

CITY OF JACKSONVILLE
DOWNTOWN INVESTMENT AUTHORITY
BOARD MEETING

Proceedings held on Wednesday, August 7, 2019,
commencing at 3:45 p.m., City Hall, Lynwood Roberts
Room, 1st Floor, 117 West Duval Street, Jacksonville,
Florida, before Diane M. Tropia, FPR, a Notary Public in
and for the State of Florida at Large.

BOARD MEMBERS PRESENT:

CRAIG GIBBS, Acting Chair.
RON MOODY, Secretary.
OLIVER BARAKAT, Board Member.
DANE GREY, Board Member.
TODD FROATS, Board Member.
MARC PADGETT, Board Member.
BRAXTON GILLAM, Board Member.

ALSO PRESENT:

LORI BOYER, Chief Executive Officer.
GUY PAROLA, DIA, Operations Manager.
JOHN SAWYER, Office of General Counsel.
SONDRA FEITNER, Esquire.
JOHNNY GAFFNEY, Office of the Mayor.
MICHAEL BOYLAN, City Council Liaison.
REGGIE GAFFNEY, City Council Member.
KAREN UNDERWOOD-EILAND, Executive Assistant.

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1 highest and best use analysis and corporation
2 marketing materials and the ultimate marketing
3 of the old City Hall courthouse site. The City
4 has an existing contract with CBRE, and
5 Mr. Hughes decided that the most efficient and
6 effective way to move forward would be to
7 piggyback on that existing contract rather than
8 spending another 90 or 120 days going out for a
9 new RFP with new terms. So he negotiated with
10 them, and what we have before you today is a
11 second amendment of that contract, which
12 piggybacks on the existing City contract. I am
13 bringing it to you with the revised scope
14 that's included.

15 The board's recommendation was that your
16 obligation -- out-of-pocket obligation not
17 exceed \$50,000, and that is consistent with
18 what is provided to you here. Your exposure in
19 terms of cost for past-due services or for
20 production of materials or anything would not
21 exceed that. There is included a sliding scale
22 brokerage commission that is payable by a
23 prospective buyer, and our cost numbers are
24 credited against that in the event the
25 transaction closes and that fee is earned. So,
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1 PROCEEDINGS
2 August 7, 2019 3:45 p.m.
3 THE CHAIRMAN: Let's begin the Downtown
4 Investment Authority board meeting.
5 The first item on the agenda is a review
6 of the Authority's minutes.
7 BOARD MEMBER GILLAM: Move to approve.
8 BOARD MEMBER PADGETT: Second.
9 THE CHAIRMAN: Properly moved and seconded
10 that we approve the minutes.
11 Any discussion?
12 BOARD MEMBERS: (No response.)
13 THE CHAIRMAN: Hearing none, all those in
14 favor signify by saying aye.
15 COMMISSION MEMBERS: Aye.
16 THE CHAIRMAN: Opposition by like sign.
17 BOARD MEMBERS: (No response.)
18 THE CHAIRMAN: Thank you.
19 Next item is resolution 2019-08-07.
20 MS. BOYER: Thank you.
21 I'll give the board a brief explanation.
22 You will recall that a number of months ago,
23 back in the spring, you approved a resolution
24 authorizing the interim CEO to engage the
25 services of a brokerage firm to assist with the
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1 then, those would be charged out of that
2 commission amount.
3 In addition, I can tell you that during
4 the time we worked on this contract, we did
5 review similar contracts from other cities
6 around the state that CBRE had, and we also
7 verified the transactions, for example, on the
8 JEA building, which was based on the value of
9 the lease, that this is a typical form of
10 contract that is used by cities throughout the
11 state. This is not an unusual transaction.
12 And, secondly, I think the goal here is --
13 because we now have substantial interest from a
14 number of people, this is an opportunity for us
15 to try a marketing technique that substantially
16 broadens the field and see how much more we can
17 get and how much more interest we can generate
18 both, and how much greater return we can
19 generate as a result of doing that.
20 If this becomes a model we want to follow,
21 we may consider doing the same thing on the
22 Landing site a little further down the road.
23 And one of the board members suggested to me,
24 and I think it's a good idea, we may want to
25 consider putting out an RFP and having a
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1 continuing contract relationship with someone
2 just so -- as the DIA board independently, so
3 that you kind of have an open playing field to
4 decide who that may want to be -- who may be
5 that you want to proceed with next round. But
6 this is the opening door attempt at going
7 outside and not having something just posted on
8 the City website, and I think that you will see
9 probably both a much higher quality marketing
10 package as well as much broader effort in terms
11 of soliciting bidders from far and wide.
12 So this is simply a presentation of the
13 amended contract for your approval so that we
14 can begin work.
15 THE CHAIRMAN: What is the pleasure of the
16 board?
17 BOARD MEMBER GILLAM: First, I need to
18 disclose I filed an 8B because my firm and I
19 have done some work for CBRE.
20 THE CHAIRMAN: Thank you.
21 BOARD MEMBER BARAKAT: Mr. Chairman,
22 obviously, with my position at (inaudible), I
23 also signed a Form 8B.
24 THE CHAIRMAN: Thank you.
25 BOARD MEMBER MOODY: I make a motion that
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1 we approve this resolution.
2 BOARD MEMBER GREY: Second.
3 THE CHAIRMAN: Properly moved and
4 seconded.
5 Discussion?
6 Let's begin with Mr. Gillam.
7 BOARD MEMBER GILLAM: So I would speak in
8 favor of this motion, and here's the reason
9 why. I mean, I watched closely, as I'm sure
10 all of you did, because of our interests on
11 this board and also the citizens, to the recent
12 process through which JEA was evaluated and
13 site selection and opportunities, and I saw --
14 I see them in the audience today, Mr. Green
15 (phonetic) with us today, and saw the services
16 that CBRE provided to JEA and the benefit, at
17 least in my perspective, they provided in that
18 transaction. We need that kind of help on a
19 project this size, and to think we're going to
20 put this on the website ourselves and we can do
21 it ourselves without that kind of support, we
22 would be sorely mistaken.
23 THE CHAIRMAN: Thank you.
24 Mr. Froats.
25 BOARD MEMBER FROATS: No comments.
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1 THE CHAIRMAN: Mr. Barakat.
2 BOARD MEMBER BARAKAT: No comments other
3 than, you know, we should have done this years
4 ago, hired a professional to market properties.
5 I'm glad we're doing it now.
6 THE CHAIRMAN: Thank you.
7 Mr. Moody.
8 BOARD MEMBER MOODY: This is a real
9 important site, probably one of Jacksonville's
10 two best sites downtown, so we've got to get
11 this right. CB Richard Ellis is a -- has a
12 national reach, and I think they're the right
13 person, the right firm for the job.
14 THE CHAIRMAN: Thank you.
15 Mr. Grey.
16 BOARD MEMBER GREY: No comments.
17 THE CHAIRMAN: Mr. Padgett.
18 BOARD MEMBER PADGETT: No comments.
19 THE CHAIRMAN: Hearing no further
20 comments, all those in favor of Resolution
21 2019-08-07 signify by saying aye.
22 BOARD MEMBERS: Aye.
23 THE CHAIRMAN: Any opposition by like
24 sign.
25 BOARD MEMBERS: (No response.)
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1 THE CHAIRMAN: Unanimous.
2 Thank you.
3 The next is 2019-08-08.
4 MS. BOYER: I'll let Mr. Parola speak to
5 this one.
6 THE CHAIRMAN: Thank you.
7 Mr. Parola.
8 MR. PAROLA: Thank you, Mr. Chairman, and
9 to the board.
10 Resolution 2019-08-08 is the sale of
11 surplus stormwater credits. These are from the
12 treatment credits that a number of years ago
13 our predecessors did an inventory of the amount
14 of surplus capacity existing in our ponds to
15 treat them, and made the wise decision to
16 monetize them. We sell them so that the
17 developers can use 100 or close to 100 percent
18 of their property when building ponds or the
19 like. There are 174.7 credits remaining for
20 all of downtown.
21 What's being proposed is the sale of two
22 of those credits for about \$35,000. That's a
23 figure that is determined by the Public Works
24 Department, and it's a prescribed formula
25 inside the ordinance code. So this would leave
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1 us 172.7 credits to go.
 2 I'm here for any questions.
 3 THE CHAIRMAN: What is the pleasure of the
 4 board with regard to Resolution 2019-08-08?
 5 I'll entertain a motion.
 6 BOARD MEMBER BARAKAT: Motion to approve.
 7 BOARD MEMBER MOODY: Second.
 8 THE CHAIRMAN: Thank you.
 9 Mr. Padgett, would you start the comments,
 10 please.
 11 BOARD MEMBER PADGETT: I have no comment.
 12 THE CHAIRMAN: Thank you.
 13 Mr. Grey.
 14 BOARD MEMBER GREY: No comment.
 15 THE CHAIRMAN: Thank you.
 16 Mr. Moody.
 17 BOARD MEMBER MOODY: No comments or
 18 questions.
 19 THE CHAIRMAN: Thank you.
 20 Mr. Padgett.
 21 I'm sorry, you said no comments.
 22 Mr. Barakat.
 23 BOARD MEMBER BARAKAT: No comments.
 24 THE CHAIRMAN: Thank you.
 25 Mr. Froats.
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1 BOARD MEMBER FROATS: No comments.
 2 THE CHAIRMAN: Mr. Gillam.
 3 BOARD MEMBER GILLAM: No comments.
 4 THE CHAIRMAN: All those in favor of
 5 Resolution 2019-08-08 signify by saying aye.
 6 BOARD MEMBERS: Aye.
 7 THE CHAIRMAN: Any opposition by like
 8 sign.
 9 BOARD MEMBERS: (No response.)
 10 THE CHAIRMAN: Passes unanimous.
 11 Our next agenda item is 2019-08-09.
 12 Ms. Boyer.
 13 MS. BOYER: Mr. Chairman, this one is
 14 pretty simple. This is just the discussion we
 15 had at the very beginning, which is amending
 16 your bylaws, which included previously an order
 17 of business, and all we're doing is amending
 18 them to move public comment up to the front of
 19 the meeting. I think, as you can see today,
 20 that somewhat expedites the process and you get
 21 the benefit of everyone's input before you
 22 start.
 23 THE CHAIRMAN: What is the body's pleasure
 24 on Resolution 2019-08-09?
 25 BOARD MEMBER GREY: So moved.
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1 BOARD MEMBER PADGETT: Second.
 2 THE CHAIRMAN: Properly moved and
 3 seconded.
 4 Mr. Gillam, could you begin.
 5 BOARD MEMBER GILLAM: I support this.
 6 THE CHAIRMAN: Mr. Froats.
 7 BOARD MEMBER FROATS: I support it as
 8 well.
 9 THE CHAIRMAN: Mr. Barakat.
 10 BOARD MEMBER BARAKAT: No comments.
 11 THE CHAIRMAN: Mr. Moody.
 12 BOARD MEMBER MOODY: No comments.
 13 THE CHAIRMAN: Mr. Grey.
 14 BOARD MEMBER GREY: Makes us real
 15 efficient. Love it.
 16 THE CHAIRMAN: Mr. Padgett.
 17 BOARD MEMBER PADGETT: No comment.
 18 THE CHAIRMAN: Thank you.
 19 All those in favor of Resolution
 20 2019-08-09 signify by saying aye.
 21 BOARD MEMBERS: Aye.
 22 THE CHAIRMAN: Any opposition, like sign.
 23 BOARD MEMBERS: (No response.)
 24 THE CHAIRMAN: Passes unanimously.
 25 We are next on the Chief Executive
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1 Officer's report.
 2 Ms. Boyer.
 3 MS. BOYER: First of all, thank you all
 4 for your patience. I know we went over an hour
 5 and an hour is your goal, but we had a lot to
 6 deal with, and I think you're pretty amazing
 7 that you did it in two hours. So
 8 congratulations to the board on that.
 9 I did want to share with you a couple of
 10 things that we have been doing this month.
 11 First of all, as you can imagine, from a budget
 12 perspective, we have a lot of extra salary
 13 dollars available because we were not expending
 14 them this year, as we didn't have staff. I
 15 went to MBRC, Mayor's Budget Review Committee,
 16 and transferred a chunk of that, almost
 17 285,000, into Professional Services, which we
 18 then have proceeded to put out RFPs for the
 19 market feasibility study, which is on the
 20 street right now. That is an all-sector
 21 feasibility study/demands analysis for
 22 residential, hotel, retail, and commercial
 23 office, with the idea that it would be the
 24 underpinning of our updated CRA plan. And it
 25 also helps us as we are marketing properties to
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1 have that kind of economic analysis that we can
2 show someone regarding what the expected market
3 conditions are and demand is. So we'll have
4 our own version of that, and that's how we're
5 using part of the money.
6 We have a number of other things that were
7 in next year's budget that we were able to
8 accelerate and move the content up on
9 Professional Services. So I think, all in all,
10 that was -- it's been a little hairy trying to
11 get it all done, but I think this is a good use
12 of our funds.
13 From a staffing standpoint, I wanted to
14 share with you that we have added two positions
15 that are currently advertised. One of those
16 positions is a redevelopment coordinator
17 replacing Jim Klement. Mr. Parola and I are
18 conducting some interviews tomorrow afternoon
19 for some of the applicants on that. We have
20 received a number of applications; however,
21 many of the applications were not qualified for
22 exactly what we need. They didn't have the
23 design and landscape architecture background
24 that we needed. So we do have some, and we are
25 hopeful we'll fill that one soon.
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1 The other position that has been
2 advertised is the communications coordinator
3 position. The communications coordinator, I
4 received a lot of resumes on, and I'm hoping
5 that I will be interviewing next week on that
6 position.
7 The third position that is more important,
8 probably, and critical to us is the -- what
9 we're calling director of development, and that
10 is someone I have spoken with Rhodes about at
11 some length. It needs to have -- primary skill
12 set would be their financial background and
13 financial analysis capability, but I also want
14 someone who has negotiating skills so that when
15 I'm out of town, like last week on the Chamber
16 trip to Buffalo or something, things don't stop
17 in the interim.
18 And that one, I have -- we keep massaging
19 the job description a little bit and the
20 qualifications, but I look for input from any
21 of you. So if any of you have people that you
22 know of that might be qualified that you think
23 might be good for that, I would appreciate that
24 reference, as well as assistance in the
25 crafting of the qualifications and the job
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1 description because that's going to be a key
2 person, we want to get the right person.
3 And then in next year's budget, we also
4 have a finance and compliance position, which
5 is all about making sure, both from a statutory
6 standpoint and from a contract management
7 standpoint, that we are keeping up with all of
8 the dates that things are supposed to be
9 delivered and all of the various obligations
10 that we have to pay, that we are doing them on
11 a timely basis.
12 You may be aware that the council auditor
13 recently published an audit on the MPS garages.
14 Obviously, that's a deal that long predated DIA
15 even; however, we were -- the good news is that
16 we properly paid all of the amounts that were
17 owed. So from a financial standpoint, we did
18 everything right. The report was somewhat
19 critical of the paperwork in that we were not
20 requiring some of the things to be submitted
21 and we were not necessarily demanding things on
22 a timely basis. So we're working on that to
23 make sure that we have a process in place and
24 operating procedures in place to ensure that in
25 all of these transactions, we'll be making sure
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1 that we're keeping a calendar and managing the
2 delivery of documentation that others are
3 supposed to be providing to us.
4 So that's kind of where we are on
5 staffing. I mentioned the RFPs during that, as
6 well. I also wanted to share with you that --
7 I want to give a shout out to Mr. Parola and
8 the entire staff because we have been working
9 really hard for the entire month of July on
10 some financial reports that were due to the
11 council auditor. And by "really hard," that's
12 kind of an understatement. But we are getting
13 very close on those.
14 And I will tell you, we turned the
15 first -- we turned the Southside in. And we're
16 getting some comments back, but they are in
17 most cases confirming what we thought, which is
18 good, which means that our budget numbers were
19 right and what's in the accounting system isn't
20 necessarily, and so we can correct the two and
21 get them reconciled and, in some cases, that
22 will result in more funds available for us in
23 certain accounts than we previously thought we
24 had. But that's a process that I expect over
25 the next month will get refined. And that's
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1 part of why I asked us to not proceed on that
 2 budget amendment on the Southbank, because
 3 there's one movement that they identified that
 4 was helpful information to us that we'll add to
 5 it.

6 So the City is adopting a new accounting
 7 system. That starts in August. And when this
 8 new accounting system goes into place, all of
 9 our projects will have individual line items
 10 which will be different, so what we're trying
 11 to do now is kind of set it up so that we know
 12 what gets transferred into each individual line
 13 item. And that's really the essence of the
 14 report we've been working on.

15 Other than that, I went to Buffalo on the
 16 Chamber trip last week. Very interesting to
 17 see what's been happening in downtown Buffalo.
 18 A lot of retail, a lot of hotels, and it's a
 19 fairly active downtown, but, interestingly, no
 20 more residents than we have downtown. They do
 21 have a theatre district downtown. They have a
 22 casino downtown because it is a Native-American
 23 casino. And they have a significant number of
 24 hockey rinks that adds to their attraction.
 25 They also have something called the

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1 Buffalo Billion, that the governor of New York
 2 decided to invest a billion dollars in public
 3 improvements on their waterfront and downtown,
 4 which certainly gives them a jumpstart. You
 5 know, there are things they can do with the
 6 museums they have built and other things with
 7 that billion dollars that we don't really have
 8 the opportunity to do.

9 But I think there were some great
 10 take-aways and some interesting people, some of
 11 whom I intend to bring here. One was a
 12 developer who has done a lot of adaptive reuse,
 13 where they are talking about old, six-,
 14 eight-story mid-rise buildings like you will
 15 see downtown that were seriously deteriorated,
 16 and they have converted many of those to
 17 residential and mixed-use. That is something
 18 they have done throughout downtown.

19 And I think there is an opportunity --
 20 both this developer and an architect who
 21 participated in that process seems to believe
 22 that perhaps we're making it more complicated
 23 than it needs to be, because they're also using
 24 historic preservation grants, but they seem to
 25 be able to do it a little bit easier than we

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1 are. So we're talking about potentially in the
 2 fall working with the State Historic
 3 Preservation folks and maybe having a
 4 conference or a daytime program where we could
 5 bring these folks in. And, you know, they were
 6 volunteering to come on their own dime. So I
 7 would love to have that input from somebody
 8 else who has done it and done it successfully.

9 So that's kind of the summary of that.
 10 Otherwise, they have wonderful streetscapes,
 11 have done a really good job of their landscape
 12 and tree planting along the sidewalks and
 13 enhancing the sidewalks, and we're looking to
 14 do that using tree fund dollars in next year's
 15 budget and are hoping to start that process as
 16 well.

17 That's my report.

18 BOARD MEMBER MOODY: Is it a viable
 19 downtown where -- it's working, people living
 20 and thriving and shopping and so forth?

21 MS. BOYER: Yeah. I mean, you definitely
 22 have -- and when I say it's living, they don't
 23 have any more residents downtown than we do.
 24 They do have, interestingly, a fairly thriving
 25 retail and restaurant sector, which is

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1 surprising.

2 What I think they don't -- what's
 3 different is they don't have a Jacksonville
 4 Beach and an Avenues and a Town Center and a --
 5 they don't have the kind of competition with
 6 other areas, so residents in the surrounding
 7 community still come downtown.

8 And they have a great -- they created a
 9 theatre district, which I think is pretty -- it
 10 was clearly deteriorated, and they have a
 11 theatre much like the Florida Theatre, you
 12 know, a grand, old theatre, but in addition,
 13 they built a couple other small theatres next
 14 to it, and then they've got an AMC also as an
 15 infill. And if you create enough of that
 16 energy -- and I think that was some of the
 17 discussion today about building restaurants,
 18 building retail, we need to not -- we want to
 19 do residential, but we need to do not just
 20 residential. We've got to also add those other
 21 elements to it that are going to create a
 22 lifestyle downtown, not just a place for
 23 someone to live.

24 THE CHAIRMAN: Any further questions of
 25 our Chair?

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1 BOARD MEMBERS: (No response.)
2 THE CHAIRMAN: Next is the Chairman's
3 report.
4 MS. BOYER: That's you.
5 THE CHAIRMAN: Yes. Because I learned
6 about 90 minutes before this meeting I was
7 going to be chair, I don't have a report. But
8 I want to thank Ms. Boyer for the great work
9 she has done in her first meeting.
10 MS. BOYER: Thank you.
11 THE CHAIRMAN: DDRB briefing.
12 MR. PAROLA: Through the Chair, we will
13 have the DDRB briefing at our next meeting.
14 THE CHAIRMAN: Thank you.
15 Old business. I have one item of old
16 business. We have to get a governor's meeting
17 together with Mr. Grey and Mr. Padgett before
18 the next meeting, if that's possible. Keep
19 your calendars loose, please.
20 BOARD MEMBER BARAKAT: Mr. Chairman, I
21 just want to say one thing, if I may, on the
22 LaVilla vote, just some kind of postgame
23 reflection.
24 Obviously, you know where my sentiments
25 were with that vote. I have nothing but
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1 admiration for Vestcor and what they have done,
2 but -- and I know Ryan is still in the room,
3 but -- I guess the positive thing from this
4 outcome was, for the first time, we had a group
5 of developers upping the ante in creativity and
6 showing that they could do that without
7 additional cost to them or to the City. And
8 those developers showed that they could -- they
9 were interested in moving forward. They
10 thought they could make money and they would
11 cost the City less, and they went and they
12 thought outside the box to really comply with
13 our plan.
14 And to me, that's an -- after being eight
15 years on this Board, that's a turning point.
16 And that's why I -- again, nothing against
17 Vestcor. That's why I really wanted to see
18 that kind of project happen, as a model, so
19 that future developers could look to that and
20 say, you know what, we can do even better.
21 And when I started on this board, we were
22 desperate for development. If someone wanted
23 to do a hundred units of residential downtown,
24 we were like, really? Oh, okay. Yeah, we can
25 help you with that. And now, with -- you know,
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1 3,000 new units later, we're not desperate
2 anymore. And when we redo our BID plan later
3 this year, we really need to think about
4 emphasizing not just ROI, not just does a
5 pro forma work, but how does the development
6 celebrate our history, celebrate our
7 placemaking, our arts and culture. It's not
8 just about does the pro forma work anymore.
9 So I hope that when we redo the BID in the
10 next couple of months --
11 What I assume we're doing Ms. Boyer,
12 right?
13 MS. BOYER: (Nods head.)
14 BOARD MEMBER BARAKAT: -- that we develop
15 criteria by which we award incentives and take
16 more of that into consideration and really
17 practice it when we look at these deals. It's
18 one thing to put it in the plan, but to not
19 practice it when we see these deals is another.
20 So, anyway, despite the fact that the
21 folks that I thought would be the best for the
22 project didn't get it, I still think it's a
23 great turning point and a big positive step for
24 our downtown. I have the benefit of having a
25 historical perspective, you guys may not, and I
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1 just wanted to make sure you guys were aware of
2 that.
3 Thank you.
4 THE CHAIRMAN: Thank you, Mr. Barakat.
5 Any other old business?
6 MS. BOYER: I have one item, and I chose
7 not to bring it to the meeting this time
8 because we had a long agenda, which is at the
9 last meeting we talked about creating a process
10 for responses to unsolicited proposals and how
11 we were going to handle the notices of
12 disposition. I will bring that to you as a
13 formal process at the next meeting on
14 August 21st.
15 THE CHAIRMAN: Thank you.
16 Any new business?
17 BOARD MEMBER GILLAM: I just have one.
18 If we can't talk outside of this meeting,
19 I've got a conflict on the 21st. I don't know
20 if you have a quorum otherwise, but I need
21 to -- I've got some flexibility that day. I
22 have worked hard to try to avoid it, but it was
23 a preexisting conflict before the meeting was
24 scheduled and I have not been able to fix that.
25 So just wanted to let you know.
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1 THE CHAIRMAN: Thank you.
 2 BOARD MEMBER BARAKAT: I will be out of
 3 town as well.
 4 THE CHAIRMAN: Any other new business?
 5 Yes, Mr. Moody.
 6 BOARD MEMBER MOODY: With two of our
 7 members out, is there a way we could check
 8 calendars real quick to see if that could be
 9 rescheduled?
 10 MS. BOYER: Probably -- I mean, we can
 11 certainly do that if people -- if other people
 12 here now know that they are going to be absent,
 13 I would be interested in knowing, but I don't
 14 think we should attempt to reschedule the date
 15 here. It will be easier if we send out some
 16 dates if that turns out to be an issue. I know
 17 that Ms. Worsham was going to be available on
 18 the 21st because she responded when she
 19 couldn't come today that she had a fever.
 20 So anybody else know for sure that they
 21 are out on the 21st?
 22 BOARD MEMBER GILLAM: The morning would be
 23 fine for that.
 24 BOARD MEMBER PADGETT: I'm good for the
 25 21st.
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1 MS. BOYER: Okay. I'm not hearing from
 2 anyone else, and Mr. Gillam just said --
 3 indicated that he could do morning if need be
 4 on the 21st, so we'll -- unless I have a quorum
 5 problem, we're going to keep it where it is.
 6 THE CHAIRMAN: Thank you.
 7 Any other new business?
 8 BOARD MEMBERS: (No response.)
 9 THE CHAIRMAN: Hearing none, we are
 10 adjourned.
 11 (The above proceedings were adjourned at
 12 4:16 p.m.)
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1 CERTIFICATE OF REPORTER
 2
 3 STATE OF FLORIDA)
)
 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 14th day of August 2019.
 16
 17
 18
 19 _____
 Diane M. Tropa
 Florida Professional Reporter
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