

# Downtown Investment Authority

## AGENDA

City Hall at St. James, 117 West Duval St.

Lynwood Roberts Room

February 19, 2014 – 5:00 PM

### MEMBERS:

Oliver Barakat, Chairman

James Bailey, Vice Chairman

Kay Harper Williams, Secretary

Antonio “Tony” Allegretti, Board Member

Melody S. Bishop, Board Member

Robert Clements, Board Member

Craig Gibbs, Board Member

Jack Meeks, Board Member

Michael Saylor, Board Member

<b>I.</b>	<b>CALL TO ORDER – Chairman Barakat</b>
.	Pledge of Allegiance
<b>II.</b>	<b>ACTION ITEMS - Chairman Barakat</b>
	Interline Brands, Third Amendment to Development Agreement and Resolution ✓
	(✓ Requires DIA Action and/or Approval)
<b>III.</b>	<b>INFORMATION/DISCUSSION ITEMS</b>
	Enforcement parking code Update – Jack Shad
	CRA Plan Update – Aundra Wallace
	DIA Staffing Update – Aundra Wallace
	Hemming Plaza Update – Aundra Wallace
	Riverplace Boulevard Road Improvements Update – Aundra Wallace
<b>IV.</b>	<b>DOWNTOWN BRIEFING – Jim Klement</b>
	DDRB Update and Next Meeting Date (Thursday, March 6, 2014 at 2:00 p.m.)
<b>V.</b>	<b>OLD BUSINESS – Chairman Barakat</b>
.	CBS DDRB Appeal to DIA – (Action to be deferred)
<b>VI.</b>	<b>NEW BUSINESS – Chairman Barakat</b>
.	
<b>VII.</b>	<b>PUBLIC COMMENTS – Chairman Barakat</b>
<b>VIII.</b>	<b>ADJOURNMENT – Chairman Barakat</b>
	<b>Next Scheduled Meeting: Wednesday, March 19, 2014 at 5:00 pm – Location TBD</b>

### Staff Distribution:

Aundra Wallace, DIA Chief Executive Officer

Jason Gabriel, Office of General Counsel

Paul Crawford, OED, Deputy Director

Jim Klement, OED, DDRB

DIA Council Liaison, Lori N. Boyer, Council  
Member District 5

Jack Shad, Public Parking Officer

Karen Underwood, Recording Secretary

David DeCamp, Public Information Office

CITY OF JACKSONVILLE  
DOWNTOWN INVESTMENT AUTHORITY  
MEETING

Proceedings held on Wednesday, February 19, 2014,  
commencing at 5:00 p.m., City Hall, 117 West Duval  
Street, Lynwood Roberts Room, 1st Floor, Jacksonville,  
Florida, before Diane M. Tropa, a Notary Public in and  
for the State of Florida at Large.

PRESENT:

OLIVER BARAKAT, Chair.  
JAMES BAILEY, Vice Chair.  
KAY HARPER-WILLIAMS, Secretary.  
TONY ALLEGRETTI, Board Member.  
MELODY S. BISHOP, Board Member.  
ROBERT CLEMENTS, Board Member.  
MICHAEL SAYLOR, Board Member.  
JACK MEEKS, Board Member.  
CRAIG GIBBS, Board Member.

ALSO PRESENT:

AUNDRA WALLACE, DIA, Chief Executive Officer.  
LAWSIKIA HODGES, Office of General Counsel.  
JIM KLEMENT, OED, Redevelopment Coordinator.  
KAREN UNDERWOOD, DIA, Executive Assistant.

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1 P R O C E E D I N G S  
February 19, 2014 5:00 p.m.

2 - - -

3 THE CHAIRMAN: All right. Good evening.

4 My name is Oliver Barakat. Welcome to the  
5 February 19th meeting of the Downtown  
6 Investment Authority.

7 If everyone could please join me and stand  
8 for the Pledge of Allegiance.

9 (Recitation of the Pledge of Allegiance.)

10 THE CHAIRMAN: Thank you.

11 I wanted to make a couple of quick  
12 introductions before we get into the agenda.

13 First we have a new board member this  
14 evening, Mr. Jack Meeks. For those of you who  
15 don't know Jack, he is a CPA and runs his own  
16 accounting firm in Springfield. He's a  
17 resident of Springfield and developed his  
18 office building where he and other companies  
19 are located, so he's truly a connoisseur of  
20 urban core investment and development.

21 Jack, in other civic duties, has been the  
22 chairman of the Victim Assistance Advisory  
23 Council. He was the treasurer for the board of  
24 directors of Pine Castle, was a former member  
25 of the Jacksonville Ethics Committee, and was

1           also -- I guess was a colleague of Mr. Gibbs,  
2           and he -- Jacksonville Economic Development  
3           Commission several years ago, before it was  
4           disbanded.

5                        So, Jack, welcome to our board and we  
6           look forward to working with you.

7           B/M MEEKS: Thank you.

8           THE CHAIRMAN: Also, I want to make an  
9           introduction to Lawsikia Hodges, who --  
10                        Did I do that correctly?

11           MS. HODGES: It was close. Lawsikia.

12           THE CHAIRMAN: Thank you.

13                        She's going to be replacing Jason Gabriel  
14           as our Office of General Counsel  
15           representative, so she will be joining us at  
16           our meetings from here on out.

17                        So welcome.

18                        Okay. First item on the agenda is an  
19           action item which will require a vote from the  
20           board members. It's the only action item this  
21           evening. And this is the third amendment to  
22           the development agreement between the City and  
23           Interline Brands.

24                        I believe, Mr. Wallace, you're going to  
25           take us through that description before we

1 discuss it and vote.

2 MR. WALLACE: Yes, sir.

3 With regards to this particular project,  
4 this is an agreement that's already existing in  
5 place. It was a second amendment that was  
6 enacted on December 9th of 2008 by the then  
7 JEDC, moved to the City Council itself,  
8 basically giving Interline Brands until about  
9 2015 to construct an actual building on the  
10 North Bank. They are currently leasing space  
11 on the South Bank and have an existing facility  
12 on the North Bank as well, but they want to  
13 actually talk about consolidating all of their  
14 operations into one particular location.

15 Due to recession issues that occurred, due  
16 to current growth opportunities that they need  
17 to explore, Interline Brands is currently  
18 leasing and their lease is going to -- give me  
19 one second. I know it expires -- February  
20 28th, 2019 is when the current lease on the  
21 South Bank actually expires.

22 Well, they actually need time to determine  
23 their future growth opportunities right now and  
24 basically made a business decision about, once  
25 that lease is actually up, do they actually

1 still need that particular space. They don't  
2 need that space and they actually want to  
3 construct an actual facility on that North Bank  
4 property, so -- and they will make that  
5 decision here in the next three years and then  
6 still be able to move into the situation of  
7 being able to actually construct a new facility  
8 on the North Bank and house all of their  
9 operations there.

10 Interline Brands has been in Jacksonville  
11 for quite sometime. They are a good corporate  
12 citizen and we want to make sure that we  
13 actually keep them here in downtown itself.

14 Number one, what is before you. Yes, a  
15 portion of the actual property where they  
16 actually park on right now is a City-Owned lot.  
17 What this would actually do is -- again, it  
18 does keep basically -- from a land banking  
19 situation, keep the property available to  
20 Interline to basically span on that particular  
21 site.

22 So, yes, this particular property would be  
23 off the tax rolls for a little while longer,  
24 but if they actually can go through their due  
25 diligence and decide to construct that

1 particular property, we have a very good  
2 corporate tax-paying citizen on that particular  
3 property that's currently not producing any tax  
4 (inaudible) for the City at this present point  
5 in time.

6 I think it's a prudent investment for us  
7 to work with them, to help them -- give them  
8 the due diligence, allow them the time to make  
9 a business decision about fully locating all  
10 their businesses in one location. And I don't  
11 want to cannibalize, but I would certainly like  
12 to see them in the true urban core still on the  
13 North Bank.

14 We do have the CEO for Florida here with  
15 us in the audience as well, as well as the vice  
16 president and general counsel, Mike -- and I  
17 can't pronounce your last name -- is here as  
18 well if you have any particular questions of  
19 them, but I think that it's just a  
20 continuation, it's an extension, they are a  
21 good corporate citizen, and I think that we  
22 need to support them on this particular matter.

23 THE CHAIRMAN: Okay. Thank you,  
24 Mr. Wallace.

25 So, to confirm, nothing in the agreement

1 would change. It's simply an extension of  
2 five -- for five years?

3 MR. WALLACE: That is absolutely correct.

4 THE CHAIRMAN: Any questions from the  
5 board members? Anybody know where that  
6 property is located?

7 B/M MEEKS: (Inaudible.)

8 THE CHAIRMAN: So Interline has a lease on  
9 the South Bank, as Mr. Wallace mentioned, and  
10 they own an approximately 30,000-square-foot  
11 building on the North Bank, near the convention  
12 center and adjacent to the Skyway station, the  
13 Water Street -- not the Water Street station.

14 AUDIENCE MEMBER: Jefferson Street.

15 THE CHAIRMAN: Jefferson Street, thank  
16 you.

17 So there's a long block that is similar to  
18 the (inaudible) of the Federal Reserve Bank  
19 building in Atlanta. Do you know where that  
20 building is? And two blocks north of that is  
21 where Interline owns its 30,000-square-foot  
22 building. So adjacent or to the west of that  
23 building is the subject property that is  
24 currently owned by the City that is under  
25 option by Interline. It is simply an extension



1 of that option by another five years.

2 B/M MEEKS: Is there some sort of a  
3 payment that's been made in terms of an option  
4 payment to keep that option refreshed each  
5 year?

6 MR. WALLACE: It's a -- no actual cost at  
7 all.

8 B/M MEEKS: My normal expectation is that  
9 there is -- and, Oliver, you know more about  
10 this probably than I would. I'm certainly not  
11 an attorney, but generally options have  
12 payments from year to year to keep a property  
13 off the market like that. That's generally  
14 what I've experienced at least.

15 THE CHAIRMAN: I think in terms of real  
16 estate transactions, that is true. I think  
17 this was an agreement done for economic  
18 development in an area that had been -- does  
19 not see a whole lot of economic development.

20 I've been trying to sell land in the block  
21 in between the Federal Reserve Bank building  
22 and this site for over a year and it's been  
23 very, very difficult to get -- garner any  
24 interest. So, you know, the value of an option  
25 on a piece of land for development, you know,

1           it's very tough to put a value on it.

2           MR. WALLACE: The challenge to it -- if  
3           the project doesn't move to fruition, then the  
4           property reverts back to the City itself. So  
5           we will be stuck in the position of having a  
6           property -- and if they actually would have  
7           really wanted to expand that business -- here  
8           we have a piece of property that we've taken  
9           back. I'm not going to say we don't have -- we  
10          couldn't have some ideas for the actual  
11          property in some point in time, but asking us  
12          today, do we have a viable tenant that wants to  
13          build on that particular property, the answer  
14          to that question is no. And do we want to  
15          hinder the future growth pattern for a very  
16          good company that's been in Jacksonville for  
17          some time right now? Professionally, I would  
18          say we don't want to send that particular  
19          message.

20          B/M GIBBS: Mr. Chair, I voted in favor of  
21          Interline Brands when I was on the JEDC in  
22          2008. I'd like to extend a motion to move  
23          approval a second time. They are a great  
24          corporate citizen.

25          B/M SAYLOR: Second.

1 MS. HODGES: Mr. Chair, I'm sorry, before  
2 you vote on this action, can you open it up for  
3 public comments, due to the law that requires  
4 that before the board takes action, that the  
5 public actually have an opportunity to speak on  
6 the action prior to a vote.

7 THE CHAIRMAN: So should he rescind the  
8 motion or can we do it during this --

9 MS. HODGES: Yes. You can just do it --

10 THE CHAIRMAN: All right. So if anybody  
11 wants to make a comment, please go ahead and  
12 fill out this gray/white colored speaker form.

13 Yes, Mr. Fouracker.

14 AUDIENCE MEMBER: Yes. I had already  
15 filled out a form, Mr. Barakat. Is it all  
16 right if I speak from here?

17 THE CHAIRMAN: You can.

18 AUDIENCE MEMBER: All right. I just  
19 wanted to say that I very much favor this. I  
20 think that the land is going unused. I think  
21 that the chances of the land being sold  
22 otherwise in five years are not great to the  
23 extent that it would cause an economic loss to  
24 us, to have that extension. Okay? So I think  
25 that it's a good thing to move forward with the

1 option.

2 THE CHAIRMAN: Thank you, Mr. Fouracker.

3 Okay. So seeing no other comments from  
4 the public, I will close it at this time.

5 So there is a motion by Mr. Gibbs,  
6 seconded by Mr. Saylor.

7 Any further discussion from board members?

8 BOARD MEMBERS: (No response.)

9 THE CHAIRMAN: All in favor of the motion,  
10 say aye.

11 BOARD MEMBERS: Aye.

12 THE CHAIRMAN: Any opposed?

13 BOARD MEMBERS: (No response.)

14 THE CHAIRMAN: Okay. Motion passes.  
15 Thank you all.

16 AUDIENCE MEMBER: Thank you.

17 THE CHAIRMAN: Thank you for coming.

18 Appreciate your corporate support in  
19 Jacksonville.

20 AUDIENCE MEMBER: Thank you.

21 THE CHAIRMAN: Okay. A couple -- several  
22 information items for discussion.

23 Let's go into the enforcement parking code  
24 update. And before I introduce Mr. Shad, just  
25 a little background on why I asked him to come

1 before us today and give us an update.

2 About three or four years ago, maybe  
3 longer, there was an ordinance that was passed  
4 to help beautification with surface parking  
5 lots that -- most of which surround downtown,  
6 and the issue has been that these parking lots,  
7 a lot of them have -- are simply blighted, have  
8 foundations that are so exposed from former  
9 buildings that were demolished and were not  
10 kept up very well. And so the concern by the  
11 downtown (inaudible) has been that this sends a  
12 negative perception and message as people drive  
13 into downtown. So an ordinance was drafted and  
14 accepted by City Council to enforce a design  
15 standard and beautification standard, and they  
16 gave property owners up to three years to  
17 provide a design plan to the City if they  
18 wanted to continue to be used as a parking  
19 property and a parking lot. If they didn't,  
20 the repercussion, I believe, was they could no  
21 longer use the property as a parking lot and  
22 derive parking income.

23 The third option was to be an accessory  
24 lot where they could avoid having to make  
25 design improvements if they had an agreement

1 with an office building. The example is the  
2 EverBank center parking lot on the corner of  
3 Forsyth and Julia, which has an agreement with  
4 that building owner and therefore does not need  
5 to make beautification improvements.

6 So we asked Jack Shad about a year ago to  
7 give us an update. The deadline for those  
8 designs had not yet passed, I believe. So that  
9 deadline now has passed, and so I asked him to  
10 give us an update and see if there's a way we  
11 can help the parking department enforce this  
12 important piece of legislation just to see how  
13 it's doing.

14 So, Mr. Shad, if you could come before --  
15 we don't have a place for you to sit. Come to  
16 the podium. That would be fine.

17 Thank you.

18 (Mr. Shad approaches the podium.)

19 MR. SHAD: Just to clarify, since this  
20 ordinance falls under the zoning code, it does  
21 fall to the Office of Economic Development  
22 staff to enforce it. They act as the Planning  
23 Department staff for the downtown (inaudible),  
24 so Jim Klement with OED is going to give an  
25 update on --

1 MR. KLEMENT: I'll try and give you a  
2 quick overview, Mr. Chairman and members of the  
3 board.

4 As summarized, the ordinance was  
5 actually -- references in the reference [sic]  
6 as ordinance 2010-901-E, and the intent was to  
7 capture initially a lot of the beautification  
8 issues that were faced with parking lot  
9 scenarios.

10 As the ordinance moved through and as it  
11 moved through its legislative and -- enactment,  
12 we ended up with primarily addressing  
13 commercial surface parking lots. We actually  
14 got three definitions out of the ordinance.  
15 One of them was commercial surface parking lot,  
16 one was an accessory parking lot, and then the  
17 third definition came to a vacant lot.

18 With that aspect and prior to the  
19 ordinance itself, we went out and did a  
20 in-the-weeds-type study and came up with a  
21 hundred-plus different lots that fell into all  
22 different types of various categories. In some  
23 cases, they were property owners -- they might  
24 be -- each of these definitions might be side  
25 by side. So it -- it presented to us a whole

1        number of issues and we felt, as phase one, we  
2        were going to go out and impact the legislative  
3        actions that gave us power to enforce against  
4        the commercial surface parking lots, and the  
5        commercial surface parking lots mandated  
6        primarily that they include and develop a  
7        perimeter landscaping on their street frontage.  
8        So if they had an interior lot, the only aspect  
9        of that improvement would be the perimeter or  
10       the -- or the facing of the street frontage.

11                Having said that, we ended up -- and the  
12       ordinance provided a -- as the chairman  
13       indicated, a series of opportunities for the  
14       applicant to come in and kind of step through  
15       the process. The first step was actually  
16       having them come in and certify. And that was  
17       kind of our signal to note who was going to  
18       claim and become of record a commercial surface  
19       parking lot, and a commercial surface parking  
20       lot was defined as 50 percent of those spaces,  
21       plus one was open to the public on a 24/7-type  
22       basis.

23                So the intent was to really address some  
24       of the issues of where can the public park, is  
25       the public able to park in these different



1 types of parking lots. And the idea, at this  
2 point in time, was to go out and capture those  
3 and make public, so to speak, those parking  
4 lots and bring them to a higher standard.

5 As has been the challenge, of those  
6 seventeen, four indicated and claimed accessory  
7 parking lot status. That was kind of their  
8 get-out-of-jail-free card is how I referenced  
9 it, so to speak. And we could come back and  
10 address that. Four closed. Three are in  
11 partial compliance, and we're looking for some  
12 interpretations and -- to get that -- those  
13 items squared away, and basically they have  
14 included landscaping and/or fencing and we're  
15 looking to see how they can bring them into  
16 complete compliance. Two are in review permit  
17 right now. They are trying to come out. So  
18 they are in noncompliance. Three have complied  
19 and have met all the guidelines. Two more have  
20 been issued citations at the first of the year  
21 and are now trying to submit their drawings for  
22 compliance.

23 So we're in a role right now of where we  
24 thought we would be much further along and  
25 would have a better completed program that

1 we're at right here. We're aggressively trying  
2 to pull them across the finish line.

3 The intent was to come back -- once we got  
4 these phase one aspects of the commercial  
5 surface parking lots addressed, we would come  
6 back now having learned some of the issues,  
7 some of the dialogue, some of the definitions  
8 that we're running into with the new ordinance,  
9 come back and start to attack what we call the  
10 accessory lots, which do not require any  
11 beautification. But if they are not meeting  
12 the definition of the accessory lot, then we  
13 have the option to put a little more Code  
14 Enforcement on them and bring them either into  
15 making a decision of if they are going to be a  
16 commercial surface parking lot -- at which time  
17 they can pursue the upgrades or they will have  
18 to close their operations.

19 Now, the citation process is what we're  
20 working with Code Enforcement -- we are not  
21 Code Enforcement. So we get a lot of dialogue  
22 with Code Enforcement, and part of that  
23 dialogue has been, how do we know which ones  
24 are which, and the only way we know to do that  
25 is going to be to issue citations.

1           We involve -- in the past, we have worked  
2           with both Jason Gabriel and Jason Teal to make  
3           sure that as our Code Enforcement people go out  
4           that they're moving in an authoritative manner  
5           and a proper position.

6           And, I guess, Lawsikia, you will get a  
7           chance maybe to help us on that aspect of it as  
8           we move forward.

9           Did I pronounce that correct?

10          B/M BAILEY: Close. Ms. Hodges.

11          MR. KLEMENT: And, with that, phase two --  
12          one of our challenges as we looked at it  
13          internally -- and also our DDRB, your agency  
14          that helps to hopefully try to implement some  
15          of the zoning code and legislative actions, is  
16          bringing back to their table are there  
17          alternatives to pursue beautification and to  
18          strengthen beautification, so that's on their  
19          agenda also.

20          The reason we are kind of inviting or  
21          would like to invite participation as we move  
22          through our phase two is we're seeing the  
23          needle move all the way from we may need new  
24          legislative issues to, in some cases, just good  
25          legal interpretations. There appear to be so

1 many different routes that are certainly  
2 challenges on a day-to-day basis and it's  
3 giving us a little bit harder path to follow  
4 than we thought we would have been able to  
5 accomplish, but we are making progress, slow  
6 progress, and I would hope by the -- if our  
7 permit people are in order with their reviews  
8 and critique and the truthfulness of the  
9 applicants -- they have all been cited, so  
10 they're under the gun to complete their  
11 compliance issues. We should see -- continue  
12 to see some improvements. I think we were  
13 blessed to see one out there at the -- across  
14 from the courthouse, which was probably one of  
15 the biggest ones that was an eyesore. The  
16 applicant did come in and just complied with --  
17 and just met today with the two lots that were  
18 adjacent to them. They had to come in and get  
19 relief from some of the requirements due to  
20 site constraints, due to traffic circulation  
21 constraints as they move in and out of the  
22 site. There is a lot of subissues that were  
23 kind of renewed and needed to be addressed  
24 administratively and/or legislatively to get  
25 them to be in compliance.

1           We ran into utility issues, fire hydrant  
2           issues. Some of these things get to be a real  
3           burden in cost. We're seeing the cost of  
4           the -- just for what was intended to be kind of  
5           an interim upgrade. It is interesting to note  
6           that the costs we're seeing are in the hundreds  
7           of thousands of dollars sometimes just to dig  
8           through these asphalt -- the subbases, put in  
9           the irrigation systems, put in the plant  
10          material and whatnot.

11           We think we've been able to get a much  
12          better product by working with the applicant.  
13          We're getting trees planted and additional  
14          planting areas and mitigated areas, so we are  
15          getting a better product, it's just taking us a  
16          longer bit to get there.

17           With that, I'll close the door and let --  
18          in summary, would invite -- we talked about  
19          this internally, maybe some type of a standing  
20          group or someone from your team here that might  
21          have an interest in working with us as we go  
22          through the process to help us bring it to  
23          fruition, the product we have.

24           We are looking at now -- really the vacant  
25          lots is one of our issues, to start our final

1 sweep on that. All of these applicants have  
2 received letters probably in the (inaudible)  
3 where we put them on notice of a compliance  
4 issue, so we're now aggressively moving into  
5 the more Code Enforcement aspect of it.

6 We're seeing just a number of questions  
7 being asked as we move through the -- the Code  
8 Enforcement aspect, as they move through. That  
9 process in itself is taking anywhere from a 30-  
10 to 90-day process, just to move them through  
11 the Code Enforcement process. We have  
12 out-of-town property owners, we have  
13 partnerships, we have things that are -- I  
14 won't say foreign to me, but outside our  
15 ability to either -- to either interpret as  
16 such.

17 We're traveling in a much finer line. I  
18 think we're aggressively on it and we're  
19 hitting it every day, and that's where we are.

20 THE CHAIRMAN: Thank you, Mr. Klement.

21 I have a question, and then the board  
22 members can chime in if they have any.

23 You mentioned there were 17 properties --  
24 well, let me take a step back.

25 I think when we were looking at this --

1 drafting this ordinance, the impression was  
2 there was probably a hundred parcels throughout  
3 downtown where people parked, legitimately or  
4 not. So that -- you know, this ordinance was  
5 to help beautify most of those parcels.

6 You mentioned -- when you went through the  
7 list of -- you know, three are partially in  
8 compliance, two are in permitting, three were  
9 completed, there was a total of seventeen?

10 MR. KLEMENT: Correct.

11 THE CHAIRMAN: So where do the other 50,  
12 80, whatever the number is, where do all those  
13 other lots --

14 MR. KLEMENT: They are going to fall into  
15 vacant property, they're going to fall into  
16 accessory lots, they are going to fall into  
17 wild cat lots. It seems like the minute we  
18 throw one flag up with respect to a citation  
19 issue or enter into a communication issue with  
20 the property owner, he may close his light off,  
21 his lot off. Those parkers are looking for  
22 other venues to park on or locate legally or  
23 illegally. So we then jump back to the  
24 citation issue and go back and try to issue  
25 citations accordingly. So we're -- it's a

1 moving target at times for us.

2 THE CHAIRMAN: You said they're either  
3 considered vacant or wild cat; is that --

4 MR. KLEMENT: I'm using the term "wild  
5 cat." I hope it doesn't have some kind of a --

6 THE CHAIRMAN: So what --

7 MR. KLEMENT: -- politically incorrect  
8 connotation. They are not legal lots. I'll  
9 clarify that for the record.

10 THE CHAIRMAN: Okay. And how do you --  
11 what is your definition of "vacant?"

12 MR. KLEMENT: Vacant means it's just an  
13 undeveloped piece of property. In fact, we had  
14 this discussion just earlier today, as we go  
15 through the interpretation, the more it's  
16 developed -- what is vacant, and if it has  
17 improvements on it; i.e., a paved surface, is  
18 that an improved parcel or a vacant parcel? So  
19 we're seeing some nuances as we move through  
20 our citation issue on those other aspects. But  
21 for the most part, those other lots are what  
22 we're going to refer to as -- presumably  
23 accessory lots or undeveloped properties.

24 THE CHAIRMAN: So if it's vacant, no one  
25 should be parking on it?



1 MR. KLEMENT: Correct.

2 THE CHAIRMAN: And if someone is parking  
3 on it, it either needs to be in compliance or  
4 on the road to compliance?

5 MR. KLEMENT: Correct, and/or it should be  
6 an accessory lot, which means that they will  
7 need to produce their rent rules (phonetic).  
8 That's our next flag, is that clarification, is  
9 what is a rent rule. We over -- we heard the  
10 -- what I'm going to caution is -- is we're  
11 seeing some gray areas in that, what if I'm --  
12 work for a business downtown and I have  
13 three -- that business is -- is the -- does the  
14 contract have to be with the business or is it  
15 with the individual?

16 In many cases we're seeing now where the  
17 business does not want to make the contract  
18 with the parking lot, and rethinking the code,  
19 we're thinking that we may need to clarify that  
20 aspect of the code to have it say -- be clear  
21 on that aspect because we were initially  
22 starting with a contractual relationship that  
23 was what we call long-term. "Long-term" was  
24 not defined, so we're using an interpretive  
25 process of saying six months or longer. So we

1           have some gray areas in the code that need to  
2           be clarified for us to move forward.

3           THE CHAIRMAN: Any other questions?

4           Mr. Saylor.

5           B/M SAYLOR: Thank you, Mr. Chairman.

6           Jim, help me understand how -- in  
7           downtown, the -- this parking lot enhancement  
8           program, is -- are you-all doing basically  
9            cursory beautification improvements or are we  
10          reaching back into the code and requiring all  
11          the things that the code requires, such as all  
12          surfaces and VUA buffers and landscaping and  
13          irrigation, all those things? And are we  
14          reaching back into the code and requiring all  
15          that or something short of that?

16          MR. KLEMENT: The question is -- the  
17          answer is yes for commercial surface parking  
18          lots. And we only had -- from what we could  
19          determine in communication with property  
20          owners, we only had in that window of  
21          approximately 17 commercial surface parking  
22          lots, if you could believe that, which means  
23          that all those other lots, as per your chairman  
24          was questioning what were they, well, they were  
25          just random, partially used, partially parked

1 on, partially improved, just a whole variety  
2 of -- in some cases day to day, some cases  
3 illegal, parking on their own property. They  
4 were not well-managed parcels of property by  
5 the property owner in our observation.

6 Now, just to add a nuance to the -- to the  
7 discussion of your question, is the downtown  
8 core area now prohibits commercial surface  
9 parking lots, so we will no longer see or allow  
10 for upgrading to any commercial surface parking  
11 lots in the downtown area -- in the core area.

12 Now, outside the initial core, you can  
13 come in with a new request for either a  
14 commercial and/or an accessory lot, but that  
15 will be through either the downtown development  
16 review guidelines, which will then -- anything  
17 new is going to be captured by -- by this  
18 ordinance here. You will have to put in the  
19 landscaping. Even accessory lots will come in  
20 and put in the improvements, which was part of  
21 our discussion and part of the history of this  
22 ordinance.

23 Originally, this ordinance was intended to  
24 capture both accessory lots and commercial  
25 surface parking lots, and it did not make it

1           that far on the gamut there. It got as far as  
2           to capture the commercial surface parking lots,  
3           which goes full circle to, again -- this might  
4           be an area that our -- the DDRB is looking at,  
5           maybe something that we may -- would certainly  
6           invite you-all to understand with us and see if  
7           it makes sense to pursue some of those  
8           compliance issues.

9           Part of the whole beautification scenario  
10          was an interim use, so we're now being  
11          challenged with how do we pursue a good  
12          beautification with a cost effective manner in  
13          it being interim -- an interim use. Again,  
14          what's the best way to get that beautification  
15          and have it be an interim use, hopefully in a  
16          five-year window. These properties do become  
17          more usable or used for development. So,  
18          again, that's part of the discussion that we're  
19          including as we move through.

20          Foremost is the beautification. Some of  
21          these lots have been in disrepair and have not  
22          been taken care of, have not been maintained,  
23          and we do need that. And I think we're getting  
24          those with the 17 we addressed and I think our  
25          second sweep is going to bring us some new

1 dialogue for the improvements that we speak to  
2 with the vacant lands and whatnot. So  
3 hopefully we will see real improvement of that  
4 aspect and intend to and will be glad to -- and  
5 plan on reporting back to this board with maybe  
6 some more positive improvement scenarios.

7 B/M SAYLOR: Mr. Chairman, my first  
8 question was actually a segue to my second  
9 question. Are we requiring ADA improvements in  
10 response to --

11 MR. KLEMENT: Yes. ADA is almost the only  
12 requirement that we're --

13 B/M SAYLOR: It's not being waived  
14 anywhere?

15 MR. KLEMENT: It's not waived.

16 B/M SAYLOR: Thank you.

17 MR. KLEMENT: That's one of the things  
18 that we felt that we could push off at the  
19 federal level. Obviously, a mandate.

20 THE CHAIRMAN: Yes, Ms. Williams.

21 B/M HARPER WILLIAMS: Through the Chair.  
22 Mr. Klement, a couple of questions.

23 One, how, if at all, do the universal  
24 parking signage -- or signs that we have  
25 discussed months ago, how do they interact with

1           these lots or is there, you know, discussion  
2           about if you become compliant, then we will  
3           offer the signage or if you're not -- you know,  
4           then is that not available to you or how does  
5           that work?

6           MR. KLEMENT:   One primary basis that we  
7           were looking for with respect to the signage  
8           was to carry the universal P on it --

9           B/M HARPER WILLIAMS:   Right.

10          MR. KLEMENT:   -- so that indicated the  
11          parking.   The signage also needs to carry  
12          identification of the management, so that if  
13          you are parking there as a parking lot user and  
14          you have an issue, you can contact that  
15          management team.   So those are probably the two  
16          big things that are required as part of their  
17          compliance aspect.

18          B/M HARPER-WILLIAMS:   So the property  
19          owner had -- that falls on them?

20          MR. KLEMENT:   Correct.

21          B/M HARPER-WILLIAMS:   The City is not --

22          MR. KLEMENT:   Correct.   We have indicated  
23          that those applicants that are certifying, are  
24          compliant -- and as part of their package, they  
25          need to include their sign package.

1           B/M HARPER-WILLIAMS: Okay. Does the City  
2 have any obligation or any partnership or any  
3 agreement to assist with the funding of these  
4 improvements or is it solely on the property  
5 owners?

6           MR. KLEMENT: All these improvements are  
7 on the burden of the property owner.

8           We have internally talked about and there  
9 have been discussions with DVI, are there ways  
10 to maybe -- and now we're skipping gears and  
11 going to another portion of it, and I'll let  
12 the chairman cut me off, but I want to answer  
13 your questions first, and that would be are  
14 there venues that are available to the -- to  
15 the property owner, and that's something this  
16 board may look at and consider.

17           We talked about maybe small signage that  
18 we're just able to put on the fencing to carry  
19 the message of the public parking facility, and  
20 this -- we went into that dialogue of we  
21 historically have heard that there's no parking  
22 downtown. And any of you that have had a  
23 chance to review those studies, even in our  
24 peak usage we're still at maybe 85 percent  
25 usage of parking spaces. So there are parking

1 spaces. They're just not immediately available  
2 in the desirable maybe walking distance of a  
3 user. So it's interesting to see that.

4 B/M HARPER-WILLIAMS: One last question.

5 So a parking lot that is noncompliant is  
6 not able to put up the universal P; is that  
7 correct?

8 MR. KLEMENT: I would not say that.

9 I would say that the requirement of a  
10 commercial surface parking lot, by definition,  
11 they are open to the public and they would put  
12 the public P up almost as a marketing advantage  
13 to their lot.

14 B/M HARPER-WILLIAMS: Thank you.

15 THE CHAIRMAN: Ms. Bishop.

16 B/M BISHOP: Just real quick, you  
17 mentioned that -- I thought that their, you  
18 know, just interpretation of the code -- and in  
19 your enforcement of it, is there -- the  
20 legislation, is there anyone working on how do  
21 you, you know, kind of remedy some of that,  
22 maybe, you know, some changes to the  
23 legislation in the first place? And, you know,  
24 maybe --

25 MR. KLEMENT: Not aggressively, but we're



1 making our -- continuing our list of gray  
2 areas. We have regular communication with  
3 Office of General Counsel, so they are  
4 available to us and many times we're able to  
5 get an answer that we can rebut an applicant.  
6 In some cases we aren't able to rebut and kind  
7 of pull back, so -- hopefully that answers your  
8 question.

9 We do have legal, and our intentions are  
10 to move forward with the appropriate  
11 legislative amendments to tighten them up.

12 THE CHAIRMAN: Mr. Meeks.

13 B/M MEEKS: Just a couple of comments and  
14 questions.

15 This did come before the JEDC when I was  
16 on there. At the time I really thought, and  
17 still would, that it was a big deal. We had  
18 several meetings about it. And just a couple  
19 of things I remember -- and see if these still  
20 strike you from memory.

21 There was something in the order of  
22 magnitude of over 50 percent of our space  
23 downtown -- if you -- non-right-of-way space  
24 was made up of surface parking lots. So --  
25 maybe 60 percent, so it was a big impact.

1           And the other thing that I remember  
2           finding interesting, that a lot of these -- I'm  
3           now using the term now comprehensively for  
4           parking lots -- operating a lot of wild cats  
5           or -- or whatever else. A lot of those, I  
6           recall -- and see if this squares with what  
7           you're finding. A lot of those lots came about  
8           from buildings that had deteriorated and the  
9           owners weren't willing to spend the money to  
10          repair or fix the building so they tore the  
11          building down and left some portion of the slab  
12          there and then it turned into some kind of a  
13          parking lot. So that's the type of  
14          circumstances that led to us having the issues  
15          that we have now, that --

16                 About the third thing I remember -- and  
17                 see if any of this is inconsistent with your  
18                 present understanding -- is that a lot of these  
19                 folks were not our Jacksonville folks. They  
20                 lived out of town, out of state or wherever,  
21                 and so their interest in our downtown and how  
22                 it looked and -- and the sort of things we're  
23                 interested in, there was a big divergence  
24                 there. So that -- those are some of the things  
25                 I remember, and are those basically your

1 present understanding?

2 MR. KLEMENT: Yes.

3 Quick summary, and maybe internally as we  
4 look at the property and the ownership and the  
5 maps, how much of the property was vacant or  
6 undeveloped, and -- and in concert with your  
7 remembrance was how many of them were the  
8 result of demolition issues. And now what we  
9 do -- that aspect of it, we do tag all  
10 demolitions with you cannot use this space for  
11 additional parking. We have been able to  
12 salvage actually two or three lots out of some  
13 concern the City had.

14 I was concerned to see the (inaudible) use  
15 as a staging area as we just built the lot  
16 across the street, but -- you're correct, a lot  
17 of those and a lot of the property owners are  
18 out of state and/or out of city, so that's the  
19 whole -- that's the wagon that we're circling  
20 right now is going to be the second sweep,  
21 which is to come in and address the vacant lots  
22 and the compliance.

23 January 1, 2014 was the deadline for  
24 compliance, so we're a month out of getting our  
25 citations sent out and doing those field

1 sweeps, which we think were -- we're having  
2 enough success with bringing those that are  
3 commercial lots that were bringing in -- we're  
4 not as comfortable as we would like to be, but  
5 we think we're headed in the right direction  
6 and can make up any lost time with the citation  
7 aspect of it pretty quick.

8 THE CHAIRMAN: Mr. Bailey.

9 B/M BAILEY: I don't know if anybody  
10 caught it. When you said I don't want to get  
11 down into the weeds, that's the reason we have  
12 a problem with these lots is they're weeds out  
13 there. We're getting ready to adopt a CRA plan  
14 that slaps in the face of what we're trying to  
15 do downtown.

16 The January '14 deadline that you  
17 mentioned, what -- how many extension was that?

18 MR. KLEMENT: There really were no  
19 extensions. That is the date. There were  
20 communications and hopefully incremental steps  
21 for those individuals and communication on a  
22 mass mail-out type scenario. If you have been  
23 identified as a property owner that appeared to  
24 be in noncompliance, these are your compliance  
25 requirements. Please contact us or please make

1 a --

2 B/M BAILEY: What was the date of the  
3 original ordinance?

4 MR. KLEMENT: The ordinance was  
5 (inaudible) early on in January or February of  
6 '11.

7 B/M BAILEY: So we still, after this much  
8 time, we -- we can't enforce. We have all  
9 these lots. We're trying to -- we actually  
10 created another lot at SunTrust, but we still  
11 are not enforcing all these other lots. So  
12 what -- I don't understand, because we had this  
13 conversation, Jack, a year -- October of '12 we  
14 had this conversation and we still haven't been  
15 able to enforce. We gave them plenty of time  
16 and we told them what we were going to do, we  
17 told them we were going to try to enforce, and  
18 continue to do this. So I'm a little  
19 uncomfortable.

20 And, on top of that, parking is not in our  
21 purview. We don't have anything to do with it.  
22 We're supposed to create a CRA for downtown and  
23 encourage people to come down here, but we  
24 don't have anything to do with parking. This  
25 is information only, right?

1 MR. SHAD: I don't think this is  
2 information only. I think the City Council and  
3 Office of Economic Development looked to the  
4 DIA to help recommend policy.

5 B/M BAILEY: Well, I think that we ought  
6 to enforce this. They are torn-down buildings  
7 that people just left. They're concrete block  
8 walls. And it seems that we're forcing --  
9 through DDRB, we're forcing people to have  
10 setbacks, screen walls and everything else. I  
11 think it's going to be tough for parking lot  
12 developers and anyone that wants to come down  
13 here and try to build -- they'll look at it and  
14 say, we can't, because there's no enforcement.

15 And when you say that it -- you can build  
16 an accessory lot outside of the urban core.  
17 Why? Who would build one outside the urban  
18 core? There's no need to, so that doesn't  
19 matter. It's what we have down here.

20 I mean, what would it take? Because you  
21 just mentioned that we did this in JEDC and now  
22 we're doing it again. We're doing it again.  
23 We had this conversation many times. So before  
24 we adopt this CRA, I sure hope we can  
25 accomplish this.

1 MR. KLEMENT: I would like to share with  
2 you the frustrations of Commissioner Bailey and  
3 commit to the Chair and to this board that we  
4 were held in abeyance pretty much by the  
5 January 2014 aspect and to bring it forward.

6 And I will commit, under Jack's direction,  
7 to -- to move aggressively forward to get our  
8 citations out as quick as we can on these other  
9 loose ends, and I think that we can have  
10 something more positive to report. Hopefully  
11 that report will not only include that we will  
12 move aggressively in the citation aspect and  
13 that we're also seeing some benefits from -- in  
14 terms of the --

15 THE CHAIRMAN: So I'd like to take up your  
16 recommendation and have somebody on this board  
17 be a part of your process, stay attuned to it  
18 as you try to improve the enforcement and maybe  
19 tweak the legislation. Mr. Wallace and I can  
20 talk about who would be most appropriate.

21 I think Mr. Bailey references a more --  
22 more deeper issues as far as ongoing  
23 enforcement of -- and this is not a glamorous  
24 issue. It's a very important one for downtown.  
25 It is a barrier to economic development

1           downtown. Since we are in charge of that  
2           development downtown -- I think the frustration  
3           is that we don't have a direct connection to  
4           the enforcement and promulgation of all these  
5           laws.

6           So that's another conversation for another  
7           meeting, but that's part of the frustration I'm  
8           sensing. But I also -- given the amount of  
9           comments and questions you've had, I think you  
10          can tell that this is very important to all the  
11          board members, so we will want to stay  
12          connected to this process. And it's really  
13          important that this be enforced on a consistent  
14          basis, particularly for those who are investing  
15          their money and are abiding by the legislation.  
16          It would be unfair to them if others aren't,  
17          for whatever reason, for some bizarre loophole  
18          or weakness in the legislation. So we need to  
19          reward those who are doing their best, and we  
20          do that by consistency in the regulation.

21          That's how the historic districts in  
22          Riverside are successful. Why would an owner  
23          have to comply with the minutiae of the  
24          historic district legislation -- I'm okay with  
25          that as long as that guy across the street has



1 to do it and my neighbor two blocks down has to  
2 do it. It sets a benchmark, and you know going  
3 into that neighborhood that that benchmark will  
4 be preserved with transparency and consistency.  
5 So this legislation should be enforced with the  
6 same -- in the regard, and I think it will be  
7 hopefully successful.

8 So we'll be in touch, Jim, in the days and  
9 weeks to come and we'll enjoy teaming up with  
10 you to make that legislation better.

11 Are there any other final comments? I  
12 know we spent some time on this.

13 B/M HARPER-WILLIAMS: I just have one  
14 question. What -- how hefty are these  
15 citations? Are the fines significant such that  
16 anybody is motivated by them or are they --

17 MR. SHAD: The Code Enforcement process  
18 starts with single fines and then eventually --  
19 it sort of takes a while to ramp up.  
20 Eventually it becomes a rolling fine applied  
21 every day.

22 This is the situation that the Bostwick  
23 building has been in for the last -- many  
24 years, but it does -- I believe it starts with  
25 a warning and then it goes to a single \$250

1 citation, and then after that it goes to a  
2 special magistrate and the special magistrate  
3 can start to --

4 B/M HARPER-WILLIAMS: And the rolling fine  
5 is an additional --

6 MR. SHAD: They can vary, but I believe  
7 they are often up to a hundred dollars per day.

8 B/M HARPER-WILLIAMS: Thank you.

9 THE CHAIRMAN: Okay. Seeing no further  
10 questions, we'll move on.

11 Thank you, gentlemen, for the update.  
12 Appreciate it.

13 Okay. We have a series of updates to be  
14 provided by Mr. Wallace, and the first is the  
15 CRA plan update.

16 MR. WALLACE: Yes.

17 For many of us who have gone through  
18 masters' degrees or a CPA exam, studied for the  
19 bar, you can't wait for it to be over with.  
20 That's kind of how we're feeling about the  
21 redevelopment planning process itself.

22 What I've got before you is an actual memo  
23 itself. I want to walk through -- our agenda  
24 is kind of light tonight. I'm going to go  
25 through the document. I'm going to occupy a

1 little bit more of your time in the coming  
2 weeks.

3 As I said at our last January 15th board  
4 meeting, we had, like, a 75-day movement trying  
5 to get to April, so I want to lay out the  
6 things that we need to get done, and I'm  
7 probably going to ask for an ad hoc committee  
8 to help us with some of the things. We'll talk  
9 about that as we move forward.

10 What I call the redevelopment plan itself  
11 is comprised of our CRA update and our business  
12 investment development strategy. It is one  
13 document. Okay? It's got -- right now it's  
14 being developed as you write your thesis in  
15 certain sections, so on and so forth. It's  
16 going to come together as one particular  
17 document. Karen may have provided to you an  
18 actual draft right now that we will get to as I  
19 go through my conversations.

20 The month of February, revised draft CRA  
21 document, I want to incorporate some of my  
22 comments, as well as our committee chair,  
23 Ms. Bishop, and our board chair. We have  
24 already accomplished that. I provided you with  
25 an actual draft of this updated CRA plan. You

1 have that here. We're going to get it to  
2 Jim Klement so we have some DDRB consistency.

3 And I also want to provide a draft BID,  
4 business investment development plan, so you  
5 can understand exactly where we're going. To  
6 the board chair and our committee chair, I want  
7 to get that out by February 28th.

8 The market analysis has already been  
9 initiated and it's underway. I want to  
10 schedule a special board meeting for DIA to  
11 discuss that first draft of the CRA update, and  
12 any proposed downtown incentives, I'd like to  
13 schedule that, if you're willing, February 28th  
14 at 10 o'clock. We can check our calendars as  
15 we are going on through this particular  
16 discussion. So when I say I want to start  
17 occupying a little bit more of your time, I  
18 want to start February 28th, on that particular  
19 day.

20 For the schedule of March, I want to  
21 provide an initial draft, as I indicated, about  
22 the business investment development strategy to  
23 the full board. I want to make sure that goes  
24 out the week of March 3rd.

25 Following our February special board

1 meeting, I want to update whatever comes out of  
2 that for the actual CRA plan portion itself. I  
3 want to get that updated, get that back out to  
4 the board by the week of March 10th.

5 I need to schedule a special board meeting  
6 for DIA to discuss that business investment  
7 development strategy that is going to come out  
8 to you the week of March 3rd. It won't have  
9 the market analysis in it. And if we need to  
10 bring back the CRA plan update for any  
11 additional discussions, I want to bring it at  
12 that particular meeting, at that time. Look on  
13 your calendars for March 21st. We'll talk  
14 about that as we go.

15 B/M MEEKS: March 21st?

16 MR. WALLACE: March 21st, sir.

17 The planning team will discuss the  
18 preliminary findings of the market study with  
19 me. We'll try, hopefully on schedule, for them  
20 to discuss that with me the week of March 24th,  
21 at the very end of March itself.

22 Also in March, I want to be working with  
23 the Office of General Counsel, again  
24 legislation preparation for the redevelopment  
25 plan introduction to City Council. We need to

1 start ahead of time. I want to make sure that  
2 we have that legislation ready so that when we  
3 do what we need to do, we can move that to  
4 council.

5 So that's what we're going to be doing in  
6 the month of March.

7 The month of April, critical month.  
8 Subsequent to the special board meeting that we  
9 will have in March, I want to provide an  
10 updated business -- business investment  
11 development strategy that will include the  
12 market analysis to the full board. I want to  
13 try to get that to you the week of April 7th.  
14 I want to make the full redevelopment plan  
15 document, CRA updated portion that we beat up  
16 and pull it together, as well as the business  
17 investment development strategy, I want to make  
18 that available on the Web shortly after I get  
19 it to the actual board itself. So it will  
20 probably come in on the tail end of April 7th.

21 We need to schedule a special -- we need  
22 to schedule a public forum where we talk about  
23 the redevelopment plan for downtown. We've got  
24 to have that.

25 Then once all that takes place, we've got

1 to have a meeting ourselves where we put it to  
2 rest and we adopt the redevelopment plan for  
3 downtown. And hopefully by April 30th we will  
4 have done that and can get that on to  
5 Ms. Hodges and we can get some legislation  
6 again and get started and get introduced into  
7 City Council and have this process into them  
8 the month of May.

9 Aggressive, yes. Why do I need an actual  
10 ad hoc committee? I've been listening to some  
11 of the questions on the code, et cetera, and we  
12 need to have some different perspective in  
13 helping us on the staff, planning team, to make  
14 sure that our redevelopment plan is going to  
15 line up with City policies. I know the team is  
16 doing that, but we need to have the  
17 practitioners' perspective from the private  
18 sector looking in.

19 Even though we will cover that in our  
20 actual meetings, we need more work going on in  
21 between that time because we want to ensure  
22 that our City's current policies are, in fact,  
23 still applicable for downtown. Some may be,  
24 some may not be. I don't want to be the lone  
25 person saying that they are not. I want to

1 make sure some of the practitioners are saying  
2 that equally as well because there's a great  
3 deal of ambiguity from the private sector  
4 standpoint about contemplating development in  
5 downtown, and we need to make sure that we  
6 remove all barriers through this plan as much  
7 as we possibly can.

8 If our goal is to be the one-stop-shop for  
9 development for downtown, that's something that  
10 we've got to tackle because if we -- if we  
11 listen and agree with the private sector,  
12 there's already some considerable  
13 inconsistencies between the comp plan and the  
14 downtown overlay documents, so we need to vet  
15 them and make some recommendations and make  
16 sure that they are consistent at a technical  
17 level so that when you get -- as a developer,  
18 as an investor, you actually know exactly what  
19 they said and they're going to do exactly what  
20 they said.

21 If there's anything that people investing  
22 money have a difficult time with it's not  
23 getting a confident response and answer. And  
24 as much as our document provides that timely  
25 response, that's less questions that they have



1 for myself and my staff.

2 We don't want our redevelopment plan  
3 hampered by confusion and inconsistency.  
4 That's that last thing that we're going to need  
5 because that's going to deter private  
6 investment. So we need to create a matrix that  
7 basically talks about the comprehensive plan,  
8 zoning, what's the DIA process, what's the DRI,  
9 downtown overlay, DDRB reviews, et cetera, and  
10 give them a particular timeline. So if you're  
11 the developer you know that once you initiate  
12 your particular project, you know when to  
13 start, you know when it ends. So you know how  
14 you're going to -- you have your capital  
15 running and your costs going. Everybody is  
16 able to factor in all of that.

17 So, Mr. Chairman, on this ad hoc  
18 committee, I'd ask if you would allow  
19 Mr. Saylor to work with me, chair this, and I'm  
20 going to need the Office of General Counsel,  
21 Mr. Gabriel, Ms. Hodges. We need a council  
22 liaison, Councilwoman Boyer. I'm going to need  
23 the Planning Department; I'm going to speak  
24 directly to Mr. Burney. DIA staff, myself, and  
25 probably DDRB staff, a Civic Council liaison.

1 And we need a private sector land use attorney  
2 that's practicing, using all these particular  
3 tools. That is the ad hoc committee.

4 We have had a lot of work to get done in  
5 the month of April -- March, I'm sorry, to make  
6 sure we meet our April time frame. So when I  
7 said this is a light agenda today, it's getting  
8 busy. We need to meet on February 28th.

9 Mr. Chairman, that's where we are with the  
10 CRA process. The team is working in overdrive  
11 and we're all working in overdrive. It is a  
12 tedious process, but we aim to get this done.  
13 I need to get this to Ms. Hodges by April 30th.  
14 That's to go. Is it aggressive? Yes, but we  
15 have a set of goals to get done. We cannot  
16 afford to allow this to slide much further.

17 THE CHAIRMAN: Thank you, Mr. Wallace.

18 Good summary, and I think your proposed  
19 nomination of Mr. Saylor chairing this task  
20 force, this ad hoc committee, based on his  
21 background, expertise, is appropriate, if he's  
22 willing. You can answer now or later.

23 But I do agree with you, given the -- some  
24 of the minutiae of all the various regulatory  
25 documents, consistency was important and now is

1 the time, as we put this plan to City Council.

2 MR. WALLACE: We only get one chance to  
3 get it right. The more we have the document  
4 prepared and it addresses everyone's questions,  
5 the better off we're going to be. It shows  
6 that board management has a grasp of what's  
7 going on in downtown and shows the confidence  
8 that we're studious enough to put in this work  
9 to get it done, and that's what we've got to  
10 do.

11 THE CHAIRMAN: Great.

12 Quickly, any questions about this  
13 timeline, the CRA update?

14 B/M BAILEY: So in a perfect world, if  
15 everything goes as planned, if General Counsel  
16 only needs 24 hours to produce the legislation,  
17 how much -- how much time is it going to take  
18 the General Counsel's Office?

19 MS. HODGES: Well, if it's a normal piece  
20 of legislation that goes through, that's about  
21 six weeks. You're talking about the City  
22 Council's process?

23 B/M BAILEY: No, just the General Counsel  
24 to introduce to City Council because the  
25 council is going to take six weeks. So we're

1 now looking at June before we --

2 MS. HODGES: Right. I think that's --

3 B/M BAILEY: If everything is --

4 MR. WALLACE: That's why I said, in the  
5 timeline, I want to start with document  
6 preparation in the month of March. So by the  
7 time we get to the end of March, we've got a  
8 good working document draft with everything  
9 that has to be produced as documents so that  
10 when you approve the plan in April, you're not  
11 just approving the plan, you're basically  
12 approving the documents that have to go with  
13 the actual legislation. So it's no surprise to  
14 you, it's no surprise to council. This is  
15 going to be one open, transparent process.

16 THE CHAIRMAN: Ms. Hodges, do you have the  
17 bandwidth to do this in the time frame? I  
18 mean, I don't know what other accommodations  
19 you have or departments or counsel, but are you  
20 in a position where you might need assistance  
21 from some of your colleagues or --

22 MS. HODGES: Oh, absolutely. We are  
23 committed to servicing this body as much as we  
24 need to. So if you need five lawyers working  
25 on this project to get it done, we will get it

1 absolutely done. And Jason will still be  
2 involved because he's on the land use side,  
3 so -- he represents the zoning committee, so at  
4 least the two of us will be staffing it, but we  
5 are committed to getting it done within that  
6 time frame.

7 THE CHAIRMAN: So you can get more fire  
8 power if you need it?

9 MS. HODGES: Absolutely.

10 THE CHAIRMAN: Okay. Any other questions?

11 B/M ALLEGRETTI: Thank you.

12 To make the full redevelopment plan  
13 document, you had a target date of April 7th on  
14 there. I just wanted to point out that that's  
15 the week of One Spark, so earlier that week  
16 might be better.

17 MR. WALLACE: That is --

18 B/M ALLEGRETTI: We could be a creator  
19 that day.

20 MR. WALLACE: We're already the creators.  
21 I'm fully aware of that. That's on the  
22 schedule.

23 THE CHAIRMAN: Okay. Ms. Bishop.

24 B/M BISHOP: Through the Chair, would you  
25 mind repeating the specific dates that you

1 referenced? So we can make sure we have them  
2 down.

3 MR. WALLACE: Sure.

4 Okay. Under February, bullet point number  
5 3, I want to make sure that it gets to the  
6 chair and you by February 28th. The last  
7 bullet point under the month of February,  
8 special meeting, February 28th, at 10 a.m., for  
9 your consideration.

10 Let's go to the month of March. Very  
11 first bullet, week of March 3rd. The second  
12 bullet point, week of March 10th. Third bullet  
13 point is a suggested date of March 21st. Your  
14 discretion.

15 That last bullet point on this page, it  
16 will be discussing the market study with me,  
17 planning team, on the week of March 24th.  
18 That's preliminary.

19 That last bullet point for March, Office  
20 of General Counsel, we're going to start that  
21 as soon as we possibly can as far as getting  
22 the legislation prepared, so I'm anticipating  
23 early March on that.

24 For the month of April, that first bullet  
25 point, as Mr. Allegretti referenced, week of

1 April 7th, I hear him. April 7th, April 8th  
2 would be the preferred date to get that out, as  
3 well as making bullet point number 2 available  
4 early that week as well.

5 We've got to schedule a public forum. I'm  
6 suggesting the week of April 21st. We need to  
7 have adoption of the plan. I'm suggesting the  
8 week of April 28th, specifically the date of  
9 April 28th so that Ms. Hodges and her team can  
10 prepare the legislation April 30th.

11 Okay?

12 THE CHAIRMAN: Yes, ma'am.

13 B/M BISHOP: Follow-up.

14 Do you think that -- what kind of comments  
15 might you expect to get out of the public  
16 forum? And if you think you're going to get a  
17 lot of things, how are you going to be able to  
18 incorporate them and us react to them in that  
19 one-week period?

20 MR. WALLACE: I'll tell you what I want to  
21 do, if the -- once we put it on the web, have  
22 it open to people reviewing and making  
23 comments, and -- we codify a lot of those  
24 comments hopefully on the website itself. And  
25 the public forum, we will do it as we did it on

1 the 5th, we'll take those particular -- that  
2 information, but I think what we are going to  
3 see in the actual document itself is -- we've  
4 been consistent in providing information,  
5 taking the information, provide it on the  
6 website, putting that into the actual plan. I  
7 don't think there's going to be any surprises  
8 for the most part for what's already been  
9 discussed and what we're going to see.

10 So, again -- you know, look, this is a  
11 10-year initiative, 10- or 11-year initiative.  
12 Let's be honest, there's just some things that  
13 just can't get done in that particular 10-year  
14 initiative at that point in time and we have to  
15 make some tough, hard decisions. And that's  
16 where we are beginning to have those  
17 conversations about that CRA plan piece come  
18 February 28th.

19 Now, on the business investment  
20 development strategy, that is market analysis  
21 driven. Professionally, I'm not going to argue  
22 with the market analysis. The market analysis  
23 is telling you exactly what the market will  
24 make. I'm not going to argue with that. So  
25 what we have to do is set our priorities based



1           around what that market analysis tells us. And  
2           I think that once that is put out there, I  
3           think it's -- I don't want to say simplistic.  
4           We're not going to argue with the data. It is  
5           what it is, and that's why we're bringing the  
6           market analysis to us to drive our decision  
7           making.

8           So from that meeting to the actual board  
9           itself -- you know, this is a timetable that  
10          staff has set. The board may see a different  
11          particular timetable, that's fine. From a  
12          management aspect, I have to deliver on a  
13          particular time frame and this is the time  
14          frame I'm trying to deliver. I'll leave it up  
15          to the board how you want to come to some  
16          decision and what is actually finally  
17          recommended.

18          THE CHAIRMAN: Yes, ma'am.

19          B/M BISHOP: My only thought on that is --  
20          my question, I guess, would be to Ms. Hodges.

21          Based on your experience, do you think  
22          it's -- it can't slip, right? Because if it  
23          slips any, we're going to get into the time  
24          period where we start -- the City Council  
25          starts debating the budget, which is an

1 extremely -- it's a very stressful time period  
2 for them and for the mayor's office, and I  
3 would hate to see it slip. So, you know, I  
4 guess you already answered that you have all  
5 the staff that you need on that and we've just  
6 got to figure out how to make sure that we're  
7 all willing to make sure that we roll up our  
8 sleeves and make this time frame work.

9 MS. HODGES: Absolutely.

10 I mean, we have so many lawyers at the  
11 Office of General Counsel and I know that this  
12 is a very important board for Cindy, so we will  
13 make it happen.

14 B/M BISHOP: Okay.

15 THE CHAIRMAN: All good points.

16 Any other comments pertaining to that?

17 BOARD MEMBERS: (No response.)

18 THE CHAIRMAN: Thank you, Mr. Wallace, for  
19 the CRA plan update.

20 Next you were doing interviews for new  
21 staff members. Will you give us an update?

22 MR. WALLACE: Yes, sir.

23 We've gone through exhaustive interviews  
24 for the downtown redevelopment manager, as well  
25 as for the downtown real estate analyst.

1 I want to thank our chairman, who  
2 participated, along with a member from the  
3 JCCI, as well as a member from the Civic  
4 Council, and an independent panel.

5 I worked hand in hand with our HR  
6 department to screen and vet -- I didn't want  
7 to get to the number of resumes, but getting it  
8 down to a group of four on the downtown  
9 redevelopment manager and letting that  
10 particular team come in -- a similar process  
11 that you put me through -- and study them and  
12 go through the same process. And tomorrow I  
13 will probably sit down with a candidate or two  
14 on the redevelopment manager piece and I'm  
15 going to make a decision on the downtown  
16 redevelopment manager by the 28th of this  
17 month.

18 Also, tomorrow I have final interviews for  
19 the downtown real estate analyst. Again, I  
20 thank the panel. The chairman will be part of  
21 that. I tried to bring in people that -- from  
22 the development community side, so that we have  
23 a very good understanding of their skill sets.

24 On the real estate analyst as well as on  
25 the redevelopment manager, I will tell you,

1 specifically on the real estate analyst, I have  
2 put that -- those people through case studies  
3 on the spot, things that I've had to  
4 underwrite, things that I know like the back of  
5 my hand. And based upon their answers, I'd go  
6 a different way with the actual question  
7 because I really want to understand their  
8 analytical skills. I've actually given them a  
9 case study that I want them to send back,  
10 here's a project, tear it apart, redo it. I  
11 already know the answer, so I know exactly what  
12 I'm looking for when I get it back. So if you  
13 come back and tell me it can be done a  
14 different way, I know that you're not the right  
15 person for us.

16 So those particular two individuals that  
17 will be making forward -- I feel confident  
18 whoever it is, that it's going to be a good  
19 asset to the team itself. So, again, that  
20 particular position, I'll make an offer by  
21 February 28th. So hopefully by our March board  
22 meeting we've got some staff people here. We  
23 need them.

24 THE CHAIRMAN: Which will help execute  
25 this timeline.

1 MR. WALLACE: Yes, it would.

2 THE CHAIRMAN: Thank you. Great.

3 Hemming Plaza update.

4 MR. WALLACE: Again, one proposal was  
5 submitted for Hemming Plaza. I'm part of the  
6 negotiating team. I'm negotiating with the P3,  
7 (inaudible). We're leading the actual  
8 negotiation with that group. We will bring  
9 back hopefully an actual contract through the  
10 Parks Department, hopefully get to a negotiated  
11 agreement sometime here. When I say "soon," I  
12 don't want to put a date on it, but we're  
13 aggressively starting a dialogue and  
14 conversation about the proposal and we'll  
15 continually get into that.

16 We're going to be having weekly meetings  
17 on that until we reach a -- hopefully we reach  
18 an actual agreement on that.

19 THE CHAIRMAN: And the weekly meetings  
20 would be a proposed contractor?

21 MR. WALLACE: Proposed manager for the  
22 (inaudible), yes, absolutely.

23 THE CHAIRMAN: Great.

24 MR. WALLACE: Riverplace Boulevard road  
25 improvements. Public Works has been engaged

1 with them. They have an actual project manager  
2 that they are -- within Public Works that has  
3 looked at their existing contracts and they  
4 have a consultant who is preparing a scope of  
5 services, to prepare the study, to get the cost  
6 estimates for the Riverplace Boulevard road  
7 improvements.

8 I've given them as much as I possibly can.  
9 We need to spring a time frame of when you're  
10 going to actually get some results and give us  
11 an actual estimated cost so they will be in a  
12 position to say to City Council, hey, the funds  
13 that are there for the South Bank, we need X  
14 amount of those funds to be allocated for this  
15 particular Riverplace Boulevard improvement  
16 itself.

17 Mr. Robinson is very aware of that time  
18 frame and his project manager is aware of it  
19 and they are making that consultant aware of it  
20 as well. I will get a copy of the scope of  
21 services once it is produced. And in that  
22 scope of services, it will have a schedule to  
23 producing the final study that needs to be done  
24 for the Riverplace Boulevard road improvements.

25 THE CHAIRMAN: Board members, that is

1 South Bank TIF money that is generating a  
2 surplus and this is -- the City Council will be  
3 looking for our guidance as to where to  
4 allocate those funds, and one way to describe  
5 it is a use-it-or-lose-it fund. So that's why  
6 there's a deadline to place the money, to make  
7 our recommendation prior to the next fiscal  
8 year.

9 Okay. If there are no questions on  
10 information and discussion items -- yes,  
11 Mr. Bailey.

12 B/M BAILEY: Could we get an update on the  
13 South Bank Riverwalk?

14 MR. WALLACE: I'll give that to you on  
15 February 28th.

16 B/M BAILEY: So no?

17 MR. WALLACE: Since I live on the South  
18 Bank, I could give you an update, but I want to  
19 give you the official update from Public Works.

20 B/M BAILEY: Does anybody know?

21 MR. KLEMENT: I know that they put their  
22 staging area on the North Bank and have made  
23 improvements over there so you can (inaudible).

24 MR. WALLACE: I will get with Mr. Robinson  
25 and get a full update and provide that for you

1 at the February 28th board meeting.

2 THE CHAIRMAN: Thank you, Mr. Wallace.

3 Mr. Klement, you asked to come back. Is  
4 there a DDRB update? I assume DDRB has met.

5 Ms. Diettrich, you have a comment?

6 MS. DIETRICH: I do, really quickly, with  
7 regard to Riverplace.

8 I'm sorry, I was outside, so I apologize  
9 if I'm asking a question that was already  
10 answered.

11 THE CHAIRMAN: Are you making a comment as  
12 our consultant or --

13 MS. DIETRICH: Consultant.

14 THE CHAIRMAN: Okay.

15 MS. DIETRICH: With regard to the funding  
16 that has been -- that is going to be utilized  
17 for the cost for Riverplace, the results from  
18 that study need to be in our hands so we can  
19 incorporate the analysis and the results for  
20 that area plan and the BID so it can go to  
21 council for approval so the TIF dollars can be  
22 utilized (inaudible) in total for that  
23 (inaudible), so we have to have it to put into  
24 those documents.

25 And, Mr. Wallace, I would say, if we're



1 going to --

2 THE REPORTER: Lara, I'm sorry, can you --  
3 I cannot hear you.

4 (Ms. Diettrich approaches the podium.)

5 MS. DIETRICH: Lara Diettrich,  
6 consultant.

7 With the funding that was remaining to  
8 help with the assessment of the cost, as  
9 Mr. Wallace knows -- we've talked with Jim  
10 Robinson. Doug Skiles has been a wonderful  
11 advocate in volunteering his time to help in  
12 these discussions. I'm working with Hanson  
13 (phonetic) right now and making sure that they  
14 have everything they need to put together a  
15 very rapidly produced pro forma on what the  
16 cost of the road diet and all that would be.  
17 They understand the critical nature of delivery  
18 on this because in order for the plan to be  
19 able to immediately allocate TIF funds to it,  
20 that -- those dollars from the CIP have to be  
21 spent on this and the results have to  
22 (inaudible) so we can put it in the plan, so it  
23 can be approved because -- it's a long story  
24 and a legal one, but CIP dollars can't be spent  
25 on TIF projects until it's been removed from

1 the list for three years and vice versa.

2 So we need for this to happen so we can  
3 take the results from the study, we can put it  
4 in our CRA plan, and go before council and get  
5 approved, and then we can execute the TIFF  
6 dollars to be used for this project.

7 And if you have any questions, I can take  
8 them off line. I just want to make sure the  
9 immediacy of the delivery of the results is  
10 paramount. Two to three weeks we've got to  
11 have it.

12 THE CHAIRMAN: In two to three weeks?

13 MS. DIETRICH: Well, if we're going to go  
14 before council in April with the plans -- I  
15 mean, I have to have it in full final written  
16 form so I can put it in the plan without having  
17 to edit it very much, and Mr. Wallace knows  
18 that.

19 MR. WALLACE: We're dealing with Public  
20 Works.

21 THE CHAIRMAN: All right. So we'll get an  
22 update on this at the next board meeting.

23 MR. WALLACE: (Inaudible.)

24 THE CHAIRMAN: Okay. Thank you.

25 Okay. Back to Mr. Klement and the DDRB

1 update.

2 MR. KLEMENT: Mr. Chairman, members of the  
3 board, briefly. We had three items come before  
4 the DDRB with respect to action items.

5 The first one being Mr. Langton received  
6 conceptual approval on his project and he's  
7 moving forward with the site on Forsyth Street.  
8 Levels restaurant and entertainment facility on  
9 Bay Street came through and received final  
10 approval. And the duPont/Haydon Burns library  
11 facility came through and received final  
12 approval at the February meeting.

13 We did have an information item that dealt  
14 with the improvements to St. James/City Hall.  
15 They are updating the ADA compliance issues and  
16 maintenance issues, so you should be seeing  
17 that pretty soon. The entryways needed to be  
18 rebricked, refurbished and maintained, so they  
19 shared that with the board. It's more of an  
20 information item.

21 We have a meeting, we're putting our  
22 agenda together now for the March -- March 6th  
23 meeting, and that's where we're headed.

24 THE CHAIRMAN: Thank you.

25 Any questions for Mr. Klement?

1 B/M BISHOP: Just real quick.

2 Is DDRB aware of the kinds of things that  
3 are in the plan, particularly -- here's my  
4 question: In terms of approval for the Haydon  
5 Burns Library to remove the large canopies of  
6 the oak trees and put in palm trees in those  
7 spots -- and I'm not trying to open this up for  
8 debate because I know the DDRB has already  
9 approved it, but I just wonder at what point do  
10 we say, wait a minute, this is something that  
11 we found is an issue and we need to stop doing  
12 it?

13 MR. KLEMENT: If I may answer requests  
14 from the board.

15 The action taken, the action came to the  
16 board and we do have a standard that speaks to  
17 the type of tree and types of tree and planting  
18 and location and design of that streetscape  
19 standard. They did come in and ask for relief  
20 from that standard for two purposes. One was  
21 to maintain that curvilinear planter that was  
22 on the Forsyth Street frontage and they also  
23 asked for relief in order to replace planting  
24 and trees -- specifically in three different  
25 levels there were three trees there, if I

1 remember correct.

2 And part of the action dealt with some of  
3 the sewer lines and water lines and made one  
4 tree particularly healthy and made the others  
5 less healthy, and to get some uniformity is  
6 what they were looking for and to bring in a  
7 new replacement to those trees.

8 They looked at the streetscape  
9 (inaudible), which does allow for the  
10 (inaudible), which is kind of our (inaudible)  
11 streetscape standard. So that's what they  
12 received approval for, that, from the board.

13 THE CHAIRMAN: The changing of trees is  
14 not something required in the overlay? Is it  
15 something that was asked for by the developer?

16 MR. KLEMENT: Correct.

17 We have a streetscape standard and their  
18 action was to deviate from that standard. And  
19 as part of that deviation they included a  
20 request to offer to locate the (inaudible)  
21 palms, which are considered an upgraded palm.

22 I know there's been some discussion and  
23 received some from Lara and she asked a quick  
24 question, and that was the shade -- and the  
25 (inaudible) does give a shade aspect to it.

1           It is part of the plantings that are continued  
2           down Forsyth now, so there was an intent -- and  
3           there are oaks on the south side of Forsyth,  
4           which does provide some of that shade aspect.  
5           So those were questions asked by the board and  
6           the board members and they (inaudible) for  
7           approval.

8           THE CHAIRMAN: We like to encourage shade.

9           B/M BISHOP: So I guess the point is we  
10          need to, I guess, revisit or figure out how  
11          will DDRB be enforcing, let's say, the issues  
12          in the pieces of our master plan, and are we  
13          clear enough as to what kind of things modify  
14          the overlay because that's going to be an  
15          issue.

16          MR. KLEMENT: We --

17          THE CHAIRMAN: If I may, that is probably  
18          good feedback for our meeting next week. It's  
19          the kind of thing the consultant ought to hear  
20          to make sure that consistency occurs.

21          Mr. Wallace.

22          MR. WALLACE: Twofold, Mr. Chairman.

23          It's for your board meeting on February  
24          28th and also for us taking a look at this in  
25          this ad hoc committee process, making sure we

1 address that as well.

2 THE CHAIRMAN: Did you have a comment  
3 Mr. Bailey?

4 B/M BAILEY: No.

5 THE CHAIRMAN: Are you done?

6 MR. KLEMENT: I know our board is -- we've  
7 got three or four new members on the board, and  
8 we may -- we've talked about a workshop  
9 ourselves to bring everybody up to the  
10 standards and process involved, so I think we  
11 can dovetail and maybe ask for and open up a  
12 good line of communication through Mr. Wallace  
13 and this board so that we can get appropriate  
14 communication and get everybody on the same  
15 page at the same time. We're at that point as  
16 we speak.

17 THE CHAIRMAN: Thank you.

18 All right. Old business. In case you're  
19 wondering, the CBS/DDRБ appeal at DIA -- at the  
20 suggestion of OGC, they recommended we defer  
21 this. The Planning Department is reviewing  
22 whether or not the building permit that the  
23 applicant has applied for can be permitted,  
24 whether they can even get a permit to build the  
25 structure. I don't know enough about why or

1           why not that may or may not occur, but the  
2           Planning Department is under review. So  
3           there's really no point in us reviewing whether  
4           or not it complies with the overlay until they  
5           determine whether or not a permit can be  
6           granted, and that's why it's been deferred  
7           indefinitely at this time. And OGC will keep  
8           us updated.

9           Okay. If no questions on that, move to  
10          new business and --

11          MR. WALLACE: New business?

12          THE CHAIRMAN: Yes.

13          MR. WALLACE: Yes. In addition to a  
14          couple of things I'd like to bring before the  
15          board on the 28th, discussions about One Spark  
16          since it's completely right around the corner.

17          I also want to bring forward the 120 East  
18          Forsyth Street request for historic  
19          preservation trust fund, and Ms. Hodges and I  
20          will bring forth some slight modifications to  
21          the retail enhancement program so we can get it  
22          filed for March 5th through council  
23          legislation.

24          So we'll take those three items before we  
25          get into the CRA plan update and downtown



1 incentive policies on the 28th.

2 THE CHAIRMAN: So the proposed meeting on  
3 the 28th is to address the redevelopment plan,  
4 but we have these other three items you just  
5 listed that we need to address that are not  
6 ready for this evening, so we're going to -- so  
7 it will be a regular board meeting with all  
8 these items on the list --

9 MR. WALLACE: Correct.

10 THE CHAIRMAN: -- including the  
11 development plan discussion?

12 MR. WALLACE: Absolutely.

13 THE CHAIRMAN: And I was a bit hasty. I  
14 didn't ask if there was any other old business.  
15 Any other old business to bring up?

16 BOARD MEMBERS: (No response.)

17 THE CHAIRMAN: Okay. Great.

18 Any other new business?

19 Yes, Mr. Gibbs.

20 B/M GIBBS: The meeting on the 28th, would  
21 it possibly -- could you possibly start at  
22 9:00?

23 THE CHAIRMAN: I don't have a problem with  
24 that. Does anybody have an issue with that  
25 that they know of, timewise, at 9 o'clock, next

1 Friday?

2 B/M MEEKS: I'm out of town the 28th. I  
3 could do it the 27th.

4 THE CHAIRMAN: Well, okay. Is that --

5 B/M HARPER-WILLIAMS: I'm out of town.

6 B/M BISHOP: I'm scheduled to be out of  
7 town, so --

8 THE CHAIRMAN: So we will have to re-poll  
9 everybody to see -- I think I had an issue  
10 earlier in the week, but we'll figure it out in  
11 the next day or two and you all will be  
12 e-mailed with some suggested times.

13 MR. WALLACE: That's fine with me. I'm  
14 going to be here either way. I want to make  
15 sure you're here, so that's fine.

16 THE CHAIRMAN: At a minimum, we need a  
17 quorum. And it's an important meeting, so we'd  
18 like to have as many board members as possible.

19 Okay. Any other questions on -- or any  
20 other new business?

21 B/M SAYLOR: I don't know if it's  
22 appropriate under new business, but it is  
23 business. We haven't approved our minutes from  
24 the last time.

25 THE CHAIRMAN: We haven't because -- as

1       you can tell, we have a court reporter here and  
2       so the minutes are rather lengthy, very  
3       lengthy. So I think we need some guidance  
4       from -- I think we're going to need some  
5       guidance from Jason as to, you know, once these  
6       are posted, since they are verbatim, whether or  
7       not they need approval. They're not a  
8       representation of the meeting, they are  
9       verbatim, so does it not require approval by  
10      the board. Once we make that determination,  
11      then we will bring it up.

12             Now, if -- once they are posted and you  
13      see an error or have an issue, you're welcome  
14      to bring it up, but right now we're not certain  
15      whether or not they require approval -- board  
16      approval at a meeting. So we'll know that by  
17      the next meeting.

18             B/M SAYLOR: That makes sense.

19             THE CHAIRMAN: Okay. No other new  
20      business items. We are now in public comment,  
21      although the only person that has filled out  
22      this card has already spoken. Sorry, Mr. --  
23      I'm kidding, come on up.

24             If anybody else wants to make a public  
25      comment, please fill out a speaker request

1 card.

2 AUDIENCE MEMBER: I will have some  
3 additional comments.

4 (Audience member approaches the podium.)

5 THE CHAIRMAN: As a reminder, you have  
6 three minutes.

7 AUDIENCE MEMBER: It goes by quick.

8 My name is John Nooney, and what I'm about  
9 to say -- it's some tough love. I mean, if  
10 anybody asks me, you know, about public access  
11 and economic opportunity downtown on our  
12 waterways, I just -- it's not happening. The  
13 public trust is being just crushed.

14 Now, I just want to go through a couple of  
15 little things. The South Bank Riverwalk  
16 project, you know, it hasn't even been before  
17 Waterways. And, you know, right now I want to  
18 just share with you, you know, just a couple of  
19 pictures.

20 Look at this, on -- you know, we're  
21 tearing all that down. Look at that spartina  
22 grass next to the Main Street Bridge. I just  
23 noticed it, next to MOSH. What a potential  
24 kayak launch.

25 Okay. I just want to go through a few of

1           these things. You know, I'm going down to the  
2           Duval County School Board. There's a potential  
3           kayak launch next to the Duval County School  
4           Board and the JEA site. And I've been going to  
5           the Commission for years. The only reason I'm  
6           here is because they advised me to come here.  
7           That's really it.

8           And I want to share something else with  
9           you. This was the Jacksonville Waterways  
10          Commission, you know, the agenda, and item  
11          number 3, the blueway designation request for  
12          the St. Johns River Alliance. The executive  
13          director was a no-show. Eleven other counties  
14          signed a resolution of support for that  
15          designation. We're talking about the DEP,  
16          federal agencies, you know, the Greenways and  
17          Trails Commission. And we -- Duval County did  
18          not take a lead in that action.

19          So going forward, you know, especially  
20          downtown on our waterways -- I can't begin to  
21          tell you how I hope that we're going to open up  
22          these nodes of activity for everybody to  
23          participate.

24          And also keep in mind 2007-451. It's a  
25          piece of legislation that allowed anyone the

1 opportunity to participate on City-owned  
2 waterway docks. And now with the expansion of  
3 a three-mile waterway zone, if you don't open  
4 these waterways to anyone -- and if they fail  
5 or succeed, just allow the opportunity to  
6 participate. And I just plead with you because  
7 there's 67 counties in Florida, and it's an  
8 embarrassment when I go outside and share with  
9 them why we can't access our waterways.

10 And just -- let me just finish. When you  
11 watch morning, evening news, any TV station,  
12 they show you our river downtown and it's  
13 empty, that's why. It's nothing to be proud  
14 about.

15 So anyway -- one other thing. The  
16 artificial reef trust fund, 2009-442, you know  
17 what, go talk to the (inaudible) guys. How  
18 about the two (inaudible) reefs out in the  
19 Fuller Warren Bridge, take an IOU. You know,  
20 just like that. You know, public/private  
21 partnership, I'm still trying to figure that  
22 one out.

23 THE CHAIRMAN: Thank you.

24 MR. NOONEY: Thank you for listening.

25 THE CHAIRMAN: Appreciate your comments.

1           B/M BAILEY:  There's no way to ask this  
2           and have it come out right, but who recommended  
3           you come to the DIA?

4           MR. NOONEY:  Who?

5           B/M BAILEY:  Waterways or --

6           MR. NOONEY:  No.  The commissioners of the  
7           Florida Inland Navigation District, and the  
8           reason was -- is -- I really want to be a  
9           cheerleader downtown.

10          B/M BAILEY:  That's all I wanted to --

11          MR. NOONEY:  Yeah, it was them because --  
12          all they said is you need a sponsor.

13          B/M BAILEY:  That's all I need.

14          MR. NOONEY:  Yeah.  That's why we go to  
15          the school board because maybe -- somebody has  
16          got to say yes.

17          THE CHAIRMAN:  Thank you, Mr. Nooney.  
18          Mr. Fouracker.

19          AUDIENCE MEMBER:  Yes.  I just have one  
20          quick comment on Hemming Plaza.

21                 Totally unsolicited, the director of the  
22                 North Florida Land Trust mentioned to me over  
23                 lunch last week that they were very, very much  
24                 in objection to removing the oak trees in  
25                 Hemming Plaza, so I think maybe someone, if

1           it's necessary to remove them, needs to  
2           communicate with the Land Trust and see, you  
3           know, why they object perhaps.

4           Thank you.

5           THE CHAIRMAN: Is that a recommendation?

6           AUDIENCE MEMBER: Recommendation, yeah.

7           THE CHAIRMAN: All right. Thank you,  
8           Mr. Fouracker.

9           There are no other speaker request cards  
10          filled out, so at this time I'd like to  
11          adjourn.

12          Thank you all.

13          (The above proceedings were adjourned at  
14          6:36 p.m.)

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CERTIFICATE

STATE OF FLORIDA)  
 )  
COUNTY OF DUVAL )

I, Diane M. Tropa, Court Reporter, certify  
that I was authorized to and did stenographically report  
the foregoing proceedings and that the transcript is a  
true and complete record of my stenographic notes.

DATED this 1st day of March 2014.

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Diane M. Tropa