

CITY OF JACKSONVILLE  
DOWNTOWN INVESTMENT AUTHORITY  
BOARD MEETING

Proceedings held on Wednesday, April 11, 2018,  
commencing at 1:40 p.m., City Hall, Lynwood Roberts  
Room, 1st Floor, 117 West Duval Street, Jacksonville,  
Florida, before Diane M. Tropia, a Notary Public in and  
for the State of Florida at Large.

BOARD MEMBERS PRESENT:

- JAMES BAILEY, Chairman.
- JACK MEEKS, Vice Chair.
- OLIVER BARAKAT, Board Member.
- DANE GREY, Board Member.
- BRENNA DURDEN, Board Member.
- CRAIG GIBBS, Board Member.
- RON MOODY, Board Member.
- MARC PADGETT, Board Member.
- BRAXTON GILLAM, Board Member.

ALSO PRESENT:

- AUNDR A WALLACE, DIA, Chief Executive Officer.
- GUY PAROLA, DIA, Redevelopment Manager.
- JIM KLEMENT, DIA, Development Coordinator.
- JOHN SAWYER, Office of General Counsel.
- EMERSON LOTZIA, Office of General Counsel.
- JOHNNY GAFFNEY, Office of the Mayor.
- KAREN UNDERWOOD-EILLAND, Executive Assistant.

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1 budget for Fiscal Year 2018/'19.  
 2 MR. WALLACE: Mr. Chairman, this is a  
 3 resolution of the Downtown Investment Authority  
 4 recommending that the Jacksonville City Council  
 5 approve the City's financial contribution to  
 6 Downtown Vision, Inc., known as DVI, as  
 7 identified in DVI's 2018-2019 budget; and  
 8 recommending that the Jacksonville City Council  
 9 approve DVI's 2018-2019 annual budget included  
 10 as Attachment A to Resolution 2018-04-02.

11 Mr. Chairman, as always this time of year,  
 12 DVI comes before us. And so instead of me  
 13 stumbling through their budget, I'm going to  
 14 allow their present CEO, Mr. Jake Gordon, to  
 15 come forward and make his presentation to you.

16 THE CHAIRMAN: Mr. Gordon, can you come  
 17 over here and have a seat at this microphone,  
 18 please.

19 MR. GORDON: Sure. I don't really even  
 20 need a microphone, but I'll be right next to  
 21 her.

22 Thank you, Mr. Wallace, Chairman.  
 23 As Mr. Wallace stated --

24 THE CHAIRMAN: If you could state your  
 25 name and address, please.

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1 PROCEEDINGS  
April 11, 2018 1:40 p.m.

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3 THE CHAIRMAN: And now we open the  
 4 Downtown Investment Authority meeting with our  
 5 minutes of March 21. I'm sure, again, everyone  
 6 has read them, reviewed them.

7 Is there a motion to approve the minutes  
 8 of March 21?

9 VICE CHAIR MEEKS: So moved.

10 BOARD MEMBER BARAKAT: Second.

11 THE CHAIRMAN: Any discussion of our  
 12 minutes?

13 BOARD MEMBERS: (No response.)  
 14 (Audience members exit the proceedings.)

15 THE CHAIRMAN: They were all here for the  
 16 Downtown Vision, Inc.

17 Okay. Any discussion on the minutes?

18 BOARD MEMBERS: (No response.)

19 THE CHAIRMAN: Hearing no discussion, all  
 20 in favor of the minutes of March 21, say aye.

21 BOARD MEMBERS: Aye.

22 THE CHAIRMAN: Opposed, like sign.

23 BOARD MEMBERS: (No response.)

24 THE CHAIRMAN: That brings us to  
 25 Resolution 2018-04-02, Downtown Vision Inc.,  
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1 MR. GORDON: Oh, I'm sorry.  
 2 Jacob Gordon, 214 North Hogan Street,  
 3 downtown Jacksonville.

4 As per our Enhanced Municipal Services  
 5 Agreement with the City of Jacksonville via the  
 6 Downtown Investment Authority, we bring our  
 7 budget in front of this body and the Downtown  
 8 Investment Authority. And as Mr. Wallace  
 9 noted, we are just asking for a recommendation  
 10 to bring that same budget to City Council and  
 11 also the mayor's office to work through that  
 12 process.

13 You know, I guess I really want to point  
 14 out that last year at this time, much like the  
 15 previous, I think, six years, we're asking the  
 16 City for a full contribution of 1.1 mills  
 17 contribution. The private property owners in  
 18 downtown pay a 1.1 mills contribution, and  
 19 we've been asking the City for a full  
 20 contribution. So very excited that last year  
 21 this board approved a 1.1 mills contribution on  
 22 the City property, and then the mayor's office  
 23 and also City Council approved that as part of  
 24 this current fiscal year budget. So that was  
 25 very exciting to us and our members to have the

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1 City be a full partner in what we're doing in  
2 downtown.  
3 So the budget you see before you includes  
4 another 1.1 mills contribution from the City  
5 and also from the private property owners.  
6 This budget is relatively flat because of those  
7 contributions. You see actually the City  
8 contribution actually went down \$2,000, so  
9 their property total in the district just went  
10 slightly down. I think it was increased,  
11 focused on what property was being owned. And  
12 then there's about a \$25,000 increase in the  
13 private property assessments. So, overall,  
14 about \$58,000 more as a budget than last year,  
15 but relatively flat.

16 The other increase besides the increased  
17 property assessment is new contracted services  
18 with JTA. We're going to be providing our  
19 ambassadors on the Skyway as a pilot project.  
20 So that's starting out at about -- it's  
21 starting, actually, this fiscal year, but we'll  
22 go into next fiscal year. About a \$25,000 --  
23 total of a \$45,000 project with JTA. So we're  
24 excited about that, having our ambassadors on  
25 the Skyway and also on the Skyway steps.

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1 I guess I'd just like to point out also  
2 that we have a lot of contributors, much like  
3 the City, that aren't obligated to contribute;  
4 First Baptist Church; JEA; JTA; Jessie Ball  
5 duPont Fund; Police and Fire Pension Fund; Jax  
6 Chamber; and also the federal courthouse, the  
7 government on behalf of the federal courthouse.  
8 So we do try to make sure that everyone is  
9 giving their fair share in terms of helping us  
10 do our work in downtown, which includes Clean  
11 and Safe, the ambassadors, First Wednesday Art  
12 Walk, DowntownJacksonville.com, and also our  
13 State of Downtown Report, and a number of other  
14 things that we try to do.

15 The extra increase from the City last  
16 year, we had rolled that into our ambassador  
17 team. So that was fantastic. We can increase  
18 our ambassador team by about 30 percent. We  
19 used to have 11 ambassadors. Now we have 15.  
20 And you will see that we're -- that's where you  
21 see a lot of the increase in terms of the  
22 ambassador contract has grown, which is  
23 fantastic and we think they do a great job for  
24 downtown.

25 Other than that, I guess the only other  
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1 thing is we did have our DT Jax Gala, which is  
2 a new fund-raiser so we can help raise money in  
3 new ways in terms of getting other interested  
4 people that are dedicated to downtown involved.  
5 And so you see we are budgeting more for that  
6 as we are reaping more revenue in that.

7 We did put the proceeds of this year into  
8 what's called our Lively and Beautiful  
9 Sidewalks, which is really dedicated to doing  
10 kind of innovative things in downtown that are  
11 going to make it a better experience downtown.

12 So, with that, I'm happy to take any  
13 questions. Again, just looking for an approval  
14 to take this on to the Mayor's Budget Review  
15 Committee and then City Council Finance and  
16 then City Council approval.

17 VICE CHAIR MEEKS: Mr. Chairman, would you  
18 like a motion?

19 THE CHAIRMAN: Yes, please.

20 VICE CHAIR MEEKS: Move that we approve  
21 this budget and the related resolution.

22 BOARD MEMBER GIBBS: Second.

23 THE CHAIRMAN: Okay. Thank you.

24 BOARD MEMBER BARAKAT: Mr. Chairman, I'm  
25 on the board of DVI, so I will be recusing

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1 myself.

2 THE CHAIRMAN: Okay. You can still  
3 discuss, so --

4 BOARD MEMBER BARAKAT: Yes, sir.

5 THE CHAIRMAN: At this point, do we have  
6 any questions of Mr. Gordon?

7 Mr. Meeks.

8 VICE CHAIR MEEKS: That's a good  
9 presentation. Thank you, Mr. Gordon. So I  
10 don't have any questions. I'm always wanting  
11 you to do more and get more money, so thank  
12 you.

13 THE CHAIRMAN: Do more.

14 VICE CHAIR MEEKS: That was first before  
15 more money.

16 MR. GORDON: I took that to mean that we  
17 provide value to the community, which is what  
18 we are trying to do and we appreciate that, so  
19 thank you.

20 VICE CHAIR MEEKS: Better said. Thank  
21 you.

22 THE CHAIRMAN: There you go.  
23 Mr. Barakat.

24 BOARD MEMBER BARAKAT: Just one little  
25 question. You said we were at -- we went from

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1 11 to 15 ambassadors, right, Jake?  
 2 MR. GORDON: Yes.  
 3 BOARD MEMBER BARAKAT: And was that a  
 4 downsized number from when we had trimmed the  
 5 budget years ago, and 15 is more of a -- closer  
 6 to the historic norm?  
 7 MR. GORDON: Yeah. Through the Chair to  
 8 Mr. Barakat, I think DVI, prior to my time, had  
 9 as many as 19 ambassadors in downtown, and --  
 10 but that number, since I've been here almost  
 11 three years, we've had -- consistently had 11  
 12 FTEs. We actually have more human beings on  
 13 the street, but they add up to -- full-time  
 14 employees, we (inaudible) the number of  
 15 part-time employees. But that 11 had been  
 16 pretty consistent until we got the contribution  
 17 from the City, increased contribution, and were  
 18 able to increase about 30 percent.  
 19 THE CHAIRMAN: Very good. Thank you.  
 20 Mr. Gillam, do you have any comments?  
 21 MR. GILLAM: No comments. In Favor.  
 22 THE CHAIRMAN: Mr. Gibbs.  
 23 BOARD MEMBER GIBBS: I think they do a  
 24 wonderful job. That's why I seconded the  
 25 motion.

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1 THE CHAIRMAN: Mr. Padgett.  
 2 BOARD MEMBER PADGETT: I agree. I have  
 3 not comments.  
 4 THE CHAIRMAN: Mr. Moody.  
 5 BOARD MEMBER MOODY: I'm always impressed  
 6 with the work that you do, Jake, as the leader.  
 7 I am curious with the staff, it looks like  
 8 the salaries went down, and that was because of  
 9 staffing, (inaudible), but were you able to at  
 10 least give your staff some increases and --  
 11 MR. GORDON: Yes. So this is built in.  
 12 You know, there are slight increases. Through  
 13 the Chair to Mr. Moody, there has been a  
 14 turnover in my staff. I'd like to think --  
 15 they tell me it's not me, that -- some of them  
 16 are leaving. Usually, the junior -- we had one  
 17 employee move to Colorado and we had another  
 18 junior employee become a councilman's  
 19 assistant, but -- so that does kind of change  
 20 the salaries. We like to bring people in and  
 21 let them prove themselves and then move up. So  
 22 this does include -- right now we actually have  
 23 an open position for our events manager and we  
 24 promoted our communications coordinator to --  
 25 our events manager to our communications

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1 coordinator position.  
 2 So we do think this is competitive. We  
 3 like to think that we have a lot of interest  
 4 when we have open positions because we feel  
 5 it's a great place to work, but we -- you know,  
 6 I think that our employees are very happy.  
 7 THE CHAIRMAN: Thank you.  
 8 Ms. Durden.  
 9 BOARD MEMBER DURDEN: I just want to say  
 10 thank you very, very much for the information,  
 11 and I'm very supportive. I was very happy to  
 12 see the council, last year, and the mayor work  
 13 with the 1.1 mill. I want to encourage the  
 14 council to do that again. I'm very supportive  
 15 of the resolution.  
 16 THE CHAIRMAN: Thank you, members.  
 17 Now, do we have anyone from the public  
 18 that would like to comment?  
 19 AUDIENCE MEMBERS: (No response.)  
 20 THE CHAIRMAN: Seeing no comments --  
 21 BOARD MEMBER DURDEN: Excuse me,  
 22 Mr. Chairman. There is a blank in the  
 23 resolution. Can we say that that is going to  
 24 be the 1.1 mills as opposed to a specific  
 25 dollar amount?

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1 MR. GORDON: To interject, that is what  
 2 this board did last year. I think that's  
 3 appropriate.  
 4 MR. DALY: If I may, through the Chair to  
 5 Ms. Durden --  
 6 MR. GORDON: Oh, sorry.  
 7 MR. DALY: -- what we did last year on the  
 8 resolution was, we put in the phrase "fully  
 9 funded" in lieu of the dollar sign.  
 10 BOARD MEMBER DURDEN: I'm sorry, I  
 11 couldn't hear --  
 12 THE CHAIRMAN: In lieu of the dollar  
 13 sign -- you're going to hear me now. In lieu  
 14 of the dollar sign, it was fully funded. It  
 15 was stated as fully funded.  
 16 BOARD MEMBER DURDEN: You made a change?  
 17 MR. DALY: No. No. Every year there's a  
 18 blank, but last year we used the phrase "fully  
 19 funded."  
 20 THE CHAIRMAN: To fill in the blank --  
 21 BOARD MEMBER DURDEN: Okay.  
 22 THE CHAIRMAN: -- instead of a 1.1 --  
 23 BOARD MEMBER DURDEN: Okay. Contribution  
 24 of fully funded?  
 25 THE CHAIRMAN: Correct.

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1 Okay. With that and no comments from the  
2 public, all in favor of Resolution 2018-04-02,  
3 say aye.

4 BOARD MEMBERS: Aye.  
5 (Board Member Barakat abstains from  
6 voting.)

7 THE CHAIRMAN: Opposed, like sign.

8 BOARD MEMBERS: (No response.)

9 THE CHAIRMAN: Very good.

10 MR. GORDON: Thank you very much.

11 THE CHAIRMAN: Thank you, Mr. Gordon.  
12 Appreciate you being here. Appreciate your  
13 hard work.

14 Now we come to our executive's report.

15 MR. WALLACE: Mr. Chairman, I think as we  
16 talked at the last meeting, I think the  
17 legislative cycle ended on a positive note as  
18 it relates to CRAs across the state. So that's  
19 a good, positive thing.

20 Just to keep you up to speed today, at  
21 10:30 a.m. we had a pre-proposal conference for  
22 the disposition of the old City Hall and the  
23 courthouse. It was almost standing room only  
24 and then a number of individuals on the phone.  
25 So we did an actual call-in, WebEx as well.

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1 And so right now things look pretty positive in  
2 terms of interest. We'll see how that interest  
3 shakes out in terms of teams.

4 I venture to say you probably had  
5 developers there, as well as people looking to  
6 get on a team to be a part of the development  
7 team itself. So I think all of that will shake  
8 out eventually.

9 Our consultant, I know, Jones Lang  
10 LaSalle, has contacted at least probably 15 to  
11 20 different companies across the country, as  
12 well as our notice of this particular  
13 disposition here regionally in various  
14 different publications.

15 It's due on August 1st, so there's a long  
16 way to go. Today, like I said, was an  
17 introduction to it. Questions -- they will  
18 have to have their questions in sometime  
19 probably mid May, then we'll get responses back  
20 to them, and then they'll have pretty much  
21 June, July to prepare their responses and get  
22 proposals back into us.

23 As you're very well aware, Mr. Barakat,  
24 myself, along with John Pappas, who's the  
25 Public Works Director for the City, will be the

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1 Evaluation Committee. So it's set up whereas  
2 it's a -- first cut is up to 100 points. And  
3 you will rank them. And the top three  
4 proposals will be the ones that would move to  
5 an interview phase, and that interview would be  
6 their presentation, along with questions and  
7 answers from the Evaluation Committee. And  
8 based upon those questions and answers and  
9 their presentation, they will have the ability  
10 to earn up to -- those that are short-listed,  
11 pre-proposers, will have an opportunity to earn  
12 up to an additional 10 points. Those 10 points  
13 will be added to their score from the first  
14 cut. And then after that, you will rank them  
15 again and see how they score, and we'd bring  
16 that slate of scoring to this particular board,  
17 seeking the authority to begin negotiations  
18 with the number one ranked proposer.

19 So it's going to be a busy summer. So  
20 we're looking forward to it.

21 That's pretty much my report today. Like  
22 I said, it's been -- staff now gets to turn our  
23 attention a little bit towards budget  
24 preparation. We'll be before you in May with  
25 the budget for fiscal year, yes, '18/'19. It

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1 is that time of year again. So we'll be having  
2 a committee meeting over -- the Finance  
3 Committee, some time early May, for a May 16th  
4 board meeting. I think the 16th is on a  
5 Wednesday. It could be the 17th, but it's  
6 going to be that week for certain.

7 So it gives us at least a 30-day breather  
8 to work on something else before we have to  
9 start our attention on some other projects.

10 Thank you.

11 THE CHAIRMAN: Thank you, Mr. Wallace.  
12 Any comments or questions of our chief  
13 executive?

14 BOARD MEMBER BARAKAT: I have a question.  
15 Mr. Wallace, (inaudible) been a comment on  
16 what we might be asking for or receiving as it  
17 relates to the replenishment of our investment  
18 funds?

19 MR. WALLACE: We will be discussing that  
20 in the Finance Committee. I do have a strategy  
21 of asking for funds for the Historic  
22 Preservation Trust Fund, as well as funds to go  
23 into the Downtown Development Fund. So we'll  
24 discuss that as well. Mr. Bailey and I had a  
25 conversation with the administration with

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1 regards to some assistance in those funds, so  
2 we'll hash that out in the financial -- in the  
3 Finance Committee, and bring it into the full  
4 board in May.

5 Shortly after that meeting, we've got to  
6 get our budgets into the City's budget  
7 department for their review because we have a  
8 June 25th MBRC meeting, that means the Mayor's  
9 Budget Review Committee, to present our budget.  
10 And some of you -- I know Bailey, Meeks have  
11 gone with me to that particular meeting before.  
12 So we will be presenting our case of why we  
13 need additional funds in those accounts.

14 BOARD MEMBER BARAKAT: Thank you.

15 THE CHAIRMAN: Thank you.

16 Ms. Durden, did you have a comment or a  
17 question?

18 BOARD MEMBER DURDEN: I do have a few.  
19 Thank you.

20 Three things I want to mention. I would  
21 like to get an update on the Riverside  
22 Boulevard -- Riverside Avenue Road Diet  
23 project.

24 MR. WALLACE: Brooklyn Road Diet.

25 BOARD MEMBER DURDEN: Yeah.

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1 MR. WALLACE: Brooklyn Road Diet.

2 BOARD MEMBER DURDEN: I call it the  
3 Riverside Avenue -- also, the riverfront design  
4 guidelines, where we are on that.

5 And then you might remember at our last  
6 meeting we talked about the procedures and  
7 process for approval of large projects. I  
8 would like to suggest -- and we talked about  
9 possibly having a workshop to discuss that.

10 (Council Member Boyer enters the  
11 proceedings.)

12 BOARD MEMBER DURDEN: I would like to  
13 suggest to the -- to Mr. Wallace and to the  
14 board that -- the process that was followed  
15 with regard to the District in the -- I'll call  
16 it the District II process, I think would be a  
17 process that -- that we should consider as  
18 being kind of a template. It provided all of  
19 the information that I've heard each of our  
20 board members have discussed in the past as --  
21 wanting to have the comparison information, the  
22 background information. The public meetings I  
23 thought were especially informative, as well as  
24 answered so many questions ahead of us being  
25 able to make a major decision in less than,

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1 like, 30 minutes. That, I think, is an awesome  
2 template that we should consider.

3 I don't know if you still want to have a  
4 workshop, but I would like to see us try to  
5 implement that template for when we have these  
6 major projects. I felt that it was the reason  
7 for the successful ability of this board to  
8 make a decision not only in a speedy manner,  
9 quite frankly, but also with the full  
10 confidence -- I know I can speak for myself.  
11 The level of confidence that I had in making  
12 that decision today as a -- you know, keeping  
13 within our role, as somebody mentioned earlier,  
14 our role as DIA board members. I just can't  
15 say enough about it, how excellent the work  
16 was.

17 So I just wanted to remind us, remind the  
18 board and remind the staff that that was  
19 something that was committed to at our last  
20 meeting and maybe this is -- you know, you  
21 could actually just create a template for us  
22 utilizing that for future large projects.

23 So, again, I just want to say that -- I  
24 can only say how much I appreciate all the work  
25 that went into it.

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1 THE CHAIRMAN: Thank you.

2 Any other comments?

3 BOARD MEMBERS: (No response.)

4 THE CHAIRMAN: Thank you.

5 And thank you, Councilwoman Boyer, for  
6 joining us.

7 COUNCIL MEMBER BOYER: I guess I'm too  
8 late.

9 THE CHAIRMAN: It went quickly.

10 I'd like to think this last project was a  
11 workshop in how we do things and what we expect  
12 and what is expected of this board, and I think  
13 everyone learned a lot of from it. Those Lunch  
14 and Learns were informative. I learned  
15 something different every single time we talked  
16 about it. So I think we all learned a lot from  
17 that.

18 Okay. At this time -- no other comments  
19 or questions at this time.

20 Mr. Klement, do you have the DDRB  
21 briefing?

22 MR. KLEMENT: Yes, sir, briefly.

23 Mr. Chairman and members of the board, we  
24 have a board meeting coming up April 19th,  
25 which is next Thursday. We have four items

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1 that the board will be looking at to take  
2 action on. The first one deals with a  
3 multifamily type project, Lofts at Jefferson  
4 Station. They're in the Jefferson Street, Bay  
5 Street, Water Street area. We have an early  
6 conceptual review of a Blue Sky -- it's housing  
7 for the elderly -- at the Newnan and Ashley  
8 Street area. The Jacksonville Regional  
9 Transportation administration building and  
10 transfer bus facility is coming in for their  
11 final workshop and final approval. And we have  
12 a special sign exception for -- excuse me, it's  
13 not a special sign exception. It's a special  
14 sign review for the sports and entertainment  
15 complex project. They have a sign that they  
16 are looking at coming in and adding to their  
17 number of signs.

18 We have a number of items that we've been  
19 queuing and discussing and they're still on the  
20 agenda, the Forsyth and -- parking garage is on  
21 the agenda. We have some projects in the  
22 Brooklyn area that are still queuing. And  
23 we've got one or two projects in the downtown  
24 that they are also queuing on some of the  
25 existing structures that they are refurbishing

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1 and moving forward on.  
2 THE CHAIRMAN: Thank you, Mr. Klement.  
3 Mr. Barakat and I both served on that  
4 committee for a couple of years, eight years,  
5 maybe longer. If you want an education, attend  
6 the meetings, the DDRB meetings. It is an  
7 incredible opportunity to learn and understand  
8 all these projects pretty easily.

9 And when is your next meeting?  
10 MR. KLEMENT: April 19th, which is next  
11 Thursday, 2:00 p.m. It will be in this room  
12 here.

13 THE CHAIRMAN: Okay. Thank you.

14 VICE CHAIR MEEKS: Mr. Chairman.

15 THE CHAIRMAN: Yes.

16 VICE CHAIR MEEKS: If I might.

17 Mr. Wallace, if I may ask a question.  
18 Mr. Klement mentioned the Blue Sky project, I  
19 think; is that correct?

20 MR. KLEMENT: Yes.

21 VICE CHAIR MEEKS: If I remember  
22 correctly, that gentleman appeared before us a  
23 month or two ago. And I talked to him  
24 afterwards because I was concerned, without  
25 knowing all the details of the project, as to

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1 whether or not -- what they were anticipating  
2 doing, because this is in the now called  
3 Cathedral District, whether or not it was  
4 consistent with the work that had been done  
5 there. And we had a ULI study of what needed  
6 to happen for that area to be appropriately  
7 redeveloped. And so I wasn't sure, with the  
8 brief conversation I had, as to whether or  
9 not what they anticipated doing really fit in  
10 with the plans for the now called Cathedral  
11 District. And I suggested to him -- to the  
12 gentleman whose name escapes me, that he talk  
13 to Ginny Myrick who is head of the 501(c)(3)  
14 that's actively involved in that redevelopment.

15 So after that long wind-up, is that coming  
16 back to us; that is, the Blue Sky group, to ask  
17 for funding in some description? Will we get  
18 to see them again?

19 MR. WALLACE: It depends upon Blue Sky.  
20 They will probably come before us for an  
21 allocation of development rights for property  
22 that they own, yes. They will be coming for --  
23 to us for that piece, yes.

24 VICE CHAIR MEEKS: Well, what I would  
25 encourage the staff to do, then, would be to go

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1 and look at that -- the wording is escaping me,  
2 but the plan that ULI did as to how that area  
3 should be redeveloped, and be prepared to  
4 answer questions about whether or not that  
5 project is consistent with that redevelopment  
6 or not. And I would like to have Ms. Myrick  
7 and/or Dean Kate from the cathedral to weigh in  
8 on that because one of the things that's come  
9 about is that we -- there are a lot of  
10 low-income properties in the Cathedral District  
11 now. And I know it was moved towards more of a  
12 market-oriented development.

13 So if they're going to come back to us for  
14 development rights, I would like to make sure  
15 that we know the answers as to whether or not  
16 that project is consistent with what that ULI  
17 plan says and how Ms. Myrick, head of that  
18 charity -- you know, they recently purchased --  
19 through a related entity, they purchased the  
20 old Community Connections building. They want  
21 to redevelop that.

22 So I would like to have that sort of input  
23 before we're asked to vote on giving them  
24 development rights.

25 MR. WALLACE: Mr. Chairman, if I may.

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1 THE CHAIRMAN: Yes.  
2 MR. WALLACE: This is a policy discussion  
3 for the board, and I think you may want to  
4 determine whether or not you plan to adopt that  
5 cathedral project master plan, or whatever, as  
6 part of an appendix to your overall CRA plan.  
7 That's the first thing, so -- because I don't  
8 think --

9 VICE CHAIR MEEKS: I hadn't thought of  
10 that, Mr. Wallace. You're ahead of me.

11 MR. WALLACE: I don't think it would be  
12 prudent for me to talk to a particular  
13 developer and say he's got to comply with a  
14 plan that's not a part of your plan. That's  
15 first.

16 Two, I'm going to caution you, be careful  
17 about the slippery slope of trying to make some  
18 distinguishing comments with regards to  
19 different types of housing. I don't plan to  
20 allow you, from a professional management  
21 situation, to get yourself in a position where  
22 we're talking about, we're for this housing,  
23 we're not for that particular housing.

24 So I'm going to evaluate the project based  
25 upon our current, existing plan. And if it's  
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1 consistent with providing housing, I'm going to  
2 bring it to you as a board from a policy  
3 standpoint and you can vote it up or down.

4 VICE CHAIR MEEKS: Thank you.

5 THE CHAIRMAN: Okay. Any other comments  
6 of Mr. Wallace?

7 BOARD MEMBERS: (No response.)

8 THE CHAIRMAN: Now we're on to old  
9 business. Do we have any old business? Let's  
10 see.

11 MR. WALLACE: Yes, sir, Mr. Chair, I do.

12 Some housekeeping business, just for  
13 standard operating procedures, I need to make  
14 sure that -- I have a resolution. Karen can  
15 pass it out. And I will read it for you.

16 Just in case I go on vacation or something  
17 of that nature, it's to make sure that there's  
18 someone that can sign contracts and things of  
19 that nature in my absence. So it's Resolution  
20 2018-04-03. It's a resolution of the Downtown  
21 Investment Authority authorizing the Chief  
22 Executive Officer to nominate from time to time  
23 in writing a designee to execute all  
24 agreements, licenses, contracts and other  
25 documents for which the CEO has been granted

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1 signing authority by the DIA board; and  
2 requiring that any such nomination letter shall  
3 state the term for which it is valid, and may  
4 be revoked at any time in writing by the CEO;  
5 and requiring that any such designee shall be  
6 an employee of the City of Jacksonville and  
7 staff of the DIA.

8 Organizations have that in their  
9 procedures, but I need to make sure that we  
10 have that; who's able to sign things in my  
11 stead or my absence, something of that nature.  
12 So that's what this resolution is there to do.  
13 So I want to make sure that as an organization  
14 we have that.

15 THE CHAIRMAN: Thank you, Mr. Wallace.  
16 First let me get a motion on 2018-04-03.

17 VICE CHAIR MEEKS: So moved.

18 THE CHAIRMAN: Second?

19 BOARD MEMBER MOODY: Second.

20 THE CHAIRMAN: Mr. Moody, thank you.

21 This is housekeeping. This is something  
22 we probably should have done a long time ago.  
23 I appreciate you getting it before us today.

24 Has everyone had an opportunity to look at  
25 it and understand it?

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1 BOARD MEMBER BARAKAT: Just a question.  
2 Do our bylaws or our enabling legislation  
3 not address this?

4 MR. WALLACE: No.

5 MR. SAWYER: It's simply saying you can  
6 designate the CEO. In other code sections, it  
7 address what happens if the -- you know, we  
8 have an acting Finance director as opposed to  
9 the Finance director. Your code was silent on  
10 that, so this just fills the gap.

11 THE CHAIRMAN: Any comments? Any  
12 questions?

13 BOARD MEMBERS: (No response.)

14 THE CHAIRMAN: Okay. Any comments from  
15 the public on this resolution?

16 AUDIENCE MEMBERS: (No response.)

17 THE CHAIRMAN: Seeing none, all in favor  
18 of Resolution 2018-04-03, say aye.

19 BOARD MEMBERS: Aye.

20 THE CHAIRMAN: Opposed, like sign.

21 BOARD MEMBERS: (No response.)

22 THE CHAIRMAN: Thank you, Mr. Wallace.  
23 How about new business? Do we have any  
24 new business?

25 Mr. Parola.

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1 MR. PAROLA: It's something really minor.  
 2 Previously, through Resolutions 2016-11-01  
 3 and 17-03-02 and 17-10-01, you-all allocated  
 4 development rights to Vestcor, specifically to  
 5 the projects -- one on Monroe and one on  
 6 Jefferson. They're under-building their one on  
 7 Monroe by two units, but they're over-building  
 8 the one on Jefferson by one unit, so -- because  
 9 the allocations are specific, we'd like to move  
 10 one from Monroe to Jefferson and then take the  
 11 one left over and stick it back in our DRI, if  
 12 that's okay by you all.  
 13 THE CHAIRMAN: Okay. Everyone understand  
 14 that?  
 15 MR. PAROLA: It's to make the lawyers  
 16 happy.  
 17 THE CHAIRMAN: Okay.  
 18 MR. PAROLA: Just do a motion, if you  
 19 would, Mr. Chairman.  
 20 THE CHAIRMAN: Can I get a motion -- and  
 21 understand, it's a net of one less unit, right?  
 22 BOARD MEMBER BARAKAT: Right.  
 23 THE CHAIRMAN: Okay. Can we get a motion?  
 24 Mr. Padgett.  
 25 BOARD MEMBER PADGETT: I want to mention,  
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1 we're the contractor for Lofts at Monroe. I  
 2 don't think this affects us as the contractor.  
 3 So if I vote on it, I just want to make sure  
 4 that's clear, or make sure I can vote on it.  
 5 THE CHAIRMAN: Well, I don't think you  
 6 need to, if you want to recuse yourself,  
 7 because we have a quorum.  
 8 BOARD MEMBER PADGETT: That's fine. To be  
 9 safe, I'll recuse myself.  
 10 THE CHAIRMAN: Okay. Any comments?  
 11 Ms. Durden, do you have a comment?  
 12 MR. GILLAM: Do you need a motion first?  
 13 THE CHAIRMAN: Oh, I'm sorry. I thought  
 14 we had a motion.  
 15 VICE CHAIR MEEKS: Second. Mr. Padgett  
 16 made the motion and --  
 17 MR. GILLAM: Do we need to articulate what  
 18 the motion is going to read since we don't have  
 19 it in writing?  
 20 MR. PAROLA: Through the Chair to  
 21 Mr. Gillam, I was just going to mechanically  
 22 move this. I wasn't going to bring a bunch of  
 23 paperwork in this situation, unless you feel  
 24 like it's --  
 25 MR. GILLAM: I would move to approve the  
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1 transfer of one development right from one of  
 2 the Vestcor projects on Monroe to -- I guess  
 3 it's to Jefferson, and then withdrawing or  
 4 returning, receiving the one unused unit.  
 5 THE CHAIRMAN: Okay.  
 6 BOARD MEMBER BARAKAT: Second.  
 7 THE CHAIRMAN: Okay. We have a second.  
 8 And so any more discussion?  
 9 Ms. Durden.  
 10 BOARD MEMBER DURDEN: Thank you.  
 11 I just want to be sure that we are going  
 12 to put this in writing because I think that the  
 13 developer will need to have it in writing. And  
 14 we -- and we'll need it for our records, so --  
 15 THE CHAIRMAN: As this resolution, as soon  
 16 as we vote on it, it will be.  
 17 BOARD MEMBER DURDEN: I see.  
 18 THE CHAIRMAN: Okay. All in favor, say  
 19 aye.  
 20 BOARD MEMBERS: Aye.  
 21 (Board Member Padgett abstains from  
 22 voting.)  
 23 THE CHAIRMAN: Opposed, like sign.  
 24 BOARD MEMBERS: (No response.)  
 25 THE CHAIRMAN: Okay. That brings us to --  
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1 any other new business?  
 2 Councilman Boyer.  
 3 COUNCIL MEMBER BOYER: Thank you.  
 4 Through the Chair, I will just mention to  
 5 the board, I sent to Mr. Parola, oh, gee, maybe  
 6 almost a month ago now, a set of river park  
 7 design standards that I discovered. They are  
 8 referenced in the DDRB guidelines, and they are  
 9 one of those things that says they're on file.  
 10 And it look a while to locate them, but I found  
 11 them, and they require updating. They are not  
 12 quite current by a long shot.  
 13 So I have been working with Mr. Parola and  
 14 Mr. Klement on that and Ms. Grandin. So we're  
 15 going to work specifically on those, and that  
 16 really relates to the Riverwalk and the park  
 17 standards and how that all gets developed and  
 18 looked at, but it also then caused us to start  
 19 looking at the DDRB standards and some of the  
 20 exhibits and graphics and how the two related  
 21 to one another.  
 22 And so I'm envisioning that over the next  
 23 six months this is going to become a bigger  
 24 effort to try to clean up a lot of things in  
 25 that, and so I'm working with your staff on it.  
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1 And we had suggested that maybe, you know, one  
2 of your board members we could gauge and engage  
3 someone from DDRB, and we'll be doing that --  
4 there's no urgency to it. It's not anything  
5 that we have a fire under, but I just wanted to  
6 advise you that it was going on. And if  
7 someone wants to volunteer, you want to think  
8 about it, we're interested in having this  
9 board's input as well as DDRB's input in that  
10 process. Eventually, it will have to be  
11 adopted by council.

12 THE CHAIRMAN: Okay. With that said, with  
13 his vast knowledge and experience, I'd like to  
14 ask Mr. Barakat if he would serve on that with  
15 DVI, DIA, and DDRB. I think he would be the  
16 most knowledgeable in assistance.

17 So if you're willing to, that would be  
18 wonderful, when called on.

19 BOARD MEMBER BARAKAT: Yes, sir. I'll be  
20 happy to.

21 I think Ms. Durden's input also would be  
22 valuable given her land use experience and just  
23 what she does for a living day to day, so --

24 THE CHAIRMAN: That would be great.

25 BOARD MEMBER BARAKAT: But I'd be happy to  
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1 THE CHAIRMAN: I was remiss in not  
2 reading -- Mr. Grey had to leave, and he said,  
3 "Please publicly let the record reflect my  
4 support for the District project even though I  
5 know I can't vote." So I just wanted to read  
6 that into the record.

7 And with that, this meeting is adjourned.

8 Thank you.

9 (The above proceedings were adjourned at  
10 2:24 p.m.)

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1 serve as well.

2 THE CHAIRMAN: And anyone else that would  
3 like to serve, please feel free to do so.

4 MR. WALLACE: Mr. Chairman --

5 BOARD MEMBER DURDEN: I would be glad to  
6 serve.

7 MR. WALLACE: -- I would say, if you put  
8 two on there, it gets to be a public -- it has  
9 to be a noticed meeting. So I think between  
10 the two of them, someone needs to figure out  
11 who wants it the most and who doesn't. I think  
12 that would be the appropriate way to handle  
13 that piece.

14 THE CHAIRMAN: Well, as long as we're  
15 represented, that's fine. And there's no date  
16 set or anything scheduled at this point.

17 Thank you. We'll discuss that.

18 With that, any more new business?

19 BOARD MEMBERS: (No response.)

20 STAFF MEMBERS: (No response.)

21 THE CHAIRMAN: Seeing no more new  
22 business, any public discussion? Any public  
23 comments? I didn't receive any cards or  
24 anything, so I assume no one wants to speak.

25 AUDIENCE MEMBERS: (No response.)

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1 CERTIFICATE OF REPORTER

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

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

12  
13  
14  
15 DATED this 20th day of April 2018.

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

21  
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24  
25  
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