes today, so this  
9 is going from 10 feet to 10-and-a-half feet.  
10 We changed our project design to widen the  
11 travel lanes to accommodate the buses. And I  
12 do not know -- I think it closed at 2:00, so I  
13 don't know what bids we received on that one.

14 And then we have a Public Works bid for  
15 the CMAR, construction manager at risk, has  
16 been scored and is going to Procurement for  
17 approval. This is the contractor that will  
18 oversee Riverfront Plaza. So when I said we  
19 were on track with that, this is the contractor  
20 that will start, now, the work on bulkhead, the  
21 work on the park stuff once we start to finish  
22 that road work. So that particular contractor  
23 is being selected.

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

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1 underway and is on schedule.  
 2 Riverfront Plaza construction on  
 3 Independent Drive underway. Bulkhead  
 4 coordinated through the CMAR.  
 5 Hogan Street design. Public Works has  
 6 selected the design-build contractor, which is  
 7 Baker Construction, who will now be finishing  
 8 the design on the Hogan Street segment of the  
 9 Emerald Trail and it will go right into  
 10 design-build. So that -- we're going to catch  
 11 up from the delay that we had when we lost the  
 12 previous design firm, and going into  
 13 design-build.

14 The two-way on Forsyth and Adams had --  
 15 the bid has been awarded to EltonAlan, and  
 16 we'll be having our contracts drafted and  
 17 prepared and entered into very shortly, and  
 18 then we'll be having a prebid meeting on that.  
 19 So, happy to say that we do have a contract  
 20 awarded. We did finally get a bid. I know it  
 21 took us a while. We had to open it up longer  
 22 and rebid it, but we do have someone, and  
 23 Public Works is very confident in their  
 24 abilities, so that project will be starting.

25 And McCoys Creek. Public Works has  
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1 received several good bids for the mouth  
 2 segment work that we need to do next to  
 3 One Riverside. So that was out to bid. That  
 4 closed recently. They're in the process of  
 5 reviewing and grading them. The work is  
 6 scheduled to begin October 1. We have an  
 7 agreement with FDOT. We're getting a temporary  
 8 construction easement from JTA. So all of  
 9 those pieces now seem to be aligned to be able  
 10 to start that work on time on October 1.

11 On the Ambassador, which was pending  
 12 before Council, the agreement is now in default  
 13 because the time -- it has not been extended  
 14 yet at City Council, and they've passed their  
 15 deadline for completion that was in the  
 16 agreement that is signed. However, it  
 17 continues to be deferred at City Council  
 18 because there are a number of liens on the  
 19 site.

20 Mr. Crescimbeni reports that some of the  
 21 windows have been boarded and that equipment  
 22 was moved to the roof. So it looks like, in  
 23 the short-term at least, they are trying to  
 24 work through things with lenders and  
 25 contractors, and I don't expect that we're

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1 going to have immediate movement very quickly  
 2 when you start to see those signs.  
 3 From the MOSH standpoint, they did put out  
 4 an RFP for a park design. So that was award  
 5 scored and awarded to SCAPE, and they are now  
 6 beginning design on the park work that  
 7 surrounds the building.

8 American Lions and Carter, I want to share  
 9 that they continue to be highly engaged. I had  
 10 a meeting with some of the folks on the  
 11 courthouse site last week, actively interested,  
 12 but the incentives required exceed the plan  
 13 parameters at this point. So where we are with  
 14 that economic gap that I talked about -- very  
 15 beginning -- on both of those projects, that  
 16 gap is bigger than what we were talking about  
 17 initially and than what is affordable under our  
 18 plan at the moment.

19 And Gateway, we've been having continuing  
 20 meetings with them, and they are planning to  
 21 file for both DDRB and DIA in the next month,  
 22 so you will be seeing applications come forward  
 23 on their mixed-use project.

24 Pending legislation. The Ambassador  
 25 extension is pending.

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1 There is -- the Hendricks PUD application  
 2 for self-storage, it failed at City Council on  
 3 a tie vote, and the developer has appealed the  
 4 decision to a special magistrate.

5 Our \$3.7-million Shipyards West CRA bill  
 6 is ready for Council Tuesday night.

7 And we have the One Riverside extension,  
 8 the RiversEdge extension. And when I say  
 9 "extension" -- I shouldn't name them this. I  
 10 should name them something different because  
 11 they are not significant time delay issues  
 12 here.

13 The One Riverside issue has to do with  
 14 McCoys Creek construction and syncing up the  
 15 performance schedule in the agreement to the  
 16 one -- the McCoys Creek construction.

17 The RiversEdge is a very -- I think it's a  
 18 couple-month extension, but it really is an  
 19 amendment that has to do with increasing the  
 20 REV Grant to match the new construction costs,  
 21 but no increase in time, duration, or  
 22 percentage, and it's also syncing up the number  
 23 of contractors that they can use.

24 And then there's a Regions funding  
 25 appropriation that is -- all three of those are

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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.)

24 - - -

25  
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1 CERTIFICATE OF REPORTER

2  
3 STATE OF FLORIDA)  
4 )  
5 COUNTY OF DUVAL )  
6

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

12  
13  
14  
15 DATED this 30th day of August 2023.

16  
17 \_\_\_\_\_  
18 Diane M. Tropa  
19 Florida Professional Reporter

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