

CITY OF JACKSONVILLE
DOWNTOWN INVESTMENT AUTHORITY
BOARD MEETING

Proceedings held on Wednesday, March 21, 2018,
commencing at 2:00 p.m., City Hall, Lynwood Roberts
Room, 1st Floor, 117 West Duval Street, Jacksonville,
Florida, before Diane M. Tropa, 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.
BRENNAN DURDEN, Board Member.
CRAIG GIBBS, Board Member.
RON MOODY, Board Member.
BRAXTON GILLAM, Board Member.

ALSO PRESENT:

AUNDRAL WALLACE, DIA, Chief Executive Officer.
TOM DALY, DIA, Redevelopment Analyst.
JIM KLEMENT, DIA, Development Coordinator.
JOHN SAWYER, Office of General Counsel.
KAREN UNDERWOOD-EILAND, Executive Assistant.

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1 And I'd like to welcome Councilwoman Boyer
2 for being here.

3 Thank you for attending.
4 And staff. Staff, who does a tremendous
5 job.

6 If everyone will please silence their
7 phones for this meeting.

8 And we are going to start with the
9 February 21, 2018 Downtown Investment Authority
10 minutes. I assume everyone has seen them.
11 There's the transcription attached. There's
12 nothing that can be amended on it, so do I have
13 a motion to approve?

14 BOARD MEMBER GILLAM: Motion to approve.

15 THE CHAIRMAN: Second?

16 VICE CHAIRMAN MEEKS: Second.

17 THE CHAIRMAN: Any discussion?

18 BOARD MEMBERS: (No response.)

19 THE CHAIRMAN: No discussion.

20 All in favor, say aye.

21 BOARD MEMBERS: Aye.

22 THE CHAIRMAN: And we move on to
23 Resolution 2018-03-02, Jacksonville University,
24 Downtown Campus, Phase II.

25 Mr. Wallace.

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1 P R O C E E D I N G S
2 March 21, 2018 2:00 p.m.

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4 THE CHAIRMAN: I'm going to call this
5 meeting of the -- and I'm reversing the
6 order -- the Downtown Investment Authority
7 meeting today. We will do the CRA after the
8 meeting. So we're going to change the order.
9 I call this meeting to order and we have a
10 quorum.

11 At this time, I'd like to start with the
12 Pledge of Allegiance.

13 Would everyone please rise.

14 (Cell phone interruption.)

15 THE CHAIRMAN: That was my second comment,
16 turning off phones.

17 (Recitation of the Pledge of Allegiance.)

18 THE CHAIRMAN: I want to thank everybody
19 for being here today, for attending this
20 meeting. I know we have some media here.
21 David I see. Anybody else from the media?

22 Thank you. Appreciate y'all being here.

23 Any people in the audience, we have two
24 meetings, the CRA and the DIA meeting. Today
25 we're reversing them. We're starting with the
DIA meeting.

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1 MR. WALLACE: Mr. Chairman, Resolution
2 2018-03-02, a resolution of the Downtown
3 Investment Authority authorizing the CEO to
4 negotiate and execute forgivable loan documents
5 with Jacksonville University.

6 Mr. Chairman, this is a project with
7 Jacksonville University whereby -- there are
8 students that are currently pursuing a film
9 degree. They're moving components of this
10 program to WJCT. Right now they enroll
11 presently, in this program, 15 to 17 students.

12 What the university has done thus far
13 is -- they have a relationship now with the
14 People's Republic of China, and they, right
15 now, presently, have professors over in China
16 teaching and they are educating students in
17 China in the proficiency of English.

18 Come January of 2019, at least 30 students
19 will enroll at Jacksonville University from
20 China, pursuing a film degree. This program
21 will be headquartered at WJCT itself.

22 Jacksonville University is seeking a
23 \$100,000 investment from the Downtown
24 Investment Authority to assist with \$30,000 of
25 tenant improvements, capital expenditures of

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1 40,000, tangible personal property of roughly
2 30,000. So that's how the \$100,000 request
3 breaks out itself.
4 JU itself, when you look at the entire
5 program itself and you begin to look at studio
6 lighting and things of that nature, lighting
7 instruments and equipment would be roughly
8 almost 220,000. They have other camera support
9 that will be needed, 60,000. Hard fixtures --
10 you know, just renovating the space can be
11 upwards of 450,000. So 100,000 that would be
12 needed from us is just a minimum of what would
13 actually go into this particular program.
14 Additionally, JU is having to bring on two
15 additional faculty members to support this
16 program, roughly about \$156,000 annually. In
17 addition, to transport students from their
18 Arlington campus into downtown. JU will be
19 incurring a cost of a minimum 70,000, and that
20 would increase over this 5-year time frame
21 almost to 100,000 itself. So kind of giving
22 you a brief overview with regards to some of
23 the actual costs.
24 Going back on the student side, with the
25 first students coming in January of 2019, that
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1 should be their spring semester. Their fall
2 semester will be another 30 students that will
3 enroll in the program.
4 So if you do that for a 5-year time frame,
5 both the spring semester and the fall semester,
6 there would be at least 300 international
7 students that will be entering the program, in
8 addition to the students that normally enter
9 the program on a regular basis, 15, 17 students
10 in any particular class.
11 So I think this is an increase to what
12 they're already doing on the graduate school
13 level at the SunTrust building where they
14 currently are housed, to now WJCT looking at
15 bringing undergraduate courses into the
16 downtown itself.
17 Mr. Chairman, I'll entertain any questions
18 or comments that you may have. We may very
19 well have some representatives of Jacksonville
20 University here if you would like to hear from
21 any representatives from JU.
22 THE CHAIRMAN: Okay. With that, do I have
23 a motion for Resolution 2018-03-02?
24 BOARD MEMBER MOODY: So moved.
25 THE CHAIRMAN: Second?
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1 VICE CHAIR MEEKS: Second.
2 THE CHAIRMAN: Okay. Now, for discussion,
3 are there specific questions?
4 BOARD MEMBER GREY: Mr. Chair -- and I --
5 this might be to Mr. Sawyer as well. Though
6 I'm personally moved and excited about all the
7 things that JU is doing to advance our
8 downtown, I'd be remiss if I didn't say that
9 I'm a board of trustee member. So I don't know
10 if I need to recuse myself from this vote.
11 THE CHAIRMAN: Mr. Sawyer.
12 MR. SAWYER: Through the Chair, if I could
13 just ask staff. The improvements are not made
14 to -- will they be owned by JU once made, the
15 improvements?
16 MR. DALY: (Inaudible.)
17 MR. SAWYER: I don't believe you have a
18 conflict, so you would be able to vote.
19 BOARD MEMBER GREY: Okay. Thank you.
20 THE CHAIRMAN: Thank you, Mr. Grey.
21 Any questions?
22 Ms. Boyer.
23 COUNCIL MEMBER BOYER: Through the Chair
24 to staff, these are all improvements that are
25 being made to the existing WJCT building?
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1 MR. WALLACE: Yes.
2 COUNCIL MEMBER BOYER: And are any of
3 these on the tax roll? Because isn't the
4 entire -- the building is -- they're a
5 nonprofit.
6 MR. WALLACE: Right.
7 COUNCIL MEMBER BOYER: So I presume it's
8 entirely tax exempt?
9 MR. WALLACE: That's correct.
10 COUNCIL MEMBER BOYER: So this does not
11 add to the increment or to the -- any of the
12 revenue streams that the DIA receives?
13 MR. WALLACE: No, it does not.
14 COUNCIL MEMBER BOYER: Okay.
15 THE CHAIRMAN: Thank you.
16 Ms. Durden.
17 BOARD MEMBER DURDEN: Thank you,
18 Mr. Chairman.
19 Through the Chair to staff, on Page 2 of
20 4, under the loan, it says that it's for tenant
21 improvements, capital expenditures and
22 purchases of tangible personal property as
23 described above. So I was trying to -- I guess
24 what's described above is just the amount; is
25 that correct?
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1 I mean, I didn't see what actually the
 2 improvements are or the capital expenditures or
 3 the tangible personal property.
 4 MR. WALLACE: Tenant improvements will be
 5 the following: Wired and wireless upgrades,
 6 removal and construction of walls, replace
 7 flooring, paint. Capital is going to be fixed
 8 technology stations, lighting, track systems,
 9 sound devices, equipment mounting. Tangibles
 10 is going to be a state-of-the-art filming and
 11 editing center with configurable workstations
 12 and multimedia content delivery, computer
 13 docking stations, flat-panel monitors and film
 14 production equipment.
 15 BOARD MEMBER DURDEN: And again, through
 16 the Chair, how many square feet are we talking
 17 about that they will be utilizing in the WJCT
 18 building?
 19 THE CHAIRMAN: I think we have a
 20 representative from Jacksonville University.
 21 (Audience member approaches the podium.)
 22 THE CHAIRMAN: If you will please give us
 23 your name and address.
 24 AUDIENCE MEMBER: Sure, Mr. Chairman and
 25 members of the Downtown Investment Authority.
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1 conservatively looking at 3- to 500 more film
 2 students than we currently have.
 3 BOARD MEMBER DURDEN: Thank you very much.
 4 I'm not familiar with the size of the
 5 Studio A and B. Is it all -- do they have any
 6 other studios or is this basically what WJCT
 7 has?
 8 DR. HORNER: Yes, ma'am. They have two
 9 studios, A and B. And I should be more
 10 precise. There's an anteroom that we'll also
 11 have to outfit with computers and film editing
 12 and cinematography equipment as well.
 13 BOARD MEMBER DURDEN: Okay. Thank you
 14 very much.
 15 No further questions.
 16 THE CHAIRMAN: Mr. Grey.
 17 BOARD MEMBER GREY: I know it was a part
 18 of our overall long-term agenda strategy to get
 19 more university presence downtown, but, you
 20 know, just through the Chair, I want to ask if
 21 Mr. Wallace could just explain to the board
 22 again the importance of why we should be
 23 getting more university exposure downtown.
 24 MR. WALLACE: Through the Chair to
 25 Mr. Grey and to the entire board, one of the
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1 My name is Dr. Donnie Horner. I'm
 2 representing President Tim Cost. I'm the
 3 provost of the university, and I welcome the
 4 opportunity to answer the question.
 5 It's renovations to Studio A and Studio B,
 6 ma'am. And it involves the items that are
 7 listed there. None of those improvements are
 8 portable. They are, in fact, to service the
 9 larger student population, as Mr. Wallace said.
 10 We currently have about 17 students in our
 11 film program. We were approached by the
 12 People's Republic of China, the Beijing Film
 13 Academy. They want to send us 100 students a
 14 year, 50 each semester. We temper that
 15 wonderful enthusiasm with a little bit of
 16 reality. We think we'll get 25 to 30 a year.
 17 As Mr. Wallace said, we're on site in
 18 Beijing and we'll be administering (inaudible)
 19 English and other literacy requirements, which
 20 will give us a really good number.
 21 But we're excited. That's 60 new
 22 international students a year. When we are
 23 able to publicize our relationship with WJCT,
 24 we think we're going to have a burgeoning
 25 population of domestic film students. So we're
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1 benefits that any urban City has -- and you can
 2 look at them, whether it's in Atlanta, whether
 3 it's in downtown Miami, whether it's in
 4 Charlotte -- is the increase of higher
 5 education, and what they bring is individual
 6 students being in the area. That also provides
 7 opportunities from the development side to
 8 create additional housing for those particular
 9 students that want to attend classes in those
 10 downtown areas. So you have a multiplier
 11 effect and you begin to increase the 24/7
 12 environment that also allows us to look at
 13 other retail components that go with that
 14 particular lifestyle.
 15 So in 2013, we didn't have much of a
 16 presence from a higher education standpoint of
 17 students being within downtown, (inaudible)
 18 would say were none. Even though FSCJ is in
 19 downtown, they are not within the downtown
 20 boundary. They just reside across the boundary
 21 line. This particular project continues the
 22 trend with FSCJ first, with JU, then UNF, and
 23 JU again working with us.
 24 While Dr. Horner may not want to talk
 25 about it more so, he could, but we're also in
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1 consistent talks with JU about other
2 opportunities for a population of students that
3 may be seeking to have an urban lifestyle from
4 a living standpoint, and that's something that
5 we want to continue that particular dialogue,
6 and I think that will be proving to be very
7 beneficial for us in downtown.

8 I'm not living in a city that did not have
9 students' entire education living in that
10 particular area itself. It's one of the
11 easiest ways to grow your population base in
12 downtown.

13 BOARD MEMBER GREY: Thank you.

14 THE CHAIRMAN: Thank you.

15 Any other questions?

16 Councilwoman Boyer.

17 COUNCIL MEMBER BOYER: Through the Chair
18 to Mr. Wallace, can you just point out which of
19 the -- and I don't have it in front of me -- of
20 your public investment policies that were
21 previously approved? This is kind of issued
22 pursuant to, because I know it's not a retail
23 enhancement grant, it's not a -- so I'm sure
24 there's one, but could you just tell us which
25 one it is?

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1 MR. WALLACE: This comes from a goal
2 standpoint, it is goal number one, being a
3 center for culture, history and education
4 within downtown. So it satisfies that
5 particular goal. And two, we're taking the
6 funds out of our Downtown Development Fund,
7 where the funding will come to -- would come
8 from.

9 COUNCIL MEMBER BOYER: And that's kind of
10 why I asked the first question, which was the
11 question with respect to whether or not it
12 enhanced any property value downtown that was
13 taxable because if you're using it out of the
14 Economic Development Fund, I mean, that is
15 generally focused toward enhancing economic
16 value downtown. So that's what I wanted to
17 understand. So it's not a CRA project since --
18 even though you cited the CRA goals, you're
19 using the Downtown Economic Development Fund
20 for it?

21 MR. WALLACE: Right.

22 BOARD MEMBER BARAKAT: I want to follow up
23 on Ms. Boyer's concerns. I share that concern,
24 and I thought this was a very -- this had a
25 very indirect multiplier effect.

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1 I'm going to vote for it because it's JU
2 and they have already shown a commitment to
3 downtown with their campus, and this is
4 building upon the momentum of commitment and
5 (inaudible). And I hope this is what this will
6 translate to and, therefore, it lends itself
7 towards that multiplier effect already, but I
8 agree that this is -- of all the loans we've
9 tapped as funds for over the years, this one
10 has the loosest connection, in my opinion. But
11 because of the applicant and who they are and
12 the commitment they have shown thus far, I'm
13 willing to go for it.

14 THE CHAIRMAN: Thank you, Mr. Barakat.

15 Any other questions?

16 BOARD MEMBERS: (No response.)

17 THE CHAIRMAN: Dr. Horner, let me ask you,
18 this facility, you're expecting -- you have 12
19 students now, you're expecting 17, and 2 staff
20 members. The students will be transported back
21 and forth from campus to downtown?

22 DR. HORNER: (Nods head.)

23 THE CHAIRMAN: Are these studios, once
24 they're in the hands of -- will they be used by
25 anybody else or will they be available for

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1 other --

2 DR. HORNER: Thank you.

3 Indeed they will. This is not exclusive
4 use. We're proud of our partnership with WJCT.
5 We've already signed a lease agreement with
6 them in good faith, anticipating success. And
7 we have signed an agreement with Beijing Film
8 Academy also.

9 To me, this is all about housing, it's all
10 about student housing, and it's about a
11 burgeoning population of film students. The
12 People's Republic of China has just released
13 its one-child-per-family law and they doubled
14 it to two. And the demand for content for
15 video streaming is just enormous.

16 They reached out to us as the only
17 provider in North Florida. This proposal, if
18 approved, will make us the largest film program
19 between Miami and Atlanta. That's significant
20 because Georgia is the third ranking state in
21 America for film production.

22 We see ourselves as a partner. As
23 Mr. Wallace indicated and Mr. Barakat had
24 indicated, this is Phase II of a three-phase
25 program. Phase I was the 18th floor of the

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1 SunTrust building, 15,083 square feet. This is
 2 Phase II with as many as 500 new students.
 3 Remember, when we can announce the WJCT,
 4 Jacksonville University, Beijing Film Academy
 5 agreement, it's going to double or triple the
 6 size of that 17 to 20-student population we
 7 have currently for domestic students. We see
 8 Phase III as looking at another floor on the
 9 SunTrust, to make it the exclusive home of
 10 executive MBA and doctoral business
 11 opportunities.
 12 THE CHAIRMAN: We'll discuss Phase IV
 13 later.
 14 Okay. Any other questions from the board?
 15 Ms. Durden.
 16 BOARD MEMBER DURDEN: Thank you.
 17 Through the Chair to our guest, what about
 18 the housing? I heard you say this is part of
 19 your student housing, but I don't see any
 20 housing in your discussion. When are you -- is
 21 that somewhere in the plan?
 22 DR. HORNER: Yes, ma'am.
 23 Currently, Jacksonville University
 24 students have a two-year housing requirement.
 25 That's significant when juxtaposed with the
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1 influx of Chinese students that we expect.
 2 They'll be here for five years. The first year
 3 is language training, the next four are for
 4 film training. Depending on language
 5 proficiency, students could find themselves in
 6 any which way of that five-year program.
 7 What's important is most students like to
 8 live off campus when given the opportunity to
 9 do so. Make no mistake, we're still committed
 10 to our Arlington campus, our residential
 11 community, but we have built into the agreement
 12 with Beijing a shuttle bus service which would
 13 move students between our Arlington campus,
 14 WJCT, SunTrust. And then I remind folks that
 15 we're the exclusive education provider for the
 16 district. So we see a loop. We see a loop
 17 from Arlington through downtown continually.
 18 And we built that into our Beijing Film Academy
 19 agreement.
 20 Ma'am, we need your approval now so that
 21 we can begin to develop the relationship for
 22 private investment and housing which would
 23 service that large population.
 24 THE CHAIRMAN: Thank you.
 25 BOARD MEMBER DURDEN: Thank you.
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1 THE CHAIRMAN: Thank you, Dr. Horner.
 2 Appreciate it.
 3 Any other comments? Any questions of
 4 Dr. Horner?
 5 BOARD MEMBERS: (No response.)
 6 THE CHAIRMAN: Okay. At this time -- I'm
 7 sorry.
 8 MR. SAWYER: Through the Chair, after
 9 hearing more about the nature of the
 10 improvements, I think you could make an
 11 argument there is a pecuniary gain to WJCT. So
 12 in light of that, out of an abundance of
 13 caution, Mr. Grey, I'd advise that you abstain
 14 from voting. And you can file a form after the
 15 meeting.
 16 BOARD MEMBER GREY: Thank you.
 17 THE CHAIRMAN: Thank you. Appreciate
 18 that.
 19 Okay. With that, any comments from the
 20 public?
 21 AUDIENCE MEMBERS: (No response.)
 22 THE CHAIRMAN: Seeing no comments from the
 23 public -- and I do not have a speaker card from
 24 anyone for this resolution.
 25 With that, we have a motion and a second.
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1 All in favor of Resolution 2018-03-02, say aye.
 2 BOARD MEMBERS: Aye.
 3 (Board Member Grey abstains from voting.)
 4 THE CHAIRMAN: Opposed, like sign.
 5 BOARD MEMBERS: (No response.)
 6 THE CHAIRMAN: Thank you, Mr. Horner.
 7 DR. HORNER: Thank you, Mr. Chairman.
 8 Thank you, members of the Authority.
 9 THE CHAIRMAN: Okay. Now we will move to
 10 Resolution 2018-03-03, Sister Cities,
 11 allocation of development rights.
 12 MR. WALLACE: Yes, sir.
 13 Resolution 2018-03-03 is a resolution of
 14 the Downtown Investment Authority allocating
 15 108 hotel room units of Phase I development
 16 rights within the Northside West Component Area
 17 of the consolidated downtown development of
 18 regional impact to Main Street CV 76 South
 19 Laura Street, LLC, to be utilized on the
 20 property identified by Duval County Tax Parcel
 21 074464 0050; finding that plan of development
 22 is consistent with the DIA's Business
 23 Investment Plan and the Northbank, Downtown and
 24 Southside Redevelopment Area Plan; authorizing
 25 the Chief Executive Officer to execute all
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1 contracts and documents and otherwise take all
 2 necessary action in connection therewith to
 3 effectuate the purposes of this resolution.
 4 Mr. Chairman, I will say -- and Tom can
 5 correct me -- either November or December --
 6 November of last year, we approved moving
 7 forward with this in advance of the Sister
 8 Cities parcel to Main Street CV 76 South Laura
 9 Street, LLC.
 10 Subsequent to your approval of that, we
 11 have now moved on to City Council, and City
 12 Council has approved that conveyance to the
 13 developer. That developer has proposed to
 14 construct a hotel on that site. Now is the
 15 step for that particular developer to have an
 16 allocation of development rights to construct
 17 that particular hotel. I know that they are
 18 ready to close within the next 30 to 45 days.
 19 Remember, they had roughly 12 months to
 20 get going on this particular project since it's
 21 already been approved by City Council. We're
 22 into that 12-month clock ticking, and their due
 23 diligence -- I say due diligence. Their soft
 24 costs, development procedures, it is getting
 25 the allocation of development rights, getting
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1 into DDRB for design review, pulling their
 2 permits, and getting vertical.
 3 This is a step -- another step along the
 4 way of something that you have already approved
 5 thus far and giving them an allocation of
 6 development rights.
 7 THE CHAIRMAN: Okay. Thank you,
 8 Mr. Wallace.
 9 Could we have a motion for Resolution
 10 2018-03-03?
 11 VICE CHAIR MEEKS: So moved.
 12 THE CHAIRMAN: Second?
 13 BOARD MEMBER GREY: Second.
 14 THE CHAIRMAN: Okay. We'll start the
 15 discussion.
 16 Many of you might have been on the DIA
 17 board when this -- we talked about this in the
 18 past, but are there any questions?
 19 Mr. Gillam, do you have any questions of
 20 this resolution?
 21 BOARD MEMBER GILLAM: No questions.
 22 THE CHAIRMAN: Mr. Grey.
 23 BOARD MEMBER GREY: One quick question.
 24 Just so I'm clear, this is for Parador Partners
 25 or is it another --
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1 MR. WALLACE: No, sir. It is not.
 2 Parador Partners was the original
 3 developer that got the economic development
 4 agreement in place to construct the garage that
 5 is there now. In their agreement, they paid
 6 for an option to take down the Sister Cities
 7 parcel as well. They sold their interest in
 8 the garage to Developer X, which is this
 9 company that's here before us now. And when
 10 they sold that interest, what went with that
 11 agreement was, they now had the option to take
 12 down this particular parcel. But what's there
 13 now has gone through the process of doing just
 14 that. Now they need the allocation of
 15 development rights to construct.
 16 BOARD MEMBER GREY: Got it.
 17 THE CHAIRMAN: Okay.
 18 BOARD MEMBER GREY: Is there a timeline
 19 for when they will be constructing?
 20 MR. WALLACE: They have to get going
 21 within 12 months from the time that we got this
 22 approved by City Council, and I know we got
 23 this approved in the month of February at City
 24 Council.
 25 BOARD MEMBER GREY: Thank you,
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1 Mr. Chairman.
 2 THE CHAIRMAN: Ms. Durden.
 3 BOARD MEMBER DURDEN: No comments.
 4 THE CHAIRMAN: Mr. Moody.
 5 BOARD MEMBER MOODY: No comments.
 6 THE CHAIRMAN: Mr. Barakat.
 7 BOARD MEMBER BARAKAT: Just a comment.
 8 I want to confirm, we're down to 160 hotel
 9 room rights. We're still in a position where
 10 we can transfer rights among uses; is that
 11 correct?
 12 MR. WALLACE: In the northwest --
 13 northwest side of our CRA, yes, you're right,
 14 we're at 160 units. And you're right, we can
 15 transfer, through the conversion, within
 16 different categories on the north -- on the
 17 Northbank CRA, yes.
 18 BOARD MEMBER BARAKAT: No further
 19 questions.
 20 THE CHAIRMAN: Thank you.
 21 Mr. Meeks.
 22 VICE CHAIR MEEKS: No questions.
 23 THE CHAIRMAN: Mr. Gibbs.
 24 BOARD MEMBER GIBBS: No questions.
 25 THE CHAIRMAN: Thank you.
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1 Okay. And do we have any comments from
2 the public?

3 The subject is not filled in on some of
4 these, so I'm not sure, but any comments from
5 the public on this issue?

6 AUDIENCE MEMBERS: (No response.)

7 THE CHAIRMAN: Seeing none, with that, we
8 have a motion and a second.

9 All in favor of 2018-03-03, say aye.

10 BOARD MEMBERS: Aye.

11 THE CHAIRMAN: Any opposed, like sign.

12 BOARD MEMBERS: (No response.)

13 THE CHAIRMAN: Thank you.

14 Now, that brings us to Resolution

15 2018-03-04, the Masonic Lodge.

16 Mr. Wallace, can you --

17 MR. WALLACE: Yes, sir.

18 Mr. Chairman, this is a resolution of the
19 Downtown Investment Authority reserving funds
20 for the potential rehabilitation of the Grand
21 Masonic Lodge with Most Worshipful Union Grand
22 Lodge Jax, F&AM, Inc., from the Downtown
23 Historic Preservation and Revitalization Trust
24 Fund; and authorizing the Chief Executive
25 Officer to execute the contracts and documents

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1 and otherwise take all necessary action in
2 connection therewith to effectuate the purposes
3 of this resolution.

4 Mr. Chairman, presently there is roughly
5 \$180,000 in the Historic Preservation Trust
6 Fund. This particular project has been on my
7 plate for roughly 18 months itself. I'd like
8 to reserve \$50,000 of funding of that 178-,
9 allow me to continue working with this
10 particular project, get them in the position to
11 appear before the Historic Preservation
12 Commission and gain approval there because what
13 the project would be doing is to restore the
14 exterior doors as well as the windows for this
15 particular project.

16 It is located at 410 North Broad Street,
17 and it is within our boundaries of the CRA and
18 LaVilla. If is adjacent to another historic
19 building, which -- some of you may know it in
20 the marketplace as the DeLoach furniture
21 building, but that building has a rich history
22 as it was the Richmond Hotel. And before Henry
23 Flagler continued with the railroad -- rail
24 line down from Jacksonville all the way down to
25 Key West. When you came out of the north, the

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1 last stop was here in Jacksonville, and a lot
2 of our entertainers -- Billy King, Cab
3 Calloway, Billie Holiday, Nat King Cole, name
4 them -- they stayed at the Richmond Hotel,
5 which is next door to this particular facility
6 itself. So that block has a lot of history,
7 and I think that reserving this particular
8 \$50,000, allowing us to work on this -- within
9 the next 12 months they need -- I'm making an
10 amendment to this. Give them 12 months to come
11 to an execution of an agreement and give them
12 24 months to do the restoration of these
13 exterior doors and the windows itself. I think
14 that would be very good for this particular
15 facility.

16 THE CHAIRMAN: Very good. Thank you.

17 Do we have any comments?

18 Mr. Gibbs.

19 BOARD MEMBER GIBBS: Move to approve.

20 THE CHAIRMAN: Second?

21 BOARD MEMBER MOODY: Second.

22 THE CHAIRMAN: Thank you.

23 With that -- and do we have any comments
24 from the public?

25 AUDIENCE MEMBERS: (No response.)

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1 THE CHAIRMAN: No comments from the
2 public. Thank you.

3 Ms. Durden -- oh, I'm sorry, go ahead.

4 BOARD MEMBER GILLAM: We had to move to
5 approve and second it before we could discuss
6 it.

7 THE CHAIRMAN: Yes.

8 BOARD MEMBER GILLAM: Mr. Wallace, so of
9 the \$50,000 that's proposed to be reserved for
10 this project, is that to cover the entire cost
11 of this renovation or is the (inaudible) at
12 all?

13 MR. DALY: The Historic Preservation Trust
14 Fund will pay only up to 50 percent of the
15 qualified costs.

16 BOARD MEMBER GILLAM: So is that --

17 MR. DALY: So there will be -- that leaves
18 \$50,000, and I think it's going to be a little
19 bit more on their side.

20 BOARD MEMBER GILLAM: All right. So we
21 don't really know yet. That's part of the
22 12-month time frame. But the expectation --
23 the proposal here is to spend up to \$50,000, no
24 more than half of the project --

25 MR. DALY: Correct.

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1 BOARD MEMBER GILLAM: -- or whichever one
2 of those is greater?

3 MR. DALY: Correct. We're not -- they
4 still have to meet all of the guidelines.

5 BOARD MEMBER GILLAM: I understand.
6 Thank you.

7 THE CHAIRMAN: Mr. Grey, any comments?

8 BOARD MEMBER GREY: No.

9 THE CHAIRMAN: Ms. Durden.

10 BOARD MEMBER DURDEN: Just one.

11 Through the Chair to staff, I want to be
12 sure that the -- at first I thought that maybe
13 we should -- you should bring the project back
14 once -- you know, just for our confirmation
15 that it is, in fact, you know -- that we
16 believe that it's appropriate.

17 Barring that, if that's not something that
18 my fellow board members want to see, then I
19 want to make sure that it would be specifically
20 for exterior doors and windows -- that's what I
21 heard -- and that there would be a final
22 approval within the 12 months from today's
23 date. Is that correct?

24 MR. WALLACE: Yes. They need to enter
25 into an agreement within 12 months, yes, ma'am.
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1 commission and all of their requirements, which
2 are pretty specific and detailed, do they need
3 to come back or can we just let staff and the
4 Commission move this thing forward from here?

5 BOARD MEMBER DURDEN: If I may, that would
6 be fine. I just wanted to make it clear
7 that -- the specifics that we had talked about,
8 the exterior, the 12 months, and approval by
9 the Historic Preservation Commission.

10 THE CHAIRMAN: Thank you. Thank you,
11 Mr. Barakat.

12 Mr. Meeks.

13 VICE CHAIR MEEKS: I'm in favor of this as
14 well.

15 THE CHAIRMAN: Mr. Gibbs.

16 BOARD MEMBER GIBBS: No further comments.

17 THE CHAIRMAN: Okay. With that -- I'm
18 sorry.

19 MR. DALY: Through the Chairman to
20 Ms. Durden and the rest of the board, part of
21 the process for the reimbursement grant
22 agreement is that they have to have a
23 Certificate of Appropriateness from HPC first.
24 So it will be approved by HPC before we even
25 draft the agreement.

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1 BOARD MEMBER DURDEN: And then that the
2 dollars would be -- reimbursement would be upon
3 the completion of the renovations. I see that
4 in one of the whereas clauses.

5 And I just want to make sure that, if we
6 don't bring it back for -- I'm not saying that
7 we can't earmark the 50,000 or up to 50,000,
8 but the idea also was just to bring it back for
9 confirmation that it fits within the confines
10 of the resolution.

11 Thank you.

12 THE CHAIRMAN: Mr. Moody, any comments?

13 BOARD MEMBER MOODY: I think that is a
14 great historic building. I think it would be
15 very wise to do this.

16 THE CHAIRMAN: Okay. Mr. Barakat.

17 BOARD MEMBER BARAKAT: Just kind of
18 building off of Ms. Durden's comments, this
19 will have to go to the Historic Preservation
20 Commission, correct, Mr. Wallace?

21 MR. WALLACE: That's correct, sir.

22 BOARD MEMBER BARAKAT: In order to avoid
23 duplication of process, maybe I can put the
24 ball back in Ms. Durden's court.

25 Knowing that it will go through the
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1 THE CHAIRMAN: Thank you.

2 BOARD MEMBER DURDEN: Thank you.

3 THE CHAIRMAN: Okay. Now do we have any
4 comments from the public?

5 AUDIENCE MEMBERS: (No response.)

6 THE CHAIRMAN: No comment from the public.
7 All in favor of Resolution 2018-03-04, say
8 aye.

9 BOARD MEMBERS: Aye.

10 THE CHAIRMAN: Opposed, like sign.

11 BOARD MEMBERS: (No response.)

12 THE CHAIRMAN: Thank you.

13 Now we will move on to the Retail
14 Enhancement Program. I think you had a meeting
15 this morning. Can you bring us up to speed on
16 this meeting that Retail Enhancement had?

17 Who is going to --

18 MR. KLEMENT: Mr. Chairman --

19 BOARD MEMBER BARAKAT: We'll let
20 Mr. Klement apprise us.

21 MR. KLEMENT: We had the REP come before
22 the board this afternoon. The applicant made
23 their quick presentation. They're here in the
24 audience should you want additional questions
25 or clarifications.

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1 The board, the committee, had a
2 recommendation to approve, but we amended the
3 application to include an amended clarification
4 of their DIA-funded [sic]. We went from an
5 exterior remodeling to be part of the
6 DIA-funded and reduce the electrical amount.
7 We also clarified the number of employees in
8 the application to clarify it to a number of
9 seven FTE, full-time equivalencies.

10 With that and the additional conditions of
11 the application, staff and the committee
12 recommended approval.

13 A quick summary of the project: It's the
14 redo and the refurbishment of the existing
15 building across the street from Tidbits on
16 Hendricks Avenue. It's a little under a
17 4,000-square-foot building. The ask is
18 approximately \$78,000 of the applicant. The
19 total project costs are in the range of
20 \$981,000. The applicant equity is in the range
21 of \$764,000.

22 That being said, they're looking at doing
23 a dog care facility. It's referred to as
24 Dogtopia. They did come to the DDRB for
25 improvements to that building early on. They
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1 The committee's -- I think there were a
2 couple of concerns that we talked through, but
3 I think we feel comfortable with. The big
4 change, after the employee discussion, was the
5 amount of plumbing costs was mostly going
6 towards dogs, for lack of a better description.
7 And if you look through our CRA plan, the
8 betterment of dogs is not mentioned, so --
9 major oversight for dog lovers, I understand,
10 but (inaudible).

11 Mr. Klement mentioned that there's over
12 \$100,000 in exterior improvements that could
13 benefit a successor occupant, which is one of
14 the main points of this plan, that we invest in
15 improvements that could be applied to a number
16 of uses should the original applicant not
17 succeed. So we fulfilled that requirement,
18 this transfer that Mr. Klement alluded to, and
19 we were comfortable with that.

20 THE CHAIRMAN: Very good.

21 With that, do we have a motion on
22 resolution --

23 VICE CHAIR MEEKS: (Inaudible.)

24 THE CHAIRMAN: I'm sorry, you're correct.

25 Thank you, Mr. Barakat.

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1 are presently under construction. They have
2 submitted their ten-set and are now under
3 construction.

4 As part of your package and as part of the
5 committee package there were engineering
6 drawings, there were site plans, there were
7 appropriate contractor estimates. All of the
8 package has met the criteria of the
9 application.

10 That concludes our report.

11 THE CHAIRMAN: Thank you.

12 Mr. Barakat, you chaired that committee.

13 Can you --

14 BOARD MEMBER BARAKAT: Just to embellish a
15 little bit, a lot of -- I think most of
16 (inaudible) and some members on the board
17 forgot we had expanded the Retail Enhancement
18 zone from our original boundaries when the CRA
19 was approved to include the Southbank.

20 This is a building that's been vacant for
21 well over a decade. It's a borderline derelict
22 building on the periphery of the Southbank
23 boundary on Hendricks. So it's nice to see
24 this building be brought back to life. It's a
25 highly visible building on Hendricks.

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1 And do we have any -- Mr. Daly.

2 MR. DALY: Thank you.

3 To the board, through the Chair, just to
4 clarify, we didn't expand the Retail
5 Enhancement Program. You adopted a Southbank
6 Retail Enhancement Program with a separate pool
7 of money.

8 THE CHAIRMAN: And that fund is what now?

9 MR. DALY: It's \$250,000.

10 THE CHAIRMAN: It's a (inaudible) from the
11 250-. So the first half would be for the
12 Southbank.

13 BOARD MEMBER BARAKAT: But it's the same
14 criteria.

15 MR. DALY: Correct. It's same program,
16 just --

17 MR. WALLACE: Mr. Chairman.

18 THE CHAIRMAN: Yes.

19 MR. WALLACE: For the board's knowledge,
20 you set the program to \$250,000. Last month,
21 we reprogrammed a portion of those funds and
22 only left \$78,000 to the Retail Enhancement
23 Program because we used that -- the
24 reprogramming funds to assist with providing
25 additional resources that we needed for the

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1 Riverplace Boulevard Road Diet. And I
 2 indicated to you that when we go through our
 3 budgeting process, as a board here, to discuss
 4 how to allocate resources on the Southside TID
 5 for the next budget cycle, those funds -- those
 6 programs that we took resources from to assist
 7 with the Riverplace Boulevard Road Diet, we try
 8 to look to replenish that in the next budget
 9 cycle.

10 So I just want you to remember exactly
 11 what we did in the February board meeting.
 12 (Chairman Bailey exits the proceedings.)
 13 VICE CHAIR MEEKS: Mr. Bailey has stepped
 14 out, so I have the pleasure of bringing this
 15 part to a head and we'll move on.

16 Are there any more questions or comments
 17 about this?
 18 BOARD MEMBERS: (No response.)
 19 VICE CHAIRMAN MEEKS: Are there any public
 20 comments?
 21 AUDIENCE MEMBERS: (No response.)
 22 VICE CHAIRMAN MEEKS: Seeing none, all in
 23 favor, say aye.
 24 BOARD MEMBERS: Aye.
 25 VICE CHAIRMAN MEEKS: Any opposed?
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1 BOARD MEMBERS: (No response.)
 2 VICE CHAIR MEEKS: It looks like the next
 3 item on our Downtown Investment Authority board
 4 meeting is the transcript. That's not an
 5 action item, so --
 6 (Chairman Bailey reenters the
 7 proceedings.)
 8 VICE CHAIRMAN MEEKS: My authority was
 9 short-lived, Mr. Bailey.
 10 (Chairman Bailey resumes the Chair.)
 11 THE CHAIRMAN: I apologize to folks, I
 12 sound like Cinderella at 2 o'clock. I lose my
 13 voice.
 14 That concludes our Downtown Investment
 15 Authority meeting. And, with that, we will
 16 close that meeting, and that meeting is
 17 adjourned.
 18 (The above proceedings were adjourned at
 19 2:39 p.m.)
 20 - - -
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1 CERTIFICATE OF REPORTER
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)
 4 COUNTY OF DUVAL)
 5
 6
 7 I, Diane M. Tropa, Florida Professional
 8 Reporter, certify that I was authorized to and did
 9 stenographically report the foregoing proceedings and
 10 that the transcript is a true and complete record of my
 11 stenographic notes.
 12
 13
 14
 15 DATED this 2nd day of April 2018.
 16
 17 _____
 18 Diane M. Tropa
 Florida Professional Reporter
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