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| | | 1 | member. |
| | CITY OF JACKSONVILLE | 2 | BOARD MEMBER HEAVENER: Micah Heavener, |
| | COMMUNITY REDEVELOPMENT AGENCY | 3 | board member. |
| | BOARD MEETING | 4 | BOARD MEMBER WOHLERS: Scott Wohlers, |
| | DOIND HEFTING | 5 | board member. |
| | | 6 | BOARD MEMBER CITRANO: Jim Citrano, board |
| | Proceedings held on Friday, January 31, 2025, | 7 | member. |
| | commencing at 9:00 a.m., City Hall at St. James, | 8 | MR. SAWYER: John Sawyer, Office of |
| | 117 West Duval Street, Lynwood Roberts Room, | 9 | General Counsel. |
| | Jacksonville, Florida, before Diane M. Tropia, FPR, a | 10 | BOARD MEMBER HIRABAYASHI: John |
| | Notary Public in and for the State of Florida at Large. | 10 | Hirabayashi, board member. |
| | | 12 | |
| | BOARD MEMBERS PRESENT: | | THE CHAIRMAN: Thank you, everybody. |
| | PATRICK KRECHOWSKI, Chair. | 13 | And I'm going to deviate a little bit |
| | MICAH HEAVENER, Vice Chair. SONDRA FETNER, Secretary. | 14 | because one of our members has a hard stop at |
| | SCOTT WOHLERS, Board Member. JIM CITRANO, Board Member. | 15 | 11:00. So just real quick, I'm going to |
| | JILL CAFFEY, Board Member. JOHN HIRABAYASHI, Board Member. | 16 | acknowledge that this is Mr. Citrano's last |
| | ALSO PRESENT: | 17 | meeting. He's been on the board for several |
| | LORI BOYER, DIA, Chief Executive Officer. | 18 | years, former board Chair, and I'm sure we'll |
| | GUY PAROLA, DIA, Operations Manager. STEVE KELLEY, DIA, Director of Development. | 19 | take some time at a future meeting to more |
| | JOHN SAWYER, Office of General Counsel. AVA HILL, Administrative Assistant. | 20 | formally recognize his service. |
| | | 21 | Thank you, Jim. Appreciate everything you |
| | | 22 | brought to the board, to downtown, and to the |
| | | 23 | and city of Jacksonville. |
| | | 24 | BOARD MEMBER CITRANO: Thank you. |
| | | 25 | THE CHAIRMAN: And also, although she's |
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| 1 | PROCEEDINGS | 1 | not here, I've heard she's sold her house, |
| - | January 31, 2025 9:00 a.m. | 2 | packed up and moved. Melinda Powers has also |
| 2 | | 3 | left the board. She's moved back to Michigan, |
| 3 | THE CHAIRMAN: Good morning. | 4 | so we'd all like to thank Melinda for her time |
| 4 | We're going to call to order the | 5 | and service to the board as well. |
| 5 | January 31, 2025, DIA board meeting to order. | 6 | Ava, if we could move to public comments, |
| 6 | This is rescheduled due to our snow day, I | 7 | please. |
| 7 | think, last week. | 8 | MS. HILL: We do have a public comment. |
| 8 | If we could start by standing and joining | 9 | We'll start with John Nooney. |
| 9 | me in the Pledge, please. | 10 | (Audience member approaches the podium.) |
| 10 | (Recitation of the Pledge of Allegiance.) | 11 | MS. HILL: Please state your name and |
| 11 | THE CHAIRMAN: Thank you. | 12 | address for the record. |
| 12 | Welcome, everybody. Last day of the month and we've got a very | 13 | AUDIENCE MEMBER: Hello. |
| 13 | | 14 | I am John J. Nooney. |
| 14 15 | full agenda. We'll start with intros going around horn. | 15 | 2023-0819, Jacksonville City Council |
| 15 | Mr. Parola, if you'd kick us off, please. | 16 | resolution. |
| 17 | MR. PAROLA: Guy Parola, DIA staff. | 17 | Also, active JSO trespass citation, |
| 18 | MR. KELLEY: Steve Kelley, director of | 18 | 2024-0571349, Jacksonville University. |
| 19 | downtown real estate and development. | 19 | 2024-0107, missed the ribbon-cutting |
| 20 | MS. BOYER: Lori Boyer, CEO. | 20 | ceremony on that one. |
| 21 | BOARD MEMBER CAFFEY: Jill Caffey, board | 21 | What I just want to share with all of you, |
| 22 | member. | 22 | you know real quick, you know, right now |
| 23 | BOARD MEMBER FETNER: Sondra Fetner, board | 23 | there's active legislation for the City |
| 24 | member. | 24 | Council, and it's our FIND projects. And you |
| 25 | THE CHAIRMAN: Patrick Krechowski, board | 25 | know that DIA has three projects that are on |
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| 1 | the list, and so | 1 | MS. HILL: That is it. |
| 2 | What I just want to also share with you | 2 | THE CHAIRMAN: All right. Thank you, Ava. |
| 3 | you know, I've been coming to the DIA for | 3 | We will now open up and move into our |
| 4 | years, and I you know, I really want to be | 4 | Community Redevelopment Agency meeting, |
| 5 | one of the biggest cheerleaders for this city, | 5 | starting with any Form 8B voting disclosures. |
| 6 | and but our waterways is getting absolutely | 6 | BOARD MEMBERS: (No response.) |
| 7 | crushed, and so what I want to just share with | 7 | THE CHAIRMAN: Seeing none, we'll move to |
| 8 | you all | 8 | the December 18th, 2024, Community |
| 9 | And, you know, I'd like this to be entered | 9 | Redevelopment Agency meeting minutes. |
| 10 | in the as evidence, but the bottom line is, | 10 | BOARD MEMBER FETNER: Move to approve. |
| | | - | BOARD MEMBER CITRANO: Second. |
| 11 | you know, right here on the list and it came | 11 | |
| 12 | from Waterways, but you know, our property | 12 | THE CHAIRMAN: Any discussion? Any |
| 13 | is on there, and so I would hope that the DIA | 13 | corrections? |
| 14 | would offer a resolution of support, you know, | 14 | BOARD MEMBERS: (No response.) |
| 15 | for the proposed 2025 FIND project list. | 15 | THE CHAIRMAN: Okay. We can vote as a |
| 16 | And let me just say, too, you know, I've | 16 | group. |
| 17 | already gone to the Commissioners of FIND. | 17 | All those in favor, signify by saying aye. |
| 18 | I've gone to the commissioners, you know, of | 18 | BOARD MEMBERS: Aye. |
| 19 | St. Johns County. You know, this is FIND. | 19 | THE CHAIRMAN: Any opposed? |
| 20 | It's the East Coast of the state of Florida, | 20 | BOARD MEMBERS: (No response.) |
| 21 | you know | 21 | THE CHAIRMAN: And the meeting minutes are |
| 22 | And let me just say, too, you know you | 22 | approved. |
| 23 | know, we're making a movie. Right now I'm | 23 | Moving on now to Item 3C, Resolution |
| 24 | wearing my Melissa Ross shirt. | 24 | 2025-01-01, Dorothy's Downtown modification. |
| 25 | I've got to say this: Jake Gordon is in | 25 | You should have an updated draft resolution, I |
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| 2 | And, you know, also I've got a new song | | think, and maybe some scrivener's red-line corrections, but I'll turn it over to Ms. Boyer |
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City of Jacksonville Community Redevelopment Agency

January 31, 2025 Uncertified Condensed Copy

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| Comn | nunity Redevelopment Agency 9 | | Uncertified Condensed Cop 11 |
| 1 | So the resolution before you today asks | 1 | I don't think we want to preclude them. |
| 2 | for your approval consideration of approval | 2 | Nevertheless, there may be an opportunity |
| 3 | of a reduction in those hours. It's still a | 3 | to increase what's available to you, or |
| 4 | commitment to evening hours from 3 o'clock till | 4 | something like that; change the rate if you are |
| 5 | either 9 or 10 o'clock through the week, | 5 | open lunch in addition, and you can agree to |
| 6 | Wednesdays through Sunday. | 6 | that up front. |
| 7 | Technically, this is within the guidelines | 7 | So I think we can certainly look at it and |
| 8 | of the FAB-REP program. I think that when we | 8 | put it on our list. Mr. Kelley and Mr. DeVault |
| 9 | wrote the guidelines, we assumed that lunch | 9 | have a number of other changes to that program |
| 10 | hours would be part of the amendment, so we | 10 | and to the DPRP program and things that we |
| 11 | structured it as the applicants had to either | 11 | would like to make, but those are legislative |
| 12 | commit to not just lunch, but evening or | 12 | code changes or program changes. And just in |
| 13 | morning or both. And so because the guidelines | 13 | terms of our manpower to get to them while we |
| 14 | don't specifically require lunch to be within | 14 | are trying to, luckily, have lots of new |
| 15 | the open hours, this is technically within the | 15 | transactions to process, those are taking |
| 16 | guidelines as written. | 16 | priority as opposed to changing the program |
| 17 | The proprietor of Dorothy's is committed | 17 | guidelines. |
| 18 | to adding lunch hours as situations allow, as | 18 | BOARD MEMBER FETNER: Thank you. |
| 19 | staff builds up and the demand is proven. | 19 | Just to be clear, I wouldn't want to limit |
| 20 | And so we looked at everything | 20 | anyone from getting a FAB-REP if they were just |
| 21 | comprehensively, we looked at the scoring | 21 | doing rest doing evening hours. I think |
| 22 | rubric. It did reduce the scoring rubric a | 22 | that's also a critical aspect of this, but |
| 23 | little bit, I think from 42 to 39, which is | 23 | maybe, like you said, considering additional |
| 24 | still above the cutoff of 30. | 24 | incentives to be open during lunch would be |
| 25 | And so with that said, I'd be happy to | 25 | something I think worthy of looking at. |
| | Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 | | Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 |
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| 1 | address any questions. | 1 | Thank you. |
| 2 | THE CHAIRMAN: Any questions for | 2 | THE CHAIRMAN: Thank you. |
| 3 | Mr. Kelley? | 3 | And maybe even along those lines, a |
| 4 | BOARD MEMBER FETNER: I do. | 4 | ramp-up period, you know, where where |
| 5 | THE CHAIRMAN: Go ahead. | 5 | they're dinner only for a number of months |
| 6 | BOARD MEMBER FETNER: Now that we see that | 6 | or or something, but there's an incentive to |
| 7 | the lunch service cannot be assumed, is there a | 7 | help them convert or add staff or you know, |
| 8 | plan to update the program for that? | 8 | I see that they plan on it. We don't really |
| 9 | Just because I'm in this area of this | 9 | know when, you know, and how to encourage that |
| 10 | restaurant, and we have lost a lot of lunch | 10 | over a period of time might be helpful as well. |
| 11 | place restaurants in the Elbow, and I would | 11 | MR. KELLEY: Agree. |
| 12 | love to see some type of incentive to have that | 12 | THE CHAIRMAN: Any other questions, |
| 13 | return. | 13 | comments? |
| 14 | MS. BOYER: If I may, just because | 14 | BOARD MEMBERS: (No response.) |
| 15 | Mr. Kelley may not know that I've had other | 15 | THE CHAIRMAN: Okay. I'll entertain a |
| 16 | conversations with a couple of high-end | 16 | motion on Resolution 2025-01-01. |
| 17 | restaurants that are kind of modeling | 17 | BOARD MEMBER HEAVENER: Move to approve. |
| 18 | themselves after Cowford, which also is dinner | 18 | BOARD MEMBER WOHLERS: Second. |
| 19 | only. | 19 | THE CHAIRMAN: All right. I have a motion |
| 20 | I think that what what we should do, if | 20 | and a second. |
| 21 | we want to do that I don't think we should | 21 | Last chance for any questions or |
| 22 | restrict FAB-REP to somebody that's open lunch | 22 | discussion. |
| 23 24 | and dinner or lunch and breakfast. I think we | 23 24 | BOARD MEMBERS: (No response.) |
| 24 25 | should allow for the dinner-only opportunity because that's a different type of facility and | 24 25 | THE CHAIRMAN: Okay. Mr. Hirabayashi, how |
| 23 | Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 | 20 | do you vote? Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 |
| 1 | | | DIALE IVI. TUDIA. IIIC. FUSL UTILE DUX 23/3. JACKSUTVILLE. FL 32203 |
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| | 13 | | 15 | |
| 1 | BOARD MEMBER HIRABAYASHI: In favor. | 1 | So where it used to say "the DIA approves" and | |
| 2 | THE CHAIRMAN: Mr. Citrano. | 2 | "up to" language, it now reads, "The DIA | |
| 3 | BOARD MEMBER CITRANO: I'm in favor. | 3 | approves a contribution in an amount not to | |
| 4 | THE CHAIRMAN: Mr. Wohlers. | 4 | exceed \$250,000." | |
| | BOARD MEMBER WOHLERS: In favor. | - | There are four smaller i's there. | |
| 5 | | 5 | | |
| 6 | THE CHAIRMAN: Mr. Heavener. | 6 | Basically, what they do is they're going to | |
| 7 | BOARD MEMBER HEAVENER: In favor. | 7 | have to go in front of DDRB. So we're not | |
| 8 | THE CHAIRMAN: Ms. Fetner. | 8 | absolving them of that. Contributions will be | |
| 9 | BOARD MEMBER FETNER: In favor. | 9 | for both expenses that they have incurred, | |
| 10 | THE CHAIRMAN: Ms. Caffey. | 10 | because they had to do, immediately, some | |
| 11 | BOARD MEMBER CAFFEY: In favor. | 11 | signage, as well as expenses they will incur. | |
| 12 | THE CHAIRMAN: And I, too, am in favor, so | 12 | Again, because they're going to be subject to | |
| 13 | Resolution 2025-01-01 passes unanimously. | 13 | our timing of the Capital Improvement Program, | |
| 14 | Thank you for that. | 14 | you know, we want to make sure we're getting | |
| 15 | And now we will move on to Item 3D, | 15 | their costs, previously, and their costs in the | |
| 16 | 2025-02-01, 100 Fest [sic] Park Avenue signage. | 16 | future. | |
| 17 | MS. BOYER: And I'm going to defer to | 17 | You're authorizing, as you typically do, | |
| 18 | Mr. Parola. | 18 | your CEO to negotiate for their terms and | |
| | | | conditions. | |
| 19 | MR. PAROLA: Thank you. | 19 | | |
| 20 | You all should have a | 20 | And, finally, we, as DDRB staff, are going | |
| 21 | strike-through/underline that I handed out. | 21 | to help them through the permitting process. | |
| 22 | And just so you are aware, the | 22 | It's only right; it's our property. | |
| 23 | strike-through/underline just changes an "up | 23 | So that's that's really what this does. | |
| 24 | to" to an amount "not to exceed," and I'll go | 24 | THE CHAIRMAN: All right. Thank you, | |
| 25 | ahead and explain that. | 25 | Mr. Parola. | |
| | Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 | | Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 322 | 203 |
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| | 14 | | 16 | |
| 1 | | 1 | | |
| | The City owns a piece of property that | | Any questions for Mr. Parola? | me |
| 2 | The City owns a piece of property that WJCT leases. They have a relatively long lease | 2 | Any questions for Mr. Parola? BOARD MEMBER HIRABAYASHI: How do you con | ne |
| 2 3 | The City owns a piece of property that WJCT leases. They have a relatively long lease on it. With the tearing down of the bridge | 2 3 | Any questions for Mr. Parola? BOARD MEMBER HIRABAYASHI: How do you con up with the \$250,000 figure? | ne |
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City of Jacksonville

January 31, 2025

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| Comm | nunity Redevelopment Agency 17 | | Uncertified Condensed Copy 19 |
| 1 | anticipate most of the signage being to the | 1 | had eliminated their access. |
| 2 | benefit of WJCT and our property. | 2 | So you can see this is kind of a domino of |
| 3 | THE CHAIRMAN: Anyone else? | 3 | things. And so part of this is working with |
| 4 | MS. BOYER: Through the Chair, may I add | 4 | WJCT to somewhat make them whole for the |
| 5 | to the response of Mr. Hirabayashi? | 5 | changes in their access that they incurred. |
| 6 | THE CHAIRMAN: (Nods head.) | 6 | And some of you may have even driven down |
| 7 | MS. BOYER: I would say, first of all, | 7 | there. When the Hart Bridge project was first |
| 8 | they've already installed a new monument sign | 8 | completed, the WJCT sign was in a median, like, |
| 9 | that they constructed, and they do have they | 9 | out in the middle of the expressway somewhere. |
| 10 | did have a preliminary wayfinding design for | 10 | So that had to be removed and then they had to |
| 11 | the parking lot for people to understand how | 11 | construct a new sign at the entrance, at the |
| 12 | they're going to get to visitor parking and all | 12 | new signalized intersection, at their own |
| 13 | of that. And we do have actual cost numbers of | 13 | expense. |
| 14 | estimates from contractors and vendors that | 14 | So more than you maybe wanted to know, but |
| 15 | they have used on those particular items. | 15 | it kind of gives you background on how we got |
| 16 | So that's how we were getting to that | 16 | here, which makes more sense of things. |
| 17 | approximate number. It may not be that much or | 17 | THE CHAIRMAN: So, Mr. Parola, real quick, |
| 18 | it may exceed that much, but our obligation is | 18 | so the the contribution, is DIA or I |
| 19 | only up to that number. | 19 | guess a better way to say it, is the tenant |
| 20 | What Mr. Parola didn't mention and I | 20 | going to manage commissioning the work, |
| 21 | share just so you're aware is this is part | 21 | planning the work, buying you know, what |
| 22 | of a larger MOU that the City is entering into | 22 | kind of signs, what they look like, they're |
| 23 | with WJCT and will be part of a larger lease | 23 | just going to comply with the City code? |
| 24 | amendment. So the entire WJCT lease will | 24 | But they're going to handle it; we're just |
| 25 | require an amendment to make some boundary | 25 | contributing funds and and helping with |
| | Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 | | Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 |
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| | 18 | | 20 |
| 1 | changes associated with this roadway, and the | 1 | permitting and and, really, that's it? |
| 2 | City is taking on obligations regarding reconstruction of that and construction of the | 2 | MR. PAROLA: Absolutely, yes. |
| 3 | roadway, all of that. | 3 | THE CHAIRMAN: Okay. BOARD MEMBER HEAVENER: Are they are |
| 4 5 | This kind of is another piece of that and | 4 | the funds for things that have already been |
| 6 | facilitating that reconfiguration of their | 6 | constructed or are the funds for things to be |
| 7 | parking that allows the new fire station to be | 7 | constructed? |
| 8 | built. So we did background, for those of | 8 | MR. PAROLA: Through the Chair, both. |
| 9 | you who were not on the board at the time: The | 9 | They've already incurred expenses, and so |
| 10 | property immediately to the east of this | 10 | we're making them whole for that, and then to |
| 11 | parcel, of the WJCT, is owned by AR Polar. We | 11 | be incurred as well. |
| 12 | did a negotiated acquisition, essentially, with | 12 | BOARD MEMBER HEAVENER: And then the thing |
| 13 | AR Polar, which, among other things, they gave | 13 | that I just struggle a little bit with is I |
| 14 | us the land, gave the City the land for a | 14 | would understand, you know, kind of a retail |
| 15 | replacement fire station site that replaces | 15 | operator and people need to find their |
| 16 | the fire station that was removed from the | 16 | storefront, like I \$250,000, to me, is a |
| 17 | Four Seasons hotel site. | 17 | lot of money for a business that I don't |
| 18 | So part of Four Seasons, we removed a fire | 18 | know how much, you know, people are really |
| 19 | station, we had to find another marine fire | 19 | trying to find it, but I I don't know. |
| 20 | station location on the river. We got AR Polar | 20 | MS. BOYER: Through the Chair to |
| 21 | to agree to give us the acreage to put it right | 21 | Mr. Heavener, they have a lot of public events, |
| 22 | there because we had enough depth on the | 22 | and so the real issue is not so much their |
| 23 | waterfront. Part of their condition was, they | 23 | tenants in the building they'll figure out |
| 24 | needed an access road in at a signalized | 24 | how to find access to it, but they have a lot |
| 25 | intersection because the Hart Bridge project | 25 | of public events there; often, several a week. |
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| | 21 | | 23 |
| 1 | So that's the real issue, is people coming to | 1 | resolution. |
| 2 | all of those and trying to figure out how to | 2 | But the costs that have already been |
| 3 | get in. | 3 | incurred is something to the tune of 23,000 or |
| 4 | THE CHAIRMAN: Yeah. I think, for me, the | 4 | 25,000. So the bulk of this funding is going |
| | real issue is figuring out where you're going. | | |
| 5 | | 5 | towards the new wayfinding. |
| 6 | It's very confusing over there. I mean, it | 6 | THE CHAIRMAN: Thank you. |
| 7 | not just to get to WJCT, but if you're coming | 7 | Any other questions? |
| 8 | from I don't even know what the street is | 8 | BOARD MEMBERS: (No response.) |
| 9 | called anymore around the east side of the | 9 | THE CHAIRMAN: Okay. I'll entertain a |
| 10 | stadium, trying to get to the Hart Bridge, | 10 | motion on Resolution 2025-01-02. |
| 11 | it's it's a bizarre pattern for traffic, so | 11 | BOARD MEMBER CITRANO: Move to approve. |
| 12 | it it's a weird situation. | 12 | BOARD MEMBER FETNER: Second. |
| 13 | And I remember the WJCT sign was just kind | 13 | THE CHAIRMAN: All right.We have a |
| 14 | of stuck out in the middle of a triangular | 14 | motion and a second. |
| 15 | median, you know, probably over 100 feet away | 15 | Last chance for any questions or comments. |
| 16 | from their entrance, so it's a bizarre-looking | 16 | BOARD MEMBERS: (No response.) |
| 17 | area. | 17 | THE CHAIRMAN: Mr. Hirabayashi, how do you |
| 18 | MS. BOYER: So wayfinding in general is | 18 | vote? |
| 19 | one of the plan projects in our CRA and BID | 19 | BOARD MEMBER HIRABAYASHI: In favor. |
| 20 | Plan. And I think this hence the reason we | 20 | THE CHAIRMAN: Mr. Citrano. |
| | | 20 | BOARD MEMBER CITRANO: In favor. |
| 21 | use funds from our wayfinding account, because | | |
| 22 | I do think it is important for us in downtown, | 22 | THE CHAIRMAN: Mr. Wohlers. |
| 23 | in general we weren't necessarily thinking | 23 | BOARD MEMBER WOHLERS: In favor. |
| 24 | about this particular project at the time, but | 24 | THE CHAIRMAN: Mr. Heavener. |
| 25 | especially as we were thinking as we're | 25 | BOARD MEMBER HEAVENER: In favor. |
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| | 22 | | 24 |
| 1 | converting from one-way to two-way travel on | 1 | THE CHAIRMAN: Ms. Fetner. |
| 2 | streets, that we need to be focused on a | 2 | BOARD MEMBER FETNER: In favor. |
| | | | BOARD MEMBER FEINER. III IAVOI. |
| 3 | wayfinding plan so people can still figure out | 3 | THE CHAIRMAN: Ms. Caffey. |
| 3 4 | wayfinding plan so people can still figure out how to get to places downtown and make that | 3 4 | |
| - | | | THE CHAIRMAN: Ms. Caffey. |
| 4 | how to get to places downtown and make that | 4 | THE CHAIRMAN: Ms. Caffey. BOARD MEMBER CAFFEY: In favor. |
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| | nunity Redevelopment Agency | <u> </u> | Uncertified Condensed Copy |
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| | 25 What this is simply doing is a sawe new | | 27 ROARD MEMBERS: (No recoord) |
| 1 | What this is simply doing is as we now | 1 | BOARD MEMBERS: (No response.) |
| 2 | have the documents completed and we're ready to | 2 | THE CHAIRMAN: Seeing none, |
| 3 | file legislation with City Council to approve | 3 | Mr. Hirabayashi, how do you vote? |
| 4 | that, we are changing the performance schedule, | 4 | BOARD MEMBER HIRABAYASHI: In favor. |
| 5 | and we're changing the performance schedule to | 5 | THE CHAIRMAN: Mr. Citrano. |
| 6 | reflect where we actually are in the process. | 6 | BOARD MEMBER CITRANO: In favor. |
| 7 | MOSH had an obligation to deliver a | 7 | THE CHAIRMAN: Mr. Wohlers. |
| 8 | 30 percent design to us in the fall, which they | 8 | BOARD MEMBER WOHLERS: In favor. |
| 9 | did. There were some concerns from the various | 9 | THE CHAIRMAN: Mr. Heavener. |
| 10 | City staff regarding that design and the | 10 | BOARD MEMBER HEAVENER: In favor. |
| 11 | elimination of parking. The comments we have | 11 | THE CHAIRMAN: Ms. Fetner. |
| 12 | provided back to MOSH is that they must provide | 12 | BOARD MEMBER FETNER: In favor. |
| 13 | an equivalent number of parking spaces on site | 13 | THE CHAIRMAN: Ms. Caffey. |
| 14 | to what they currently have. And other parking | 14 | BOARD MEMBER CAFFEY: In favor. |
| 15 | needs above and beyond that we can leave to | 15 | THE CHAIRMAN: And I, too, am in favor, so |
| 16 | available parking facilities in the area, but | 16 | 2025-01-03 passes unanimously. |
| 17 | at least for a City-owned museum, they had to | 17 | We look forward to continued progress on |
| 18 | provide the minimum number. | 18 | that important project for downtown. |
| 19 | That requires a little bit of a redesign | 19 | All right. Moving on to Item 3F, |
| 20 | on their part and some rethinking in how | 20 | 2025-01-04, rescind Berkman approval. |
| 21 | they're working through it. Hence, we've come | 21 | Ms. Boyer. |
| 22 | up with a new performance schedule, same | 22 | MS. BOYER: Thank you, Mr. Chairman. |
| 23 | completion date of the building, but just | 23 | So this is really the result of some good |
| 24 | extending time, primarily in this change, from | 24 | news. As you know, the City was involved in |
| 25 | 30 to 60 percent, to be sure we nail down what | 25 | the demolition of Berkman II, what, two or |
| 20 | Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 | 20 | Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 |
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| 00111 | nunity Redevelopment Agency | - | Uncertified Condensed Copy |
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| | 29 | | 31 |
| 1 | anything that is in that old JEDC redevelopment | 1 | there's any code violations or anything like |
| 2 | agreement. | 2 | that, when it was up for so long and not built? |
| | - | | · · · |
| 3 | So that is what this resolution does, to | 3 | And then I know when the demo happened, |
| 4 | help facilitate a closing that may occur in | 4 | wasn't there a big cleanup? I'm just wondering |
| 5 | February or March. | | if they're related. |
| | | | MS. BOYER: I don't believe and I'll |
| 6 | THE CHAIRMAN: Thank you, Ms. Boyer. | | |
| 7 | Just for my own edification, does this | 7 | defer to Mr. Sawyer, but I don't I know that |
| 8 | action, does it release or otherwise unburden | 8 | the City had a lien for funds they had advanced |
| 9 | any funds that may have been allocated or being | 9 | on the demolition. I can't imagine that the |
| | | - | - |
| 10 | held or are we way past that? | 10 | termination of the RDA has any bearing on that |
| 11 | MS. BOYER: We're way past that. | 11 | because that was really a separate transaction |
| 12 | There were commitments to fund certain | 12 | of advancing funds and there was separate |
| 13 | things, but those commitments again, from | 13 | legislation for that. |
| | | | • |
| 14 | our perspective, the performance schedule has | 14 | MR. SAWYER: Yeah. Through the Chair, the |
| 15 | been breached by ten years, you know, whatever. | 15 | Code Enforcement liens have a life of their own |
| 16 | We would not pay on those in any event, | 16 | to the extent that they're recorded that are |
| 17 | and so there is nothing that is actually | 17 | independently RDA. |
| | . , | | |
| 18 | available and encumbered anywhere. | 18 | I don't have specific knowledge of what |
| 19 | Now, I'm going to hesitate on this. In | 19 | was occurring at the time. I know that there |
| 20 | DIA | 20 | was some issue getting the contract in place, |
| 21 | THE CHAIRMAN: Right. | 21 | it was demolished. |
| 22 | MS. BOYER: Okay? | 22 | |
| | , | | At this point, I believe those have been |
| 23 | And maybe, Mr. Parola, we can ask the | 23 | cleaned off, I'm not positive, but this won't |
| 24 | question at least. Who knows whether there is | 24 | impact the anything that's been recorded on |
| 25 | something somewhere in the City General Fund | 25 | the property from a Code Enforcement |
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| | (904) 821-0300 | | |
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| | MadamCourtReporter.com | | MadamCourtReporter.com |
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| | 30 | | 32 |
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| 2 | that we should look for that may have, you know, never been transferred to DIA's | 2 | standpoint. BOARD MEMBER FETNER: Thank you. |
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City of Jacksonville Community Redevelopment Agency

January 31, 2025 Uncertified Condensed Copy

| Community Redevelopment AgencyUncentified Condeniesed Co1BOARD MEMBER CAFFEY: In favor.33352THE CHAIRMAN: And I, too, am in favor, so3BOARD MEMBER HIRABAYASHI: Just a question32about so how does this item come to the34And thank you for that.5board as opposed to just being able to be done5We can now move on to item 3G, Resolution62025-01-08, LaVilla parcels access agreement.47And you should have an updated ordinance in8your packet.99Ms. Boyer.8MS. BOYER: Thank you, Mr. Chairman.10We've had conversations in the past10MS. BOYER: Thank you, Mr. Chairman.10We've had conversations in the past11As you know, we had talked about bringing1some of you will particularly be aware of this12a resolution to the board for a potential10We've had conversations in the past14so that would be at this meeting.11somaller incentives that we cannot the15We did not have that ready for publication16statute is granted to the board and that there16when we were scheduled for an earlier meeting17generally the instruction we have.18February. And we'll be working you'll be18So there's not a lot of things that serve19ase an administrative function without but20perhaps Mr. Sawyer will indicate21not be familiar, there is a provision that12< | City o | of Jacksonville | | January 31, 2025 |
|--|--------|---|----|---|
| 1 BOARD MEMBER CAFFEY: In favor. THE CHAIRMAN: And I, too, am in favor, so 1 BOARD MEMBER HIRABAYASHI: Just a question about so how does this item come to the about so how does the sould the does by staff or at the DI level? Is there board level? 4 And thank you for that. 7 And you should have an updated ordinance in 8 your packet. 9 anything unique about it that would cause it to sanything unique about it that would cause it to sanything unique about it heal proval of 1 in the month, so we pushed those all to 11 the month, so we pushed those all to 13 smaller incentives that we cannot the 14 authority in the Ordinance Code and in the 15 statute is granted to the board and that there 16 isn't a basis to delegate that authority is 17 perhaps Mr. Sawyer will indicate 11 think the process that we operate under 12 they are doing is survey access, something like 14 authority about it coming 15 to accompany transactions, et cetra, the 14 austority may vary, depending on whether they 15 access agreement here - and the reason I'm 7 changing the language from an access agreement they 14 authere chair, so all of tha can be done 7 by the CEO ver | Comm | | | Uncertified Condensed Copy |
| 2THE CHAIRMAN: And I, too, am in favor, so2about so how does this item come to the3Resolution 2025-01-04 passes unanimously.4And thank you for that.5board as opposed to just being able to be done4And thank you for that.5We can now move on to item 3G, Resolution5about so how does this item come to the52025-01-08, LaVilla parcels access agreement6say it needs to be, you know, lifted up to the62025-01-08, LaVilla parcels access agreement6say it needs to be, you know, lifted up to the7And you should have an updated ordinance inyour packet.99Ms. Boyer.10MS. BOYER: Thank you, Mr. Chairman.1010MS. BOYER: Thank you, Mr. Chairman.10We've had conversations in the past11As you know, we had talked about bringing13isome of you will particularly be aware of this12aresolution to the board for a potential13isome of you will particularly be aware of this14so that would be at this meeting.14So there's not a lot of things that serve15We did not have that ready for publication15So there's not a lot of things that serve16isin'ta basis to delegate that authority is17not be familiar, there is a provision that1118Boury, Assigned to our inventory and2019porperty.1110Diane M. Topia, Inc., Post Office Box 2375, Jacksonville, FL 3220310beliegenet.So there's not a | 1 | | 1 | |
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| 4And thank you for that.4by staff or at the D1A level? Is there5We can now move on to item 3G, Resolutionanything unique about it that would cause it to62025-01-08, LaVilla parcels access agreement.anything unique about it that would cause it to7And you should have an updated ordinance inyour packet.59MS. BOYER: Thank you, Mr. Chairman.10MS. BOYER: Thank you, Mr. Chairman.10MS. BOYER: Thank you, Mr. Chairman.10We've had conversations in the past11As you know, we had talked about bringing10Sowe of you will particularly be aware of this12aresolution to the board for a potential50 well we were scheduled for an earlier meeting1015We did not have that ready for publication16statute is granted to the board and that there16when were scheduled for an earlier meeting16statute is granted to the board and that there18seelag all of that information very soon.18So there's not a lot of things that serve20What this is for those of you who may2118So there's not a lot of things that serve21allows DIA to provide access agreements on (04) 821-030023So there's not allot of thing23geotechnical investigation or whether they're 4 just on site surveying for a legal description3411conduct due diligence activities. So whether 4 just on site surveying for a legal description513agereenchical investigation or whether they're 4 just on site | | | _ | |
| We can now move on to item 3G, Resolution 2025-01-08, LaVilla parcels access agreement. And you should have an updated ordinance in your packet. MS. Boyer. MS. BOYER: Thank you, Mr. Chairman. As you know, we had talked about bringing a resolution to the board for a potential disposition for the UF campus in January at so that would be at this meeting. when we were scheduled for an earlier meeting in the month, so we pushed those all to february. And we'll be working you'll be seeing all of that information very soon. generally the instruction we have. they are doing is survey acces, something like they are doing is survey acces, something like they are doing is survey acces, something like they are doing is unvey acces, something like generally the instruction for them to pole holes in the ground and restore, gust on site surveying for a legal description to access agreement site because generality the raw anything to access agreement site because to noe rome access agreements to access agreements is b | | · · · · · · | - | |
| 6 2025-01-08, LaVilla parcels access agreement. 7 And you should have an updated ordinance in your packet. 6 say it needs to be, you know, lifted up to the board level? 9 Ms. Boyer. Ms. Boyer. Though the Chair, I'm going to defer to Mr. Sawyer a bit. 10 MS. BOYER: Thank you, Mr. Chairman. 10 We've had conversations in the past 11 As you know, we had talked about bringing 12 a resolution to the board for a potential disposition for the UF campus in January at 13 some of you will particularly be aware of this smaller incentives that we cannot the authority in the Ordinance Code and in the 15 We did not have that ready for publication when we were scheduled for an earlier meeting 17 in the finance context or in the approval of ssmaller incentives that we cannot the authority in the Ordinance Code and in the 15 We did not have that ready for publication what this is for those of you who may allows DIA to provide access agreements on 21 17 generally the instruction without but property assigned to our inventory and 22 18 So there's not a lot of things that serve as an administrative function without but property assigned to our inventory and 23 20 Perhaps Mr. Sawyer will indicate 24 21 11 It ink the process that we operate under 24 23 24 14 20 14 14 24 24 | _ | | | • |
| 8your packet.Ms. Boyer.Ms. Boyer.Ms. Boyer.Ms. Boyer.10MS. BOYER: Thank you, Mr. Chairman.As you know, we had talked about bringing 1 aresolution to the board for a potential disposition for the UF campus in January at so that would be at this meeting.It we cannot the authority in the Ordinance Code and in the smaller incentives that we cannot the authority in the Ordinance Code and in the statute is granted to the board and that there isn't a basis to delegate that authority is generally the instruction we have.17Ms Boyer.So there's not a lot of things that serve a sa andministrative function without but perhaps Mr. Sawyer will indicate I think the process that we operate under is that if it is noninvasive, if the only thing to poke holes in the ground and restore, (904) 821-0300 MadamCourtReporter.com24City-owned property.3425The access agreement allows someone to Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-03003424City-owned property.3425The access agreement allows someone to Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-030034361If it does have the authorization for them to poke holes in the ground and restore, 3363414conduct due diligence activities. So whether the accompany transactions, et cetrar, the access agreement sis because to one or more access agreements is because ther are multiple parcels and the scope of the activity may vary, depending on whether the there are multiple parcels and the scope of the activity may wark sen | 6 | | 6 | , |
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| TIP TUVOIVEU AUD THE SCOPE INVOIVED. TIP WAS ISICE WROND THERE WAS, A TEW VEARS DACK. | | | | |
| | | • | | |
| 16 We have not finalized or negotiated the 17 terms of the actual access agreements yet. 16 a delegation to the CEO for short-term use 17 agreements, mainly for special events, that | | - | | - |
| 18 This is just providing me with the authority to 18 type of thing. It could include what Ms. Boyer | | - , | | |
| 19 enter into those agreements and allow them to 19 is describing, which is due diligence work that | | | | |
| 20 start due diligence sooner rather than later so 20 does not include subsurface work. But the | | - | - | |
| 21 that we can get to the point of knowing where 21 subsurface work has always been retained by the | | - | | |
| 22 we are in terms of the desirability of the 22 board, and so staff have no ability to grant | | | | |
| 23 subject land. 23 that right. | | - | | · · · - |
| 24 THE CHAIRMAN: Thank you. 24 The same exists on the on nonDIA/CRA | | - | | - |
| 25Any questions for Ms. Boyer?25property where Council has a very tight | 25 | • | 25 | |
| Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 3220 | | Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 | | Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 |
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| | 37 | | 39 |
| 1 | delegation on when subsurface work can be done | 1 | parcels that they have an interest in and have |
| 2 | simply because of the high level of scrutiny | 2 | identified. That's probably a much simpler |
| 3 | needed. | 3 | effort, but it will really depend on the |
| 4 | THE CHAIRMAN: So, generally, we're | 4 | individual property. |
| 5 | talking about access versus any actual impact | 5 | THE CHAIRMAN: This question probably goes |
| 6 | to the property itself; is that or am I | 6 | a little bit beyond. Do you know if this area |
| 7 | over-generalizing it? | 7 | is within the downtown brownfield designation |
| 8 | Mr. Parola. | 8 | or is it outside of it? Does anybody know? |
| 9 | MR. PAROLA: I'll put this in my lizard | 9 | MR. PAROLA: Through the Chair, I I |
| | brain terms. There isn't a that I know of, | 10 | don't know. We can but I believe most of |
| 10 | | 11 | downtown is in a brownfield. |
| 11 | any staff in the City that can tell anybody | 12 | THE CHAIRMAN: Right. |
| 12 | they can poke holes or otherwise, you know, do | | |
| 13 | something invasive in our property. | 13 | MR. PAROLA: Now, whether or not it's |
| 14 | To Ms. Boyer's point, that's that's | 14 | THE CHAIRMAN: I just |
| 15 | pretty profound, and so it should rise to a | 15 | MR. PAROLA: Whether or not it's an ash |
| 16 | level of whatever body is responsible for that | 16 | property, whether or not it's been |
| 17 | property so that it's known to that body what's | 17 | THE CHAIRMAN: Sure. |
| 18 | intended. | 18 | MR. PAROLA: You know what I mean? |
| 19 | THE CHAIRMAN: Gotcha. Thank you. | 19 | THE CHAIRMAN: Yeah. |
| 20 | Good question, John. Thank you. | 20 | MR. PAROLA: They'll find that out. |
| 21 | Any other questions? | 21 | MS. BOYER: And that's the reason, from |
| 22 | BOARD MEMBER FETNER: I have a question. | 22 | our standpoint, we've already engaged with |
| 23 | Are we able to receive copies of the | 23 | Eric Fuller, who is the person at the City who |
| 24 | reports that they're doing? | 24 | works on these and knows what the restrictions |
| 25 | MR. PAROLA: Yes, ma'am. | 25 | are and the terms of the agreements with the |
| | Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 | | Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 |
| | (904) 821-0300 | | (904) 821-0300 |
| | MadamCourtReporter.com | | MadamCourtReporter.com |
| | 38 | | 40 |
| 1 | BOARD MEMBER FETNER: Okay. And that will | 1 | State, because that would have to be part of |
| 2 | be in the access agreement? | 2 | any scope. |
| 3 | MS. BOYER: Through the Chair to Board | 3 | THE CHAIRMAN: Correct. |
| 4 | Member Fetner, yes, that is in the access | 4 | Mr. Citrano. |
| 5 | agreement that we get those. And it's also | 5 | BOARD MEMBER CITRANO: In these |
| 6 | in the access agreement that the scope of all | 6 | agreements, and especially when they are doing |
| 7 | the work has to be approved by Public Works in | 7 | invasive testing, are there indemnifications? |
| 8 | advance, and and they're coming up with | 8 | MS. BOYER: Are there any what was the |
| 9 | the | 9 | last word? |
| 10 | We use some of the access agreements that | 10 | BOARD MEMBER CITRANO: Are there |
| 11 | we had previously entered into with Iguana kind | 11 | indemnifications |
| 12 | of as a template for this. If you look at the | 12 | MS. BOYER: Yes. |
| 13 | scope that was in those, very similar in that | 13 | BOARD MEMBER CITRANO: Yeah. |
| 14 | they were trying to locate gantry rails or | 14 | MS. BOYER: I mean, that is typical in all |
| 15 | determine the scope of potential contamination. | 15 | these agreements, and and, Mr. Sawyer, I |
| 16 | As you know, one of these is the | 16 | think we had some correspondence yesterday |
| 17 | convention center site, which is right next to | 17 | about that, that we're requiring them to both |
| 18 | the rail lines, previous rail yard locations, | 18 | repair and restore and then indemnify the City |
| 19 | so everybody's concerned about where and to | 19 | for any damage or anything that happens. |
| 20 | what extent they find things underground that | 20 | THE CHAIRMAN: All right. Thank you. |
| 21 | would impact the ability or cost to construct | 21 | Any other questions? |
| 22 | anything there. | 22 | BOARD MEMBERS: (No response.) |
| ~~ | | 23 | THE CHAIRMAN: Seeing none, I'll entertain |
| 23 | Other parcels and this is where I was | 23 | |
| | Other parcels and this is where I was suggesting the former Interline vacant lot | 24 | a motion on 2025-01-08. |
| 23 | • | | |
| 23 24 | suggesting the former Interline vacant lot | 24 | a motion on 2025-01-08. |
| 23 24 | suggesting the former Interline vacant lot that we took back ownership of is one of the | 24 | a motion on 2025-01-08. BOARD MEMBER HIRABAYASHI: So moved. |
| 23 24 | suggesting the former Interline vacant lot that we took back ownership of is one of the Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 | 24 | a motion on 2025-01-08. BOARD MEMBER HIRABAYASHI: So moved. Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 |

City of Jacksonville

January 31, 2025

| Comm | nunity Redevelopment Agency |
|--|---|
| | 41 |
| 1 | BOARD MEMBER HEAVENER: Second. |
| 2 | THE CHAIRMAN: I have a motion and a |
| 3 | second. Last chance. |
| 4 | BOARD MEMBERS: (No response.) |
| 5 | THE CHAIRMAN: Seeing none, |
| 6 | Mr. Hirabayashi, how do you vote? |
| 7 | BOARD MEMBER HIRABAYASHI: In favor. |
| 8 | THE CHAIRMAN: Mr. Citrano. |
| 9 | BOARD MEMBER CITRANO: I'm in favor. |
| | |
| 10 | THE CHAIRMAN: Mr. Wohlers. |
| 11 | BOARD MEMBER WOHLERS: In favor. |
| 12 | THE CHAIRMAN: Mr. Heavener. |
| 13 | BOARD MEMBER HEAVENER: In favor. |
| 14 | THE CHAIRMAN: Ms. Fetner. |
| 15 | BOARD MEMBER FETNER: In favor. |
| 16 | THE CHAIRMAN: Ms. Caffey. |
| 17 | BOARD MEMBER CAFFEY: In favor. |
| 18 | THE CHAIRMAN: And I, too, am in favor, so |
| 19 | Resolution 2025-01-08 passes unanimously, and |
| 20 | thank you for that. |
| 21 | That concludes our Community Redevelopment |
| 22 | Agency portion of the meeting. |
| 23 | (The foregoing proceedings were adjourned |
| 23 | at 9:41 a.m.) |
| 24 25 | at 5.41 a.m.) |
| 25 | |
| | Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 |
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| | |
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| 1 | 42 CERTIFICATE OF REPORTER |
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| 2 | CERTIFICATE OF REPORTER |
| 2 3 4 | CERTIFICATE OF REPORTER |
| 2 3 4 5 | CERTIFICATE OF REPORTER STATE OF FLORIDA)) |
| 2 3 4 5 6 | CERTIFICATE OF REPORTER STATE OF FLORIDA)) COUNTY OF DUVAL) |
| 2 3 4 5 6 7 | CERTIFICATE OF REPORTER STATE OF FLORIDA)) COUNTY OF DUVAL) I, Diane M. Tropia, Florida Professional |
| 2 3 4 5 6 7 8 | CERTIFICATE OF REPORTER STATE OF FLORIDA)) COUNTY OF DUVAL) I, Diane M. Tropia, Florida Professional Reporter, certify that I was authorized to and did |
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| Authority board meeting minutes. Authority board meeting minutes. BOARD MEMBERS: (No response.) THE CHAIRMAN: Seeing none, we'll just do a group we here. Althouse in favor, signify by saying aye. BOARD MEMBERS: (No response.) THE CHAIRMAN: Seeing none, we'll just do a group we here. Althouse in favor, signify by saying aye. BOARD MEMBERS: (No response.) THE CHAIRMAN: Seeing none, we'll just do a group we here. Althouse in favor, signify by saying aye. BOARD MEMBERS: (No response.) THE CHAIRMAN: Seeing none, we'll just do a group we here. Althouse in favor, signify by saying aye. BOARD MEMBERS: (No response.) THE CHAIRMAN: Seeing none, we'll just do a group we here is an adopted rate Authority board meeting minutes are approved. BOARD MEMBERS: (No response.) THE CHAIRMAN: Seeing none, we'll just do a group we here. Sith those in favor, signify by saying aye. BOARD MEMBERS: (No response.) THE CHAIRMAN: Seeing none, we'll just do a group we here. Sith althous in favor, signify by saying aye. BOARD MEMBERS: (No response.) THE CHAIRMAN: Seeing none, we'll just do a group we here. Sith boas in favor, signify by saying aye. BOARD MEMBERS: (No response.) THE CHAIRMAN: Seeing none, we'll just do a group we here. Sith boas in favor, signify by saying aye. BOARD MEMBERS: (No response.) THE CHAIRMAN: Seeing none, the BOARD MEMBERS: (No response.) THE CHAIRMAN: Seeing none, the | | CITY OF JACKSONVILLE | | - |
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| Action of the second se | | commencing at 9:41 a.m., City Hall at St. James, | 8 | current lease. They had put out an ITN, a bid |
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| 1 PROCEENERSTIC PARION PERFORMENT, Chart, | | Notary Public in and for the State of Florida at Large. | 11 | around JTB, initially. They closed that out |
| 1 PROCEEDINGS Autority Stream 13 Autority Stream 14 Image: Stream 15 Autority Stream 16 Image: Stream 17 Image: Stream 17 Image: Stream 17 Image: Stream 17 Image: Stream 18 Image: Stream 18 Image: Stream 18 Image: Stream 18 Iman 18 | | | 12 | without award and have issued a new ITN, which |
| 1 PROCEEDINGS 14 the downtown area as eligible. Monormal and the process of the proces of the process of the process of the process of the process of t | | BOARD MEMBERS PRESENT: | 13 | I believe is also closed now, but that included |
| More Hall more than one downtown office We had more than one downtown office building owner approach us who were expressing a desire to apply for that TIN and offer their gace. Of course, we want to support occupancy of downtown office buildings and vacant space, and they were asking whether there was available parking in the Water Street garage to include in their package as parking available for that office space. We provided them both with letters, include in their package as parking available for that office space. We provided them both with letters, include in their package as parking available for that office space. We provided them both with letters, include in their package as parking available for that office space. We provided them both with letters, include in their package as parking available for that office space. We provided them both with letters, indicating that that was the case and a copy of Diane M. Tropie. Inc., Post Office Box 2375, Jackstonville, FL 32203 indicating that that was the case and a copy of Diane M. Tropie. Inc., Post Office Box 2375, Jackstonville, FL 32203 indicating that that was the case and a copy of Dawnown Investment Authority portion of our meeting, Section 4, and the first thing there is the December 18th, 2024, Downtown Investment guestions? BOARD MEMBER WOHLERS: Second. THE CHAIRMAN: Seeing none, well just do a group vote here. All those in favor, signify by saying aye. THE CHAIRMAN: Seeing none, well just do a group vote here. All those in favor, signify that kee us the meeting minutes are approved. BOARD MEMBERS: (No response.) THE CHAIRMAN: Seeing none, the BOARD MEMBERS: (No response.) | | | 14 | |
| Hind interview. Harden Handen. Hind interview. Harden Handen. Hind interview. Harden Handen. Hind Handen Handen Handen. Hind Handen Handen. | | SCOTT WOHLERS, Board Member. | 15 | _ |
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| Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 | 25 | | 25 | THE CHAIRMAN: Thank you. |
| | | Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 | | Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 |
| (904) 821-0300 (904) 821-0300 | | (904) 821-0300 | | (904) 821-0300 |
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|--|---|--|--|
| 1 | Any questions for Ms. Boyer? | 1 | et cetera, or not that those people couldn't |
| 2 | Ms. Fetner. | 2 | park there, but their pass wouldn't be good. |
| 3 | BOARD MEMBER FETNER: Through the Chair | 3 | They'd be paying the same rate and be treated |
| 4 | I'll be (inaudible) again will this offer be | 4 | just like a member of the public, which then |
| 5 | nontransferrable so that it's only applying to | 5 | opens up Riverfront Plaza parking on the |
| 6 | Citizens? | 6 | weekend, opens it up for other things. |
| 7 | MS. BOYER: Well, the specific yes. | 7 | So that would be my intent in a further |
| 8 | The answer to that is yes as to the specific | 8 | negotiation with either of those owners if they |
| 9 | request. | 9 | were successful. |
| 10 | The general principle that any spaces that | 10 | BOARD MEMBER FETNER: I would I |
| 11 | we have available in the Water Street garage or | 11 | appreciate that, and I would really urge that |
| 12 | in the CRA-operated courthouse garage are | 12 | to be almost nonnegotiable. |
| 13 | available for lease for monthly parkers. And | 13 | I think this is an office that we're we |
| 14 | if someone approaches us wanting to lease 500 | 14 | would be entering into this parking lease for |
| 15 | or more spaces or in the case of the | 15 | office use, which is typically Monday through |
| 16 | courthouse garage, it could be less than that, | 16 | Friday. If I mean, most there's so many |
| 17 | 200 spaces we're certainly going to enter | 17 | people who don't come downtown on Fridays now, |
| 18 | into a discussion with them. It's in our best | 18 | with remote work. And to have another empty |
| 19 | interest, both to get more tenants downtown and | 19 | garage is just not the goal, I think, of this |
| 20 | to lease up space that we already have sitting | 20 | body, so I would urge you to make sure that |
| 21 | there that's just not being utilized. | 21 | not it's not something that we need to give |
| 22 | BOARD MEMBER FETNER: I just want to make | 22 | further incentive to allow for parking on the |
| 23 | sure that we're not giving up too many spaces | 23 | weekends and the evenings. I think that's |
| 24 | because we're anticipating Riverfront Plaza, | 24 | to me, that's, like, nonnegotiable. It needs |
| 25 | the park opening, and I think this is the most | 25 | to be part of the initial offer. |
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| | 6 | | 8 |
| | | | |
| 1 | likely garage for the public for that park | 1 | THE CHAIRMAN: Any other questions? |
| 1 | likely garage for the public for that park space. So however it's negotiated, I would | 1 2 | THE CHAIRMAN: Any other questions? Mr. Wohlers. |
| 2 | space. So however it's negotiated, I would | | Mr. Wohlers. |
| | space. So however it's negotiated, I would hope that there's still a public use component | 2 | Mr. Wohlers. BOARD MEMBER WOHLERS: Yeah. What are we |
| 2 3 | space. So however it's negotiated, I would hope that there's still a public use component to that parking garage and not completely | 2 3 | Mr. Wohlers. BOARD MEMBER WOHLERS: Yeah. What are we currently operating out of this garage? Are we |
| 2 3 4 5 | space. So however it's negotiated, I would hope that there's still a public use component to that parking garage and not completely privatize it. | 2 3 4 | Mr. Wohlers. BOARD MEMBER WOHLERS: Yeah. What are we currently operating out of this garage? Are we at a net profit, net loss, break even? Where |
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| 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 | space. So however it's negotiated, I would hope that there's still a public use component to that parking garage and not completely privatize it. MS. BOYER: To Ms. Fetner through the Chair to Ms. Fetner, there's a couple of things about that that's interesting. Number one is this garage has 1,500 spaces, and the number requested here is substantially lower than that. And, in fact, I use the upper end of the number, but one of the applicants in the ITN had some of their own parking, so they were requesting even fewer spaces, which leaves some public parking. But the other thing that I'll share more of my thought process. While the Code gives them that particular discount for 500 or more spaces, I certainly think it makes sense to offer them an increased discount if that is | 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 | Mr. Wohlers. BOARD MEMBER WOHLERS: Yeah. What are we currently operating out of this garage? Are we at a net profit, net loss, break even? Where are we on Water Street exactly? MS. BOYER: Through the Chair to Mr. Wohlers, I appreciate you being Finance and Budget chair. I did not bring all of that information with me. I will tell you that it's operating at a loss. I hesitate to give you the number of monthly parkers that are in the garage, but it's less than 200. We do hear that some CSX employees are coming back to the garage, so there may be it was heavily used by CSX preCOVID, so it may be that we are going to see increased use in it, but it has of all of the City-owned as opposed to CRA-operated garages this is |
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| DOWI | g | | 11 |
| 1 | The challenge with that is the Council | 1 | businesses in the downtown area right now. |
| 2 | adopted a 50 percent discount for City | 2 | Parking is not a problem right now. |
| 3 | employees. And in doing that, it really took | 3 | Should it be a problem in five to ten years, at |
| 4 | the market-driven incentive out, so now no | 4 | the end of the Citizens lease, just wondering |
| 5 | one's willing to walk two blocks because they | 5 | if there would be renegotiating power at that |
| 6 | get 50 percent wherever they are, and it's | 6 | point. |
| 7 | inexpensive and so they're on a wait list. | 7 | MS. BOYER: Through the Chair, I can get |
| 8 | BOARD MEMBER WOHLERS: And so I'm guessing | 8 | back to you with the time frame of the ITN. My |
| 9 | we we can't answer this question, but let's | 9 | recollection is that it was five years, and I |
| 10 | say we lease it, and they Citizens moved | 10 | thought it was kind of short. And perhaps I'm |
| 11 | forward and agreed to the lease here and took | 11 | recalling incorrectly, but I'm thinking it was |
| 12 | up the spaces, how many spaces would we then | 12 | five years with a renewal option. |
| 13 | need to lease to to then become profitable | 12 | The commitment that we made was for the |
| 13 | at that location, at a discounted rate? | 14 | term of the ITN. It's the term of Citizens' |
| 14 15 | MS. BOYER: My guess is that this lease | 14 | bid that was out on the street. And certainly |
| 15 16 | | 16 | after that all bets are off, and we would be |
| 10 | alone would make that garage profitable. The debt is paid off on this garage, so | - | |
| | | 17 | renegotiating in terms of both our rate and our |
| 18 10 | it's merely an operating expense. And it | 18 19 | availability. |
| 19 20 | wouldn't take much, but less than this | 20 | THE CHAIRMAN: Thank you. |
| 20 21 | amount probably. | 20 | Anyone else? |
| | But what you would see is parking is | | BOARD MEMBERS: (No response.) |
| 22 | its own Enterprise Fund. The money stays in | 22 | THE CHAIRMAN: Seeing none, I'll entertain |
| 23 | the fund to be used for other purposes in it, and it would allow us to make much needed | 23 24 | a motion on Resolution 2025-01-05. |
| 24 | | | BOARD MEMBER WOHLERS: Move to approve. BOARD MEMBER HEAVENER: Second. |
| 25 | aesthetic improvements as well as a few | 25 | |
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| | 10 | | 12 |
| 1 | structural improvements in the existing | 1 | THE CHAIRMAN: Any final comments? We |
| 2 | garages. We added CCTV cameras to make them | 2 | have a motion and a second. |
| 3 | safer, but now I mean, there's a lot we | 3 | BOARD MEMBERS: (No response.) |
| 4 | could do to make the customer experience | 4 | THE CHAIRMAN: All right. Seeing none, |
| 5 | improved. | 5 | Mr. Hirabayashi, how do you vote? |
| 6 | BOARD MEMBER WOHLERS: Thank you. | 6 | BOARD MEMBER HIRABAYASHI: In favor. |
| 7 | THE CHAIRMAN: Thank you. | 7 | THE CHAIRMAN: Mr. Citrano. |
| 8 | And I don't want to get too far in the | 8 | BOARD MEMBER CITRANO: In favor. |
| 9 | weeds, but the way I read this, we're not | 9 | THE CHAIRMAN: Mr. Wohlers. |
| 10 | offering up all of the remaining vacant spaces. | 10 | BOARD MEMBER WOHLERS: In favor. |
| 11 | It says that there are more than 1,107 spaces | 11 | THE CHAIRMAN: Mr. Heavener. |
| 12 | available and we're willing to lease up to that | 12 | BOARD MEMBER HEAVENER: In favor. |
| 13 | much under this agreement, so we're not | 13 | THE CHAIRMAN: Ms. Fetner. |
| 14 | we're not filling the garage with this lease? | 14 | BOARD MEMBER FETNER: In favor. |
| 15 | MS. BOYER: That's correct. | 15 | THE CHAIRMAN: Ms. Caffey. |
| 16 | THE CHAIRMAN: Okay. Thank you. | 16 | BOARD MEMBER CAFFEY: In favor. |
| 17 | Any other questions? | 17 | THE CHAIRMAN: And I, too, am in favor, so |
| 18 | Yes, ma'am. | 18 | 2025-01-05 passes unanimously. |
| 10 | BOARD MEMBER CAFFEY: Through the Chair, | 19 | And let's keep our fingers crossed on that |
| | so do we have any idea how long the Citizens | 20 | one. That would be great. |
| 20 | | - Z U | |
| 20 21 | | - | - |
| 20 21 22 | lease is intended to be? And would it be an option to renegotiate | 21 22 | Moving on to Resolution 2025-01-06, Urban Dough, and I think this also kind of ties in |

24 sizes just to give us a little bit of -- I

think it's critical to have -- retain 25

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25

24 separately.

23 with Gather Tap, but we'll take them

Is this you, Mr. Kelley, or is this

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| | 13 | | 15 |
| 1 | Ms. Boyer? | 1 | BOARD MEMBER WOHLERS: In favor. |
| 2 | MR. KELLEY: (Indicating.) | 2 | THE CHAIRMAN: Mr. Heavener. |
| 3 | THE CHAIRMAN: Mr. Kelley. | 3 | BOARD MEMBER HEAVENER: In favor. |
| 4 | MR. KELLEY: Thank you, Mr. Chair. | 4 | THE CHAIRMAN: Ms. Fetner. |
| 5 | So you're correct, 2025-01-06 and | 5 | BOARD MEMBER FETNER: In favor. |
| 6 | 2025-01-07 mirror one another in the fact that | 6 | THE CHAIRMAN: Ms. Caffey. |
| 7 | these are previously approved FAB-REP | 7 | BOARD MEMBER CAFFEY: In favor. |
| 8 | agreements that were approved in April of last | 8 | THE CHAIRMAN: And I, too, am in favor, so |
| 9 | year. Sorry yeah, 2024-04-08. | 9 | Resolution 2025-01-06 passes unanimously. |
| 10 | And so in that agreement there was | 10 | And the same situation for 2025-01-07, so |
| 11 | we've tried to put the dates in there to keep | 11 | unless there are any questions, I'll entertain |
| 12 | things moving, and so somewhere about this | 12 | a motion. |
| 13 | time this may have been the first one | 13 | BOARD MEMBER HEAVENER: Move to approve. |
| 14 | some of the first ones where we included some | 14 | BOARD MEMBER HIRABAYASHI: Second. |
| 15 | dates in the resolution for the execution of | 15 | BOARD MEMBER WOHLERS: Second. |
| | | 16 | THE CHAIRMAN: Who seconded? |
| 16 | the agreements, just to try to keep the pressure on | 10 | BOARD MEMBER WOHLERS: Second. |
| 17 1 º | • | | |
| 18 | We brought this before you in October to | 18 | THE CHAIRMAN: Mr. Wohlers seconds. |
| 19 | get additional time because the agreements were | 19 | Thank you. |
| 20 | not finalized at that time. That time ran | 20 | Any last comments or questions on this? |
| 21 | through January 17th of this year for both the | 21 | BOARD MEMBERS: (No response.) |
| 22 | Pizza Dough and Pour Taproom agreement, and so | 22 | THE CHAIRMAN: Seeing none, |
| 23 | with having passed that January 17th date, | 23 | Mr. Hirabayashi, how do you vote? |
| 24 | we're seeking additional time out an | 24 | BOARD MEMBER HIRABAYASHI: In favor. |
| 25 | additional three-month period, out to April. | 25 | THE CHAIRMAN: Mr. Citrano. |
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| | 14 | | 16 |
| 1 | And I'm happy to report that the | 1 | BOARD MEMBER CITRANO: In favor. |
| 2 | agreements have been fully negotiated and I | 2 | THE CHAIRMAN: Mr. Wohlers. |
| 3 | received the final documents yesterday for | 3 | BOARD MEMBER WOHLERS: In favor. |
| 4 | execution, and so we we anticipate that | 4 | THE CHAIRMAN: Mr. Heavener. |
| 5 | there will be no problem with meeting the April | 5 | BOARD MEMBER HEAVENER: In favor. |
| 6 | outside date. In fact, we'd probably be done | 6 | THE CHAIRMAN: Ms. Fetner. |
| 7 | with this and have them fully executed within | 7 | BOARD MEMBER FETNER: In favor. |
| 8 | the next couple of weeks. | 8 | THE CHAIRMAN: Ms. Caffey. |
| 9 | THE CHAIRMAN: Thank you, Mr. Kelley. | 9 | BOARD MEMBER CAFFEY: In favor. |
| 10 | Any questions? | 10 | THE CHAIRMAN: And I, too, am in favor, so |
| 11 | BOARD MEMBERS: (No response.) | 11 | 2025-01-07 passes unanimously, and we look |
| 12 | THE CHAIRMAN: Seeing none, I'll take a | 12 | forward to both of those restaurants coming |
| 13 | entertain a motion on 2025-01-06. | 13 | on line. |
| 14 | BOARD MEMBER CITRANO: Move to approve it. | 14 | I don't see any old or new business, so |
| 15 | BOARD MEMBER WOHLERS: Second. | 15 | we unless there is some that I'm not aware |
| 16 | THE CHAIRMAN: I have a motion and a | 16 | of, we will move on to Ms. Boyer's update and |
| 17 | second. | 17 | report. |
| 18 | Any last comments or questions? | 18 | MS. BOYER: Thank you. |
| 19 | BOARD MEMBERS: (No response.) | 19 | We always start with our PowerPoint |
| 20 | THE CHAIRMAN: All right. | 20 | version where you get to see some pictures of |
| 21 | Mr. Hirabayashi, how do you vote? | 21 | some things that have happened. I think Ina |
| 22 | BOARD MEMBER HIRABAYASHI: In favor. | 22 | updated these after our snow day, so we even |
| 23 | THE CHAIRMAN: Mr. Citrano. | 23 | have the most current. |
| 24 | BOARD MEMBER CITRANO: In favor. | 24 | So the first is One Riverside. If you go |
| 25 | THE CHAIRMAN: Mr. Wohlers. | 25 | to the next slide, you will see that work on |
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| | 17 | | 19 |
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| 1 | the pool has commenced. Those are the top two | 1 | The Park Street road diet, we continue to |
| 2 | photos. We had already, long ago, topped out | 2 | have pictures of infrastructure being |
| | | | • |
| 3 | the apartments, and and I will tell you, the | 3 | installed. Now we're moving on to utilities, |
| 4 | rumors since I don't really have any | 4 | but also a new water main, electrical service |
| 5 | documentation of this, but the rumors are | 5 | conduit, and storm drainage piping. |
| | they're getting very nice rents and helping to | 6 | So a long time associated with this, |
| 6 | | _ | - |
| 7 | move our market, so that's a good thing on this | 7 | running into conflicts with other lines going |
| 8 | building, and happy to see them renting up. | 8 | opposite directions and things, as is typical |
| 9 | The form for the knee wall is in progress | 9 | with construction downtown. |
| | | - | |
| 10 | on the retail space down below, so you can see | 10 | They're continuing to work on |
| 11 | that now. That was a project that was awaiting | 11 | signalization at Park Street and the Stonewall |
| 12 | further completion on the McCoys Creek project | 12 | intersection, but we're still planning a summer |
| | | | |
| 13 | itself. They are working on the Leila Street | 13 | completion, that this project will be completed |
| 14 | entrance and hardscape, lighting, and | 14 | this summer, which for Mr. Parola and me, |
| 15 | landscaping for the apartment opening. | 15 | that's a blessing. This thing started at |
| | | | |
| 16 | And next is the installation of the | 16 | least well, actually, the Park Street road |
| 17 | retaining wall between the parking deck and | 17 | diet design was before I became CEO, so that |
| 18 | Whole Foods, then they will start on the | 18 | was in 2019. |
| | · · · · · · · · · · · · · · · · · · · | - | |
| 19 | foundation for Whole Foods, which we should see | 19 | THE CHAIRMAN: You better be ready for the |
| 20 | in next month's pictures. | 20 | pitchforks and torches from the daily commuters |
| 21 | So continued progress over at | 21 | that have no idea where to go once this thing |
| 22 | One Riverside. | 22 | opens up. |
| | | | • • |
| 23 | Next. | 23 | MS. BOYER: I know. It's like, "Now |
| 24 | McCoys Creek Outfall. So this is the | 24 | what?" |
| 25 | companion project. You continue to see work | 25 | Okay. Johnson Commons next slide is |
| 20 | | 20 | • |
| | Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 | | Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 |
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| 1 | progressing on the temporary trestle bridge | 1 | Building 3, sidewalks, interior punch list, and |
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| 2 3 | progressing on the temporary trestle bridge that you can see that allows us to get across the creek opening for work. | 2 3 | Building 3, sidewalks, interior punch list, and carpet. So you see Building 3 identified for you. |
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City of Jacksonville Downtown Investment Authority January 31, 2025 Uncertified Condensed Copy

| | f Jacksonville | | January 31, 2025 |
|---|--|--|---|
| DOWN | town Investment Authority 21 | | Uncertified Condensed Copy 23 |
| 1 | They have been talking to us about the | 1 | BOARD MEMBER HEAVENER: I'm curious if |
| 2 | possibility of combining those and whether they | 2 | we've learned anything around sales versus |
| 3 | could make that entire block more robust in | 3 | rental units from this project. It looks like |
| 4 | light of the discussions with UF. | 4 | there's demand for people wanting to move and |
| 5 | We have looked at that from a practical | 5 | own and how we think about that kind of moving |
| 6 | redevelopment standpoint, we'd love to see | 6 | forward. We don't have to debate it here, |
| 7 | that. However, the Notice of Disposition | 7 | but |
| 8 | required them and their response was they | 8 | MS. BOYER: Well, I would say that we have |
| 9 | were going to build 99 for-sale townhomes. So | 9 | heard and known, based on research data for a |
| 10 11 | the answer is, if they can find a way to build 99 for-sale townhomes, either on the existing | 10 11 | long time, that there is a desire for ownership product downtown. |
| 12 | property or as part of a combined project | 12 | If you go much more dense than this, it |
| 13 | they've got to have that for-sale product. It | 13 | becomes difficult to do it without making it |
| 14 | couldn't all be rental or something else and | 14 | all condo because you don't, you know, have the |
| 15 | meet the initial disposition terms that | 15 | physical boundary to do the townhome. And as a |
| 16 | under which it was awarded. | 16 | result condos have their own challenges |
| 17 | THE CHAIRMAN: Do you have, Lori, a | 17 | about the time frame within which it has to be |
| 18 | ballpark of how many units have been sold? And | 18 | delivered after commencement of construction |
| 19 | I don't just mean over the the threshold, | 19 | and whether you can take pre-sales and all of |
| 20 | but just is it a half a dozen, a dozen? How | 20 | that. So that has been a hurdle. And then |
| 21 | many do you | 21 | also the new laws about condo maintenance, |
| 22 | MS. BOYER: Oh, no, more than that. | 22 | et cetera, so it's |
| 23 24 | I don't. I would hesitate to say a number, but they're continuing well with | 23 24 | Those are, I would say, dampening the development desire to do condos, although we |
| 24 25 | presales, and so I I have no indication | 24 25 | certainly have demand, we have a desire for |
| 23 | Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 | 23 | Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 |
| | (904) 821-0300 | | (904) 821-0300 |
| | MadamCourtReporter.com | | MadamCourtReporter.com |
| | 22 | | 24 |
| 1 | that you know, I would say, I don't know how | 1 | ownership product downtown. |
| 2 | many we have constructed there. I can get back | 2 | THE CHAIRMAN: I do think it would be |
| 3 | to you with that information since we have a board meeting in only two weeks, so | 3 4 | helpful, when this is further along to Mr. Heavener's point to maybe get a little |
| 5 | BOARD MEMBER HEAVENER: Do you have a | _ | The reavener's point to maybe get a little |
| 6 | | 5 | bit more detail on the sales, who's buying. |
| | • | 5 6 | bit more detail on the sales, who's buying, whether these are institutional purchasers |
| 7 | general sense of price per square foot, what | 5 6 7 | whether these are institutional purchasers |
| | • | 6 | |
| 7 | general sense of price per square foot, what they're getting, or | 6 7 | whether these are institutional purchasers or you know, as it grows out, I think it |
| 7 8 | general sense of price per square foot, what they're getting, or MS. BOYER: I do not have a price per square I don't, but I will get you that as well. I think our net proceeds price was | 6 7 8 | whether these are institutional purchasers or you know, as it grows out, I think it would be helpful to this agency to understand who's buying this type of product given that we haven't seen this before. |
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| | fJacksonville | | January 31, 2025 |
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| Down | town Investment Authority 25 | | Uncertified Condensed Copy 27 |
| 1 | Completed all rough grading, concrete | 1 | that, when we have a problem, we move the fire |
| 2 | column pours began the first week of January, | 2 | hydrant or the signal pole or something closer |
| 3 | will continue at a rate of three pours a week. | 3 | to the building and in the dead center of the |
| 4 | The project thus far remains on schedule and on | 4 | sidewalk, and we're trying to avoid that to |
| 5 | budget. Love that. But it's early. | 5 | keep the sidewalks functional and usable, and |
| 6 | Riverfront Plaza. We continue with the | 6 | so we're, in some cases, incurring additional |
| 7 | bulkhead, tieback, anchor installation, | 7 | costs for spread foundation rather than the one |
| 8 | building forming form work and installing | 8 | that was originally designed, but keeping them |
| 9 | reinforcing steel for the concrete bulkhead and | 9 | tight. |
| 10 | cap work, placing and grading fill material | 10 | So that project will be |
| 11 | around the park pavilion building and adjacent | 11 | Next is Decca Live. Decca Live, we |
| 12 | areas, building form work and installing | 12 | some of you attended. We had a ribbon-cutting |
| 13 | reinforcing steel for the planter walls for | 13 | last week. So Decca is now open. |
| 14 | that park pavilion building, and then they | 14 | Mr. Kelley attended the concert on Friday |
| 15 | began installing form work for the concrete | 15 | or Saturday? |
| 16 | walkways adjacent to the Performing Arts | 16 | MR. KELLEY: Friday. |
| 17 | Center. | 17 | MS. BOYER: Friday night, in the venue. |
| 18 | They're starting utility locate for the | 18 | So great music venue now open downtown. |
| 19 | 54-inch pipe relocation. So you remember | 19 | They have a great lineup of artists that are |
| 20 | there's the duct bank and the pipe. In Phase 2 | 20 | going to be coming, pretty diverse, and I think |
| 21 | they'd have to be relocated, so they're | 21 | that it will be a real addition to downtown |
| 22 | starting that work to make sure that that | 22 | nightlife. |
| 23 | timing is done, that that project gets | 23 | We have had a conversation and are on |
| 24 | completed before we get to the construction on the Phase 2 part. | 24 25 | in ongoing discussions with them regarding this pilot, parking free parking for patrons who |
| 25 | Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 | 25 | Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 |
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| 1 | 26 And if you go out there, you can really | 1 | 28 visit businesses in the Elbow or the Hogan and |
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| | And if you go out there, you can really | | visit businesses in the Elbow or the Hogan and Laura food and beverage districts at night. So this is kind of going back to the same |
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| - | Jacksonville | January 31, 2025 | |
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| Downt | own Investment Authority 29 | | Uncertified Condensed Copy 31 |
| 1 | that, we will try to accelerate the time to | 1 | We worked with the developer of this |
| 2 | getting them actually paid. | 2 | project and RiversEdge to make sure that they |
| 3 | Four Seasons and office. Four Seasons | 3 | had the most attractive entryway and access for |
| 4 | hotel and residences. The hotel area driveway | 4 | their tenants because we have construction |
| 5 | and concrete forming is ongoing. The | 5 | going on on the adjacent property at the same |
| 6 | residential arrival area concrete forming is | 6 | time, so we were trying to, you know, figure |
| 7 | ongoing. The level 1 lobby and bar concrete is | 7 | out where construction traffic was routed as |
| 8 | scheduled to be poured this month. | 8 | well as where actually, now, tenant and leasing |
| 9 | So one of the negative things that you can | 9 | office traffic was routed. |
| 10 | see about that, that you may not have | 10 | MR. KELLEY: If I may, I'd like to remind |
| 11 | understood in the plans, is that's a pretty | 11 | the board that the REV Grant for Artea requires |
| 12 | high retaining wall, and that pretty high | 12 | a number of public activities on that site, so |
| 13 | retaining wall is a consequence of the | 13 | keep your eye open for different open-air |
| 14 | elevation of the first floor of the site from a | 14 | markets and other events that should be held |
| 15 | resilience standpoint. So they have parking | 15 | there. Their REV Grant payment is conditional |
| 16 | underneath, they have a driveway obviously, | 16 | on it, so we're looking forward to seeing that |
| 17 | the driveway has to be at grade, coming off of | 17 | in that area as well. |
| 18 | Gator Bowl Boulevard, but you end up with these | 18 | THE CHAIRMAN: Nice reminder for them, |
| 19 | retaining walls. | 19 | Steve. |
| 20 | So, hopefully, at the end of the day we | 20 | MS. BOYER: Next is RiversEdge. |
| 21 | will make them attractive and and I'm sure | 21 | RiversEdge, all of the KOMPAN playground |
| 22 | that will be in their interest to do so as | 22 | equipment has been installed. So the you |
| 23 | well. | 23 | can see that on the photo at the bottom left, |
| 24 | One Shipyards Place, the office building, they are now doing interior framing, stairway | 24 | is where you can start to see the playground equipment. |
| 25 | Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 | 25 | Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 |
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| | 30 | | 32 |
| 1 | installation, and continued mechanical | 1 | I'm going to encourage everybody to if |
| 2 | engineering and plumbing installation. The | 2 | you find an opportunity, to kind of go out |
| 3 | rooftop screen wall is ongoing, interior | 3 | there and check out the Riverwalk and the |
| 4 | masonry is completed, and structural concrete | 4 | playground area and the park. They're really |
| 5 | will be completed this month so today in | 5 | coming along nicely. We've been very happy |
| 6 | January. | 6 | with the UCC is the contractor that is doing |
| 7 | Union Terminal. Union Terminal, the | 7 | the Riverwalk and the concrete installation on |
| 8 | fitness equipment has been installed in the | 8 | the sidewalks and things, doing a good job. |
| 9 | gym, striping has been completed throughout the | 9 | Marsh boardwalk has been completed for |
| 10 | site and in the parking garage, up-lighting has | 10 | some time, and the Riverwalk has now been |
| 11 12 | been installed at the water tower, and we have a ribbon-cutting scheduled on either March 6th | 11 12 | poured and connected to it. All the concrete has been poured in Marsh Park. |
| 12 | or 7th. I don't remember which | 12 | The Toll Brothers opened their first model |
| 14 | MR. KELLEY: I think it's the 6th. | 14 | to visitors on January 6th, and the road signs |
| 15 | MS. BOYER: I think it's the 6th. | 15 | and light poles have been installed, |
| 16 | So we'll let you know when that is, but | 16 | construction of the sidewalks and bike path |
| 17 | this project another one completed | 17 | continue to spread down Broadcast Place and |
| 18 | leasing and delivering this spring. | 18 | Prudential. |
| 19 | Next is Artea. The temporary CO was | 19 | We expect significant parts of the parks |
| 20 | issued for Phase 2, consisting of 122 units and | 20 | to be completed in the first quarter, so you |
| 21 | the leasing office. The first resident moved | 21 | will see several of the park spaces |
| 22 | in December 27th. Landscaping is approximately | 22 | What you see in the upper left picture is |
| 23 | 95 percent complete, courtyard amenities and | 23 | the park that is closest to the school board |
| 24 | pool construction are about 85 percent | 24 | site, and that swings being installed. That |
| 25 | complete. | 25 | will have a slightly rerouted Riverwalk, |
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| | 33 | | 35 |
| 1 | temporary Riverwalk, because there's some | 1 | for you. |
| 2 | | 2 | • |
| 2 | bulkhead work that still needs to occur there, | | From a staffing standpoint, you may have |
| 3 | but great progress. | 3 | noticed that Mr. Berry is not here. He |
| 4 | Mr. Citrano. | 4 | resigned at the end of December and went back |
| 5 | BOARD MEMBER CITRANO: Yes. Has Preston | - | to Nashville. He said he had some family |
| - | | 5 | |
| 6 | Hollow given any updates as to any of the other | 6 | matters he had to deal with there. |
| 7 | parcels relative to sales? | 7 | To Mr. Sawyer's chagrin, we extended an |
| 8 | MS. BOYER: Vertical construction? You | 8 | offer to Wade McArthur, who was working as a |
| - | | - | · · · · · · · · · · · · · · · · · · · |
| 9 | mean | 9 | paralegal in OGC, and Wade accepted that offer |
| 10 | BOARD MEMBER CITRANO: Sales or just | 10 | and will be starting with us in February. We |
| 11 | future uses. | | have agreed with OGC to share him part-time as |
| | | 11 | - |
| 12 | MS. BOYER: Right. | 12 | need be for them to train someone else because, |
| 13 | I can say that they have had they have | 13 | as we know, we're kind of joined at the hip |
| 14 | been in communication with DIA and they've been | 14 | here, and if we make it harder for them to get |
| | • | | |
| 15 | in communication with the mayor's office about | 15 | their work done, our work isn't getting done, |
| 16 | some other financing structures they're | 16 | so we just are going to try to work together |
| 17 | entertaining as ways to finance their hotel | 17 | through this, but I think Wade is excited about |
| | - , | | |
| 18 | parcel that would be next to the school board | 18 | taking his career in a new direction and has |
| 19 | site and maybe even some of the mixed-use | 19 | attended a few meetings with us and we're |
| 20 | buildings. | 20 | excited to have him. |
| | - | | |
| 21 | Conversations that I've heard at this | 21 | We are still looking for Susan Kelly's |
| 22 | point involve additional City investment or DIA | 22 | replacement. This is our plan review person as |
| 23 | investment. You'll know, in this case, I think | 23 | well as DDRB staff and someone that we |
| | we have a REV Grant that is 99 we have a | | |
| 24 | | 24 | envision because they can read plans can |
| 25 | very substantial REV Grant that has already | 25 | help take some of the load off Mr. Parola in |
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| 1 2 | | 1 2 | all of the capital projects that we're trying to do. We'll have more conversation about that |
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| | f Jacksonville | | January 31, 2025 |
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| Down | town Investment Authority 37 | | Uncertified Condensed Copy 39 |
| 1 | JPAC, and we are now in the contract | 1 | this, and the City will be proceeding with a |
| 2 | negotiation stage. I don't know if Mr. Parola | 2 | task order system in order to award individual |
| 3 | has an update on where we are, but we're going | 3 | jobs. |
| 4 | to be making that a priority for Mr. Sawyer. | 4 | So there are multiple projects that we |
| 5 | MR. PAROLA: Through the Chair, we have a | 5 | have that are awaiting design on or awaiting |
| 6 | purchase order agreement that we have and will | 6 | implementation that have been funded that has |
| 7 | be forwarding to the Office of General Counsel. | 7 | been waiting for selection of someone to |
| 8 | That's sort of the trigger to get things | 8 | execute them under this agreement. So we're |
| 9 | moving, so I was going to try and engage | 9 | We had over 80 people attend the prebid |
| 10 | Mr. Sawyer probably the first of next week. | 10 | conference online. It was terrific. So, |
| 11 | THE CHAIRMAN: Okay. | 11 | hopefully, we've drummed up enough interest |
| 12 | MS. BOYER: Our hope is that we have a | 12 | that we have a lot of qualified applicants in |
| 13 | contract in the next couple of weeks so that | 13 | that when we get to the end of that RFQ. |
| 14 | the firm can begin their stakeholder interviews | 14 | And then St. Johns River Park restaurant |
| 15 | with you, with members of Council, with the | 15 | design, you all many of you attended the |
| 16 | mayor's office, and with others during the | 16 | workshop on that. It is now progressing, |
| 17 | month of February, and then be in a position | 17 | following the board workshop, towards |
| 18 | where they're actively recruiting, and you've | 18 | 60 percent design and pricing so that we have |
| 19 | defined the terms of what you're looking for so | 19 | more information on that. |
| 20 | that by March they're out there in the | 20 | Capital projects update. I've already |
| 21 | marketplace trying to find applicants. | 21 | talked about the two-way on Forsyth and Adams, |
| 22 | THE CHAIRMAN: Great. | 22 | but Baker is doing the Phase 2 design, which is |
| 23 | MS. BOYER: Because of Mr. Berry's | 23 | really more streetscape. It is the tree |
| 24 | departure, and maybe maybe this is partly | 24 | planting, the sidewalk, the expansion of the |
| 25 | contributing to it, we're not sure, we don't | 25 | sidewalk that allows us room for sidewalk cafe |
| | Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 | | Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 |
| | (904) 821-0300 | | (904) 821-0300 |
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| Down | town Investment Authority 41 | | Uncertified Condensed Copy 43 |
| 1 | right away on that next part because there's no | 1 | transformer locations. We have agreed that at |
| 2 | need to duplicate. So in some cases, we're | 2 | least one additional project could have |
| 3 | even addressing the resurfacing aspect of | 3 | on-street transformers but are asking them to |
| 4 | Phase 1 and just doing a striping because we're | 4 | design any future building with a power service |
| 5 | coming right behind it with Phase 2. | 5 | that will be able to use the JEA network and |
| 6 | So Phase 2, the initial segment, is what | 6 | not require a transformer in the right-of-way. |
| 7 | I'm going to call "core." So it is between | 7 | And conversations are ongoing with the |
| 8 | Main Street and Julia, and so that on both | 8 | University of Florida, drafting resolutions for |
| 9 | Forsyth and Adams. That would complete all the | 9 | the February board meeting, and I will be |
| 10 | streetscapes and signals and everything in | 10 | briefing Council committees. |
| 11 | there to go along with Hogan Street. | 11 | Mr. Weinstein and I will be at NCS, PHS |
| 12 | Then we have | 12 | Committee, Finance Committee, and Rules |
| 13 | BOARD MEMBER FETNER: With the design for | 13 | Committee next week to give them updates on |
| 14 | the trees and the landscaping, will you be | 14 | where we are because our resolutions will |
| 15 | utilizing the Tree Fund for some of those | 15 | publish on Thursday. So expect phone calls |
| 16 | plantings so that the design is considering | 16 | with updates on that. |
| 17 | that availability of funds? | 17 | THE CHAIRMAN: Great. |
| 18 | MS. BOYER: We asked the contractor | 18 | Micah. |
| 19 | yesterday to make sure that they are looking at | 19 | BOARD MEMBER HEAVENER: Just a quick |
| 20 | the Tree Fund requirements and the Code | 20 | question. |
| 21 | requirements for structural soil and all those | 21 | The space under 95 on the Southbank, |
| 22 | things so that whatever they're designing makes | 22 | what's the timelines on when that will |
| 23 | them eligible for that consideration. So we're | 23 | MS. BOYER: On that park? |
| 24 | asking them to do that. | 24 | BOARD MEMBER HEAVENER: Yes. |
| 25 | In terms of whether we actually use that | 25 | MS. BOYER: So the park is a City CIP |
| | Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 | | Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 |
| | (904) 821-0300 | | (904) 821-0300 |
| | MadamCourtReporter.com 42 | | MadamCourtReporter.com 44 |
| 1 | or not, I'm not sure at this point. I can tell | 1 | project. I could look up its funding year. I |
| 2 | you, from a budget standpoint, we probably are | 2 | think it is substantially delayed. |
| 3 | close to having enough budget. We're going to | 3 | You may recall that during this year's |
| 4 | need some additional budget to get this first | 4 | budget process City Council was quite concerned |
| 5 | segment done of the streetscape part. And then | 5 | about the allocation of resources to downtown |
| 6 | the second segment, which are the further out | 6 | parks. They wanted the focus to be on |
| 7 | pieces, will need additional funding, but we're | 7 | Riverfront Plaza, Shipyards West, Met Park, |
| 8 | working that into next year's budget. | 8 | finish that, so I don't think I can look it |
| 9 | BOARD MEMBER FETNER: Okay. | 9 | up to see where it falls. |
| 10 | MS. BOYER: Acosta Bridge parking, we have | 10 | I do know that the Riverwalk extension on |
| 11 | received revised plans and plan to get the bid | 11 | the Southbank that takes you from the Acosta |
| 12 | package to Procurement in February. | 12 | Bridge, basically, in front of Baptist over to |
| 13 | Park Street we talked about, Riverfront | 13 | the Fuller Warren and connects you to that part |
| 14 | | 14 | is in the CIP, so that will probably come |
| | Plaza. We talked about RiversEdge. | | |
| 15 | Snyder Memorial, the church is open again | 15 | first, before the park. |
| 16 | Snyder Memorial, the church is open again for activation now beginning in February. | 16 | BOARD MEMBER HEAVENER: Okay. |
| 16 17 | Snyder Memorial, the church is open again for activation now beginning in February. Development updates. | 16 17 | BOARD MEMBER HEAVENER: Okay. MS. BOYER: I've also we also had |
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| | 45 | | 47 |
| 1 | Ms. Boyer? | 1 | with. So the good news is, we will be back to |
| 2 | BOARD MEMBERS: (No response.) | 2 | only one vacancy fairly quickly here by |
| 3 | THE CHAIRMAN: All right. Thank you, | 3 | probably by March, so that will help us with |
| 4 | Ms. Boyer. Very comprehensive update, lots | 4 | our quorum challenges, so thank you all for |
| 5 | going on. | 5 | pitching in when we're short. |
| 6 | And speaking of which, I think you all saw | 6 | THE CHAIRMAN: Yeah. Thanks, everybody, |
| 7 | a few days ago a memo from me regarding | 7 | for being here on a Friday morning. I know |
| 8 | committee assignments. And as you can tell in | 8 | that's a bit unusual, but it kept us on track. |
| 9 | a meeting like this where we don't have a | 9 | And thank you again, Jim. You'll be |
| 10 | consent agenda because we didn't have committee | 10 | missed. |
| 11 | meetings, those committees do a lot of work, a | 11 | BOARD MEMBER CITRANO: Thank you. |
| 12 | lot of detailed work, and so we appreciate your | 12 | THE CHAIRMAN: All right. Meeting |
| 13 | involvement and the time you dedicate to that | 13 | adjourned. |
| 14 | and have every confidence that you all can do | 14 | (The above proceedings were adjourned at |
| 15 | that work, so thank you very much. | 15 | 10:30 a.m.) |
| 16 | If you have any particular questions about | 16 | |
| 17 | what the expectations are or what your role may | 17 | |
| 18 | be, please reach out to the CEO for that | 18 | |
| 19 | discussion. | 19 | |
| 20 | And speaking of snow days, I want to thank | 20 | |
| 21 | And speaking of show days, I want to thank Ava and Lori and your team for adjusting and | 20 | |
| 22 | being flexible and getting us and keeping us | 22 | |
| 23 | on track and keeping our work going amongst the | 23 | |
| 24 | pretty bizarre weather event, which is also why | 23 | |
| 25 | I sound like I've been living in a cave for a | 25 | |
| 25 | Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 | 23 | Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 |
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| | 46 | | 48 |
| 1 | month. It was I think, a week ago, it was | 1 | CERTIFICATE OF REPORTER |
| 2 | barely breaking 40, and today it's going to | | |
| 3 | break 80, and I just can't keep up with it. So | 2 | |
| 4 | I want to thank everybody's hard work in | | |
| 5 | keeping us on track. | 3 | STATE OF FLORIDA) |
| 6 | I was going to offer Jake a shameless plug | |) COUNTY OF DUVAL) |
| 7 | for his gala, but he declined, so I'll just | 4 5 | COUNTY OF DOVAL) |
| 8 | mention that Jake's gala is coming up at the | 6 | |
| 9 | end of February, so look for that. It's always | 7 | I, Diane M. Tropia, Florida Professional |
| 10 | a good time. It's a very interesting theme | 8 | Reporter, certify that I was authorized to and did |
| 10 | this year that we look forward to seeing | 9 | stenographically report the foregoing proceedings and |
| 12 | more. | 10 | that the transcript is a true and complete record of my |
| 12 | I don't have anything else. Anybody else | 11 | stenographic notes. |
| | | 12 13 | |
| 14 15 | for the good of the order? MS. BOYER: Mr Chair. | 14 | |
| 15 | | 15 | DATED this 12th day of February 2025. |
| 16 17 | THE CHAIRMAN: Yes, ma'am. | 16 | |
| 17 19 | MS. BOYER: I will just say that there is | 17 | |
| 18 | one council or board member appointee | 18 | Diane M. Tropia |
| 19 20 | pending at City Council, who will be seated | | Florida Professional Reporter |
| 20 | before the February meeting and before the | 19 | |
| 21 | February committee meetings and was on your | 20 21 | |
| 22 | committee assignment list. | 21 | |
| 23 | There is a mayoral appointee that I was | 23 | |
| 24 | notified by the mayor's office yesterday | 24 | |
| 25 | they have selected and will be moving forward | 25 | |
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