

CITY OF JACKSONVILLE  
COMMUNITY REDEVELOPMENT AGENCY  
BOARD MEETING

Proceedings held on Friday, January 31, 2025,  
commencing at 9:00 a.m., City Hall at St. James,  
117 West Duval Street, Lynwood Roberts Room,  
Jacksonville, Florida, before Diane M. Tropaia, FPR, a  
Notary Public in and for the State of Florida at Large.

BOARD MEMBERS PRESENT:

PATRICK KRECHOWSKI, Chair.  
MICAH HEAVENER, Vice Chair.  
SONDRA FETNER, Secretary.  
SCOTT WOHLERS, Board Member.  
JIM CITRANO, Board Member.  
JILL CAFFEY, Board Member.  
JOHN HIRABAYASHI, Board Member.

ALSO PRESENT:

LORI BOYER, DIA, Chief Executive Officer.  
GUY PAROLA, DIA, Operations Manager.  
STEVE KELLEY, DIA, Director of Development.  
JOHN SAWYER, Office of General Counsel.  
AVA HILL, Administrative Assistant.

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1 member.  
2 BOARD MEMBER HEAVENER: Micah Heavener,  
3 board member.  
4 BOARD MEMBER WOHLERS: Scott Wohlers,  
5 board member.  
6 BOARD MEMBER CITRANO: Jim Citrano, board  
7 member.  
8 MR. SAWYER: John Sawyer, Office of  
9 General Counsel.  
10 BOARD MEMBER HIRABAYASHI: John  
11 Hirabayashi, board member.  
12 THE CHAIRMAN: Thank you, everybody.  
13 And I'm going to deviate a little bit  
14 because one of our members has a hard stop at  
15 11:00. So just real quick, I'm going to  
16 acknowledge that this is Mr. Citrano's last  
17 meeting. He's been on the board for several  
18 years, former board Chair, and I'm sure we'll  
19 take some time at a future meeting to more  
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  
2 January 31, 2025 9:00 a.m.  
3 - - -  
4 THE CHAIRMAN: Good morning.  
5 We're going to call to order the  
6 January 31, 2025, DIA board meeting to order.  
7 This is rescheduled due to our snow day, I  
8 think, last week.  
9 If we could start by standing and joining  
10 me in the Pledge, please.  
11 (Recitation of the Pledge of Allegiance.)  
12 THE CHAIRMAN: Thank you.  
13 Welcome, everybody.  
14 Last day of the month and we've got a very  
15 full agenda. We'll start with intros going  
16 around horn.  
17 Mr. Parola, if you'd kick us off, please.  
18 MR. PAROLA: Guy Parola, DIA staff.  
19 MR. KELLEY: Steve Kelley, director of  
20 downtown real estate and development.  
21 MS. BOYER: Lori Boyer, CEO.  
22 BOARD MEMBER CAFFEY: Jill Caffey, board  
23 member.  
24 BOARD MEMBER FETNER: Sondra Fetner, board  
25 member.  
THE CHAIRMAN: Patrick Krechowski, board  
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1 not here, I've heard she's sold her house,  
2 packed up and moved. Melinda Powers has also  
3 left the board. She's moved back to Michigan,  
4 so we'd all like to thank Melinda for her time  
5 and service to the board as well.  
6 Ava, if we could move to public comments,  
7 please.  
8 MS. HILL: We do have a public comment.  
9 We'll start with John Nooney.  
10 (Audience member approaches the podium.)  
11 MS. HILL: Please state your name and  
12 address for the record.  
13 AUDIENCE MEMBER: Hello.  
14 I am John J. Nooney.  
15 2023-0819, Jacksonville City Council  
16 resolution.  
17 Also, active JSO trespass citation,  
18 2024-0571349, Jacksonville University.  
19 2024-0107, missed the ribbon-cutting  
20 ceremony on that one.  
21 What I just want to share with all of you,  
22 you know -- real quick, you know, right now  
23 there's active legislation for the City  
24 Council, and it's our FIND projects. And you  
25 know that DIA has three projects that are on  
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1 the list, and so --

2 What I just want to also share with you --

3 you know, I've been coming to the DIA for

4 years, and I -- you know, I really want to be

5 one of the biggest cheerleaders for this city,

6 and -- but our waterways is getting absolutely

7 crushed, and so what I want to just share with

8 you all --

9 And, you know, I'd like this to be entered

10 in the -- as evidence, but the bottom line is,

11 you know, right here on the list -- and it came

12 from Waterways, but -- you know, our property

13 is on there, and so I would hope that the DIA

14 would offer a resolution of support, you know,

15 for the proposed 2025 FIND project list.

16 And let me just say, too, you know, I've

17 already gone to the Commissioners of FIND.

18 I've gone to the commissioners, you know, of

19 St. Johns County. You know, this is FIND.

20 It's the East Coast of the state of Florida,

21 you know --

22 And let me just say, too, you know -- you

23 know, we're making a movie. Right now I'm

24 wearing my Melissa Ross shirt.

25 I've got to say this: Jake Gordon is in  
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1 the house. There is a Jake Gordon shirt.

2 And, you know, also I've got a new song

3 for us. And Ina, you know, I hope, you know,

4 she will provide the DIA board with the

5 picture, but -- but here's the new song. And,

6 you know, I dedicate it to Mark Woods.

7 "Like a rhinestone paddleboard, riding out

8 in a Yak in a star-spangled waterway. A

9 stand-up paddleboard. Getting cards and

10 letters from people I don't even know and

11 offers coming over the phone. Like a

12 rhinestone paddleboard, riding out in a Yak in

13 a star-spangled waterway."

14 And let me just say, too, with the FIND,

15 real quick, it's CIP, and for --

16 MS. HILL: Thank you.

17 Your time is up.

18 MR. NOONEY: You know, that is, you know,

19 our Capital Improvement Projects. And, you

20 know, it's also country in Pottsburg Creek.

21 So thank you for listening and, you know,

22 just look for us to keep rising on those

23 billboard charts.

24 All right. Thank you for listening.

25 THE CHAIRMAN: Thank you, Mr. Nooney.  
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1 MS. HILL: That is it.

2 THE CHAIRMAN: All right. Thank you, Ava.

3 We will now open up and move into our

4 Community Redevelopment Agency meeting,

5 starting with any Form 8B voting disclosures.

6 BOARD MEMBERS: (No response.)

7 THE CHAIRMAN: Seeing none, we'll move to

8 the December 18th, 2024, Community

9 Redevelopment Agency meeting minutes.

10 BOARD MEMBER FETNER: Move to approve.

11 BOARD MEMBER CITRANO: Second.

12 THE CHAIRMAN: Any discussion? Any

13 corrections?

14 BOARD MEMBERS: (No response.)

15 THE CHAIRMAN: Okay. We can vote as a

16 group.

17 All those in favor, signify by saying aye.

18 BOARD MEMBERS: Aye.

19 THE CHAIRMAN: Any opposed?

20 BOARD MEMBERS: (No response.)

21 THE CHAIRMAN: And the meeting minutes are

22 approved.

23 Moving on now to Item 3C, Resolution

24 2025-01-01, Dorothy's Downtown modification.

25 You should have an updated draft resolution, I  
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1 think, and maybe some scrivener's red-line

2 corrections, but I'll turn it over to Ms. Boyer

3 to explain and walk us through this.

4 MS. BOYER: And Mr. Kelley has got this

5 one.

6 THE CHAIRMAN: Thank you.

7 MR. KELLEY: Thank you, Mr. Chair.

8 So this FAB-REP approval was originally

9 reviewed by the board and approved under

10 2024-09-02 for the buildout of a restaurant

11 known as Dorothy's, and -- the old Burrito

12 Gallery site on -- is that Forsyth? I'm sorry,

13 Adams Street.

14 And so the approval was for \$167,380.

15 There are no changes to the structure of the

16 approval itself or the amounts. The only

17 change is that the applicant, in reviewing the

18 documents, looked -- and recognized their --

19 the commitment that they had made to open

20 hours, which they came back and said, those are

21 their aspirational hours and that they can't --

22 they don't want to fully commit to all of those

23 hours at this time but to expand into those

24 hours as they are able to establish their

25 clientele and build up staff.  
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1 So the resolution before you today asks  
2 for your approval -- consideration of approval  
3 of a reduction in those hours. It's still a  
4 commitment to evening hours from 3 o'clock till  
5 either 9 or 10 o'clock through the week,  
6 Wednesdays through Sunday.

7 Technically, this is within the guidelines  
8 of the FAB-REP program. I think that when we  
9 wrote the guidelines, we assumed that lunch  
10 hours would be part of the amendment, so we  
11 structured it as the applicants had to either  
12 commit to -- not just lunch, but evening or  
13 morning or both. And so because the guidelines  
14 don't specifically require lunch to be within  
15 the open hours, this is technically within the  
16 guidelines as written.

17 The proprietor of Dorothy's is committed  
18 to adding lunch hours as situations allow, as  
19 staff builds up and the demand is proven.

20 And so we looked at everything  
21 comprehensively, we looked at the scoring  
22 rubric. It did reduce the scoring rubric a  
23 little bit, I think from 42 to 39, which is  
24 still above the cutoff of 30.

25 And so with that said, I'd be happy to  
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1 I don't think we want to preclude them.

2 Nevertheless, there may be an opportunity  
3 to increase what's available to you, or  
4 something like that; change the rate if you are  
5 open lunch in addition, and you can agree to  
6 that up front.

7 So I think we can certainly look at it and  
8 put it on our list. Mr. Kelley and Mr. DeVault  
9 have a number of other changes to that program  
10 and to the DPRP program and things that we  
11 would like to make, but those are legislative  
12 code changes or program changes. And just in  
13 terms of our manpower to get to them while we  
14 are trying to, luckily, have lots of new  
15 transactions to process, those are taking  
16 priority as opposed to changing the program  
17 guidelines.

18 BOARD MEMBER FETNER: Thank you.

19 Just to be clear, I wouldn't want to limit  
20 anyone from getting a FAB-REP if they were just  
21 doing rest- -- doing evening hours. I think  
22 that's also a critical aspect of this, but  
23 maybe, like you said, considering additional  
24 incentives to be open during lunch would be  
25 something I think worthy of looking at.

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1 address any questions.

2 THE CHAIRMAN: Any questions for  
3 Mr. Kelley?

4 BOARD MEMBER FETNER: I do.

5 THE CHAIRMAN: Go ahead.

6 BOARD MEMBER FETNER: Now that we see that  
7 the lunch service cannot be assumed, is there a  
8 plan to update the program for that?

9 Just because -- I'm in this area of this  
10 restaurant, and we have lost a lot of lunch  
11 place restaurants in the Elbow, and I would  
12 love to see some type of incentive to have that  
13 return.

14 MS. BOYER: If I may, just because  
15 Mr. Kelley may not know that I've had other  
16 conversations with a couple of high-end  
17 restaurants that are kind of modeling  
18 themselves after Cowford, which also is dinner  
19 only.

20 I think that what -- what we should do, if  
21 we want to do that -- I don't think we should  
22 restrict FAB-REP to somebody that's open lunch  
23 and dinner or lunch and breakfast. I think we  
24 should allow for the dinner-only opportunity  
25 because that's a different type of facility and

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1 Thank you.

2 THE CHAIRMAN: Thank you.

3 And maybe even along those lines, a  
4 ramp-up period, you know, where -- where  
5 they're dinner only for a number of months  
6 or -- or something, but there's an incentive to  
7 help them convert or add staff or -- you know,  
8 I see that they plan on it. We don't really  
9 know when, you know, and how to encourage that  
10 over a period of time might be helpful as well.

11 MR. KELLEY: Agree.

12 THE CHAIRMAN: Any other questions,  
13 comments?

14 BOARD MEMBERS: (No response.)

15 THE CHAIRMAN: Okay. I'll entertain a  
16 motion on Resolution 2025-01-01.

17 BOARD MEMBER HEAVENER: Move to approve.

18 BOARD MEMBER WOHLERS: Second.

19 THE CHAIRMAN: All right. I have a motion  
20 and a second.

21 Last chance for any questions or  
22 discussion.

23 BOARD MEMBERS: (No response.)

24 THE CHAIRMAN: Okay. Mr. Hirabayashi, how  
25 do you vote?

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1 BOARD MEMBER HIRABAYASHI: In favor.  
 2 THE CHAIRMAN: Mr. Citrano.  
 3 BOARD MEMBER CITRANO: I'm in favor.  
 4 THE CHAIRMAN: Mr. Wohlers.  
 5 BOARD MEMBER WOHLERS: In favor.  
 6 THE CHAIRMAN: Mr. Heavener.  
 7 BOARD MEMBER HEAVENER: In favor.  
 8 THE CHAIRMAN: Ms. Fetner.  
 9 BOARD MEMBER FETNER: In favor.  
 10 THE CHAIRMAN: Ms. Caffey.  
 11 BOARD MEMBER CAFFEY: In favor.  
 12 THE CHAIRMAN: And I, too, am in favor, so  
 13 Resolution 2025-01-01 passes unanimously.  
 14 Thank you for that.  
 15 And now we will move on to Item 3D,  
 16 2025-02-01, 100 Fest [sic] Park Avenue signage.  
 17 MS. BOYER: And I'm going to defer to  
 18 Mr. Parola.  
 19 MR. PAROLA: Thank you.  
 20 You all should have a  
 21 strike-through/underline that I handed out.  
 22 And just so you are aware, the  
 23 strike-through/underline just changes an "up  
 24 to" to an amount "not to exceed," and I'll go  
 25 ahead and explain that.

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1 The City owns a piece of property that  
 2 WJCT leases. They have a relatively long lease  
 3 on it. With the tearing down of the bridge  
 4 ramp -- so this is right in the Sports &  
 5 Entertainment District.  
 6 With the tearing down of the bridge ramp  
 7 and some capital projects that we're doing that  
 8 are really going to alter the way Festival Park  
 9 Avenue is constructed and oriented, it's really  
 10 disrupted a lot of their signage. If anybody's  
 11 driven off the bridge or driven in that area,  
 12 it's sort of a convoluted way to get places,  
 13 and it's made it very challenging for their  
 14 clients and -- and people visiting them to  
 15 negotiate around. That's through no fault of  
 16 theirs. That's through something the City  
 17 undertook.  
 18 So because it is our property and we do  
 19 have a tenant that we want to be successful,  
 20 we're proffering a contribution of up to  
 21 \$250,000 for both wayfinding signage and  
 22 signage. Again, it's our property; we want a  
 23 tenant to be successful.  
 24 If you went to Section 2 on Page 2, that's  
 25 really the operative part of the resolution.

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1 So where it used to say "the DIA approves" and  
 2 "up to" language, it now reads, "The DIA  
 3 approves a contribution in an amount not to  
 4 exceed \$250,000."  
 5 There are four smaller i's there.  
 6 Basically, what they do is -- they're going to  
 7 have to go in front of DDRB. So we're not  
 8 absolving them of that. Contributions will be  
 9 for both expenses that they have incurred,  
 10 because they had to do, immediately, some  
 11 signage, as well as expenses they will incur.  
 12 Again, because they're going to be subject to  
 13 our timing of the Capital Improvement Program,  
 14 you know, we want to make sure we're getting  
 15 their costs, previously, and their costs in the  
 16 future.  
 17 You're authorizing, as you typically do,  
 18 your CEO to negotiate for their terms and  
 19 conditions.  
 20 And, finally, we, as DDRB staff, are going  
 21 to help them through the permitting process.  
 22 It's only right; it's our property.  
 23 So that's -- that's really what this does.  
 24 THE CHAIRMAN: All right. Thank you,  
 25 Mr. Parola.

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1 Any questions for Mr. Parola?  
 2 BOARD MEMBER HIRABAYASHI: How do you come  
 3 up with the \$250,000 figure?  
 4 MR. PAROLA: Through the Chair, we  
 5 anticipate there's going to be a lot of signage  
 6 and a lot of wayfinding signage. If you -- and  
 7 maybe I should have brought how we're redoing  
 8 Festival Avenue, or where there used to be one  
 9 point, there's now going to be two entrances.  
 10 There's going to be two right-of-ways, and  
 11 then there's also competition for ground there  
 12 because the AR Polar is next door, we have a  
 13 fire station, and we have to work all of that  
 14 together, so it's a "not to exceed" number. We  
 15 think that's going to be the number, somewhere  
 16 around there.  
 17 BOARD MEMBER HIRABAYASHI: So is this  
 18 signage just for WJCT or would it also be  
 19 wayfinding for the other points of interest  
 20 around there?  
 21 MR. PAROLA: Through the Chair, if there's  
 22 going to be shared signage, there will be  
 23 opportunities for that.  
 24 Again, I think that's going to be terms  
 25 and conditions that Ms. Boyer works out, but we

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1 anticipate most of the signage being to the  
 2 benefit of WJCT and our property.  
 3 THE CHAIRMAN: Anyone else?  
 4 MS. BOYER: Through the Chair, may I add  
 5 to the response of Mr. Hirabayashi?  
 6 THE CHAIRMAN: (Nods head.)  
 7 MS. BOYER: I would say, first of all,  
 8 they've already installed a new monument sign  
 9 that they constructed, and they do have -- they  
 10 did have a preliminary wayfinding design for  
 11 the parking lot for people to understand how  
 12 they're going to get to visitor parking and all  
 13 of that. And we do have actual cost numbers of  
 14 estimates from contractors and vendors that  
 15 they have used on those particular items.  
 16 So that's how we were getting to that  
 17 approximate number. It may not be that much or  
 18 it may exceed that much, but our obligation is  
 19 only up to that number.  
 20 What Mr. Parola didn't mention -- and I  
 21 share just so you're aware -- is this is part  
 22 of a larger MOU that the City is entering into  
 23 with WJCT and will be part of a larger lease  
 24 amendment. So the entire WJCT lease will  
 25 require an amendment to make some boundary

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1 changes associated with this roadway, and the  
 2 City is taking on obligations regarding  
 3 reconstruction of that and construction of the  
 4 roadway, all of that.  
 5 This kind of is another piece of that and  
 6 facilitating that reconfiguration of their  
 7 parking that allows the new fire station to be  
 8 built. So we did -- background, for those of  
 9 you who were not on the board at the time: The  
 10 property immediately to the east of this  
 11 parcel, of the WJCT, is owned by AR Polar. We  
 12 did a negotiated acquisition, essentially, with  
 13 AR Polar, which, among other things, they gave  
 14 us the land, gave the City the land for a  
 15 replacement fire station site that replaces  
 16 the fire station that was removed from the  
 17 Four Seasons hotel site.  
 18 So part of Four Seasons, we removed a fire  
 19 station, we had to find another marine fire  
 20 station location on the river. We got AR Polar  
 21 to agree to give us the acreage to put it right  
 22 there because we had enough depth on the  
 23 waterfront. Part of their condition was, they  
 24 needed an access road in at a signalized  
 25 intersection because the Hart Bridge project

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1 had eliminated their access.  
 2 So you can see this is kind of a domino of  
 3 things. And so part of this is working with  
 4 WJCT to somewhat make them whole for the  
 5 changes in their access that they incurred.  
 6 And some of you may have even driven down  
 7 there. When the Hart Bridge project was first  
 8 completed, the WJCT sign was in a median, like,  
 9 out in the middle of the expressway somewhere.  
 10 So that had to be removed and then they had to  
 11 construct a new sign at the entrance, at the  
 12 new signalized intersection, at their own  
 13 expense.  
 14 So more than you maybe wanted to know, but  
 15 it kind of gives you background on how we got  
 16 here, which makes more sense of things.  
 17 THE CHAIRMAN: So, Mr. Parola, real quick,  
 18 so the -- the contribution, is DIA or -- I  
 19 guess a better way to say it, is the tenant  
 20 going to manage commissioning the work,  
 21 planning the work, buying -- you know, what  
 22 kind of signs, what they look like, they're  
 23 just going to comply with the City code?  
 24 But they're going to handle it; we're just  
 25 contributing funds and -- and helping with

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1 permitting and -- and, really, that's it?  
 2 MR. PAROLA: Absolutely, yes.  
 3 THE CHAIRMAN: Okay.  
 4 BOARD MEMBER HEAVENER: Are they -- are  
 5 the funds for things that have already been  
 6 constructed or are the funds for things to be  
 7 constructed?  
 8 MR. PAROLA: Through the Chair, both.  
 9 They've already incurred expenses, and so  
 10 we're making them whole for that, and then to  
 11 be incurred as well.  
 12 BOARD MEMBER HEAVENER: And then the thing  
 13 that I just struggle a little bit with is -- I  
 14 would understand, you know, kind of a retail  
 15 operator and people need to find their  
 16 storefront, like -- I -- \$250,000, to me, is a  
 17 lot of money for a business that -- I don't  
 18 know how much, you know, people are really  
 19 trying to find it, but I -- I don't know.  
 20 MS. BOYER: Through the Chair to  
 21 Mr. Heavener, they have a lot of public events,  
 22 and so the real issue is not so much their  
 23 tenants in the building -- they'll figure out  
 24 how to find access to it, but they have a lot  
 25 of public events there; often, several a week.

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1 So that's the real issue, is people coming to  
 2 all of those and trying to figure out how to  
 3 get in.  
 4 THE CHAIRMAN: Yeah. I think, for me, the  
 5 real issue is figuring out where you're going.  
 6 It's very confusing over there. I mean, it --  
 7 not just to get to WJCT, but if you're coming  
 8 from -- I don't even know what the street is  
 9 called anymore -- around the east side of the  
 10 stadium, trying to get to the Hart Bridge,  
 11 it's -- it's a bizarre pattern for traffic, so  
 12 it -- it's a weird situation.  
 13 And I remember the WJCT sign was just kind  
 14 of stuck out in the middle of a triangular  
 15 median, you know, probably over 100 feet away  
 16 from their entrance, so it's a bizarre-looking  
 17 area.  
 18 MS. BOYER: So wayfinding in general is  
 19 one of the plan projects in our CRA and BID  
 20 Plan. And I think this -- hence the reason we  
 21 use funds from our wayfinding account, because  
 22 I do think it is important for us in downtown,  
 23 in general -- we weren't necessarily thinking  
 24 about this particular project at the time, but  
 25 especially as we were thinking -- as we're

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1 converting from one-way to two-way travel on  
 2 streets, that we need to be focused on a  
 3 wayfinding plan so people can still figure out  
 4 how to get to places downtown and make that  
 5 easier for everyone.  
 6 THE CHAIRMAN: Right.  
 7 BOARD MEMBER WOHLERS: Real quick, do we  
 8 have an idea of how much has been spent already  
 9 and then how much we're going to be  
 10 contributing on top of that -- of the 250-?  
 11 MR. PAROLA: Through the Chair, I don't,  
 12 but their representatives are here. If they  
 13 would be afforded an opportunity to talk, maybe  
 14 they can answer.  
 15 THE CHAIRMAN: Sure. Come on up.  
 16 (Ms. Hodges approaches the podium.)  
 17 THE CHAIRMAN: Just please state your name  
 18 and address for the record.  
 19 MS. HODGES: Lawsikia Hodges, Smith,  
 20 Gambrell, Russell, 50 North Laura Street,  
 21 Jacksonville, Florida.  
 22 I'm the attorney for WJCT, and -- and,  
 23 first of all, thank you so much to John Sawyer  
 24 and Lori Boyer and Guy. They've been  
 25 phenomenal to work with in coming to this

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1 resolution.  
 2 But the costs that have already been  
 3 incurred is something to the tune of 23,000 or  
 4 25,000. So the bulk of this funding is going  
 5 towards the new wayfinding.  
 6 THE CHAIRMAN: Thank you.  
 7 Any other questions?  
 8 BOARD MEMBERS: (No response.)  
 9 THE CHAIRMAN: Okay. I'll entertain a  
 10 motion on Resolution 2025-01-02.  
 11 BOARD MEMBER CITRANO: Move to approve.  
 12 BOARD MEMBER FETNER: Second.  
 13 THE CHAIRMAN: All right. We have a  
 14 motion and a second.  
 15 Last chance for any questions or comments.  
 16 BOARD MEMBERS: (No response.)  
 17 THE CHAIRMAN: Mr. Hirabayashi, how do you  
 18 vote?  
 19 BOARD MEMBER HIRABAYASHI: In favor.  
 20 THE CHAIRMAN: Mr. Citrano.  
 21 BOARD MEMBER CITRANO: In favor.  
 22 THE CHAIRMAN: Mr. Wohlers.  
 23 BOARD MEMBER WOHLERS: In favor.  
 24 THE CHAIRMAN: Mr. Heavener.  
 25 BOARD MEMBER HEAVENER: In favor.

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1 THE CHAIRMAN: Ms. Fetner.  
 2 BOARD MEMBER FETNER: In favor.  
 3 THE CHAIRMAN: Ms. Caffey.  
 4 BOARD MEMBER CAFFEY: In favor.  
 5 THE CHAIRMAN: And I, too, am in favor, so  
 6 Resolution 2025-01-02 passes unanimously.  
 7 And we can now move to Resolution  
 8 2025-01-03, the MOSH performance schedule.  
 9 Ms. Boyer.  
 10 MS. BOYER: Thank you, Mr. Chairman.  
 11 This is a really straightforward and  
 12 simple resolution.  
 13 You'll recall that back in August, the  
 14 board passed a resolution that authorized the  
 15 conversion of the MOSH project from a ground  
 16 lease to a City-owned parcel with a lease of  
 17 the building and the land for the new museum.  
 18 So the City would own the museum, and the  
 19 museum would be leased to MOSH.  
 20 And so that was the structure change that  
 21 happened back in August, and that was  
 22 consistent with the fact that there was a  
 23 pending CIP project before City Council, which  
 24 Council passed, to assist with the funding of  
 25 that museum project.

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1 What this is simply doing is -- as we now  
2 have the documents completed and we're ready to  
3 file legislation with City Council to approve  
4 that, we are changing the performance schedule,  
5 and we're changing the performance schedule to  
6 reflect where we actually are in the process.

7 MOSH had an obligation to deliver a  
8 30 percent design to us in the fall, which they  
9 did. There were some concerns from the various  
10 City staff regarding that design and the  
11 elimination of parking. The comments we have  
12 provided back to MOSH is that they must provide  
13 an equivalent number of parking spaces on site  
14 to what they currently have. And other parking  
15 needs above and beyond that we can leave to  
16 available parking facilities in the area, but  
17 at least for a City-owned museum, they had to  
18 provide the minimum number.

19 That requires a little bit of a redesign  
20 on their part and some rethinking in how  
21 they're working through it. Hence, we've come  
22 up with a new performance schedule, same  
23 completion date of the building, but just  
24 extending time, primarily in this change, from  
25 30 to 60 percent, to be sure we nail down what

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1 this building is going to look like.  
2 I will say that the new design has several  
3 features that we liked a lot. When you get to  
4 see it -- and I guess -- I leave it to MOSH as  
5 to when they're going to release anything about  
6 it, but it has a really nice rooftop space for  
7 use by events and things that -- that would be  
8 lovely, as well as kind of a view corridor  
9 through to the river.

10 So there's a couple of features of what  
11 they're changing that are really desirable.  
12 There are few other challenges we have that we  
13 have to work through.

14 So it's only a performance schedule  
15 change.

16 THE CHAIRMAN: Okay. Thank you,  
17 Ms. Boyer.

18 Any questions?

19 BOARD MEMBERS: (No response.)

20 THE CHAIRMAN: If not, I'll entertain a  
21 motion on Resolution 2025-01-03.

22 BOARD MEMBER WOHLERS: Move to approve.

23 BOARD MEMBER HEAVENER: Second.

24 THE CHAIRMAN: Last chance for questions  
25 or comments.

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1 BOARD MEMBERS: (No response.)

2 THE CHAIRMAN: Seeing none,  
3 Mr. Hirabayashi, how do you vote?

4 BOARD MEMBER HIRABAYASHI: In favor.

5 THE CHAIRMAN: Mr. Citrano.

6 BOARD MEMBER CITRANO: In favor.

7 THE CHAIRMAN: Mr. Wohlers.

8 BOARD MEMBER WOHLERS: In favor.

9 THE CHAIRMAN: Mr. Heavener.

10 BOARD MEMBER HEAVENER: In favor.

11 THE CHAIRMAN: Ms. Fetner.

12 BOARD MEMBER FETNER: In favor.

13 THE CHAIRMAN: Ms. Caffey.

14 BOARD MEMBER CAFFEY: In favor.

15 THE CHAIRMAN: And I, too, am in favor, so  
16 2025-01-03 passes unanimously.

17 We look forward to continued progress on  
18 that important project for downtown.

19 All right. Moving on to Item 3F,  
20 2025-01-04, rescind Berkman approval.

21 Ms. Boyer.

22 MS. BOYER: Thank you, Mr. Chairman.

23 So this is really the result of some good  
24 news. As you know, the City was involved in  
25 the demolition of Berkman II, what, two or

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1 three years ago? And then it had to work its  
2 way through a foreclosure process and whatnot.

3 Choate, as the current owner, after the  
4 foreclosure sale, now is in negotiations. I  
5 think there's actually a contract, but we have  
6 been contacted by both the attorneys for the  
7 buyer and the attorneys for the seller asking  
8 if we could help kind of clean up the record  
9 for the site as it relates to the old  
10 redevelopment agreement that was entered into  
11 by JEDC decades ago.

12 And so this is simply a termination of  
13 that redevelopment agreement. It is -- I  
14 worked with OGC on the language. You know,  
15 without trying to find who the successor is to  
16 whatever particular entity and provide them  
17 notice of default and all of that, we are  
18 carefully couching the language about it being  
19 a termination, but the idea is, to the extent  
20 that we can, we are eliminating that agreement.

21 In doing so, to be clear for the record,  
22 that does not eliminate any valid permit that  
23 may have been issued by the Water Management  
24 District or anybody else. All we're talking  
25 about is the redevelopment agreement, so

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1 anything that is in that old JEDC redevelopment  
2 agreement.

3 So that is what this resolution does, to  
4 help facilitate a closing that may occur in  
5 February or March.

6 THE CHAIRMAN: Thank you, Ms. Boyer.  
7 Just for my own edification, does -- this  
8 action, does it release or otherwise unburden  
9 any funds that may have been allocated or being  
10 held or are we way past that?

11 MS. BOYER: We're way past that.  
12 There were commitments to fund certain  
13 things, but those commitments -- again, from  
14 our perspective, the performance schedule has  
15 been breached by ten years, you know, whatever.

16 We would not pay on those in any event,  
17 and so there is nothing that is actually  
18 available and encumbered anywhere.

19 Now, I'm going to hesitate on this. In  
20 DIA --

21 THE CHAIRMAN: Right.

22 MS. BOYER: Okay?

23 And maybe, Mr. Parola, we can ask the  
24 question at least. Who knows whether there is  
25 something somewhere in the City General Fund

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1 there's any code violations or anything like  
2 that, when it was up for so long and not built?  
3 And then I know when the demo happened,  
4 wasn't there a big cleanup? I'm just wondering  
5 if they're related.

6 MS. BOYER: I don't believe -- and I'll  
7 defer to Mr. Sawyer, but I don't -- I know that  
8 the City had a lien for funds they had advanced  
9 on the demolition. I can't imagine that the  
10 termination of the RDA has any bearing on that  
11 because that was really a separate transaction  
12 of advancing funds and there was separate  
13 legislation for that.

14 MR. SAWYER: Yeah. Through the Chair, the  
15 Code Enforcement liens have a life of their own  
16 to the extent that they're recorded that are  
17 independently RDA.

18 I don't have specific knowledge of what  
19 was occurring at the time. I know that there  
20 was some issue getting the contract in place,  
21 it was demolished.

22 At this point, I believe those have been  
23 cleaned off, I'm not positive, but this won't  
24 impact the -- anything that's been recorded on  
25 the property from a Code Enforcement

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1 that we should look for that may have, you  
2 know, never been transferred to DIA's  
3 accounting system when we were created, but  
4 we -- nothing from our perspective that we're  
5 aware of that would be released.

6 THE CHAIRMAN: Thank you.  
7 Any questions for Ms. Boyer?  
8 Mr. Citrano.

9 BOARD MEMBER CITRANO: Just out of  
10 curiosity -- and maybe I should know the answer  
11 to this, but are these RDAs recorded?

12 MS. BOYER: No.

13 BOARD MEMBER CITRANO: Okay.

14 MS. BOYER: So there are -- sometimes  
15 there are ancillary agreements, an option  
16 agreement, a lease agreement, something else  
17 that we may record a memorandum of, as part of  
18 a closing, but the RDAs themselves are not  
19 recorded to my knowledge. I haven't seen one  
20 recorded.

21 BOARD MEMBER CITRANO: Okay.

22 THE CHAIRMAN: Anyone else?

23 Ms. Fetner.

24 BOARD MEMBER FETNER: Are we eliminating  
25 any standing to enforce -- I don't know if

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1 standpoint.

2 BOARD MEMBER FETNER: Thank you.

3 THE CHAIRMAN: Thank you.

4 Anyone else?

5 BOARD MEMBERS: (No response.)

6 THE CHAIRMAN: Seeing no other questions,  
7 I'll entertain a motion on Resolution  
8 2025-01-04.

9 BOARD MEMBER HEAVENER: Move to approve.

10 BOARD MEMBER CITRANO: Second.

11 THE CHAIRMAN: Last chance for any  
12 questions.

13 BOARD MEMBERS: (No response.)

14 THE CHAIRMAN: Seeing none,

15 Mr. Hirabayashi, how do you vote?

16 BOARD MEMBER HIRABAYASHI: Approve.

17 THE CHAIRMAN: Mr. Citrano.

18 BOARD MEMBER CITRANO: In favor.

19 THE CHAIRMAN: Mr. Wohlers.

20 BOARD MEMBER WOHLERS: In favor.

21 THE CHAIRMAN: Mr. Heavener.

22 BOARD MEMBER HEAVENER: In favor.

23 THE CHAIRMAN: Ms. Fetner.

24 BOARD MEMBER FETNER: In favor.

25 THE CHAIRMAN: Ms. Caffey.

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1 BOARD MEMBER CAFFEY: In favor.  
 2 THE CHAIRMAN: And I, too, am in favor, so  
 3 Resolution 2025-01-04 passes unanimously.  
 4 And thank you for that.  
 5 We can now move on to item 3G, Resolution  
 6 2025-01-08, LaVilla parcels access agreement.  
 7 And you should have an updated ordinance in  
 8 your packet.  
 9 Ms. Boyer.  
 10 MS. BOYER: Thank you, Mr. Chairman.  
 11 As you know, we had talked about bringing  
 12 a resolution to the board for a potential  
 13 disposition for the UF campus in January at --  
 14 so that would be at this meeting.  
 15 We did not have that ready for publication  
 16 when we were scheduled for an earlier meeting  
 17 in the month, so we pushed those all to  
 18 February. And we'll be working -- you'll be  
 19 seeing all of that information very soon.  
 20 What this is -- for those of you who may  
 21 not be familiar, there is a provision that  
 22 allows DIA to provide access agreements on  
 23 property assigned to our inventory and  
 24 City-owned property.  
 25 The access agreement allows someone to  
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1 conduct due diligence activities. So whether  
 2 this is actually invasive where they are doing  
 3 a geotechnical investigation or whether they're  
 4 just on site surveying for a legal description  
 5 to accompany transactions, et cetera, the  
 6 access agreement here -- and the reason I'm  
 7 changing the language from an access agreement  
 8 to one or more access agreements is because  
 9 there are multiple parcels and the scope of the  
 10 activity may vary, depending on whether the  
 11 parcel is developed, partially developed, not  
 12 developed and totally vacant land. I think it  
 13 may make sense to have multiple access  
 14 agreements relevant to the particular parcel  
 15 involved and the scope involved.  
 16 We have not finalized or negotiated the  
 17 terms of the actual access agreements yet.  
 18 This is just providing me with the authority to  
 19 enter into those agreements and allow them to  
 20 start due diligence sooner rather than later so  
 21 that we can get to the point of knowing where  
 22 we are in terms of the desirability of the  
 23 subject land.  
 24 THE CHAIRMAN: Thank you.  
 25 Any questions for Ms. Boyer?  
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1 BOARD MEMBER HIRABAYASHI: Just a question  
 2 about -- so how does this item come to the  
 3 board as opposed to just being able to be done  
 4 by staff or at the DIA level? Is there  
 5 anything unique about it that would cause it to  
 6 say it needs to be, you know, lifted up to the  
 7 board level?  
 8 MS. BOYER: Through the Chair, I'm going  
 9 to defer to Mr. Sawyer a bit.  
 10 We've had conversations in the past --  
 11 some of you will particularly be aware of this  
 12 in the finance context or in the approval of  
 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 generally the instruction we have.  
 18 So there's not a lot of things that serve  
 19 as an administrative function without -- but  
 20 perhaps Mr. Sawyer will indicate --  
 21 I think the process that we operate under  
 22 is that if it is noninvasive, if the only thing  
 23 they are doing is survey access, something like  
 24 that, I can authorize those without it coming  
 25 to the board.  
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1 If it does have the authorization for them  
 2 to poke holes in the ground and restore,  
 3 then -- restore that, then I have to bring it  
 4 to the board.  
 5 But, Mr. Sawyer, do you have anything to  
 6 add about the -- how much of that can be done  
 7 by the CEO versus --  
 8 MR. SAWYER: Yeah.  
 9 MS. BOYER: -- that need to come to the  
 10 board?  
 11 MR. SAWYER: John Sawyer.  
 12 Through the Chair, so all of the authority  
 13 resides with the board unless it is delegated.  
 14 I believe -- and, Lori, correct me if I  
 15 was [sic] wrong -- there was, a few years back,  
 16 a delegation to the CEO for short-term use  
 17 agreements, mainly for special events, that  
 18 type of thing. It could include what Ms. Boyer  
 19 is describing, which is due diligence work that  
 20 does not include subsurface work. But the  
 21 subsurface work has always been retained by the  
 22 board, and so staff have no ability to grant  
 23 that right.  
 24 The same exists on the -- on nonDIA/CRA  
 25 property where Council has a very tight  
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1 delegation on when subsurface work can be done  
2 simply because of the high level of scrutiny  
3 needed.

4 THE CHAIRMAN: So, generally, we're  
5 talking about access versus any actual impact  
6 to the property itself; is that -- or am I  
7 over-generalizing it?

8 Mr. Parola.

9 MR. PAROLA: I'll put this in my lizard  
10 brain terms. There isn't a -- that I know of,  
11 any staff in the City that can tell anybody  
12 they can poke holes or otherwise, you know, do  
13 something invasive in our property.

14 To Ms. Boyer's point, that's -- that's  
15 pretty profound, and so it should rise to a  
16 level of whatever body is responsible for that  
17 property so that it's known to that body what's  
18 intended.

19 THE CHAIRMAN: Gotcha. Thank you.

20 Good question, John. Thank you.

21 Any other questions?

22 BOARD MEMBER FETNER: I have a question.

23 Are we able to receive copies of the  
24 reports that they're doing?

25 MR. PAROLA: Yes, ma'am.

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1 parcels that they have an interest in and have  
2 identified. That's probably a much simpler  
3 effort, but it will really depend on the  
4 individual property.

5 THE CHAIRMAN: This question probably goes  
6 a little bit beyond. Do you know if this area  
7 is within the downtown brownfield designation  
8 or is it outside of it? Does anybody know?

9 MR. PAROLA: Through the Chair, I -- I  
10 don't know. We can -- but I believe most of  
11 downtown is in a brownfield.

12 THE CHAIRMAN: Right.

13 MR. PAROLA: Now, whether or not it's --

14 THE CHAIRMAN: I just --

15 MR. PAROLA: Whether or not it's an ash  
16 property, whether or not it's been --

17 THE CHAIRMAN: Sure.

18 MR. PAROLA: You know what I mean?

19 THE CHAIRMAN: Yeah.

20 MR. PAROLA: They'll find that out.

21 MS. BOYER: And that's the reason, from

22 our standpoint, we've already engaged with  
23 Eric Fuller, who is the person at the City who  
24 works on these and knows what the restrictions  
25 are and the terms of the agreements with the

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1 BOARD MEMBER FETNER: Okay. And that will  
2 be in the access agreement?

3 MS. BOYER: Through the Chair to Board  
4 Member Fetner, yes, that is in the access  
5 agreement that -- we get those. And it's also  
6 in the access agreement that the scope of all  
7 the work has to be approved by Public Works in  
8 advance, and -- and they're coming up with  
9 the --

10 We use some of the access agreements that  
11 we had previously entered into with Iguana kind  
12 of as a template for this. If you look at the  
13 scope that was in those, very similar in that  
14 they were trying to locate gantry rails or  
15 determine the scope of potential contamination.

16 As you know, one of these is the  
17 convention center site, which is right next to  
18 the rail lines, previous rail yard locations,  
19 so -- everybody's concerned about where and to  
20 what extent they find things underground that  
21 would impact the ability or cost to construct  
22 anything there.

23 Other parcels -- and this is where I was  
24 suggesting -- the former Interline vacant lot  
25 that we took back ownership of is one of the

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1 State, because that would have to be part of  
2 any scope.

3 THE CHAIRMAN: Correct.

4 Mr. Citrano.

5 BOARD MEMBER CITRANO: In these  
6 agreements, and especially when they are doing  
7 invasive testing, are there indemnifications?

8 MS. BOYER: Are there any -- what was the  
9 last word?

10 BOARD MEMBER CITRANO: Are there  
11 indemnifications --

12 MS. BOYER: Yes.

13 BOARD MEMBER CITRANO: Yeah.

14 MS. BOYER: I mean, that is typical in all  
15 these agreements, and -- and, Mr. Sawyer, I  
16 think we had some correspondence yesterday  
17 about that, that we're requiring them to both  
18 repair and restore and then indemnify the City  
19 for any damage or anything that happens.

20 THE CHAIRMAN: All right. Thank you.

21 Any other questions?

22 BOARD MEMBERS: (No response.)

23 THE CHAIRMAN: Seeing none, I'll entertain  
24 a motion on 2025-01-08.

25 BOARD MEMBER HIRABAYASHI: So moved.

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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  
 24 at 9:41 a.m.)  
 25 - - -

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1 CERTIFICATE OF REPORTER  
 2  
 3 STATE OF FLORIDA)  
 )  
 4 COUNTY OF DUVAL )  
 5  
 6  
 7 I, Diane M. Tropa, Florida Professional  
 8 Reporter, certify that I was authorized to and did  
 9 stenographically report the foregoing proceedings and  
 10 that the transcript is a true and complete record of my  
 11 stenographic notes.  
 12  
 13  
 14

15 DATED this 10th day of February 2025.

16  
 17 \_\_\_\_\_  
 18 Diane M. Tropa  
 Florida Professional Reporter

19  
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<b>\$</b>	<b>6</b>	<b>advancing</b> [1] - 31:12	<b>ash</b> [1] - 39:15	7:6, 7:10, 7:11, 7:14,
<b>\$167,380</b> [1] - 8:14	<b>60</b> [1] - 25:25	<b>afforded</b> [1] - 22:13	<b>aspect</b> [1] - 11:22	7:18, 7:20, 10:4,
<b>\$250,000</b> [4] - 14:21, 15:4, 16:3, 20:16	<b>8</b>	<b>AGENCY</b> [1] - 1:2	<b>aspirational</b> [1] - 8:21	10:6, 11:18, 12:14,
<b>1</b>	<b>8B</b> [1] - 7:5	<b>Agency</b> [3] - 7:4, 7:9, 41:22	<b>assigned</b> [1] - 33:23	12:17, 12:18, 12:23,
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<b>100</b> [2] - 13:16, 21:15	<b>9</b> [1] - 9:5	<b>ago</b> [2] - 28:1, 28:11	<b>Assistant</b> [1] - 1:20	13:7, 13:9, 13:11,
<b>10th</b> [1] - 42:15	<b>9:00</b> [2] - 1:7, 2:1	<b>agree</b> [3] - 11:5, 12:11, 18:21	<b>associated</b> [1] - 18:1	16:2, 16:17, 20:4,
<b>117</b> [1] - 1:8	<b>9:41</b> [1] - 41:24	<b>agreement</b> [14] - 28:10, 28:13, 28:20,	<b>assumed</b> [2] - 9:9, 10:7	20:12, 22:7, 23:8,
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CITY OF JACKSONVILLE  
DOWNTOWN INVESTMENT AUTHORITY  
BOARD MEETING

Proceedings held on Friday, January 31, 2025,  
commencing at 9:41 a.m., City Hall at St. James,  
117 West Duval Street, Lynwood Roberts Room,  
Jacksonville, Florida, before Diane M. Tropaia, FPR, a  
Notary Public in and for the State of Florida at Large.

BOARD MEMBERS PRESENT:

PATRICK KRECHOWSKI, Chair.  
SONDRA FETNER, Board Member.  
SCOTT WOHLERS, Board Member.  
JIM CITRANO, Board Member.  
MICAH HEAVENER, Board Member.  
JILL CAFFEY, Board Member.  
JOHN HIRABAYASHI, Board Member.

ALSO PRESENT:

LORI BOYER, DIA, Chief Executive Officer.  
GUY PAROLA, DIA, Operations Manager.  
STEVE KELLEY, DIA, Director of Development.  
JOHN SAWYER, Office of General Counsel.  
AVA HILL, Administrative Assistant.

- - -

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1 So, Ms. Boyer, do you want to walk us  
2 through this one?  
3 MS. BOYER: Thank you, Mr. Chairman.  
4 As you know, Citizens Property Insurance  
5 is a current tenant of a downtown office  
6 building that has indicated a desire to  
7 potentially relocate upon expiration of their  
8 current lease. They had put out an ITN, a bid  
9 for other sites that were solely a Southbank  
10 area -- not Southbank, Southside area, down  
11 around JTB, initially. They closed that out  
12 without award and have issued a new ITN, which  
13 I believe is also closed now, but that included  
14 the downtown area as eligible.  
15 We had more than one downtown office  
16 building owner approach us who were expressing  
17 a desire to apply for that ITN and offer their  
18 space. Of course, we want to support occupancy  
19 of downtown office buildings and vacant space,  
20 and they were asking whether there was  
21 available parking in the Water Street garage to  
22 include in their package as parking available  
23 for that office space.  
24 We provided them both with letters,  
25 indicating that that was the case and a copy of  
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1 PROCEEDINGS  
January 31, 2025 9:41 a.m.

2 - - -  
3 THE CHAIRMAN: We will move now into our  
4 Downtown Investment Authority portion of our  
5 meeting, Section 4, and the first thing there  
6 is the December 18th, 2024, Downtown Investment  
7 Authority board meeting minutes.  
8 BOARD MEMBER CITRANO: Move to approve.  
9 BOARD MEMBER WOHLERS: Second.  
10 THE CHAIRMAN: Any corrections or  
11 questions?  
12 BOARD MEMBERS: (No response.)  
13 THE CHAIRMAN: Seeing none, we'll just do  
14 a group vote here. All those in favor, signify  
15 by saying aye.  
16 BOARD MEMBERS: Aye.  
17 THE CHAIRMAN: Any opposed?  
18 BOARD MEMBERS: (No response.)  
19 THE CHAIRMAN: Seeing none, the  
20 December 18th, 2024, Downtown Investment  
21 Authority board meeting minutes are approved.  
22 That takes us to Item 4B, Resolution  
23 2025-01-05, the Water Street garage parking for  
24 Citizens Insurance. I think you've probably  
25 seen this in the headlines.

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1 this resolution that we were taking to the  
2 board, demonstrating the -- you know, that we  
3 were proceeding to make that space available if  
4 either of those applicants were awarded the  
5 actual lease.  
6 The pricing on it is that -- by Code,  
7 Ordinance Code, there is an adopted rate  
8 schedule for the Water Street garage. It also  
9 has an adopted discount for people who lease  
10 more than 500 spaces. And what I put in the  
11 letter, and I believe is reflected here, is  
12 that we can -- we will provide it at the  
13 discounted rate that is published, but also  
14 subject to further negotiation because if we  
15 take it through City Council, we could  
16 potentially even further assist that property  
17 owner if they're successful in that  
18 negotiation.  
19 Again, a lot of office space that would be  
20 used, and really important to us to keep  
21 Citizens downtown. So if we can help in some  
22 way, that's what we were trying to do, and  
23 that's the -- was the intent of this  
24 resolution.  
25 THE CHAIRMAN: Thank you.  
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1 Any questions for Ms. Boyer?  
2 Ms. Fetner.  
3 BOARD MEMBER FETNER: Through the Chair --  
4 I'll be (inaudible) again -- will this offer be  
5 nontransferrable so that it's only applying to  
6 Citizens?

7 MS. BOYER: Well, the specific -- yes.  
8 The answer to that is yes as to the specific  
9 request.

10 The general principle that any spaces that  
11 we have available in the Water Street garage or  
12 in the CRA-operated courthouse garage are  
13 available for lease for monthly parkers. And  
14 if someone approaches us wanting to lease 500  
15 or more spaces -- or in the case of the  
16 courthouse garage, it could be less than that,  
17 200 spaces -- we're certainly going to enter  
18 into a discussion with them. It's in our best  
19 interest, both to get more tenants downtown and  
20 to lease up space that we already have sitting  
21 there that's just not being utilized.

22 BOARD MEMBER FETNER: I just want to make  
23 sure that we're not giving up too many spaces  
24 because we're anticipating Riverfront Plaza,  
25 the park opening, and I think this is the most

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1 et cetera, or -- not that those people couldn't  
2 park there, but their pass wouldn't be good.  
3 They'd be paying the same rate and be treated  
4 just like a member of the public, which then  
5 opens up Riverfront Plaza parking on the  
6 weekend, opens it up for other things.

7 So that would be my intent in a further  
8 negotiation with either of those owners if they  
9 were successful.

10 BOARD MEMBER FETNER: I would -- I  
11 appreciate that, and I would really urge that  
12 to be almost nonnegotiable.

13 I think this is an office that we're -- we  
14 would be entering into this parking lease for  
15 office use, which is typically Monday through  
16 Friday. If -- I mean, most -- there's so many  
17 people who don't come downtown on Fridays now,  
18 with remote work. And to have another empty  
19 garage is just not the goal, I think, of this  
20 body, so I would urge you to make sure that --  
21 not -- it's not something that we need to give  
22 further incentive to allow for parking on the  
23 weekends and the evenings. I think that's --  
24 to me, that's, like, nonnegotiable. It needs  
25 to be part of the initial offer.

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1 likely garage for the public for that park  
2 space. So however it's negotiated, I would  
3 hope that there's still a public use component  
4 to that parking garage and not completely  
5 privatize it.

6 MS. BOYER: To Ms. Fetner -- through the  
7 Chair to Ms. Fetner, there's a couple of things  
8 about that that's interesting.

9 Number one is this garage has 1,500  
10 spaces, and the number requested here is  
11 substantially lower than that. And, in fact, I  
12 use the upper end of the number, but one of the  
13 applicants in the ITN had some of their own  
14 parking, so they were requesting even fewer  
15 spaces, which leaves some public parking.

16 But the other thing that -- I'll share  
17 more of my thought process. While the Code  
18 gives them that particular discount for 500 or  
19 more spaces, I certainly think it makes sense  
20 to offer them an increased discount if that is  
21 only for weekday parking from 7:00 to 5:00 or  
22 7:00 to 6:00, if their pass is only good for  
23 those hours, which totally leaves those spaces  
24 available for event parking at night because of  
25 the proximity to the Performing Arts Center,

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1 THE CHAIRMAN: Any other questions?  
2 Mr. Wohlers.

3 BOARD MEMBER WOHLERS: Yeah. What are we  
4 currently operating out of this garage? Are we  
5 at a net profit, net loss, break even? Where  
6 are we on Water Street exactly?

7 MS. BOYER: Through the Chair to  
8 Mr. Wohlers, I appreciate you being Finance and  
9 Budget chair. I did not bring all of that  
10 information with me.

11 I will tell you that it's operating at a  
12 loss. I hesitate to give you the number of  
13 monthly parkers that are in the garage, but  
14 it's less than 200.

15 We do hear that some CSX employees are  
16 coming back to the garage, so there may be --  
17 it was heavily used by CSX preCOVID, so it may  
18 be that we are going to see increased use in  
19 it, but it has -- of all of the City-owned --  
20 as opposed to CRA-operated garages -- this is  
21 the one that has significant vacancy, which is  
22 why it has a lower rate structure, to encourage  
23 City-owned employees to walk a few blocks and  
24 park in this location rather than be on a wait  
25 list at Ed Ball or at Duval Street.

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1 The challenge with that is the Council  
2 adopted a 50 percent discount for City  
3 employees. And in doing that, it really took  
4 the market-driven incentive out, so now no  
5 one's willing to walk two blocks because they  
6 get 50 percent wherever they are, and it's  
7 inexpensive and so they're on a wait list.

8 BOARD MEMBER WOHLERS: And so I'm guessing  
9 we -- we can't answer this question, but let's  
10 say we lease it, and they -- Citizens moved  
11 forward and agreed to the lease here and took  
12 up the spaces, how many spaces would we then  
13 need to lease to -- to then become profitable  
14 at that location, at a discounted rate?

15 MS. BOYER: My guess is that this lease  
16 alone would make that garage profitable.

17 The debt is paid off on this garage, so  
18 it's merely an operating expense. And it  
19 wouldn't take much, but -- less than this  
20 amount probably.

21 But what you would see is -- parking is  
22 its own Enterprise Fund. The money stays in  
23 the fund to be used for other purposes in it,  
24 and it would allow us to make much needed  
25 aesthetic improvements as well as a few

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1 businesses in the downtown area right now.  
2 Parking is not a problem right now.  
3 Should it be a problem in five to ten years, at  
4 the end of the Citizens lease, just wondering  
5 if there would be renegotiating power at that  
6 point.

7 MS. BOYER: Through the Chair, I can get  
8 back to you with the time frame of the ITN. My  
9 recollection is that it was five years, and I  
10 thought it was kind of short. And perhaps I'm  
11 recalling incorrectly, but I'm thinking it was  
12 five years with a renewal option.

13 The commitment that we made was for the  
14 term of the ITN. It's the term of Citizens'  
15 bid that was out on the street. And certainly  
16 after that all bets are off, and we would be  
17 renegotiating in terms of both our rate and our  
18 availability.

19 THE CHAIRMAN: Thank you.  
20 Anyone else?

21 BOARD MEMBERS: (No response.)

22 THE CHAIRMAN: Seeing none, I'll entertain  
23 a motion on Resolution 2025-01-05.

24 BOARD MEMBER WOHLERS: Move to approve.

25 BOARD MEMBER HEAVENER: Second.

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1 structural improvements in the existing  
2 garages. We added CCTV cameras to make them  
3 safer, but now -- I mean, there's a lot we  
4 could do to make the customer experience  
5 improved.

6 BOARD MEMBER WOHLERS: Thank you.

7 THE CHAIRMAN: Thank you.

8 And I don't want to get too far in the  
9 weeds, but the way I read this, we're not  
10 offering up all of the remaining vacant spaces.  
11 It says that there are more than 1,107 spaces  
12 available and we're willing to lease up to that  
13 much under this agreement, so we're not --  
14 we're not filling the garage with this lease?

15 MS. BOYER: That's correct.

16 THE CHAIRMAN: Okay. Thank you.

17 Any other questions?

18 Yes, ma'am.

19 BOARD MEMBER CAFFEY: Through the Chair,  
20 so do we have any idea how long the Citizens  
21 lease is intended to be?

22 And would it be an option to renegotiate  
23 rates come a later time or renegotiate space  
24 sizes just to give us a little bit of -- I  
25 think it's critical to have -- retain

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1 THE CHAIRMAN: Any final comments? We  
2 have a motion and a second.

3 BOARD MEMBERS: (No response.)

4 THE CHAIRMAN: All right. Seeing none,  
5 Mr. Hirabayashi, how do you vote?

6 BOARD MEMBER HIRABAYASHI: In favor.

7 THE CHAIRMAN: Mr. Citrano.

8 BOARD MEMBER CITRANO: In favor.

9 THE CHAIRMAN: Mr. Wohlers.

10 BOARD MEMBER WOHLERS: In favor.

11 THE CHAIRMAN: Mr. Heavener.

12 BOARD MEMBER HEAVENER: In favor.

13 THE CHAIRMAN: Ms. Fetner.

14 BOARD MEMBER FETNER: In favor.

15 THE CHAIRMAN: Ms. Caffey.

16 BOARD MEMBER CAFFEY: In favor.

17 THE CHAIRMAN: And I, too, am in favor, so  
18 2025-01-05 passes unanimously.

19 And let's keep our fingers crossed on that  
20 one. That would be great.

21 Moving on to Resolution 2025-01-06, Urban  
22 Dough, and I think this also kind of ties in  
23 with Gather Tap, but we'll take them  
24 separately.

25 Is this you, Mr. Kelley, or is this

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1 Ms. Boyer?  
 2 MR. KELLEY: (Indicating.)  
 3 THE CHAIRMAN: Mr. Kelley.  
 4 MR. KELLEY: Thank you, Mr. Chair.  
 5 So you're correct, 2025-01-06 and  
 6 2025-01-07 mirror one another in the fact that  
 7 these are previously approved FAB-REP  
 8 agreements that were approved in April of last  
 9 year. Sorry -- yeah, 2024-04-08.  
 10 And so in that agreement there was --  
 11 we've tried to put the dates in there to keep  
 12 things moving, and so somewhere about this  
 13 time -- this may have been the first one --  
 14 some of the first ones where we included some  
 15 dates in the resolution for the execution of  
 16 the agreements, just to try to keep the  
 17 pressure on --  
 18 We brought this before you in October to  
 19 get additional time because the agreements were  
 20 not finalized at that time. That time ran  
 21 through January 17th of this year for both the  
 22 Pizza Dough and Pour Taproom agreement, and so  
 23 with -- having passed that January 17th date,  
 24 we're seeking additional time out -- an  
 25 additional three-month period, out to April.

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1 And I'm happy to report that the  
 2 agreements have been fully negotiated and I  
 3 received the final documents yesterday for  
 4 execution, and so we -- we anticipate that  
 5 there will be no problem with meeting the April  
 6 outside date. In fact, we'd probably be done  
 7 with this and have them fully executed within  
 8 the next couple of weeks.  
 9 THE CHAIRMAN: Thank you, Mr. Kelley.  
 10 Any questions?  
 11 BOARD MEMBERS: (No response.)  
 12 THE CHAIRMAN: Seeing none, I'll take a --  
 13 entertain a motion on 2025-01-06.  
 14 BOARD MEMBER CITRANO: Move to approve it.  
 15 BOARD MEMBER WOHLERS: Second.  
 16 THE CHAIRMAN: I have a motion and a  
 17 second.  
 18 Any last comments or questions?  
 19 BOARD MEMBERS: (No response.)  
 20 THE CHAIRMAN: All right.  
 21 Mr. Hirabayashi, how do you vote?  
 22 BOARD MEMBER HIRABAYASHI: In favor.  
 23 THE CHAIRMAN: Mr. Citrano.  
 24 BOARD MEMBER CITRANO: In favor.  
 25 THE CHAIRMAN: Mr. Wohlers.

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1 BOARD MEMBER WOHLERS: In favor.  
 2 THE CHAIRMAN: Mr. Heavener.  
 3 BOARD MEMBER HEAVENER: In favor.  
 4 THE CHAIRMAN: Ms. Fetner.  
 5 BOARD MEMBER FETNER: In favor.  
 6 THE CHAIRMAN: Ms. Caffey.  
 7 BOARD MEMBER CAFFEY: In favor.  
 8 THE CHAIRMAN: And I, too, am in favor, so  
 9 Resolution 2025-01-06 passes unanimously.  
 10 And the same situation for 2025-01-07, so  
 11 unless there are any questions, I'll entertain  
 12 a motion.  
 13 BOARD MEMBER HEAVENER: Move to approve.  
 14 BOARD MEMBER HIRABAYASHI: Second.  
 15 BOARD MEMBER WOHLERS: Second.  
 16 THE CHAIRMAN: Who seconded?  
 17 BOARD MEMBER WOHLERS: Second.  
 18 THE CHAIRMAN: Mr. Wohlers seconds.  
 19 Thank you.  
 20 Any last comments or questions on this?  
 21 BOARD MEMBERS: (No response.)  
 22 THE CHAIRMAN: Seeing none,  
 23 Mr. Hirabayashi, how do you vote?  
 24 BOARD MEMBER HIRABAYASHI: In favor.  
 25 THE CHAIRMAN: Mr. Citrano.

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1 BOARD MEMBER CITRANO: In favor.  
 2 THE CHAIRMAN: Mr. Wohlers.  
 3 BOARD MEMBER WOHLERS: In favor.  
 4 THE CHAIRMAN: Mr. Heavener.  
 5 BOARD MEMBER HEAVENER: In favor.  
 6 THE CHAIRMAN: Ms. Fetner.  
 7 BOARD MEMBER FETNER: In favor.  
 8 THE CHAIRMAN: Ms. Caffey.  
 9 BOARD MEMBER CAFFEY: In favor.  
 10 THE CHAIRMAN: And I, too, am in favor, so  
 11 2025-01-07 passes unanimously, and we look  
 12 forward to both of those restaurants coming  
 13 on line.  
 14 I don't see any old or new business, so  
 15 we -- unless there is some that I'm not aware  
 16 of, we will move on to Ms. Boyer's update and  
 17 report.  
 18 MS. BOYER: Thank you.  
 19 We always start with our PowerPoint  
 20 version where you get to see some pictures of  
 21 some things that have happened. I think Ina  
 22 updated these after our snow day, so we even  
 23 have the most current.  
 24 So the first is One Riverside. If you go  
 25 to the next slide, you will see that work on

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1 the pool has commenced. Those are the top two  
2 photos. We had already, long ago, topped out  
3 the apartments, and -- and I will tell you, the  
4 rumors -- since I don't really have any  
5 documentation of this, but the rumors are  
6 they're getting very nice rents and helping to  
7 move our market, so that's a good thing on this  
8 building, and happy to see them renting up.

9 The form for the knee wall is in progress  
10 on the retail space down below, so you can see  
11 that now. That was a project that was awaiting  
12 further completion on the McCoys Creek project  
13 itself. They are working on the Leila Street  
14 entrance and hardscape, lighting, and  
15 landscaping for the apartment opening.

16 And next is the installation of the  
17 retaining wall between the parking deck and  
18 Whole Foods, then they will start on the  
19 foundation for Whole Foods, which we should see  
20 in next month's pictures.

21 So continued progress over at  
22 One Riverside.

23 Next.

24 McCoys Creek Outfall. So this is the  
25 companion project. You continue to see work

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1 progressing on the temporary trestle bridge  
2 that you can see that allows us to get across  
3 the creek opening for work.

4 The contractor started installation of the  
5 sewer force main and is setting forms for the  
6 upper right bulkhead wall. The project is now  
7 almost 60 percent complete.

8 BOARD MEMBER FETNER: Is that the new  
9 outfall?

10 MS. BOYER: Yes.

11 BOARD MEMBER FETNER: They have already  
12 moved the creek; is that --

13 MS. BOYER: It is not connected, as you  
14 can see.

15 So when you say "the new outfall," it is  
16 where the new outfall will be and enter, but  
17 when you see that orange fence going across it,  
18 from there back is dirt still. So it is --

19 BOARD MEMBER FETNER: Okay. That's  
20 what's --

21 MS. BOYER: -- not a bridge over the top  
22 as the current creek. The current creek is to  
23 your left still.

24 BOARD MEMBER FETNER: Right.

25 MS. BOYER: Park Street road diet is next.

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1 The Park Street road diet, we continue to  
2 have pictures of infrastructure being  
3 installed. Now we're moving on to utilities,  
4 but also a new water main, electrical service  
5 conduit, and storm drainage piping.

6 So a long time associated with this,  
7 running into conflicts with other lines going  
8 opposite directions and things, as is typical  
9 with construction downtown.

10 They're continuing to work on  
11 signalization at Park Street and the Stonewall  
12 intersection, but we're still planning a summer  
13 completion, that this project will be completed  
14 this summer, which for Mr. Parola and me,  
15 that's a blessing. This thing started at  
16 least -- well, actually, the Park Street road  
17 diet design was before I became CEO, so that  
18 was in 2019.

19 THE CHAIRMAN: You better be ready for the  
20 pitchforks and torches from the daily commuters  
21 that have no idea where to go once this thing  
22 opens up.

23 MS. BOYER: I know. It's like, "Now  
24 what?"

25 Okay. Johnson Commons -- next slide -- is  
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1 Building 3, sidewalks, interior punch list, and  
2 carpet. So you see Building 3 identified for  
3 you.

4 Building 14 is getting initial trim,  
5 paint, garage doors, tile, cabinets, and  
6 countertops.

7 Building 15, a little further behind,  
8 sprinkler and MEP rough-in, drywall upload, and  
9 framing.

10 And Building 16 is just seeing slab pour,  
11 framing, and roof underlayment.

12 Building 11, is foam board, slab pour, and  
13 framing started.

14 So moving along one at a time with each of  
15 these buildings, continuing good progress on  
16 that. We have received a few additional  
17 distribution checks from closings that are  
18 occurring above the price point where we start  
19 to share in net proceeds.

20 We have had ongoing conversations with the  
21 developer. So you know that they own the -- or  
22 Phase 1, that is -- they have title to is the  
23 next block along Lee Street, part of that  
24 frontage, and then the rest of it was intended  
25 to be Phase 2, which was retail or mixed-use.

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1 They have been talking to us about the  
2 possibility of combining those and whether they  
3 could make that entire block more robust in  
4 light of the discussions with UF.

5 We have looked at that -- from a practical  
6 redevelopment standpoint, we'd love to see  
7 that. However, the Notice of Disposition  
8 required them -- and their response was they  
9 were going to build 99 for-sale townhomes. So  
10 the answer is, if they can find a way to build  
11 99 for-sale townhomes, either on the existing  
12 property or as part of a combined project --  
13 they've got to have that for-sale product. It  
14 couldn't all be rental or something else and  
15 meet the initial disposition terms that --  
16 under which it was awarded.

17 THE CHAIRMAN: Do you have, Lori, a  
18 ballpark of how many units have been sold? And  
19 I don't just mean over the -- the threshold,  
20 but just -- is it a half a dozen, a dozen? How  
21 many do you --

22 MS. BOYER: Oh, no, more than that.

23 I don't. I would hesitate to say a  
24 number, but they're continuing well with  
25 presales, and so I -- I have no indication

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1 BOARD MEMBER HEAVENER: I'm curious if  
2 we've learned anything around sales versus  
3 rental units from this project. It looks like  
4 there's demand for people wanting to move and  
5 own and how we think about that kind of moving  
6 forward. We don't have to debate it here,  
7 but --

8 MS. BOYER: Well, I would say that we have  
9 heard and known, based on research data for a  
10 long time, that there is a desire for ownership  
11 product downtown.

12 If you go much more dense than this, it  
13 becomes difficult to do it without making it  
14 all condo because you don't, you know, have the  
15 physical boundary to do the townhome. And as a  
16 result -- condos have their own challenges  
17 about the time frame within which it has to be  
18 delivered after commencement of construction  
19 and whether you can take pre-sales and all of  
20 that. So that has been a hurdle. And then  
21 also the new laws about condo maintenance,  
22 et cetera, so it's --

23 Those are, I would say, dampening the  
24 development desire to do condos, although we  
25 certainly have demand, we have a desire for

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1 that -- you know, I would say, I don't know how  
2 many we have constructed there. I can get back  
3 to you with that information since we have a  
4 board meeting in only two weeks, so --

5 BOARD MEMBER HEAVENER: Do you have a  
6 general sense of price per square foot, what  
7 they're getting, or --

8 MS. BOYER: I do not have a price per  
9 square -- I don't, but I will get you that as  
10 well. I think our net proceeds price was  
11 originally 250 and then it was increased to  
12 350?

13 Steve, do you remember?

14 MR. KELLEY: (Inaudible.)

15 MS. BOYER: Increased to 325. And I  
16 believe it was 1,500 square feet minimum in the  
17 unit?

18 MR. KELLEY: I think that's about right.

19 BOARD MEMBER HEAVENER: Okay.

20 MS. BOYER: Anyway, these are rough. I  
21 can get you the exact ones.

22 MR. PAROLA: If I could just -- we're  
23 signing between five and seven building permits  
24 a week for these guys.

25 THE CHAIRMAN: Great.

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1 ownership product downtown.

2 THE CHAIRMAN: I do think it would be  
3 helpful, when this is further along -- to  
4 Mr. Heavener's point -- to maybe get a little  
5 bit more detail on the sales, who's buying,  
6 whether these are institutional purchasers  
7 or -- you know, as it grows out, I think it  
8 would be helpful to this agency to understand  
9 who's buying this type of product given that we  
10 haven't seen this before.

11 MS. BOYER: Next is Pearl Square. So  
12 Pearl Square is, as you know, the official name  
13 for the Gateway developments that we put  
14 through as N8, N11, et cetera.

15 And these pictures are even a little dated  
16 because they're a couple of weeks old. I drive  
17 by this every day, and so you can definitely  
18 see the steel and the framing going up on the  
19 first of the buildings on N11, and they're  
20 making good progress on it.

21 Today -- they had them in the center  
22 previously, and today I saw that they now have  
23 some out along the street edge as well, so  
24 moving -- moving forward daily on that. I've  
25 seen no slowdown in construction.

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1 Completed all rough grading, concrete  
2 column pours began the first week of January,  
3 will continue at a rate of three pours a week.  
4 The project thus far remains on schedule and on  
5 budget. Love that. But it's early.

6 Riverfront Plaza. We continue with the  
7 bulkhead, tieback, anchor installation,  
8 building forming -- form work and installing  
9 reinforcing steel for the concrete bulkhead and  
10 cap work, placing and grading fill material  
11 around the park pavilion building and adjacent  
12 areas, building form work and installing  
13 reinforcing steel for the planter walls for  
14 that park pavilion building, and then they  
15 began installing form work for the concrete  
16 walkways adjacent to the Performing Arts  
17 Center.

18 They're starting utility locate for the  
19 54-inch pipe relocation. So you remember  
20 there's the duct bank and the pipe. In Phase 2  
21 they'd have to be relocated, so they're  
22 starting that work to make sure that that  
23 timing is done, that that project gets  
24 completed before we get to the construction on  
25 the Phase 2 part.

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1 And if you go out there, you can really  
2 start to see the progress on that park pavilion  
3 building and the surface above it and how  
4 they're now creating that foundation for the  
5 playground that's on the roof of it.

6 Two-way street restoration. So continuing  
7 to restore sidewalk areas around newly  
8 installed signal poles, conduit runs, and  
9 previous exploratory dig locations. Continue  
10 installation of new signal poles and pedestrian  
11 signal heads, and they began pulling new signal  
12 cabling for the newly installed poles.

13 We are on schedule for a late spring/early  
14 summer actual conversion of traffic. We were  
15 hoping it would be a month or two sooner,  
16 April, but we have had several signal pole  
17 location conflict situations, one at the corner  
18 of -- I believe it was Forsyth and Main or  
19 Adams and Main, where -- just too many utility  
20 conflicts underground, and they had to come up  
21 with a different foundation for the signal  
22 pole.

23 Our emphasis has been, don't move it into  
24 the pedestrian walk- -- I mean, the tendency  
25 has been, from an engineering perspective,

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1 that, when we have a problem, we move the fire  
2 hydrant or the signal pole or something closer  
3 to the building and in the dead center of the  
4 sidewalk, and we're trying to avoid that to  
5 keep the sidewalks functional and usable, and  
6 so we're, in some cases, incurring additional  
7 costs for spread foundation rather than the one  
8 that was originally designed, but keeping them  
9 tight.

10 So that project will be --

11 Next is Decca Live. Decca Live, we --  
12 some of you attended. We had a ribbon-cutting  
13 last week. So Decca is now open.

14 Mr. Kelley attended the concert on Friday  
15 or Saturday?

16 MR. KELLEY: Friday.

17 MS. BOYER: Friday night, in the venue.

18 So great music venue now open downtown.  
19 They have a great lineup of artists that are  
20 going to be coming, pretty diverse, and I think  
21 that it will be a real addition to downtown  
22 nightlife.

23 We have had a conversation and are on --  
24 in ongoing discussions with them regarding this  
25 pilot, parking -- free parking for patrons who

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1 visit businesses in the Elbow or the Hogan and  
2 Laura food and beverage districts at night.

3 So this is kind of going back to the same  
4 thing, as City employees park in the garage,  
5 the Yates garage during the daytime, it's empty  
6 at night, other than when we have an event at  
7 Florida Theatre. Why not let the patrons of  
8 these businesses have a nice, lighted garage to  
9 use and help the business be successful in the  
10 area.

11 So that's the dialogue we're having with  
12 them. They're also looking for valet parking  
13 spaces. So we'll work -- trying to work with  
14 them on both of those.

15 We're also making a real concerted  
16 effort -- Councilman Arias has been talking to  
17 us about it -- to try to speed up the payment  
18 delivery time. This is -- as many small  
19 businesses, you know, they come out of pocket  
20 for their design and construction costs, and  
21 then we reimburse part of it. So they're very  
22 anxious to get that reimbursement, as we would  
23 expect. We're awaiting receipts from them.  
24 But we have committed that we will help them go  
25 through those receipts. As soon as we get

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1 that, we will try to accelerate the time to  
2 getting them actually paid.  
3 Four Seasons and office. Four Seasons  
4 hotel and residences. The hotel area driveway  
5 and concrete forming is ongoing. The  
6 residential arrival area concrete forming is  
7 ongoing. The level 1 lobby and bar concrete is  
8 scheduled to be poured this month.

9 So one of the negative things that you can  
10 see about that, that you may not have  
11 understood in the plans, is that's a pretty  
12 high retaining wall, and that pretty high  
13 retaining wall is a consequence of the  
14 elevation of the first floor of the site from a  
15 resilience standpoint. So they have parking  
16 underneath, they have a driveway -- obviously,  
17 the driveway has to be at grade, coming off of  
18 Gator Bowl Boulevard, but you end up with these  
19 retaining walls.

20 So, hopefully, at the end of the day we  
21 will make them attractive and -- and I'm sure  
22 that will be in their interest to do so as  
23 well.

24 One Shipyards Place, the office building,  
25 they are now doing interior framing, stairway

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1 We worked with the developer of this  
2 project and RiversEdge to make sure that they  
3 had the most attractive entryway and access for  
4 their tenants because we have construction  
5 going on on the adjacent property at the same  
6 time, so we were trying to, you know, figure  
7 out where construction traffic was routed as  
8 well as where actually, now, tenant and leasing  
9 office traffic was routed.

10 MR. KELLEY: If I may, I'd like to remind  
11 the board that the REV Grant for Artea requires  
12 a number of public activities on that site, so  
13 keep your eye open for different open-air  
14 markets and other events that should be held  
15 there. Their REV Grant payment is conditional  
16 on it, so we're looking forward to seeing that  
17 in that area as well.

18 THE CHAIRMAN: Nice reminder for them,  
19 Steve.

20 MS. BOYER: Next is RiversEdge.  
21 RiversEdge, all of the KOMPAN playground  
22 equipment has been installed. So the -- you  
23 can see that on the photo at the bottom left,  
24 is where you can start to see the playground  
25 equipment.

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1 installation, and continued mechanical  
2 engineering and plumbing installation. The  
3 rooftop screen wall is ongoing, interior  
4 masonry is completed, and structural concrete  
5 will be completed this month -- so today -- in  
6 January.

7 Union Terminal. Union Terminal, the  
8 fitness equipment has been installed in the  
9 gym, striping has been completed throughout the  
10 site and in the parking garage, up-lighting has  
11 been installed at the water tower, and we have  
12 a ribbon-cutting scheduled on either March 6th  
13 or 7th. I don't remember which --

14 MR. KELLEY: I think it's the 6th.

15 MS. BOYER: I think it's the 6th.

16 So we'll let you know when that is, but  
17 this project -- another one -- completed  
18 leasing and delivering this spring.

19 Next is Artea. The temporary CO was  
20 issued for Phase 2, consisting of 122 units and  
21 the leasing office. The first resident moved  
22 in December 27th. Landscaping is approximately  
23 95 percent complete, courtyard amenities and  
24 pool construction are about 85 percent  
25 complete.

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1 I'm going to encourage everybody to -- if  
2 you find an opportunity, to kind of go out  
3 there and check out the Riverwalk and the  
4 playground area and the park. They're really  
5 coming along nicely. We've been very happy  
6 with the -- UCC is the contractor that is doing  
7 the Riverwalk and the concrete installation on  
8 the sidewalks and things, doing a good job.

9 Marsh boardwalk has been completed for  
10 some time, and the Riverwalk has now been  
11 poured and connected to it. All the concrete  
12 has been poured in Marsh Park.

13 The Toll Brothers opened their first model  
14 to visitors on January 6th, and the road signs  
15 and light poles have been installed,  
16 construction of the sidewalks and bike path  
17 continue to spread down Broadcast Place and  
18 Prudential.

19 We expect significant parts of the parks  
20 to be completed in the first quarter, so you  
21 will see several of the park spaces --

22 What you see in the upper left picture is  
23 the park that is closest to the school board  
24 site, and that -- swings being installed. That  
25 will have a slightly rerouted Riverwalk,

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1 temporary Riverwalk, because there's some  
2 bulkhead work that still needs to occur there,  
3 but great progress.

4 Mr. Citrano.  
5 BOARD MEMBER CITRANO: Yes. Has Preston  
6 Hollow given any updates as to any of the other  
7 parcels relative to sales?

8 MS. BOYER: Vertical construction? You  
9 mean --

10 BOARD MEMBER CITRANO: Sales or just  
11 future uses.

12 MS. BOYER: Right.

13 I can say that they have had -- they have  
14 been in communication with DIA and they've been  
15 in communication with the mayor's office about  
16 some other financing structures they're  
17 entertaining as ways to finance their hotel  
18 parcel that would be next to the school board  
19 site and maybe even some of the mixed-use  
20 buildings.

21 Conversations that I've heard at this  
22 point involve additional City investment or DIA  
23 investment. You'll know, in this case, I think  
24 we have a REV Grant that is 99 -- we have a  
25 very substantial REV Grant that has already

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1 for you.

2 From a staffing standpoint, you may have  
3 noticed that Mr. Berry is not here. He  
4 resigned at the end of December and went back  
5 to Nashville. He said he had some family  
6 matters he had to deal with there.

7 To Mr. Sawyer's chagrin, we extended an  
8 offer to Wade McArthur, who was working as a  
9 paralegal in OGC, and Wade accepted that offer  
10 and will be starting with us in February. We  
11 have agreed with OGC to share him part-time as  
12 need be for them to train someone else because,  
13 as we know, we're kind of joined at the hip  
14 here, and if we make it harder for them to get  
15 their work done, our work isn't getting done,  
16 so we just are going to try to work together  
17 through this, but I think Wade is excited about  
18 taking his career in a new direction and has  
19 attended a few meetings with us and we're  
20 excited to have him.

21 We are still looking for Susan Kelly's  
22 replacement. This is our plan review person as  
23 well as DDRB staff and someone that we  
24 envision -- because they can read plans -- can  
25 help take some of the load off Mr. Parola in

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1 been provided, as well as \$23 million of CRA  
2 funds that have gone into the infrastructure  
3 construction.

4 So a little hesitant to continue to put  
5 more money in until we have something more than  
6 just the Toll Brothers site really coming, but  
7 all of our infrastructure pieces that we  
8 invested in are going to be delivered.

9 And that is the -- Ava, I believe that's  
10 the end of the slide show; is that correct?

11 MS. HILL: Yes.

12 MS. BOYER: Yes.  
13 CEO report?

14 THE CHAIRMAN: Please.

15 MS. BOYER: Special committee on downtown,  
16 no further meetings on the special committee on  
17 downtown have been scheduled.

18 It was reported to City Council that  
19 Mr. Bertozzi had signed a purchase and sale  
20 agreement to acquire the Trio. To date, we  
21 have neither seen a copy of that agreement nor  
22 do we know the closing date on it, nor do we  
23 know -- we don't know if it's a purchase of the  
24 land or purchase of the partnership or what it  
25 is, so we basically have no further information

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1 all of the capital projects that we're trying  
2 to do. We'll have more conversation about that  
3 when we get to the Finance and Budget meeting.

4 We have a lot of both City capital  
5 projects that we have an eye on and have to  
6 kind of stay involved with, as well as all of  
7 the CRA-funded capital projects, and -- and  
8 it's a lot right now for one person, in  
9 addition to all of Mr. Parola's other  
10 responsibilities. So priority to get that  
11 filled.

12 We could not -- we were unsuccessful in  
13 finding a way to pay Alan Mosley, who has been  
14 hired by the Building Inspection Division  
15 part-time to work on permitting and help them  
16 with that bandwidth. We tried to hire him  
17 part-time directly. HR couldn't do that. Then  
18 we tried to transfer funds or pay the Building  
19 Inspection Division. Long story short is, it's  
20 one of those things that apparently could not  
21 be accomplished within City government.

22 Professional service contracts. Probably  
23 the most important to you guys that you want to  
24 hear about is -- CEO search, the RFP was  
25 scored. Jorgenson was awarded the contract at

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1 JPAC, and we are now in the contract  
2 negotiation stage. I don't know if Mr. Parola  
3 has an update on where we are, but we're going  
4 to be making that a priority for Mr. Sawyer.

5 MR. PAROLA: Through the Chair, we have a  
6 purchase order agreement that we have and will  
7 be forwarding to the Office of General Counsel.  
8 That's sort of the trigger to get things  
9 moving, so I was going to try and engage  
10 Mr. Sawyer probably the first of next week.

11 THE CHAIRMAN: Okay.

12 MS. BOYER: Our hope is that we have a  
13 contract in the next couple of weeks so that  
14 the firm can begin their stakeholder interviews  
15 with you, with members of Council, with the  
16 mayor's office, and with others during the  
17 month of February, and then be in a position  
18 where they're actively recruiting, and you've  
19 defined the terms of what you're looking for so  
20 that by March they're out there in the  
21 marketplace trying to find applicants.

22 THE CHAIRMAN: Great.

23 MS. BOYER: Because of Mr. Berry's  
24 departure, and maybe -- maybe this is partly  
25 contributing to it, we're not sure, we don't

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1 have any significant progress to report on the  
2 brokerage RFP. So he was working on that. You  
3 know, we have the conversations that he  
4 reported to you back in December about whether  
5 he was doing a piggyback or whether he was  
6 doing a separate contract. We have neither of  
7 those drafted. We've asked -- that we can find  
8 in documents he's provided.

9 And so we've asked Wade McArthur, when he  
10 comes in February, to make that a priority.  
11 He's used to RFPs within the City system, he  
12 knows what a piggyback means. I think he'll be  
13 able to help us quickly on that, but to put a  
14 pin in it, we don't have that moving forward  
15 right now.

16 The RFQ that we have been waiting for for  
17 nine months is on the street. It may close  
18 today; I don't know. In any event, there is a  
19 multi-vendor, multi-contractor RFQ on the  
20 street to select multiple qualified vendors who  
21 could do everything from survey work to park  
22 design to wayfaring signage design, et cetera.

23 When that closes, there will then be a  
24 scoring and a selection of a whole pool of  
25 potential qualified applicants who could do

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1 this, and the City will be proceeding with a  
2 task order system in order to award individual  
3 jobs.

4 So there are multiple projects that we  
5 have that are awaiting design on -- or awaiting  
6 implementation that have been funded that has  
7 been waiting for selection of someone to  
8 execute them under this agreement. So we're --

9 We had over 80 people attend the prebid  
10 conference online. It was terrific. So,  
11 hopefully, we've drummed up enough interest  
12 that we have a lot of qualified applicants in  
13 that when we get to the end of that RFQ.

14 And then St. Johns River Park restaurant  
15 design, you all -- many of you attended the  
16 workshop on that. It is now progressing,  
17 following the board workshop, towards  
18 60 percent design and pricing so that we have  
19 more information on that.

20 Capital projects update. I've already  
21 talked about the two-way on Forsyth and Adams,  
22 but Baker is doing the Phase 2 design, which is  
23 really more streetscape. It is the tree  
24 planting, the sidewalk, the expansion of the  
25 sidewalk that allows us room for sidewalk cafe

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1 areas. We're getting very close to what I  
2 would call a concept design that we're in  
3 agreement on.

4 We met with them yesterday. Nice rhythm  
5 to the tree planting. It's oaks and hollies.  
6 You'll see a lot more shade. However, we're  
7 now into the SUE phase.

8 So what does the S stand for, Guy?

9 Utilities and --

10 MR. PAROLA: Stormwater, utilities, and  
11 electric.

12 MS. BOYER: Stormwater, utilities, and  
13 electric. Okay. In any event, now they're  
14 figuring out, with the survey and digs, what is  
15 really in the ground everywhere, and that's the  
16 next step to being able to tell us whether we  
17 can actually plant all these trees and do the  
18 streetscape design that we've come up with  
19 because, you know, once you tell me you can't  
20 plant one, and you have a series of four, now  
21 you have to redesign the whole series of four.

22 So, hopefully, we can make that work  
23 smoothly, but the goal on this always was to  
24 move forward with Phase 2 as soon as we  
25 complete Phase 1. They were going to start

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1 right away on that next part because there's no  
2 need to duplicate. So in some cases, we're  
3 even addressing the resurfacing aspect of  
4 Phase 1 and just doing a striping because we're  
5 coming right behind it with Phase 2.

6 So Phase 2, the initial segment, is what  
7 I'm going to call "core." So it is between  
8 Main Street and Julia, and so that -- on both  
9 Forsyth and Adams. That would complete all the  
10 streetscapes and signals and everything in  
11 there to go along with Hogan Street.

12 Then we have --

13 BOARD MEMBER FETNER: With the design for  
14 the trees and the landscaping, will you be  
15 utilizing the Tree Fund for some of those  
16 plantings so that the design is considering  
17 that availability of funds?

18 MS. BOYER: We asked the contractor  
19 yesterday to make sure that they are looking at  
20 the Tree Fund requirements and the Code  
21 requirements for structural soil and all those  
22 things so that whatever they're designing makes  
23 them eligible for that consideration. So we're  
24 asking them to do that.

25 In terms of whether we actually use that  
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1 transformer locations. We have agreed that at  
2 least one additional project could have  
3 on-street transformers but are asking them to  
4 design any future building with a power service  
5 that will be able to use the JEA network and  
6 not require a transformer in the right-of-way.

7 And conversations are ongoing with the  
8 University of Florida, drafting resolutions for  
9 the February board meeting, and I will be  
10 briefing Council committees.

11 Mr. Weinstein and I will be at NCS, PHS  
12 Committee, Finance Committee, and Rules  
13 Committee next week to give them updates on  
14 where we are because our resolutions will  
15 publish on Thursday. So expect phone calls  
16 with updates on that.

17 THE CHAIRMAN: Great.

18 Micah.

19 BOARD MEMBER HEAVENER: Just a quick  
20 question.

21 The space under 95 on the Southbank,  
22 what's the timelines on when that will --

23 MS. BOYER: On that park?

24 BOARD MEMBER HEAVENER: Yes.

25 MS. BOYER: So the park is a City CIP

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1 or not, I'm not sure at this point. I can tell  
2 you, from a budget standpoint, we probably are  
3 close to having enough budget. We're going to  
4 need some additional budget to get this first  
5 segment done of the streetscape part. And then  
6 the second segment, which are the further out  
7 pieces, will need additional funding, but we're  
8 working that into next year's budget.

9 BOARD MEMBER FETNER: Okay.

10 MS. BOYER: Acosta Bridge parking, we have  
11 received revised plans and plan to get the bid  
12 package to Procurement in February.

13 Park Street we talked about, Riverfront  
14 Plaza. We talked about RiversEdge.

15 Snyder Memorial, the church is open again  
16 for activation now beginning in February.

17 Development updates.

18 Rise Doro closed at the end of the year.

19 Our million-dollar emergency rapid response  
20 grant has been paid. And as you saw on TV this  
21 week, they're now under construction.

22 You've heard about the MOSH and WJCT lease  
23 today.

24 The Gateway projects, we are continuing to  
25 work through issues on JEA service and

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1 project. I could look up its funding year. I  
2 think it is substantially delayed.

3 You may recall that during this year's  
4 budget process City Council was quite concerned  
5 about the allocation of resources to downtown  
6 parks. They wanted the focus to be on  
7 Riverfront Plaza, Shipyards West, Met Park,  
8 finish that, so I don't think -- I can look it  
9 up to see where it falls.

10 I do know that the Riverwalk extension on  
11 the Southbank that takes you from the Acosta  
12 Bridge, basically, in front of Baptist over to  
13 the Fuller Warren and connects you to that part  
14 is in the CIP, so that will probably come  
15 first, before the park.

16 BOARD MEMBER HEAVENER: Okay.

17 MS. BOYER: I've also -- we also had  
18 conversations with Baptist Hospital this week  
19 about some additional plans that they have.  
20 And depending on what those plans are, that may  
21 accelerate the park.

22 BOARD MEMBER HEAVENER: Okay.

23 MS. BOYER: So we'll see.

24 BOARD MEMBER HEAVENER: Thank you.

25 THE CHAIRMAN: Any further questions for

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1 Ms. Boyer?  
 2 BOARD MEMBERS: (No response.)  
 3 THE CHAIRMAN: All right. Thank you,  
 4 Ms. Boyer. Very comprehensive update, lots  
 5 going on.  
 6 And speaking of which, I think you all saw  
 7 a few days ago a memo from me regarding  
 8 committee assignments. And as you can tell in  
 9 a meeting like this where we don't have a  
 10 consent agenda because we didn't have committee  
 11 meetings, those committees do a lot of work, a  
 12 lot of detailed work, and so we appreciate your  
 13 involvement and the time you dedicate to that  
 14 and have every confidence that you all can do  
 15 that work, so thank you very much.  
 16 If you have any particular questions about  
 17 what the expectations are or what your role may  
 18 be, please reach out to the CEO for that  
 19 discussion.  
 20 And speaking of snow days, I want to thank  
 21 Ava and Lori and your team for adjusting and  
 22 being flexible and getting us -- and keeping us  
 23 on track and keeping our work going amongst the  
 24 pretty bizarre weather event, which is also why  
 25 I sound like I've been living in a cave for a

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1 with. So the good news is, we will be back to  
 2 only one vacancy fairly quickly here by --  
 3 probably by March, so that will help us with  
 4 our quorum challenges, so thank you all for  
 5 pitching in when we're short.  
 6 THE CHAIRMAN: Yeah. Thanks, everybody,  
 7 for being here on a Friday morning. I know  
 8 that's a bit unusual, but it kept us on track.  
 9 And thank you again, Jim. You'll be  
 10 missed.  
 11 BOARD MEMBER CITRANO: Thank you.  
 12 THE CHAIRMAN: All right. Meeting  
 13 adjourned.  
 14 (The above proceedings were adjourned at  
 15 10:30 a.m.)  
 16 - - -  
 17  
 18  
 19  
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 22  
 23  
 24  
 25

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1 month. It was -- I think, a week ago, it was  
 2 barely breaking 40, and today it's going to  
 3 break 80, and I just can't keep up with it. So  
 4 I want to thank everybody's hard work in  
 5 keeping us on track.  
 6 I was going to offer Jake a shameless plug  
 7 for his gala, but he declined, so I'll just  
 8 mention that Jake's gala is coming up at the  
 9 end of February, so look for that. It's always  
 10 a good time. It's a very interesting theme  
 11 this year that -- we look forward to seeing  
 12 more.  
 13 I don't have anything else. Anybody else  
 14 for the good of the order?  
 15 MS. BOYER: Mr Chair.  
 16 THE CHAIRMAN: Yes, ma'am.  
 17 MS. BOYER: I will just say that there is  
 18 one council -- or board member appointee  
 19 pending at City Council, who will be seated  
 20 before the February meeting and before the  
 21 February committee meetings and was on your  
 22 committee assignment list.  
 23 There is a mayoral appointee that -- I was  
 24 notified by the mayor's office yesterday --  
 25 they have selected and will be moving forward

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