

CITY OF JACKSONVILLE
DOWNTOWN INVESTMENT AUTHORITY
BOARD MEETING

Proceedings held on Wednesday, August 15, 2018,
commencing at 2:40 p.m., at the Ed Ball Building, 214
North Hogan Street, 8th Floor, Jacksonville, Florida,
before Diane M. Tropia, a Notary Public in and for the
State of Florida at Large.

BOARD MEMBERS PRESENT:

JAMES BAILEY, Chairman.
OLIVER BARAKAT, Board Member.
DANE GREY, Board Member.
BRENNAN DURDEN, Board Member.
CRAIG GIBBS, Board Member.
RON MOODY, Board Member.
MARC PADGETT, Board Member.

ALSO PRESENT:

LORI BOYER, City Council Member.
AUNDRA WALLACE, DIA, Chief Executive Officer.
TOM DALY, DIA, Redevelopment Analyst.
GUY PAROLA, DIA, Redevelopment Manager.
JIM KLEMENT, DIA, Development Coordinator.
JOHN SAWYER, Office of General Counsel.
JOHNNY GAFFNEY, Office of the Mayor.
KAREN UNDERWOOD-EILAND, Executive Assistant.

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1 back up here. I see you slipped in. You're
2 welcome to come back up.
3 COUNCIL MEMBER GAFFNEY: No. I may be
4 going right back out.
5 THE CHAIRMAN: Okay. Good to have you
6 with us.
7 That brings us to Resolution 2018-08-03,
8 allocation of development rights, Vestcor.
9 MR. WALLACE: Yes, sir.
10 Mr. Chairman, Resolution 2018-08-03 is a
11 resolution of the Downtown Investment Authority
12 allocating up to 136 units of multifamily
13 entitlements from the Northside West Component
14 Area of the Consolidated Downtown Development
15 of Regional Impact to Vestcor, Inc., and
16 authorizing the DIA Chief Executive Officer to
17 execute any contracts and documents and
18 otherwise take all necessary action in
19 connection therewith to effectuate the purposes
20 of this resolution.
21 Mr. Chairman, I will ask Mr. Guy Parola if
22 he would walk us through this particular
23 resolution, please.
24 MR. PAROLA: Thank you.
25 And through the Chair to the board, I
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1 PROCEEDINGS
August 15, 2018 2:40 p.m.

2 - - -
3 THE CHAIRMAN: We now open the DIA board
4 meeting of -- we have the June 20th minutes. I
5 did notice -- do we have a motion to approve
6 the minutes of June 20th?
7 BOARD MEMBER MOODY: So moved.
8 THE CHAIRMAN: Second?
9 BOARD MEMBER GIBBS: Second.
10 THE CHAIRMAN: I see an error that I was
11 not here, but I adjourned the meeting. So we
12 change that to -- I believe Mr. Barakat was
13 acting chair at that time. So change that to
14 Acting Chair, Mr. Barakat. And he adjourned
15 the DIA meeting, not the CRA meeting, I think.
16 Yes. So it should be the DIA meeting.
17 Any other comments or questions, concerns?
18 BOARD MEMBERS: (No response.)
19 THE CHAIRMAN: Seeing none, all in favor,
20 say aye.
21 BOARD MEMBERS: Aye.
22 THE CHAIRMAN: Approved [sic], like sign.
23 BOARD MEMBERS: (No response.)
24 THE CHAIRMAN: That brings us to -- and,
25 Councilman Gaffney, if you would like to come
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1 think Aundra did a good job of summing up the
2 allocation itself in terms of number of units.
3 What is unique about this one, which you
4 haven't seen before -- and you will see
5 mirrored language in Resolution 2018-08-04.
6 This project is predicated on assignment of
7 low-income housing tax credits. That
8 assignment is five months out, give or take.
9 So what we've done in order to accommodate
10 the need of Vestcor to have the allocation as
11 part of their application for the tax credits
12 is we've allocated development rights but
13 haven't mentioned a phase. The reason we've
14 done that is, the Phase I development rights
15 are fully mitigated for. We don't want to have
16 to wait five months to figure out if they get
17 the reward. If another project steps in and
18 they're shovel ready, so to speak, we'd like
19 them to use the Phase I credits and move on.
20 If you look on Page 2 of the memo, you'll
21 see that there are currently 403 unencumbered
22 Phase I development rights, 200 Phase II, and
23 1,241 Phase I [sic] unencumbered rights, so --
24 THE CHAIRMAN: Phase III.
25 MR. PAROLA: What did I say?
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1 BOARD MEMBER MOODY: Phase I.
 2 MR. PAROLA: Okay. So, in total, there's
 3 a substantial amount of rights, but, you know,
 4 they have to be assigned sequentially. So
 5 that's the reason for all the language.
 6 THE CHAIRMAN: Okay. Thank you.
 7 Do we have a motion to approve 2018-08-03?
 8 BOARD MEMBER MOODY: So moved.
 9 THE CHAIRMAN: Second?
 10 BOARD MEMBER GIBBS: Second.
 11 THE CHAIRMAN: Any discussion?
 12 BOARD MEMBERS: (No response.)
 13 THE CHAIRMAN: Any members have any
 14 questions, comments?
 15 BOARD MEMBER BARAKAT: Quick question.
 16 So the 1,100 units remaining, is that in
 17 the -- you probably said it, I just didn't pay
 18 attention. What is the boundary of that? Is
 19 that -- the DRI the same as the TID boundary or
 20 is it --
 21 MR. WALLACE: It should be the same as the
 22 Northwest TID boundary, yes.
 23 BOARD MEMBER BARAKAT: So in the three
 24 phases after this allocation, we'll have 1,105
 25 left, correct?
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1 MR. PAROLA: Through the Chair, no.
 2 What I was trying to communicate through
 3 the table was, if you assigned Phase I
 4 development rights, all 136, then there would
 5 be 267 left in Phase I, 200 left in Phase II,
 6 and 1,241 left in Phase III. In other words,
 7 the post-allocation just tells you what the
 8 balance in that particular phase would be if
 9 you allocated 136 multifamily units from that
 10 phase. It's not supposed to be read
 11 cumulatively, it's read discretely.
 12 THE CHAIRMAN: Does that answer your
 13 question?
 14 BOARD MEMBER BARAKAT: I may have the next
 15 one, but go ahead.
 16 BOARD MEMBER DURDEN: So just to be clear,
 17 if we take it out of Phase II, which is -- is
 18 that what I'm hearing you recommend?
 19 MR. PAROLA: Through the Chair, no.
 20 What I'm saying is, if there's a balance
 21 of development rights in Phase I to accommodate
 22 the project come January, take it out of
 23 Phase I. If there's no rights left in Phase I,
 24 take them out of Phase II. If there's no
 25 rights --
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1 BOARD MEMBER DURDEN: I see.
 2 MR. PAROLA: Right.
 3 BOARD MEMBER DURDEN: Okay. And will it
 4 come back to us to designate which phase you
 5 want it to come out of once we -- once we're in
 6 January?
 7 MR. PAROLA: Through the Chair, I didn't
 8 really contemplate that. I mean, it could. I
 9 mean, that's -- I don't see a problem with it,
 10 but the one thing we -- we did want to give
 11 Vestcor -- and then the next resolution -- we
 12 wanted them to be able to say honestly in their
 13 application that they have an allocation of
 14 development rights. And they have to provide a
 15 letter -- and Steve Moore is here, and he can
 16 articulate what's in that letter, but someone
 17 in the Planning Department signed something
 18 that says they've got their entitlements,
 19 they've got their zoning in place, they've got
 20 this, that, and the other.
 21 And so I think if we say they have to come
 22 back here to effectuate the allocation, I don't
 23 know how truthful that statement can be, but
 24 I'm more than happy to come back as an
 25 informational -- and provide you with an
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1 update. I mean --
 2 BOARD MEMBER DURDEN: That would be
 3 satisfactory, just so that we know ultimately
 4 which phase you're going to take it out of.
 5 MR. PAROLA: Yes, ma'am.
 6 THE CHAIRMAN: A follow-up report, because
 7 we're not constraining you to which one. You
 8 just know they're coming from one of these.
 9 And that would be the balance, and it's not
 10 cumulative. Everyone understand, it's not --
 11 it's one or the other.
 12 Mr. Barakat, you had a follow-up question?
 13 BOARD MEMBER BARAKAT: So assuming these
 14 rights go through and they get their low-income
 15 tax credits, of the three phases, can you
 16 answer how many units we'll have left for this
 17 district? I could do the math, but I don't
 18 know what the sums are.
 19 MR. PAROLA: Sorry, through the Chair, I
 20 didn't do it cumulatively. I could provide you
 21 with that answer --
 22 BOARD MEMBER BARAKAT: I'm just trying to
 23 understand, what is the --
 24 MR. PAROLA: Sir, you've got approximately
 25 1,800 total units in all three phases. So it
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1 would be approximately 1,800 less 136, whatever
 2 that number comes out to be.
 3 THE CHAIRMAN: It's 1,708 --
 4 BOARD MEMBER MOODY: It's 1,708.
 5 THE CHAIRMAN: -- would be remaining.
 6 BOARD MEMBER BARAKAT: Okay.
 7 THE CHAIRMAN: Does that answer your
 8 question?
 9 BOARD MEMBER BARAKAT: Yes.
 10 THE CHAIRMAN: Okay. Thank you,
 11 Mr. Barakat.
 12 Any other comments or questions?
 13 BOARD MEMBERS: (No response.)
 14 THE CHAIRMAN: Any comments or questions
 15 from the public?
 16 AUDIENCE MEMBERS: (No response.)
 17 THE CHAIRMAN: Mr. Moore, do you have
 18 anything to add?
 19 MR. MOORE: No.
 20 THE CHAIRMAN: Glad to have you here. We
 21 appreciate you being here.
 22 With no other comments, all in favor of
 23 Resolution 2018-08-03, say aye.
 24 BOARD MEMBERS: Aye.
 25 (Board Member Padgett abstains from
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1 voting.)
 2 THE CHAIRMAN: Opposed, like sign.
 3 BOARD MEMBERS: (No response.)
 4 THE CHAIRMAN: Mr. Wallace, can you take
 5 us to -04? Allocation of development rights,
 6 Blue Sky Communities.
 7 MR. WALLACE: Yes, sir.
 8 Mr. Chairman, Resolution 2018-08-04 is a
 9 resolution of the Downtown Investment Authority
 10 allocating up to 120 units of multifamily
 11 entitlements from the Northside East Component
 12 Area of the Consolidated Downtown Development
 13 of Regional Impact to Blue Sky Communities,
 14 LLC; and authorizing the DIA Chief Executive
 15 Officer to execute any contracts and documents
 16 and otherwise take all necessary action in
 17 connection therewith to effectuate the purposes
 18 of this resolution.
 19 Mr. Chairman, I will again ask Mr. Parola
 20 if he would walk the board through this
 21 resolution.
 22 THE CHAIRMAN: Thank you.
 23 MR. PAROLA: Thank you.
 24 Through the Chair to the board, this is
 25 essentially the same situation as the previous
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1 resolution. This one just happens to be in the
 2 Northside East Component Area, which mirrors
 3 the Northside or the Downtown East tax
 4 increment.
 5 Again, it's dependent on an award of
 6 low-income housing tax credits. So, likewise,
 7 we didn't want to tie one particular phase up.
 8 We want shovel-ready projects to be able to
 9 come in and get their assignment as soon as
 10 they're ready.
 11 Again on Phase II, there's a table. It's
 12 supposed to be read the exact same way as the
 13 previous memo. Obviously, there are different
 14 entitlement numbers because this is a different
 15 component area.
 16 And I'll answer any questions.
 17 THE CHAIRMAN: Okay. Bottom line, there
 18 would be 4,072 remaining entitlements after the
 19 592, correct?
 20 MR. PAROLA: (Inaudible response.)
 21 THE CHAIRMAN: Do we have a motion to
 22 approve -- or did we already do a motion to
 23 approve?
 24 BOARD MEMBER GIBBS: No.
 25 THE CHAIRMAN: No, we did not do a motion
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1 on 2018-08-04.
 2 Do we have a motion?
 3 BOARD MEMBER MOODY: So moved.
 4 THE CHAIRMAN: Second?
 5 BOARD MEMBER GIBBS: Second.
 6 THE CHAIRMAN: Okay. Any discussion?
 7 BOARD MEMBER BARAKAT: Mr. Chairman.
 8 THE CHAIRMAN: Yes.
 9 BOARD MEMBER BARAKAT: Are they going
 10 after the same credits as the prior project or
 11 is this a completely different --
 12 MR. WALLACE: Mr. Chairman, I think your
 13 question is, are they going to compete in this
 14 same Jacksonville Housing Finance Authority
 15 cycle for award and support to move forward to
 16 the Florida Housing Finance Corporation tax
 17 credit cycle?
 18 BOARD MEMBER BARAKAT: Much better
 19 articulated.
 20 MR. WALLACE: The answer is yes.
 21 BOARD MEMBER BARAKAT: So not likely -- so
 22 not all these rights will be utilized in the
 23 next six months?
 24 MR. WALLACE: (Inaudible response.)
 25 BOARD MEMBER BARAKAT: Thank you.
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1 THE CHAIRMAN: I also misspoke on the
 2 balance. The balance is 4,544 after this 120.
 3 Okay. Any other questions, comments?
 4 BOARD MEMBERS: (No response.)
 5 THE CHAIRMAN: Anyone from the public like
 6 to address this?
 7 AUDIENCE MEMBERS: (No response.)
 8 THE CHAIRMAN: Seeing none, all in favor
 9 of 2018-08-04, say aye.
 10 BOARD MEMBERS: Aye.
 11 THE CHAIRMAN: Opposed, like sign.
 12 BOARD MEMBERS: (No response.)
 13 THE CHAIRMAN: Okay. Thank you.
 14 Very good. You see the transcripts in
 15 your notes. And following that, that brings us
 16 to -- unless I've got a different agenda -- the
 17 Chief Executive Officer's Report.
 18 Mr. Wallace.
 19 MR. WALLACE: Yes, sir.
 20 We have an item here, 816 West Union.
 21 That is property that some of you may know in
 22 the marketplace known as the Sax Seafood site.
 23 We put this property out for bid probably
 24 somewhere probably in mid 2016 and received one
 25 proposal after we extended the deadline at the
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1 request of that particular respondent. We got
 2 the proposal in. We worked with the proposer
 3 basically to provide us with the right
 4 information that would help us render a
 5 particular decision.
 6 Not forthcoming with all of the
 7 information, and what information that we did
 8 receive we couldn't get proper verification
 9 from the -- from the information that the
 10 respondent gave to us; therefore, I terminated
 11 the actual RFP process.
 12 That particular respondent/applicant, for
 13 a number of different times, has, you know,
 14 gone before City Council requesting that RFP
 15 process be put back out, essentially
 16 proclaiming that they had their ducks in a row
 17 when they came to us the first time. And I'm
 18 not going to belabor that point. I've been
 19 doing this for 20 years. I know if I call up a
 20 respective lender and they can't tell me, yes,
 21 you've got something pending; and better yet,
 22 if you provide me with a correspondence that
 23 says you've got something pending, and it has
 24 an expiration date ten days before you send it
 25 prior -- you send it to me ten days after it
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1 expired, you know, you don't have your ducks in
 2 a row.
 3 But, nevertheless, we're undergoing a
 4 development strategy process for LaVilla that
 5 will have three public meetings; one beginning
 6 August 27th, the second one being on September
 7 the 4th, and the last one being on
 8 September 20th. And this property will come up
 9 for discussion at those public meetings, and
 10 they will all three be held at the Ritz
 11 Theatre.
 12 I would implore that particular
 13 respondent, if they choose to come to that
 14 public meeting, to talk about their endeavors
 15 and what they propose and let the -- you know,
 16 we gain community input, and we will come back
 17 out as a staff to you, a Notice of Disposition,
 18 sometime after you get your development
 19 strategy, which should be delivered to you
 20 right before Thanksgiving, after you wrap up
 21 your public meetings in September. The
 22 consultant does a report in October and gives
 23 it to the staff and then we bring it forward to
 24 you and it's adopted, then you can do a Notice
 25 of Disposition based upon a development
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1 strategy that has been delivered.
 2 So I just wanted the board to know that
 3 that is pending. Some council members may
 4 contact you with regards to this. I just want
 5 to let you know about this piece.
 6 And then the next thing, Mr. Chairman, is,
 7 as we discussed last week, I have made a
 8 professional decision that I am going to take
 9 an opportunity to succeed Mr. Jerry Mallot at
 10 JAXUSA Partnership and become president of
 11 JAXUSA.
 12 And what I'm most proud of is the work
 13 that we've done here at the DIA, and the second
 14 thing that I'm most proud of is the next
 15 chapter of my career keeps me in Jacksonville,
 16 Florida. That was very important for me.
 17 Sometimes opportunities knock at your
 18 door. This is not something that I saw coming,
 19 none whatsoever. I think, you know, we've all
 20 looked at Jerry as an institution at JAXUSA.
 21 You can probably sit around and have a cup of
 22 coffee or have a glass of wine and say, gosh,
 23 one day who the heck is going to succeed Jerry?
 24 And then you get a phone call and somebody's
 25 saying -- you know, a head hunter, We'd like
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1 for you to consider this. And I'm like, Yeah,
2 right. And he continues to call and then you
3 start thinking, what's the next progression for
4 you in your career.

5 You know, I can remember starting in the
6 toughest neighborhoods in Miami, and then
7 moving on to run a financial institution during
8 the worst time in probably my lifetime, the
9 Great Recession between '08 and '10, and then
10 going to another major metropolitan city and
11 starting up another organization and running
12 real estate for them, to a land bank authority
13 that I thought was one of the toughest things
14 ever. I recall my father said to me, "have you
15 lost your mind," for taking that particular
16 job, and then being able to come to
17 Jacksonville and start this one up.

18 And as I joked with you earlier, you know,
19 this balance sheet for the Northbank TIF
20 certainly didn't look like that in 2013 when I
21 arrived, but more importantly to see the
22 momentum and activity that we have going on
23 right now and -- and when you make professional
24 decisions -- I never like to be pushed out the
25 door.

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1 So I want to definitely say that we've got
2 great momentum. You've got a great team and a
3 great staff here. And I think that over the
4 last five years everybody has jelled, you know,
5 from City Council to our board to our
6 administration to the staff to the community.
7 I think we all got in alignment.

8 And I think that I have to give a lot of
9 credit also to the T-U with their J Magazine.
10 I think when J Magazine started making downtown
11 a discussion at tables at home, you began to
12 see things really start to take on. And so
13 while we didn't have a marketing budget, they
14 did a lot of marketing for us and gave us a lot
15 of thumbs-up. I did respond my part to the
16 thumbs-down on the website. So we did get
17 things going as we were supposed to, and it was
18 a great -- it's a good check and balance.

19 So we've got a -- I promised the mayor and
20 Sam and Brian some things that I need to
21 deliver before my departure day at the end
22 of -- 11:59, September 30th, so we've got a lot
23 of work to do because 8 o'clock on October 1st
24 I start at JAXUSA Partnership.

25 So understand the following, that I have a
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1 vested interest in the Downtown Investment
2 Authority to continue to do what they do
3 because now I have to market all of Northeast
4 Florida domestically and internationally as
5 well, and downtown is going to be a big
6 component of what we talk about, so I'll just
7 be on the other end of the actual conversation.

8 But I'll still be working with this
9 particular team because, trust me, I think I
10 know the incentives pretty well, so I can't
11 call over and Tom tell me he can't do it. He's
12 going to give me that line, that he can't --
13 but nevertheless, I know what your balance
14 sheet is, buddy.

15 But no, I enjoy this work. I'll enjoy the
16 next challenge as well.

17 THE CHAIRMAN: And thank you for
18 addressing the elephant in the room. When we
19 all came in here -- you can imagine the kind of
20 phone calls that I've gotten over the last week
21 and a half. It's been pretty amazing. And I
22 think I told a reporter that it's bittersweet.
23 I think it's incredible that he chose
24 Jacksonville to remain in. I think, somebody
25 in this position, they're not cutting deals and

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1 leaving town and finding the next job. He has
2 been sought after and remained here. He
3 settled here and he's going to -- which I think
4 are huge shoes to fill, but then I realized
5 what huge shoes we have to fill.

6 Fortunately, Mr. Barakat and myself were
7 here in 2012, I think it was October, November,
8 December. We spent a lot of time going through
9 this process. Don Shea was here, Rob Clements,
10 Melanie Bishop. We had the original board of
11 the DIA, and we spent a lot of time
12 interviewing applicants. It's all public, it's
13 all something that's kind of unusual, but I
14 think everyone on our board was involved in the
15 interview process, and we made the final
16 decision for Mr. Wallace.

17 So it's going to be tough, but we're going
18 to go through the same process again. I'm
19 securing some information from Procurement to
20 make sure -- I think Todd Jorgensen was the
21 consultant we used. He was good, he knows this
22 business, he knows the communities that -- and
23 what we're looking for. He was there when we
24 interviewed Aundra. And it worked.

25 So if we can do it using Jorgensen and
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1 without the Procurement process, I guess we
2 will. If we have to, we'll solicit other firms
3 to work with, but I think Todd gets this
4 program, understands it and knows who's out
5 there that can help us with these things.

6 In the meantime, we're going to put
7 together a group and talk about -- and not yet,
8 but we're going to talk about some interim help
9 until then and how we handle things.

10 Aundra was very, very gracious when we
11 talked the first time of the date, in giving us
12 time and making sure he's going to be around.
13 He's made it clear, he's going to deliver those
14 projects and make sure that the ones on the
15 table are still being worked.

16 The general public needs to understand
17 nothing is changing, we're moving forward,
18 we're going to get things done, and keep with
19 the same momentum.

20 Having the staff we have and the staff
21 that gets it and having Aundra close by is
22 going to be a tremendous help. They get it.
23 So I'm not looking forward to it, but I'm
24 looking forward to the next phase and where we
25 go from here.

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1 And, Mr. Barakat, we're going to have
2 to -- we're all going to have to do what it
3 takes, like we did last time. We are all
4 excited about DIA in the process. It's a lot
5 of work and it takes a lot of time. It's
6 serious work because it's where we go next, and
7 we want to make the right choice of -- we're
8 going to have to dig deep and find out how we
9 do it and what we do, but we'll be deliberate
10 with that.

11 So I'm not looking forward to it, but
12 knowing that we have somebody like Aundra --
13 you look at what he brought to the table and
14 what he might be missing, it's hard to find
15 anything that we're missing. He's done a
16 tremendous job in working with the council,
17 working with the administration, working with
18 our board, and working with everybody else, and
19 it's really hard to find somebody who gets all
20 aspects of it. I can't imagine that he
21 developed that kind of -- those talents -- I
22 guess between Miami and Detroit he had to, but
23 those talents have been important in where we
24 are today.

25 Believe me, I talked to the administration
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1 and know what it takes, and Aundra works well
2 with them, understanding our independence as an
3 authority. The council -- even seeing Matt
4 Schellenberg's response to the Times-Union. He
5 said, It's going to be tough to fill his shoes.
6 That's good when you have someone like Matt say
7 how tough it is to fill his shoes. And I
8 really appreciated that.

9 He said one other thing that I don't agree
10 with, is that he thinks it's going to be tough
11 and things are going to slow down. They're
12 not. We have a great council, we have a great
13 council liaison that knows and understands and
14 is going to keep us moving, and I look forward
15 to that, but we're not going to take a hit
16 anywhere. We're going to keep on moving.

17 Yes, Mr. Wallace.

18 MR. WALLACE: I don't want anyone to think
19 that this is a one-man operation. Everyone to
20 my left on this table here, from John, even
21 though he's in OGC, but he's part of the team,
22 Guy, Tom, Jim, Karen, as well as Bob for
23 parking, you still have your complete team. So
24 nothing falls through the cracks from that
25 standpoint. They all know the transactions.

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1 It's just a matter of, take your time, do your
2 particular search, find the next right leader
3 for DIA 2.0. And that's -- you know, you found
4 me, you can find the next person.

5 THE CHAIRMAN: And you came in without
6 that staff and had to build it from scratch.
7 Whoever we're looking at talking to has this
8 staff, and I think that's a tremendous
9 advantage. So we appreciate you guys and
10 everything you do.

11 And, Karen, thank you. You can't imagine
12 all the things -- and you're getting your
13 information early. We have time to review and
14 see. Y'all do a tremendous job and we really
15 do appreciate it. We're probably going to find
16 out how little Aundra did after he's gone,
17 so --

18 So we'll go through the process. And I'm
19 going to call on everyone to assist and help,
20 everyone bring something to the table in
21 finding the right person. So I hope everyone
22 will step up and help us get there.

23 With that, any other comments from --
24 Mr. Wallace? Anyone else?

25 BOARD MEMBERS: (No response.)
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1 THE CHAIRMAN: Thank you.
 2 With that, it brings us to the DDRB
 3 briefing.
 4 Jim, how are you?
 5 MR. KLEMENT: Yes, sir. Doing well.
 6 Mr. Chairman, members of the board, our
 7 meeting will be August 30th with the DDRB, and
 8 we have three action items. One of them will
 9 be the final review request from Residence Inn,
 10 which is in the Brooklyn area, which is the
 11 Marriott urban hotel. And they will have some
 12 requests for some deviations and a special sign
 13 exception.
 14 The second item is the -- anyone that's
 15 been close to this one is excited about it.
 16 It's the Hyatt Place downtown, which is
 17 proposed on the Sister's property -- Sister's
 18 City property, Water Street and Hogan Street
 19 that's coming in with their conceptual review,
 20 and they have been through a workshop and have
 21 an exciting urban project for the site there.
 22 The third item is some wrap-up and
 23 assistance with the canine -- which was the
 24 social dog club over in the Brooklyn area.
 25 They're looking to add liquor sales to their
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1 operation. So you can come in, walk your dog,
 2 and have a beer, I guess, is the exciting thing
 3 there. So they'll be looking for that request
 4 to be able to move forward with.
 5 We also will have the election of the
 6 chairman and our officers for the new year.
 7 THE CHAIRMAN: And moving forward, I would
 8 really like to see us have a representative at
 9 the DDRB meetings. Mr. Barakat served on it, I
 10 served on it. I'm not going to ask you to
 11 serve on it or take this position, but I'd
 12 really like to have a representative attend
 13 these meetings. Joseph Loretta is the current
 14 chair, right?
 15 MR. KLEMENT: Right.
 16 THE CHAIRMAN: They'll have their
 17 election, but it's -- it's very helpful to be
 18 there and understand and see these projects
 19 prior to coming to us. You get great detail,
 20 you see the process and how it works. So if I
 21 can get a volunteer for that, great. If I
 22 don't, I'm going to be calling on you to step
 23 up. It's not hard. It's 2 o'clock on the
 24 30th. It's usually about two hours, depending
 25 on the number of projects, but you really do
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1 get to understand the fine detail of all these
 2 projects.
 3 So if anyone is interested, I hope to hear
 4 from you, but I think we owe it to the DDRB and
 5 ourselves to understand a lot of these projects
 6 and be in attendance as a representative from
 7 the DIA.
 8 With that, do we have any old business?
 9 MR. WALLACE: Yes, sir.
 10 Mr. Chairman, while he's not here, and
 11 please don't tell him I did it on old business,
 12 but Mr. Meeks' term expired on June 30th and
 13 there's been a recommendation set forth by the
 14 mayor to have Mr. Todd Froats fill that
 15 particular slot, a financial -- someone on the
 16 board with a financial background. And so I
 17 think that Mr. Froats goes before Rules, which
 18 would be Tuesday of next week, and -- Monday or
 19 Tuesday of next week. And if approved there,
 20 then he would come before City Council probably
 21 the week of August 27th or somewhere
 22 thereabouts. So maybe the 28th.
 23 So this would be officially probably
 24 Mr. Meeks last meeting, but I want to say, you
 25 know, job well done for Mr. Meeks, being a part
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1 of the Downtown Investment Authority board. So
 2 we'll get a resolution at our next meeting for
 3 him, commemorating his work on this particular
 4 board, but I just want to make sure that that's
 5 on the record for everyone to actually remember
 6 that.
 7 THE CHAIRMAN: Thank you for mentioning
 8 that. Mr. Meeks was a tremendous asset through
 9 the transition. He's been a big help. He's
 10 passionate about downtown. He's got a project
 11 downtown. And he works hard. And we're going
 12 to miss him. He was a great help moving
 13 forward. So good luck to him. And I look
 14 forward to our newest member.
 15 At this time, if anybody has anything they
 16 want to share with him prior to, you can talk
 17 with him because he's not officially on our
 18 board yet. So call him and scare him off or
 19 welcome him, but it's great to have a new
 20 addition as we move forward.
 21 Very good. Any other old business?
 22 BOARD MEMBER DURDEN: Mr. Chairman.
 23 THE CHAIRMAN: Yes, Ms. Durden.
 24 BOARD MEMBER DURDEN: I believe that --
 25 thank you very much.
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1 I believe that in the last meeting we
2 spoke about the Cathedral District and the
3 Strategic Implementation Committee taking that
4 project up to see how we're going to implement
5 the district plan into the CRA plan. And I
6 just want to mention that because I think that
7 Mr. Wallace and the staff are going to be
8 setting a meeting of the committee to move
9 forward with that. And it's -- I don't know
10 exactly when that's going to be, but I just
11 wanted to bring it to the board's attention,
12 that that committee is going to be moving
13 forward with that review. And if any of you
14 want to come and participate, that would be
15 great.

16 THE CHAIRMAN: And can someone share with
17 me who that committee consists of?

18 MR. WALLACE: Mr. Moody is the chair. I
19 think Mr. Gillam is on that committee as well,
20 and Ms. Durden. That's the three members on
21 the committee; Mr. Gillam, Mr. Moody, and
22 Ms. Durden. So we will certainly get that
23 meeting set up before the end of this month.

24 THE CHAIRMAN: Okay. Very good. Thank
25 you.

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1 BOARD MEMBER DURDEN: Thank you.

2 THE CHAIRMAN: I saw it in here, but I did
3 not have the members.

4 Very good. Okay. Any other old business?

5 BOARD MEMBERS: (No response.)

6 THE CHAIRMAN: Seeing none, any more new
7 business?

8 Downtown Development Guidelines and
9 Overlay District Update.

10 Councilwoman Boyer. Again, welcome.

11 COUNCIL MEMBER BOYER: Thank you.

12 So I wanted to just alert the board -- I
13 think I had mentioned to you a number of months
14 ago that we were starting this process, and so
15 I want to give you an update on where we are
16 and kind of how we're approaching it, and give
17 everyone an opportunity to provide input and
18 weigh in as appropriate in the process.

19 So, ultimately, let's go back to last year
20 when you awarded the contract to HR&A and SWA
21 and the team. Part of that scope was to review
22 the downtown development design standards, and
23 particularly the riverfront design standards.

24 So what is adopted in code right now as
25 part of the City code is -- are design

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1 standards and what are called "river park
2 standards." The river park standards are
3 really design guidelines for the Riverwalk, and
4 that has landscape standards, it has street
5 furniture standards, it has signage standards,
6 it has all of those elements associated with
7 the Riverwalk. We are moving forward on each
8 of those as well. So this will be a complete
9 package that we can then file with updated
10 information.

11 So the Parks Department is handling --
12 completely handling the street furniture
13 portion of it because the Riverwalk is a park,
14 and so they are coming up with the revised
15 package of street furniture criteria.

16 The landscape standards, our City
17 forester, along with Greenscape, along with
18 Jill Enz from the Parks Department, and
19 somebody from the Extension Service, there's a
20 group of folks that are working on and coming
21 up with revised landscape design standards and
22 what would be the palette of trees and shrubs
23 and things that we would use in them along the
24 Riverwalk.

25 And the Parks Department continuing

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1 contractor has already -- I think the
2 contractor has already been signed. I was told
3 a few weeks ago it was about to be signed, so I
4 think it already has been, regarding
5 development of the wayfinding sign package for
6 the North and Southbank Riverwalks.

7 The color palette is one that SWA
8 recommended in their draft submission, the kind
9 of basic sign menu, the different types of
10 signs, if you will. So we're envisioning there
11 would be a directional sign that says, this
12 direction to the Performing Arts Center, this
13 direction to the Sports Complex. There would
14 be a "You are here" sign that has a map that
15 locates you in the vicinity. And there would
16 be signs that are to the Riverwalk, if you were
17 on the immediately adjacent street. This was
18 discussed when you did Riverplace Boulevard.
19 That was part of that proposal. So that is
20 moving forward.

21 Mr. Parola is on the team that is meeting
22 with Public Works and with Parks to look at the
23 designs, look at sign placements and things
24 like that. So that piece is moving forward.

25 So all three of those, the landscape

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1 standards, the street furniture and the
 2 wayfaring signage that are part of the river
 3 park standards are in process and we are
 4 hopeful that we will have a composite package
 5 that could maybe go to legislation, I'm going
 6 to say by November. Our original goal was
 7 October and we're slipping a bit, but you know
 8 how that goes.

9 So the piece of it that you're most
 10 intimately familiar with are the downtown
 11 design standards, and so that is the other
 12 piece. And that is the piece that really rests
 13 squarely within your wheelhouse. And so
 14 Mr. Parola and Mr. Klement have been part of
 15 the meetings that we have had, Ms. Grandin from
 16 the Office of General Counsel, and Ms. Durden
 17 from your board, and we've also engaged Carol
 18 Worsham from the DDRB board. So we have one
 19 from each kind of commenting at the moment.

20 We have made it through maybe half of the
 21 standards, but I want to just share with you
 22 the approach first because that's really from a
 23 broad perspective.

24 We asked Mr. Klement to share with us how
 25 many deviations have been granted and which

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1 COUNCIL MEMBER BOYER: So it might be
 2 appropriate that the church and the Cathedral
 3 District have some restrictions on uses that
 4 you don't have in much of the rest of the area.
 5 And it might be -- I'm not even sure what the
 6 other differentiation was, but we think we can
 7 simplify that and have a lot fewer districts
 8 that have different criteria between the
 9 districts. So I would expect that.

10 And then, generally, in terms of each
 11 section in the regulations -- part of what we
 12 found was the DDRB -- most of you who served on
 13 it will know this. The DDRB functions much
 14 more like an architectural review board in many
 15 ways. I mean, it is very interested in the
 16 design of things, but the regulations don't
 17 actually talk about that. The regulations that
 18 are part of the code are much more in the
 19 nature of zoning, and they're talking about the
 20 build-to line and the height and the setback
 21 and that -- I mean, they're regulatory.
 22 They're very specific that way.

23 So we're trying to approach each one of
 24 the sections from the standpoint of what are we
 25 trying to achieve with this, what's the purpose

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1 standards were the deviations required from,
 2 because our idea was that, if a particular
 3 standard -- developer after developer had to
 4 come in and ask for a deviation, then we really
 5 needed to take a hard look at the standard
 6 because maybe the standard was out of date.

7 So that is one of the things that -- every
 8 time we touch a standard, we are looking at how
 9 many requests for deviation had we had and why
 10 and trying to understand what the challenge is
 11 with meeting the standard that exists.

12 The other thing that we're looking at
 13 broadly is we are looking at the -- as you know
 14 the downtown, under the design standard part,
 15 has a lot of districts. The district names and
 16 boundaries are outdated, but not only that,
 17 Mr. Parola has done quite a bit of work on what
 18 are the permitted uses in one district versus
 19 another and do they even make sense.

20 It is highly likely that we're going to
 21 come back to you and propose that we either
 22 eliminate all the districts or that we narrow
 23 it down to maybe three. I think -- is three
 24 what you had in your last presentation?

25 MR. PAROLA: I believe so, yes, ma'am.

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1 of having this regulation, and state that
 2 first. So I'm going to give you an example.
 3 One of the goals is to provide pedestrian shade
 4 and cover from the elements, a place to duck
 5 out of the rain. Some of that was covered in
 6 the section that talked about encroachment into
 7 the right-of-way because the idea was we can
 8 encourage balconies and awnings and things to
 9 encroach in the right-of-way. Some of that was
 10 covered in landscaping. It was covered in four
 11 or five different places.

12 What we're saying is, we want people to
 13 design buildings that somehow assist with
 14 providing the pedestrian some shade and shelter
 15 from the elements, and they can do that with
 16 whatever architectural treatment or landscape
 17 treatment might work. So we're combining them
 18 more by what is the goal.

19 And I will forward to you -- we have
 20 another meeting, I think, on the 24th. Soon
 21 after that what I will do is I'll ask
 22 Mr. Parola or Mr. Klement to distribute to you
 23 the draft of where we are at this point just so
 24 you can read it all and start to get a flavor
 25 and see if you're comfortable with it and where

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1 you're going.
2 And it is definitely our intention that we
3 want to -- when we get something written that
4 you can react to, we want to also engage the
5 downtown development community and businesses
6 that are in this process and get their comments
7 and feedback before we get anywhere near a
8 final draft, but we are hopefully going to have
9 something that is easier to work with and more
10 clear, requires fewer deviations, and is more
11 aligned with the work that the DDRB has been
12 doing as opposed to with the kind of more
13 zoning regulatory side of it.

14 So that's kind of the -- and I look to Guy
15 or Jim or Brenna to offer any other thoughts or
16 share anything else about what we've been doing
17 that you think I've left out there.

18 THE CHAIRMAN: Anybody?

19 MR. PAROLA: Through the Chair, I would
20 just say this: I thank the councilwoman. This
21 was a long time coming. And to actually kind
22 of read the code through the lens of a designer
23 and see how things are -- it's almost like
24 reading a non sequitur in some instances, so --

25 The councilwoman is doing a huge favor for
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1 DIA and DDRB and the development community. I
2 think that's all I would say.

3 THE CHAIRMAN: Thank you.

4 Jim.

5 MR. KLEMENT: Just again, Guy hit the nail
6 on the head with that comment. The
7 councilwoman has been very participatory in
8 guiding this and understanding the challenges
9 of trying to develop an urban city with that
10 fabric and marry it to the design or aspect of
11 it, and I think it's exciting to see us kind of
12 collapse some of those things, make them more
13 familiar, more comfortable with the expertise
14 that's out there to make it happen.

15 BOARD MEMBER DURDEN: Thank you.

16 I would just say, first, thank you to
17 Councilwoman Boyer for taking up the -- and
18 leading us.

19 Second, we typically meet at 8 a.m. on
20 Monday morning. So it's like -- and we get
21 e-mails sometimes on Saturday afternoons, you
22 know, kind of thing, a rainy afternoon and
23 we'll get an e-mail about, Hey, don't forget
24 we've got a meeting at 8 o'clock on Monday.

25 But, you know, writing code is probably
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1 one of the most miserable experiences that we
2 in urban planning have to deal with. It's
3 never pretty, it's never perfect, and it's
4 hard, hard work. So I really want to say thank
5 you not only to Ms. Boyer, but also to Guy and
6 Jim and Susan Grandin, because she is really
7 the one who is doing the writing. And also, of
8 course, Carol from DDRB.

9 I do think we've made a lot of progress
10 already. And the big picture is, I believe,
11 going to be a much more effective set of
12 guidelines to -- that will be more user
13 friendly and also provide flexibility for --
14 creativity for the actual builders and
15 developers coming in.

16 So I'm excited about it and looking
17 forward to continuing to work with that team.

18 Thank you.

19 THE CHAIRMAN: I know Mr. Barakat gets
20 this and understands it. As a member of the
21 DDRB, it's very complicated and it's
22 time-consuming to get through when you're
23 looking at a project and all the guidelines.

24 Like you use deviations for -- from
25 standards to determine what might need to be
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1 changed at this point, is it 50 percent of them
2 need to be changed or just a few or is
3 everything being changed?

4 I mean, we were talking about -- from the
5 color of the bus stops to the garbage
6 receptacles to every -- light fixtures and
7 everything.

8 COUNCIL MEMBER BOYER: To the Chair, that
9 is all in your guidelines as opposed to what's
10 in the ordinance code. So we have not touched
11 the guidelines.

12 THE CHAIRMAN: Okay.

13 COUNCIL MEMBER BOYER: However, we are
14 probably going to recommend that some things
15 that are in the ordinance code should be in the
16 guidelines and shouldn't be in the ordinance
17 code because they just don't need to be an
18 ordinance code provision, but most of what's in
19 the ordinance code, I would say we are probably
20 going to touch all of those sections because
21 part of what we're doing is we're kind of
22 reorganizing them, again, by what's the
23 objective here, what are we trying to achieve
24 by saying that you build to the street line.
25 It's the rhythm along the street, it's

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1 something else. What are we trying to achieve
2 by the transparency requirement. And so we're
3 trying to write each one of those based on the
4 goal that we're trying to achieve and
5 understand the deviations that have been
6 required and how we can write the standard to
7 in some way accommodate those so that it
8 doesn't have to go through another approval
9 process and another deviation process.

10 There will always be, you know, the
11 outlier that requires a deviation, but if we
12 can avoid that and still meet whatever the goal
13 is and the intent of the standard, then so much
14 the better.

15 THE CHAIRMAN: And does the ordinance
16 address the compliance or -- you know, we have
17 these standards, but sometimes people don't --
18 and a good example, I think, is what we went
19 through a few years back, and buildings were
20 torn down and became parking lots and we
21 required certain things. How are you going to
22 address the -- ensuring that people are doing
23 what needs to be done?

24 COUNCIL MEMBER BOYER: So to the extent
25 that what is in the ordinance code is a
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1 delegation of the City Council's zoning
2 authority as opposed to anything else, that's
3 what it really is, from the downtown geographic
4 area.

5 We will be, I'm going to mostly say
6 clarifying the process for, you know, appeals,
7 for enforcement, all of that, because it should
8 be much like any other municipal code
9 enforcement action or any other appeal process,
10 that these are things that were adopted in the
11 ordinance and you either have to follow it or
12 you can get a deviation from it, but you can't
13 just ignore it and not be in violation of the
14 code.

15 THE CHAIRMAN: And those that appeal the
16 process would be through the DDRB?

17 COUNCIL MEMBER BOYER: Correct.

18 So what we've got right now -- but, you
19 know, you also have had a number of appeals
20 where it goes through the DDRB, through the
21 DIA, then to City Council, and there's some
22 confusion about whether it's de novo or on the
23 record when it comes to you. So what I'm
24 saying, kind of the technical process stuff,
25 that's part of what we're trying to clean up

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1 so that there isn't any confusion. Where do
2 you file the appeal, all of that.

3 THE CHAIRMAN: Okay. Good. Again, I
4 think someone mentioned -- I appreciate your
5 efforts. It is a tremendous undertaking and we
6 certainly do appreciate the effort in getting
7 this done. I think it will help a great deal.

8 It would be great at some point for us to
9 get a primer, but this is also an opportunity
10 for people to understand and appreciate the
11 DDRB and what they do and where it goes, what
12 they do for us in this process, so --

13 I always try to remind people about the
14 value of the DDRB. It is tremendously helpful
15 for this process and keeps us from doing a lot
16 of things that they do. We rely on them, we
17 need them, and we certainly appreciate them.
18 And if there's an opportunity -- I'm sure
19 they'll be educated, but if there's an
20 opportunity to -- we don't do workshops very
21 often, but if there's an opportunity, even with
22 the DDRB, we need to be informed and let us
23 know so we can participate.

24 COUNCIL MEMBER BOYER: Thank you.

25 THE CHAIRMAN: Thank you.

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1 And, again, Guy and Brenna and Jim, your
2 efforts are -- we really do appreciate
3 everything that's being done, so thank you.

4 COUNCIL MEMBER BOYER: Mr. Chairman.

5 THE CHAIRMAN: Yes, go ahead.

6 COUNCIL MEMBER BOYER: May I brief you --
7 so I would be happy to do the requested
8 presentation that Mr. Barakat mentioned at your
9 next meeting, if you can spare the time or
10 however you want to do that. In the interest
11 of time, I would not do it now, but I do want
12 to tell you about the ordinance that was filed
13 yesterday that we alluded to, which is
14 2018-555. It will probably require an
15 amendment or a substitute because it's had a
16 lot of moving pieces, but the essence of that
17 bill is to address both year-end budget
18 clean-ups for each CRA as well as transfer
19 authority during the year.

20 So it's going to address carryover and
21 that programs carry over, like Retail
22 Enhancement grants, projects like the
23 Riverplace Boulevard carryover. You don't have
24 to take special action to carry over those
25 funds.

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1 And it will also talk about your ability
2 within the CRA plan to move something from one
3 plan-authorized activity to another
4 plan-authorized activity. So you might have
5 leftover funds in Riverplace Boulevard that you
6 want to move to wayfinding signage, and that
7 those would be things that you would be able to
8 do during the course of the year, if this bill
9 passes.

10 So that's kind of the essence, but I
11 encourage you to take a look at it, give us
12 your comments if you have any. I want your
13 staff to take a look at it. Again, it may
14 still change slightly, but I think you'll see
15 the concept.

16 One of the things I'm going to alert you
17 to is there was -- and Mr. Parks left, and we
18 were having a conversation about this
19 yesterday. But, philosophically, the concept
20 is that once money comes into a CRA trust fund,
21 it doesn't leave the trust fund, except when
22 it's expended for something. So that's
23 different than what you're doing now.

24 In your budget, you are transferring out
25 to Project 32U in a capital project fund or
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1 you're transferring to the administration for
2 overhead expense. The idea under this bill is
3 that all of those would be activities under the
4 trust fund and the money would essentially stay
5 in a sub-account under the trust fund, but that
6 it all kind of is captured together and it's
7 not -- because once it leaves to go to a
8 different account, then it's harder to get it
9 back, where if it stays in the trust fund it's
10 easier to move them within the CRA. So that's
11 kind of the process we're addressing.

12 THE CHAIRMAN: Thank you.

13 And what is the date? I think you
14 mentioned it. I wrote it down, but I couldn't
15 find it.

16 COUNCIL MEMBER BOYER: So it's 2018-555.
17 It was filed last night. So two weeks from now
18 it will be on second reading. I mean, it will
19 go -- so it's not going to be -- so this is --
20 the goal was that this would pass in September,
21 simultaneous with the budget so that anything
22 that is in a budget category for next year it
23 would be applicable to so that we have
24 everything kind of laid out and the definitions
25 in place beginning next fiscal year.

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1 THE CHAIRMAN: And this is for all CRAs?

2 COUNCIL MEMBER BOYER: Correct.

3 THE CHAIRMAN: Okay. Very good. Thank
4 you. Appreciate that. We'll make sure it's on
5 the agenda so we can get an update.

6 Yes, Ms. Durden.

7 BOARD MEMBER DURDEN: Mr. Chairman,
8 through the Chair to Ms. Boyer, do you know
9 which committees it's been assigned to?

10 COUNCIL MEMBER BOYER: NCS, PHS, and
11 Finance.

12 BOARD MEMBER DURDEN: Thank you.

13 THE CHAIRMAN: Very good.

14 Any other questions or comments? Any
15 comments for Councilwoman Boyer?

16 BOARD MEMBERS: (No response.)

17 THE CHAIRMAN: Seeing none, that brings us
18 to public comments. Anyone here have any
19 public comments?

20 MR. MOORE: (Indicating.)

21 THE CHAIRMAN: Mr. Moore, come on up.
22 (Mr. Moore approaches the podium.)

23 THE CHAIRMAN: Welcome.

24 MR. MOORE: Thank you.

25 Steve Moore, Vestcor, 3030 Hartley Road,
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1 Jacksonville.

2 A quick update and then a nice
3 announcement. Lofts at LaVilla remains
4 100 percent with a wait list. Lofts at Monroe
5 will be completed in October and we'll have
6 move-in November 1st. It's currently in the
7 low 70s leased already. So the demand
8 continues.

9 Lofts at Jefferson Station, as many of you
10 may have seen, we've already started the
11 environmental work and some -- removing some of
12 the unsuitables. It really isn't scheduled to
13 truly break ground until probably the end of
14 September. So you'll see -- so the work you're
15 seeing now may stop for a little bit and then
16 you'll see full work in September. We just
17 wanted to go ahead and get a head start on our
18 own dime.

19 And then the exciting announcement, the
20 Florida Housing Coalition, which is the
21 recognized authority on affordable housing and
22 community development for the state, has
23 selected Lofts at LaVilla -- not Vestcor, Lofts
24 at LaVilla, to recognize at their statewide
25 convention on August 27th in Orlando. And we

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1 put together a little, short video which we'd
 2 love to share with each of you.
 3 I said, it doesn't mention Vestcor
 4 anywhere, it's all Lofts at LaVilla and the
 5 residents living there. An award will be given
 6 to Lofts at LaVilla at that convention on
 7 August 27th. And Mr. Wallace, hopefully, will
 8 be there on behalf of the City.
 9 And really just to say thank you, guys,
 10 for supporting Lofts at LaVilla as an
 11 affordable housing deal. I remember many years
 12 ago when I was here, you know, there were
 13 questions. And it's proven to be just a great,
 14 great asset for downtown and for Jacksonville.
 15 So thank you and congratulations on the
 16 award.
 17 THE CHAIRMAN: Congratulations.
 18 You know, Mr. Moore, I don't remember ever
 19 feeling that way, but everything you say you're
 20 going to do you do. Vestcor seems to exceed
 21 expectations and timelines and it's always
 22 exciting to see. So we appreciate it.
 23 We appreciate your openness and sharing
 24 with us, and I'd love to see the video. I
 25 don't know how you can get it to us, but we --
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1 but that's planned.
 2 THE CHAIRMAN: I understand.
 3 And it's harder to see because I don't
 4 pass there as much, but I'll drive by and take
 5 a look.
 6 Thank you. Appreciate it.
 7 MR. MOORE: Thank you.
 8 THE CHAIRMAN: Any questions or comments?
 9 BOARD MEMBERS: (No response.)
 10 THE CHAIRMAN: Anyone else from the
 11 public?
 12 And, Mr. Moore, thank you for being here,
 13 and Ryan. We appreciate seeing y'all here and
 14 what you do.
 15 Any other comments? Rafael?
 16 MR. CALDERA: No.
 17 THE CHAIRMAN: No comments.
 18 AUDIENCE MEMBER: (Indicating.)
 19 THE CHAIRMAN: Come on up. Introduce
 20 yourself and give us your address.
 21 AUDIENCE MEMBER: Sean Wilson, Blue Sky
 22 Communities, 5300 West Cypress Street, in
 23 Tampa.
 24 Thank you very much for the resolution,
 25 giving the -- I guess the allocation of
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1 MR. WALLACE: Through the Chair, I don't
 2 know if you have Dropbox -- Steve, you're from
 3 Georgia like me, so we've probably got to get
 4 some of our people to --
 5 MR. MOORE: Don't embarrass me.
 6 MR. WALLACE: Probably need to use the
 7 smarter people than us, but somebody can get it
 8 to us on Dropbox, and we'll make sure -- Ryan.
 9 Ryan can get it to Karen and then Karen can get
 10 it to everybody else.
 11 THE CHAIRMAN: But we really do appreciate
 12 it. Thank you. It's great to see.
 13 And I'll never forget when you said, if we
 14 drive by there and see workers not out there
 15 working and something not progressing to let
 16 you know. I never did see that. Every time I
 17 drove by, there were people out there working
 18 and they got it done. I think of that every
 19 time I drive by one of these projects and look
 20 out, and they work hard, so --
 21 MR. MOORE: Thank you. That still stands,
 22 by the way. That doesn't change any.
 23 THE CHAIRMAN: Okay.
 24 MR. MOORE: As I warned you, Jefferson
 25 Station, there may be a little bit of a stop,
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1 development rights regarding a development that
 2 we're proposing in a partnership with a
 3 nonprofit organization here locally called
 4 Aging True. They're one of the -- and I came
 5 before y'all, I think, in public comment in
 6 January maybe and told you that we were
 7 thinking of doing this, and so we made it this
 8 far. We've got our DDRB conceptual approval in
 9 April, and now we've made it this step, and so
 10 we're going to be applying for funding.
 11 Again, this is a joint venture between
 12 Blue Sky and Aging True. And I would say that
 13 the site is right in the middle of the three
 14 existing Cathedral residence high-rises that
 15 are owned by Aging True, and these are in the
 16 eastern part of downtown. And we just received
 17 funding on July 27th for low-income housing tax
 18 credits for a major renovation of the third of
 19 the three high-rises.
 20 The first one, Cathedral Terrace, we
 21 finished already. These are all renovations in
 22 the neighborhood of 10- to \$12 million each.
 23 Cathedral Terrace is complete. Cathedral
 24 Towers is about 90 percent complete. And now
 25 Cathedral Townhouse is going to be starting the
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1 middle of next year. And those are all
2 renovations where we have obtained funding from
3 the State of Florida and the federal
4 government.

5 And on the first one we did receive
6 \$1.8 million from the City of Jacksonville from
7 a couple of different agencies. So really
8 happy to be part of everything exciting that's
9 happening in downtown Jacksonville.

10 And I do want to congratulate Steve and
11 Vestcor on getting that award from the Florida
12 Housing Coalition. That's a big deal. And I
13 know it's not Vestcor, it's the property, but
14 that's a big deal for the city of Jacksonville,
15 so thank you very much.

16 THE CHAIRMAN: Thank you. Appreciate your
17 comments.

18 Seeing no more comments, that brings us to
19 the end of our meeting.

20 Again, staff, thank you for everything.
21 We look forward to working closely with you.
22 Keep us straight.

23 This meeting is adjourned.

24 (The above proceedings were adjourned at
25 3:50 p.m.)

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1 CERTIFICATE OF REPORTER

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

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

12
13
14
15 DATED this 22nd day of August 2018.

16
17 _____
18 Diane M. Tropa
19 Florida Professional Reporter

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23
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25
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