

CITY OF JACKSONVILLE  
COMMUNITY REDEVELOPMENT AGENCY  
BOARD MEETING

Proceedings held on Wednesday, September 20,  
2023, commencing at 2:00 p.m., Jacksonville City Hall,  
Lynwood Roberts Room, 117 West Duval Street,  
Jacksonville, Florida, before Diane M. Tropa, FPR, a  
Notary Public in and for the State of Florida at Large.

BOARD MEMBERS PRESENT:

JIM CITRANO, Chair.  
GEORGE SAOUD, Vice Chair.  
OLIVER BARAKAT, Board Member.  
CRAIG GIBBS, Board Member.  
BRAXTON GILLAM, Board Member.  
JOSHUA GARRISON, Board Member.  
JOE HASSAN, Board Member.  
CAROL WORSHAM, Board Member.

ALSO PRESENT:

LORI BOYER, DIA, Chief Executive Officer.  
GUY PAROLA, DIA, Operations Manager.  
STEVE KELLEY, DIA, Director of Development.  
JIMMY PELUSO, City Council Liaison.  
INA MEZINI, Strategic Initiatives Coordinator.  
RIC ANDERSON, Marketing and Communications.  
JOHN SAWYER, Office of General Counsel.

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1 board member.

2 BOARD MEMBER HASSAN: Joe Hassan, board

3 member.

4 MR. SAWYER: John Sawyer, Office of

5 General Counsel.

6 THE CHAIRMAN: Okay. Is there anybody

7 online that we need to recognize? Councilman

8 Peluso or any other folks?

9 MS. BOYER: Mr. Anderson is shaking his

10 head no over there.

11 THE CHAIRMAN: Okay. Before I ask for

12 public comments, I was given a message that at

13 the last meeting some of the folks on Zoom were

14 having trouble hearing us. So when you do have

15 a comment, if you could please speak clearly

16 into the microphone.

17 Thank you.

18 Okay. Do we have any public comments

19 today?

20 MR. ANDERSON: No, sir.

21 THE CHAIRMAN: Okay. Then we will go

22 ahead and start the --

23 MS. BOYER: Mr. Chair?

24 THE CHAIRMAN: Yes, ma'am.

25 MS. BOYER: I would just ask that, since

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1 PROCEEDINGS

September 20, 2023 2:00 p.m.

2 - - -

3 THE CHAIRMAN: Good afternoon.

4 My name is Jim Citrano, and I'm going to

5 call the September Downtown Investment

6 Authority board meeting to order.

7 Let's go ahead for the record and start

8 with introductions, starting with Mr. Parola,

9 please.

10 MR. PAROLA: Guy Parola, staff.

11 MS. BOYER: Lori Boyer, CEO.

12 I'll introduce Mr. Kelley who's walking

13 back to his chair. Steve Kelley.

14 MR. KELLEY: Thank you.

15 BOARD MEMBER GARRISON: Josh Garrison,

16 board member.

17 BOARD MEMBER GIBBS: Craig Gibbs, board

18 member.

19 BOARD MEMBER BARAKAT: Oliver Barakat,

20 board member.

21 BOARD MEMBER WORSHAM: Carol Worsham,

22 board member.

23 BOARD MEMBER SAOUD: George Saoud, board

24 member.

25 BOARD MEMBER GILLAM: Braxton Gillam,

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1 we moved rooms, maybe we could, you know,

2 15 minutes in or something, ask for public

3 comment again because I'm just afraid there may

4 be people that have gone to the other location

5 that didn't get the message to get over here,

6 and just to accommodate the sunshine

7 requirement of the relocated room, maybe we

8 can --

9 THE CHAIRMAN: Okay. Then when we

10 transition out of CRA into the DIA meeting,

11 we'll use that as the time to do it.

12 Okay. So we're going to start with our

13 CRA agenda.

14 And I'll first ask if there are any voting

15 conflicts that we need to announce today.

16 BOARD MEMBERS: (No response.)

17 THE CHAIRMAN: None. Okay.

18 Then the first order of business would be

19 to approve the -- first, the August 16 workshop

20 minutes.

21 Does anybody have any questions, comments

22 on those? If not --

23 BOARD MEMBER GILLAM: Move to approve.

24 BOARD MEMBER SAOUD: Second.

25 THE CHAIRMAN: We have a motion and a

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1 second.

2 All in favor, say aye.

3 BOARD MEMBERS: Aye.

4 THE CHAIRMAN: Any opposed?

5 BOARD MEMBERS: (No response.)

6 THE CHAIRMAN: Okay. Then those minutes

7 pass.

8 Transitioning to the CRA meeting minutes

9 from August 16.

10 Again, any questions or comments?

11 BOARD MEMBER GILLAM: Move to approve.

12 BOARD MEMBER SAOUD: Second.

13 THE CHAIRMAN: We have a first and a

14 second. All in favor of, say aye.

15 BOARD MEMBERS: Aye.

16 THE CHAIRMAN: Any opposed?

17 BOARD MEMBERS: (No response.)

18 THE CHAIRMAN: Then the minutes pass as

19 well.

20 Do we have any consent agenda items to

21 discuss today?

22 MS. BOYER: No, sir. We have one item

23 that went to SIC committee which appears as a

24 resolution, but there was a recommended

25 amendment for the SIC committee, so it's on the

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1 agenda separately.

2 THE CHAIRMAN: Okay. Then we'll move on

3 and we will discuss Resolution 2023-09-01,

4 which is the local option sales tax and the ROI

5 associated with that. I assume either

6 Ms. Boyer or Mr. Kelley will be presenting

7 that.

8 MS. BOYER: So Mr. Kelley is going to

9 present it, but I will defer to the SIC

10 committee chair inasmuch as there was a

11 committee vote and the committee vote was

12 unanimous in support of the resolution with the

13 amendment that had been suggested by the

14 inclusion of the --

15 THE CHAIRMAN: Okay.

16 Mr. Saoud, would you like to make any

17 comments?

18 BOARD MEMBER SAOUD: No. I have no

19 comments, and I am supportive of the resolution

20 and the comments that were made at the SIC

21 meeting.

22 I will turn it over to Mr. Kelley to make

23 his presentation.

24 Thank you.

25 MR. KELLEY: Thank you, Mr. Chair and

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1 Mr. SIC Chair.

2 So I will call your attention -- you have

3 two versions of this in front of you, one in

4 the agenda packet and then an extra version

5 that is the redline version -- actually, the

6 blueline version that incorporates some of the

7 clarifying points that were brought forth in

8 that committee meeting as well as the amendment

9 that was proposed. So I think it's going to be

10 easier if you'll follow along with the redline,

11 and I'll just focus on those additions.

12 So under the Exhibit A criteria, there's a

13 bullet point, Number 3, that states that the

14 maximum payout of the completion grant is

15 earned when leasing activity reaches 90 percent

16 of the total leasable retail square footage

17 determined, and that establishes a definition

18 of effective gross leased space. And it's

19 against that calculation that any pro rata

20 payoffs would be made, and that those leases

21 should have a minimum term of three years with

22 operators meeting the definition of "retail"

23 found in the Retail Enhancement Program

24 guidelines. The remainder of that sentence

25 is -- was found originally.

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1 Bullet point Number 4 states that

2 developers are to provide up to two years -- or

3 are provided up to two years following the

4 documented date of substantial completion to

5 satisfy the executed lease requirement and

6 request payout of the approved additional

7 funding, after which time the commitment for

8 additional funding is terminated. That was

9 originally stated as one year.

10 Number 5 states that the pro rata portion

11 of the completion grant may be earned and

12 applied for in not more than two tranches up to

13 the second anniversary of the documented date

14 of substantial completion. The pro rata

15 calculation shall be based on the actual gross

16 square footage of the eligible retail space

17 where a binding, bona fide lease with a tenant

18 meeting those requirements established herein

19 are entered into by the landlord and the

20 tenant, which is a defined term as actual

21 leased space, divided by the aforementioned

22 effective gross leased space definition. A

23 minimum of 60 percent of effective gross lease

24 space must be under lease before payment of the

25 first tranche may be requested.

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1 Number 8 just added the clarification for  
2 space leased by the landlord, and only the  
3 local option sales tax from street-front or  
4 space facing the street-front at ground level,  
5 rooftop, unless otherwise agreed to by the DIA  
6 in its sole discretion.

7 Conversations with -- this was requested  
8 by the -- the developer because of some unique  
9 configurations of their -- planned unique  
10 configurations of their space. Rather than  
11 trying to get into every possible configuration  
12 here, that caveat was added that -- that we  
13 would have that conversation and take those up  
14 as might be warranted.

15 And then, finally, is the previously  
16 mentioned 20 percent equity requirement of the  
17 developer.

18 The only other additions or modifications  
19 go to the operational compliance considerations  
20 where, in Number 1, we had the requirement of  
21 the copies of the Form DR-15 to support the  
22 sales tax receipts remitted annually. And then  
23 we talked about the punitive measure, I guess  
24 you could say, if -- if that actual local  
25 option sales tax fell short of what the

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1 expectation was. And so there's a clarifying  
2 point that any such withholding will not affect  
3 the maximum REV Grant amount as approved and  
4 documented in the economic development  
5 agreement or other terms of that REV Grant,  
6 including but not limited to the outside  
7 maturity date for payment.

8 Mr. Chair, I believe that's it.

9 THE CHAIRMAN: Thank you.

10 So this is a voting item. So can I ask  
11 for anybody that's so inclined to make a  
12 motion, and then we can get into discussion?

13 BOARD MEMBER GILLAM: Move to approve.

14 BOARD MEMBER SAOUD: Second.

15 THE CHAIRMAN: Okay. I've got a motion  
16 and a second.

17 Let's -- let's -- again, this was the  
18 subject of our workshop. So for those board  
19 members that participated in the workshop, this  
20 was discussed at length and vetted. Obviously,  
21 some of you guys were not involved in the  
22 workshop.

23 So we'll go ahead, and if anybody has any  
24 comments or questions -- starting with  
25 Mr. Hassan. You're up.

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1 BOARD MEMBER HASSAN: I went to the  
2 workshop. I don't have any further questions.

3 THE CHAIRMAN: Okay.

4 Mr. Gillam.

5 BOARD MEMBER GILLAM: I was at the  
6 workshop, but I left a little early, and I had  
7 one question about one of the additional pages  
8 that were provided.

9 There's a definition for "substantial  
10 completion" provided to us, and I'm just trying  
11 to make sure I understand. This talks about  
12 substantial completion being -- and calculation  
13 occurring once the vanilla shell stage is  
14 complete, and there wouldn't be any tax --  
15 sales tax earned at that point.

16 So help me understand the use of that  
17 definition and whether or not that is included  
18 in the current resolution.

19 MR. KELLEY: Through the Chair to  
20 Mr. Gillam, so the triggering -- or the purpose  
21 of the substantial completion date to be  
22 included in here is just starting that one-year  
23 clock and then the second year clock. So in  
24 determination of when that starts, there was  
25 some conversation about what that definition --

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1 what does that really mean, because --  
2 especially with the mixed-use property,  
3 supposedly you could -- or, theoretically, you  
4 could get a CO for a portion of the building  
5 but not all of the building.

6 So that its principal use has achieved its  
7 CO and that the leasable space that's been  
8 included in the local option sales tax  
9 calculations is at a vanilla state, vanilla  
10 shell stage, that would be included, and it  
11 wouldn't be the only factors in the definition  
12 of substantial completion but would be included  
13 within there.

14 And that was something that was discussed  
15 that is not captured in the Exhibit A before  
16 you. So it's -- it was routed for further  
17 consideration.

18 I might call your attention as well to  
19 the -- on the back of the memorandum, there are  
20 several other considerations that were  
21 discussed in the SIC workshop that have not  
22 been captured here either. I'd be happy to go  
23 through those or answer questions or -- at your  
24 direction, Mr. Chair.

25 BOARD MEMBER GILLAM: I have no further

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1 questions.

2 THE CHAIRMAN: You say you don't --

3 BOARD MEMBER GILLAM: (Inaudible.)

4 THE CHAIRMAN: Okay. So there's -- repeat  
5 what you said earlier; that there's items that  
6 were not discussed?

7 MS. BOYER: Mr. Chair, if I may?

8 Mr. Kelley and I were just addressing this.

9 So what he is saying are -- on the back  
10 here are things that were brought up by various  
11 members in the workshop but did not seem to  
12 have the support of the majority of the members  
13 in the workshop. So they were brought up.

14 They were discussed. And then kind of in  
15 several instances, it seems like -- our  
16 interpretation -- my interpretation was that  
17 the members did not express the desire that  
18 they amend the program to include it. There  
19 was a clear expression of desire to amend the  
20 program to include the equity requirement but  
21 not, for example, to eliminate the restriction  
22 on further grant requests.

23 So the explanation had been provided that  
24 we typically -- when we fund FAB-REP or we fund  
25 Retail Enhancement, we fund it out of our own

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1 money. Our own money is being generated by a  
2 part of the sales tax that we're capturing. If  
3 we're now giving the sales tax in a completion  
4 grant, then we don't have it to give it away a  
5 second time. That's why they didn't include  
6 it.

7 So some of those were raised and, I  
8 thought, answered in the meeting and didn't  
9 require further amendment. That's up to you  
10 all. If there's a strong feeling that some of  
11 those should be incorporated, then we would  
12 certainly consider amending to do that.

13 THE CHAIRMAN: Well, I would say, as we go  
14 down, each board member, if you would like to  
15 comment on that, we can. I do have not a  
16 concern but a comment on at least one of those,  
17 so ...

18 Mr. Saoud, would you like to --

19 BOARD MEMBER SAOUD: No. I have no  
20 further comments.

21 THE CHAIRMAN: Okay.

22 Why don't you go ahead, Ms. Worsham.

23 BOARD MEMBER WORSHAM: Well, I was not at  
24 the workshop, but I had the opportunity to go  
25 through what you all worked on, and I think

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1 it's an exciting option for things that meet  
2 the tiers.

3 I just had a question. And I think -- you  
4 know, I like the -- you know, the narrowness of  
5 where it can be applied. The retail and office  
6 space, if I understood it correctly, has to  
7 front the street, but if that retail or office  
8 went through the entire first floor, then that  
9 would be -- that whole space would be eligible  
10 then, or the tax generated in that, because it  
11 fronts -- because it -- I'm thinking of an  
12 example like Bread & Board where the whole  
13 first floor is, you know, open and accessible  
14 to the street, and -- is that the intent?

15 MR. KELLEY: Through the Chair to  
16 Ms. Worsham, yes, ma'am, that is correct, but  
17 the one caveat that I would say is that  
18 upstairs office space is not eligible by these  
19 parameters. There is some consideration that  
20 if -- if a ground floor space -- that over its  
21 life could be eligible for retail use, but  
22 temporarily -- or the initial tenant was an  
23 office user, that they would get positive  
24 consideration in this count.

25 But the intention was to really focus on  
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1 that street-front activation, and so that's --  
2 you're correct in your thinking.

3 BOARD MEMBER WORSHAM: I mean, I  
4 understand the program. I think it's exciting.  
5 I didn't really have any other questions based  
6 on what I read.

7 THE CHAIRMAN: Mr. Barakat.

8 BOARD MEMBER BARAKAT: Thank you,  
9 Mr. Chair.

10 Further embellishing on the addition that  
11 was distributed just before the meeting to  
12 criteria bullet number 5, that came out of  
13 discussion with Mr. Kelley and I. I had asked  
14 what does substantial completion mean, since  
15 we're talking about a mixed-use project where  
16 one component of the project may be completed  
17 and the rest is not.

18 So I'd like that to be added to -- which  
19 would be added to the top of Page 4. And I  
20 would propose changing the word "vanilla shell"  
21 to "cold dark shell."

22 Vanilla shell is probably more than we  
23 need. That means bathrooms sometimes are  
24 finished, a hard ceiling or a drop ceiling is  
25 completed. I don't think we need that to

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1 trigger the substantial completion for the  
 2 retail space, just the cold dark shell  
 3 definition.  
 4 So I would like to add that friendly  
 5 amendment to the motion to approve the  
 6 resolution.  
 7 And then two other points.  
 8 I think it was Mr. Hassan that made the  
 9 suggestion or brought up the concern about  
 10 relocating. This is from within downtown. We  
 11 were very specific, I believe, in our  
 12 commercial office tenant incentives that any  
 13 incentives would not be given to office tenants  
 14 that relocated from one end of downtown to  
 15 another. Correct me if I'm wrong.  
 16 So based on that precedent, why would we  
 17 not include that prohibition with this  
 18 incentive program? Is there any reason we  
 19 wouldn't do it?  
 20 MR. KELLEY: Through the Chair to  
 21 Mr. Barakat, that's actually captured in  
 22 Number 5, under the additional considerations.  
 23 BOARD MEMBER BARAKAT: Correct.  
 24 MR. KELLEY: And so that's at the will of  
 25 the board. It was a point that was brought up  
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1 in the SIC workshop, but there was not a  
 2 resolution as to whether that should or should  
 3 not be included. I only incorporated those  
 4 that I saw as -- as given positive  
 5 consideration in that meeting.  
 6 BOARD MEMBER BARAKAT: It seems to me, if  
 7 we're offering a developer a completion grant  
 8 to simply relocate one business from one end of  
 9 downtown to another, we're not accomplishing  
 10 anything from a policy standpoint.  
 11 So I would be in support of incorporating  
 12 the Number 5 concept into the program as an  
 13 additional change. I don't know if that  
 14 requires a separate motion, but I'm happy to  
 15 get comments from other board members and amend  
 16 the motion.  
 17 No other comments, Mr. Chairman.  
 18 MR. KELLEY: Mr. Chair, if I may just  
 19 elaborate on that point a bit further?  
 20 In the Retail Enhancement Program, what  
 21 Mr. Barakat is referencing has a couple of  
 22 carve-outs, if you will, where eligibility  
 23 might still be considered. And those are, if  
 24 the retail tenant is at the end of the lease  
 25 period -- and I think it contemplates as  
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1 considering leaving the area, which I'm not  
 2 sure how we would actually document, but at  
 3 least we could have that conversation. They  
 4 are at a potential risk of leaving the area.  
 5 And Number 2 is if that retailer is  
 6 substantially increasing their square footage.  
 7 So I incorporated that, same language from  
 8 the Retail Enhancement Program, into this  
 9 bullet point, Number 5. I just wanted to be  
 10 transparent about what's being proposed.  
 11 BOARD MEMBER BARAKAT: Thank you.  
 12 I would be in support of similar  
 13 parameters (inaudible) Retail Enhancement.  
 14 THE CHAIRMAN: Mr. Gibbs.  
 15 BOARD MEMBER GIBBS: Number 5 does make  
 16 sense. You need to --  
 17 MS. BOYER: Microphone.  
 18 BOARD MEMBER GIBBS: Thank you.  
 19 Number 5 does make sense. If you need a  
 20 second to Oliver's friendly amendment, I would  
 21 second Number 5.  
 22 The Exhibit A amendment I'm not as keen  
 23 on, but Number 5 does make sense.  
 24 Thank you.  
 25 THE CHAIRMAN: Mr. Garrison.  
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1 BOARD MEMBER GARRISON: Thank you,  
 2 Mr. Chair.  
 3 No questions or comments at this time.  
 4 THE CHAIRMAN: It sounds like we're going  
 5 to have an amendment here.  
 6 Before we do, I'll just make my comment.  
 7 I'm in favor.  
 8 For the record, staff, this is not a new  
 9 incentive. This is just a new process for  
 10 calculating the ROI for an existing applicant  
 11 that's asking for an already preexisting  
 12 incentive package; is that accurate?  
 13 MR. KELLEY: Mr. Chair, you're absolutely  
 14 correct. Thank you for raising that point.  
 15 And for further clarification for those  
 16 that were not at the workshop, this is  
 17 following the REV Grant application, additional  
 18 request for funding, principally under a  
 19 completion grant scenario, which requires going  
 20 through the tiers process or the tiers system  
 21 process. And if all of those hurdles have been  
 22 met, then this -- this approach in calculating  
 23 ROI would be employed and -- per the various  
 24 limitations as captured in the document.  
 25 THE CHAIRMAN: Okay. And just so I  
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1 understand point number 1 on Page 8 of the  
2 memo, we are eliminating the eligibility, which  
3 means the eligibility is still available?

4 MS. BOYER: The program as it exists -- so  
5 everything on this page, on the back page, is  
6 not part of the program right now. The program  
7 as it exists makes you ineligible for other  
8 Retail Enhancement grants or things if you  
9 participate in this completion grant program.

10 So one of the suggestions that one board  
11 member had at the workshop was the idea that we  
12 eliminate that restriction, and that's what  
13 staff was explaining; that -- the reason we  
14 kept it in was because we use the revenue to  
15 fund those other programs, and if we don't  
16 receive that revenue because we're counting it  
17 in an ROI and giving it out in the completion  
18 grant, then it's not really available for the  
19 other.

20 THE CHAIRMAN: Correct.

21 And so my comment there is, somebody is  
22 getting the benefit, but it's not the ultimate  
23 tenant to the extent that the building owner is  
24 not the operator of that space. And so there's  
25 either -- however you want to look at it,

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1 there's a level of risk for the tenant, or  
2 possibly now the developer is bearing an  
3 obligation to his tenants to shore up that gap  
4 to the extent that there is one.

5 MS. BOYER: Absolutely. So what you're  
6 doing is you're taking away the opportunity for  
7 the tenant to come in for certain things, but  
8 if the developer in the completion grant is  
9 either reducing the rent within the space to  
10 make up for that or is doing more of the tenant  
11 buildout to make up for that, they're going to  
12 have to produce the lease and have a tenant to  
13 be able to qualify.

14 And so the assumption is they're going to  
15 make up that economic gap for the tenant by  
16 whatever choice or action they want to take,  
17 and they'd be the recipient of the incentive  
18 associated for the retail.

19 MR. KELLEY: Mr. Chair, at the risk of  
20 getting too deep in the weeds and the  
21 underwriting methodology, I might add that when  
22 I look at a development and construction  
23 budget, when there is a tenant improvement line  
24 item, I move it down to the tangible personal  
25 property tax section, which is the case in the

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1 underwriting that I've been doing on this  
2 project.

3 So there is some tenant improvement money  
4 in the total development cost for one of the  
5 projects where I've been considering employment  
6 of this approach. So it's not a hundred  
7 percent lost; it's just down in the tangible  
8 personal property tax, which is not as  
9 beneficial to the TIF as the ad valorem  
10 component is, but it's still positive  
11 consideration as well of that portion of their  
12 development budget.

13 THE CHAIRMAN: But that's a landlord  
14 obligation. That's not what the tenant could  
15 be seeking outside of whatever the landlord is  
16 going to provide, which is not uncommon.

17 Oliver, correct me if I'm wrong.

18 It's not uncommon that a landlord, as part  
19 of his offering, to provide some -- some of  
20 this, and then the tenant can come back in  
21 normally and can possibly earn an incentive?

22 BOARD MEMBER BARAKAT: That's correct.  
23 It's not uncommon.

24 THE CHAIRMAN: Okay. I just, you know --  
25 I'm in favor of it. I just -- that's out there

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1 for -- for these developers that take advantage  
2 of this to consider.

3 So it sounds like at least one board  
4 member wants to make an amendment to the  
5 resolution. So do we need -- mechanically, if  
6 one of the attorneys will guide me here.

7 BOARD MEMBER GILLAM: They need to make a  
8 motion and someone needs to second it.

9 THE CHAIRMAN: Okay. Do we have an  
10 existing motion?

11 BOARD MEMBER GILLAM: No. We have a  
12 suggestion of maybe motions and maybe a second  
13 as part of a motion, so I think we should start  
14 over and --

15 BOARD MEMBER BARAKAT: I make a motion to  
16 amend the motion on the table to add Number 5  
17 on the last page of the memorandum, and to add  
18 the bullet on the top of Page 4 for the  
19 definition of "substantial completion," and  
20 replacing the word "vanilla" with "cold dark."

21 BOARD MEMBER GARRISON: Second.

22 THE CHAIRMAN: Okay. We have a first and  
23 a second on an amended -- okay.

24 So we're going to first vote on the  
25 amendment, starting with Mr. Garrison.

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1 How do you vote?  
 2 BOARD MEMBER GARRISON: I'm in favor.  
 3 THE CHAIRMAN: Mr. Gibbs.  
 4 BOARD MEMBER GIBBS: Can we have some  
 5 discussion, please?  
 6 "Dark" is a term of art. Please enlighten  
 7 us.  
 8 BOARD MEMBER BARAKAT: You're right.  
 9 There are some industry definitions. It's  
 10 the same with "vanilla shell."  
 11 So cold dark is a much lower standard; the  
 12 developer would have to deliver the retail -- a  
 13 much less finished standard. It basically  
 14 means the suites are demised. The electric  
 15 panel of a suite is basically ready for any  
 16 buildout. It's a separated suite.  
 17 So that's essentially a basic definition  
 18 of cold dark shell. It's the minimum standard  
 19 for construction delivery.  
 20 BOARD MEMBER GIBBS: Thank you.  
 21 After further discussion, I vote yes, in  
 22 favor.  
 23 THE CHAIRMAN: Mr. Barakat, how do you  
 24 vote?  
 25 BOARD MEMBER BARAKAT: I'm in favor.  
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1 BOARD MEMBER GARRISON: In favor.  
 2 THE CHAIRMAN: And I, too, am in favor.  
 3 So the amended resolution passes  
 4 unanimously.  
 5 Okay. That will conclude the CRA portion  
 6 of the meeting. I'll close that out.  
 7 Before we start the DIA portion, we'll go  
 8 back and ask Mr. Anderson if there are any  
 9 public comments.  
 10 MR. ANDERSON: No, sir. We have no cards  
 11 and no hands up online.  
 12 (The foregoing proceedings were adjourned  
 13 at 2:27 p.m.)  
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1 THE CHAIRMAN: Mr. Worsham.  
 2 BOARD MEMBER WORSHAM: In favor.  
 3 THE CHAIRMAN: Mr. Saoud.  
 4 BOARD MEMBER SAOUD: In favor.  
 5 THE CHAIRMAN: Mr. Gillam.  
 6 BOARD MEMBER GILLAM: In favor of the  
 7 amendment.  
 8 THE CHAIRMAN: Mr. Hassan.  
 9 BOARD MEMBER HASSAN: In favor.  
 10 THE CHAIRMAN: Okay. So the amendment  
 11 passes.  
 12 Now we're going to go back and vote on  
 13 the --  
 14 BOARD MEMBER GILLAM: The amended  
 15 resolution.  
 16 THE CHAIRMAN: -- the amended resolution.  
 17 Let's change it up.  
 18 Mr. Hassan, how do you vote?  
 19 BOARD MEMBER HASSAN: In favor.  
 20 THE CHAIRMAN: Mr. Gillam.  
 21 BOARD MEMBER GILLAM: In favor.  
 22 BOARD MEMBER SAOUD: In favor.  
 23 BOARD MEMBER WORSHAM: In favor.  
 24 BOARD MEMBER BARAKAT: In favor.  
 25 BOARD MEMBER GIBBS: In favor.  
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1 CERTIFICATE OF REPORTER  
 2  
 3 STATE OF FLORIDA)  
 4 )  
 5 COUNTY OF DUVAL )  
 6  
 7 I, Diane M. Tropia, 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 1st day of October 2023.  
 16  
 17  
 18 \_\_\_\_\_  
 19 Diane M. Tropia  
 20 Florida Professional Reporter  
 21  
 22  
 23  
 24  
 25  
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CITY OF JACKSONVILLE  
DOWNTOWN INVESTMENT AUTHORITY  
BOARD MEETING

Proceedings held on Wednesday, September 20,  
2023, commencing at 2:27 p.m., Jacksonville City Hall,  
Lynwood Roberts Room, 117 West Duval Street,  
Jacksonville, Florida, before Diane M. Tropa, FPR, a  
Notary Public in and for the State of Florida at Large.

BOARD MEMBERS PRESENT:

JIM CITRANO, Chair.  
GEORGE SAOUD, Vice Chair.  
OLIVER BARAKAT, Board Member.  
CRAIG GIBBS, Board Member.  
BRAXTON GILLAM, Board Member.  
JOSHUA GARRISON, Board Member.  
JOE HASSAN, Board Member.  
CAROL WORSHAM, Board Member.

ALSO PRESENT:

LORI BOYER, DIA, Chief Executive Officer.  
GUY PAROLA, DIA, Operations Manager.  
STEVE KELLEY, DIA, Director of Development.  
JIMMY PELUSO, City Council Liaison.  
INA MEZINI, Strategic Initiatives Coordinator.  
RIC ANDERSON, Marketing and Communications.  
JOHN SAWYER, Office of General Counsel.

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1 old or new business. I don't know if you want  
2 to call to see if any board members do.  
3 THE CHAIRMAN: Do any board members have  
4 anything to report?  
5 BOARD MEMBERS: (No response.)  
6 MS. BOYER: We'll start with the CEO  
7 report.  
8 Mr. Anderson, were you able to get the  
9 progress report loaded here since -- oh, we do.  
10 Look at that. Wonderful. I wasn't sure we  
11 would be able to accomplish that in the short  
12 term, but we have.  
13 So for members of the audience, we don't  
14 have it on any of the other TVs. We will make  
15 this available for distribution. And this is  
16 just the photographic update for the board  
17 members of progress on various projects.  
18 So the first project is Gateway Jax, which  
19 this morning, I think, some of you were able to  
20 attend the announcement and the ceremony that  
21 was held down next to the Porter House. And  
22 what was on display there -- you may know that  
23 they have already received DDRB final approval  
24 on the site plan for the nine-block area and --  
25 Mr. Anderson.  
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1 PROCEEDINGS  
September 20, 2023 2:27 p.m.  
2 - - -  
3 THE CHAIRMAN: Okay. Great.  
4 Then we will move to the DIA portion of  
5 the meeting, starting with the approval of the  
6 August 16 DIA meeting minutes.  
7 Any comments or questions on the minutes?  
8 BOARD MEMBER WORSHAM: I'll move to  
9 approve.  
10 BOARD MEMBER SAOUD: Second.  
11 THE CHAIRMAN: We have a first and a  
12 second.  
13 All in favor, say aye.  
14 BOARD MEMBERS: Aye.  
15 THE CHAIRMAN: Any opposed?  
16 BOARD MEMBERS: (No response.)  
17 THE CHAIRMAN: Then the minutes pass.  
18 Again, I'll ask staff if we have anything  
19 on consent.  
20 MS. BOYER: No.  
21 THE CHAIRMAN: We don't.  
22 Okay. So I will go ahead, then, at this  
23 point, and hand it over to the CEO for her  
24 monthly update or any old or new business.  
25 MS. BOYER: Mr. Chair, I don't have any  
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1 MR. ANDERSON: Sorry.  
2 MS. BOYER: Okay. But you see down at the  
3 bottom that they're calling it Pearl Street or  
4 the Pearl Street District; something to that  
5 effect. And, in addition, we're discussing  
6 their plans for other property within the city.  
7 So that was a nice event this morning.  
8 Next slide is Artist Walk. So Artist Walk  
9 is the skate park under the Fuller Warren  
10 Bridge. And you can see that -- bottom left,  
11 you see what it's supposed to look like when  
12 it's complete. And now can you see both the J  
13 and the X have arrived, and those are scaled  
14 features that are being installed right now.  
15 So progress is being made on that part.  
16 Next.  
17 One Riverside. We continue to see  
18 construction project -- progress with the  
19 TriBridge development at One Riverside. So I  
20 want to point that out on a monthly basis.  
21 It's pretty easy to see from month to month  
22 what's happening there and how that development  
23 is moving along.  
24 Next is the Iguana Four Seasons. So we do  
25 have construction underway on the hotel and the  
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1 office building, but there are also a few other  
2 things that are moving forward.  
3 So we, as staff, and Parks staff and  
4 Public Works staff have been reviewing final  
5 plans for the bulkhead and have been reviewing  
6 plans for the marina support building, which  
7 also went to DDRB, and have been reviewing  
8 plans for the marina. So design efforts are  
9 going on on all of those elements that are  
10 associated with the hotel and office building  
11 as well. And you can see cranes on site, work  
12 going on with respect to the actual office  
13 building and hotel.

14 Next.

15 Emerald Trail Model Mile. So this is the  
16 segment from the Rail Yard District along Lee  
17 Street that terminates at Park Street. And we  
18 continue to see progress and construction. A  
19 little slow, I would say, but every month when  
20 we look, another segment has been poured. The  
21 original completion date was scheduled for this  
22 summer. I understand there is some kind of a  
23 ceremonial opening scheduled for October. The  
24 last I've heard, it's now a December date for  
25 final completion. So this fall still,

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1 hopefully still within 2023.  
2 Riverside Arts Market turf. So over at  
3 RAM, those of you that may walk down to the  
4 waterfront, next to the Riverwalk, DIA funded,  
5 as part of our parks programming money, the  
6 installation of artificial turf in the area  
7 that was previously dirt on those terraces and  
8 was used as a seating area that -- they had a  
9 great yoga class there after it was installed,  
10 and very happy with it. It's being actively  
11 used. So it was used for seating, but it was  
12 one of those where you always got your hands  
13 dirty when you sat on it and whatnot, and this  
14 is a much more usable space this way. So it  
15 was a good use of our programming money to get  
16 some of that in.

17 Next.

18 Brooklyn Park. So in -- Ric, has this  
19 event happened or is happening?

20 MR. ANDERSON: It happened on Saturday,  
21 yes.

22 MS. BOYER: It's happening on Saturday?

23 MR. ANDERSON: No. It's happened --

24 MS. BOYER: It happened last Saturday.

25 So there was an unveiling of an artist's

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1 work in Brooklyn Park where they created a  
2 mural on the existing court, kind of enlivening  
3 the space. And unfortunately --

4 And, Ric, it may say there, but I can't  
5 read it on the screen. Do you recall the  
6 artist's name?

7 MR. ANDERSON: I don't. I'm sorry.

8 MS. BOYER: My apologies to the artist  
9 that I'm not giving them credit for their work  
10 in this space because it really is one of those  
11 nice things that we were able to accomplish and  
12 that kind of helps enliven it.

13 Next is Artea. So this is on the  
14 Southbank, next to the Kings Avenue station.  
15 You see that the stair towers are now up, and  
16 we're coming up vertical. Things start to move  
17 rather more quickly once all the concrete is  
18 in. So I mentioned this morning, for those of  
19 you who were at the Gateway, we have a thousand  
20 units under construction right now, which is --  
21 kind of look back historically, our big target  
22 was to try to get 300 a year, and the fact  
23 that -- if you look at the TriBridge, 300-plus  
24 units; the Artea, 300-plus units; the Doro  
25 units that are under construction; the Lofts at

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1 Cathedral; town homes in LaVilla, I mean, we're  
2 up to a thousand units that are under  
3 construction, which is quite a milestone.

4 BOARD MEMBER GILLAM: Once the currently  
5 under construction units are completed, do you  
6 know how many we'll have downtown, total units?

7 MS. BOYER: I do not. I should know that  
8 answer. I know in my speaking engagements, I  
9 continually talk about the fact that we have  
10 7,490 or 7,500 residents downtown right now,  
11 and that when we add these thousand units --

12 BOARD MEMBER GILLAM: (Inaudible.)

13 MS. BOYER: Right, that will get us very  
14 close to our 10,000 number, but that doesn't  
15 tell me the number of units we have right now.

16 So my guess is it's probably 6- to 6,500,  
17 somewhere in there. Probably right around 6-.

18 MR. KELLEY: (Inaudible.)

19 MS. BOYER: Mr. Kelley thinks it's around  
20 4,400 --

21 MR. KELLEY: Today, plus the thousand.

22 MS. BOYER: -- units.

23 Plus the thousand. So -- okay.

24 MS. HARDWICK: Forty-six --

25 (Simultaneous speaking.)

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1 MS. BOYER: Is that right?  
 2 Oh, Kat's here. We should have just asked  
 3 Kat. Kat is the keeper of the data.  
 4 Next slide.  
 5 Lofts at Cathedral under construction, one  
 6 of those additional residential projects under  
 7 construction right now.  
 8 Next.  
 9 Home2 Suites. You now see the exterior is  
 10 pretty well complete and they're now working on  
 11 interior finish.  
 12 Next.  
 13 The Catherine Street extension. So work  
 14 continues to progress. Curbs have now been  
 15 poured and making progress on that one. We're  
 16 hopeful we're going to be able to give you a  
 17 completion date on that one soon and know when  
 18 that one is going to be.  
 19 Next.  
 20 Riverfront Plaza. Work continues there,  
 21 but at the moment all the work is related to  
 22 the relocation of Independent Drive in the  
 23 corner of the intersection of Hogan Street,  
 24 where the old Sister City parcel was that we  
 25 reacquired.

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1 BOARD MEMBER GILLAM: So do we know when  
 2 Water Street's going to reopen?  
 3 MS. BOYER: When Water Street is going to  
 4 reopen? I don't have that information, but we  
 5 can certainly ask Public Works and try to find  
 6 out.  
 7 This is one of the challenges that we have  
 8 in the sense of not being directly in contact  
 9 with the contractor and that this all goes  
 10 through Public Works, is that I have limited  
 11 schedule information and it often changes, and  
 12 then, you know, we're kind of playing catch-up  
 13 on it.  
 14 But just a few things that were newsworthy  
 15 items over the last month, so a whole variety  
 16 of topics.  
 17 Players Grille is planning a rooftop  
 18 speakeasy on the Southbank in the old Cancer  
 19 Society building.  
 20 The Hanania Automotive building on the  
 21 Southbank is getting some major renovations to  
 22 it.  
 23 UF leaders tie Number 1 ranking in new  
 24 report to plan Jacksonville graduate center.  
 25 And then work beginning on Doro's rooftop

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1 pool. We tried to get some good pictures of  
 2 that but have limited drone and aerial  
 3 photography to show you the pictures of that,  
 4 but work is moving forward on that.  
 5 And a couple more in *Jacksonville Today*  
 6 here. The Mayo Clinic space that you all voted  
 7 on parking for in the Ed Ball Building over a  
 8 year ago is finally opening to the public.  
 9 Hardwicks Bar. Hardwicks Bar is very  
 10 close to opening, and we're hoping that we can  
 11 announce an opening date on that very shortly.  
 12 And then, Ric, you're going to have to  
 13 read the last one for me at an angle here.  
 14 BOARD MEMBER GIBBS: JSO, the substation.  
 15 MS. BOYER: Yeah. The Florida Blue  
 16 building, where they have leased space to JSO,  
 17 not just for a substation, for a substantial  
 18 occupancy that they were previously using in  
 19 the FDLE building downtown.  
 20 So that's the picture version of my  
 21 update.  
 22 From the tech standpoint, a couple of  
 23 things I really want to bring to your  
 24 attention.

25 So on the mayoral transition. All the  
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1 transition committees have wrapped up now.  
 2 They are submitting their reports to the  
 3 mayor's office, but are continuing to work. We  
 4 made a number of recommendations about how we  
 5 could streamline permit applications, do  
 6 some -- make some modifications from a process  
 7 standpoint that would increase sufficiency,  
 8 both DDRB and DIA level. And so we are working  
 9 through the implementation of those on our own.  
 10 From a budget standpoint, the '23/'24  
 11 budgets are moving forward. They go to Council  
 12 for a final vote next Tuesday night. The CIP  
 13 budget was included -- amended to include funds  
 14 needed to finish St. Johns River Park,  
 15 Friendship Fountain, and the Performing Arts  
 16 Center as well as Hogan Street. So that  
 17 Emerald Trail segment on Hogan Street did not  
 18 include additional funding for Riverfront  
 19 Plaza, Shipyards West, or Met Park.  
 20 So some of those major elements did get  
 21 into CIP. Some of those will have to be  
 22 additions next year if they are added.  
 23 From a staffing standpoint, good news, and  
 24 especially in light of the scramble on today's  
 25 meeting. We had a number applicants for the

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1 admin position. We've gone through testing.  
 2 We have 14 people who passed testing. And so  
 3 we're starting the interview process on those  
 4 coming up. And hopefully before we have  
 5 another meeting, we'll have a new admin hired.  
 6 So we'll have some help with that.  
 7 Legislation for specialty zones. So I've  
 8 been mentioning this to you. Those of you who  
 9 may not have heard about it, specialty zones  
 10 are a State statute-authorized way to have open  
 11 carry in certain limited circumstances, and  
 12 Tampa has it on their Riverwalk. And after a  
 13 Chamber trip to Tampa, everyone wanted it on  
 14 the Jacksonville Riverwalk. So OGC has now  
 15 drafted that legislation for us. We are going  
 16 to have, at SIC next month, a presentation on  
 17 it. You'll hear from Build Up Downtown and  
 18 Downtown Vision, both of whom have been engaged  
 19 in the process, working through it with us. We  
 20 may have JSO representatives there, or they  
 21 will have met with JSO, but we want to bring it  
 22 to you next month at the board meeting before  
 23 we file the legislation with City Council. But  
 24 that's moving forward.

25 Parking. So after the St. Vincent's  
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1 garage collapse, obviously there's been a lot  
 2 of interest in and inquires about the status of  
 3 various parking garages. You will be happy to  
 4 know that on the three CRA-managed garages that  
 5 we acquired from MPS, we had due diligence and  
 6 structural analysis reports done before we took  
 7 them over. We indicated various routine  
 8 repairs that should be made now and should be  
 9 made on a regular basis. We set up a reserve  
 10 fund for doing them on a regular basis, which  
 11 is required. We entered into a contract for  
 12 the repairs that were considered things we  
 13 should do right now.

14 One of the garages is complete. One of  
 15 the garages is underway. A third one is  
 16 following. So on all of the ones that we're  
 17 managing as the CRA, we're doing exactly what  
 18 everyone should be doing that owns a parking  
 19 garage.

20 We've also done a lot of research on the  
 21 City-owned garages, and I will say there was a  
 22 structural analysis done on Yates, and Yates is  
 23 undergoing repairs right now. So we're still  
 24 looking at when the last reports were done on  
 25 some of the other City-owned properties to be  
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1 able to provide that information and work with  
 2 Public Works on next steps.  
 3 Professional services. We now have our  
 4 real estate consulting and research contract  
 5 underway. Southern Group is doing it, and they  
 6 are, right now, working for us on updating  
 7 performance measures.

8 So you know our BID Plan has performance  
 9 measures and it has all kinds of data points  
 10 we're supposed to maintain. We have now got  
 11 somebody doing that so that we will have that  
 12 kind of on a regular basis. Every six or  
 13 twelve months, we'll be able to say how we're  
 14 doing on our targets.

15 We have also started work with them on  
 16 preparing for disposition of a couple of other  
 17 City-owned parcels that are still in our  
 18 inventory.

19 We also have entered into a professional  
 20 services agreement with Lewis, Longman &  
 21 Walker, who's helping us with the CRA plan  
 22 update. So we have some cleanup that we have  
 23 to do in it as a result of some new legislative  
 24 changes from Tallahassee, where we have to  
 25 conform the plan to --

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1 (Councilman Peluso enters the  
 2 proceedings.)  
 3 MS. BOYER: -- the changes in the statute.  
 4 So these are more technical, almost scrivener's  
 5 in nature.

6 Welcome, Council Member Peluso.  
 7 And we -- those are -- Brenna Durden is  
 8 working on that effort. We've already had a  
 9 kickoff, and she started reviewing.

10 We have contracted with the Cultural  
 11 Council to do the downtown art plan. We now  
 12 have that contract at hand, and they're  
 13 starting work.

14 So a number of these that we've been  
 15 telling you we're going to do now finally have  
 16 contracts and they're finally underway. So  
 17 that's a good thing.

18 Market feasibility for the restaurants in  
 19 the food hall is underway. We're expecting  
 20 preliminary reports back on that in October,  
 21 and we have a couple of meetings with them.

22 Nightly riverfront projection show. Work  
 23 continues with the design team. Ina and I saw  
 24 kind of a preliminary run-through the other  
 25 night; commented on the Florida dear looked

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1 more like elk and didn't look like they  
 2 belonged in Florida, which I knew some of you  
 3 would pick up on and know that that was an  
 4 incorrect representation. But they're getting  
 5 there. I mean, it's a great effort.  
 6 And Shipyards West design at the food hall  
 7 and the restaurant are currently at 60 percent,  
 8 and a new RFP is going out on that to finalize  
 9 the design, but we kind of have to get a handle  
 10 on what the ultimate capital budget is before  
 11 we kind of move to the next step on design.  
 12 Capital project updates. The Park Street  
 13 bids came in substantially higher than budget.  
 14 So this is the Park Street design that we  
 15 designed and bid two years ago, had enough  
 16 funds for, then we redesigned it at the request  
 17 of the developer to make a few changes, then we  
 18 were ready to rebid it and then we redesigned  
 19 it again at the request of JTA to make the lane  
 20 width wider for their buses, and now we put it  
 21 back out on the street and now we're  
 22 substantially short of budget. No surprise  
 23 with time lapse and increasing costs, but -- so  
 24 this is going to be an effort to try to locate  
 25 and secure those funds so we can get it

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1 are within our budget. We have a contractor.  
 2 It has been awarded. We should be able to get  
 3 under construction. We're looking for a  
 4 kickoff meeting probably in the next month. So  
 5 that one's moving.  
 6 We did have a kickoff with Baker on  
 7 Liberty Street and Forsyth and Adams,  
 8 Phase 2. Remember when we were talking about  
 9 budget and you all expressed the desire to get  
 10 Forsyth and Adams, Phase 2, going as soon as  
 11 possible? So we've got Baker working on that  
 12 simultaneously with the construction of  
 13 Phase 1. So it's -- a continuous process is  
 14 our goal.  
 15 McCoys. Public Works has a bid that they  
 16 either have accepted or are prepared to accept  
 17 and going through the process on the mouth of  
 18 McCoys, and they're still on target to start  
 19 construction October 1. So we're ready for  
 20 that mouth project which coordinates with the  
 21 One Riverside project to get underway.  
 22 BOARD MEMBER GILLAM: If it starts on  
 23 time, what's the expected completion of that  
 24 project, do we know?

MS. BOYER: So the new expected  
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1 underway. It is fully designed. We have a bid  
 2 to start construction. This is something that  
 3 is truly shovel-ready and could start. Now we  
 4 just need to get the additional capital funding  
 5 to be able to do it.  
 6 BOARD MEMBER GILLAM: How far are we  
 7 behind budget?  
 8 MS. BOYER: Four million. Not  
 9 insignificant.  
 10 Catherine Street we already talked about.  
 11 Riverfront Plaza we already talked about.  
 12 Hogan Street. So the Hogan Street Emerald  
 13 Trail length that had been in abeyance for a  
 14 while, that contract, design build contract for  
 15 downtown has now been awarded to Baker  
 16 Construction. We had a kickoff meeting with  
 17 them. They're working. And we have another  
 18 meeting set -- I think it's next week -- with  
 19 Public Works where we're really kind of going  
 20 to get underway on Hogan Street as the top  
 21 priority. So we're back on track and we're now  
 22 back in the effort there.  
 23 Two-way on Forsyth and Adams. The bid has  
 24 been awarded to EltonAlan, and I think we're  
 25 waiting for a contract from OGC. That one, we

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1 substantial completion of the creek relocation  
 2 is March of '25, with October of '25 being the  
 3 final completion.  
 4 BOARD MEMBER GILLAM: How far behind does  
 5 that place us with our contractual obligation  
 6 with the developer?  
 7 MS. BOYER: Over a year. The developer is  
 8 certainly expressing concern over the costs he  
 9 is incurring as a result of that.  
 10 From a development update standpoint, just  
 11 a couple of things to update you on.  
 12 Ambassador remains in default and the  
 13 extension is sitting at City Council and is  
 14 deferred. Should have got the number from  
 15 Mr. Crescimbeni. He was telling me that there  
 16 were a number of additional liens in the order  
 17 of a million dollars filed on the property. So  
 18 the magnitude of liens is significant, and we  
 19 don't have an answer in terms of the resolution  
 20 as to what is going to be happening on that one  
 21 at the moment.  
 22 MOSH. The RFP for the design firm who's  
 23 going to design the park around the building  
 24 itself has been scored and was awarded to  
 25 SCAPE, and the City signed off on that, and

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1 they're beginning work on that part of it.  
2 You'll recall that their deadline for their  
3 fundraising, 40 million of private, and it  
4 could include State or federal grants but not  
5 City grants, but that 40 million deadline is  
6 December 31st. So they're working toward that  
7 December 31st date.

8 We talked about the Gateway project.  
9 And Related has been in town the last  
10 couple of weeks. They are trying to make  
11 changes in their pro forma and the documents  
12 they're providing to get to an ROI of 1, which  
13 we have told them is the threshold. If they  
14 can get there, then we would be bringing it to  
15 the board in potentially October. My concern  
16 at this point is, since they are still trying  
17 to figure out how to get there, it may not make  
18 it for October. That really only gives us  
19 about two weeks before we start having  
20 documents distributed to you.

21 Pending legislation. The Ambassador  
22 extension deferred.

23 Then I mentioned we have a second  
24 amendment to One Riverside that is pending  
25 before Council. That's the extension of times

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22

1 that -- for both the developer and DIA.  
2 A second amendment on Elements or Preston  
3 Hollow's development on the Southbank. This  
4 was increasing the amount of the REV Grant to  
5 reflect the increased cost. No change in  
6 percentage, no change in duration.

7 And also some other updates on the number  
8 of contractors and things.

9 The Regions funding appropriation for  
10 their historic renovation of their building has  
11 now been filed as legislation, and we have a  
12 Chapter 55 amendment that we took through the  
13 board that is going to -- because it has been  
14 filed with MBRC, it will be going to MBRC and  
15 our legislation filed, hopefully, two weeks  
16 from now on that one.

17 BOARD MEMBER GILLAM: I'm sorry I keep  
18 interrupting. A question about Elements.

19 Since we're now in '23 and they have not  
20 yet had any completion events that would  
21 justify the tax, the REV Grant payments, and  
22 we've got less than 20 years before the end of  
23 the existing CRA, does that effectively reduce  
24 the total amount they can recover under the REV  
25 Grant because they won't have 20 years at

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1 75 percent anymore?  
2 MS. BOYER: As a practical matter, it  
3 could. But to the extent that their documents  
4 show the values of the property are worth  
5 substantially more than what was projected when  
6 they initially were doing the projections over  
7 20 years, they think that they can pay out  
8 within the remaining life of the REV Grant.

9 So yes, the term of the REV Grant isn't  
10 20 years from whenever you get to your first  
11 completion. The term of the REV Grant  
12 terminates, in that case, in 20- --

13 BOARD MEMBER GILLAM: -41.

14 MS. BOYER: Yeah. And it terminates then.

15 BOARD MEMBER GILLAM: So it now --

16 MS. BOYER: But they believe they can get  
17 to the maximum indebtedness within that time  
18 frame.

19 BOARD MEMBER GILLAM: But they're asking  
20 to increase the indebtedness, right?

21 MS. BOYER: Well, they are, and they're  
22 saying -- and their documents are showing that  
23 they think, based on the valuation, that  
24 they'll pay out in that time frame, which, from  
25 our standpoint, it -- it doesn't really matter

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24

1 if it's the same amount we agreed to and it  
2 pays out that -- because it would have paid out  
3 faster anyway.

4 BOARD MEMBER GILLAM: Still a 75 percent  
5 REV Grant?

6 MS. BOYER: It's still a -- exactly.

7 That just means our 25 percent is much  
8 higher on an annual basis than theirs is.

9 BOARD MEMBER GILLAM: Thank you.

10 MS. BOYER: Any other questions?

11 BOARD MEMBER GARRISON: Through the Chair  
12 to Ms. Boyer, could you remind me what the --  
13 what aspect of the McCoys Creek mouth might be  
14 holding up the construction moving forward? I  
15 don't recall if it's permits or design or ...

16 MS. BOYER: So the challenge with the  
17 McCoys Creek mouth project, there's really two  
18 elements to this. Okay?

19 If you go back to the developer's original  
20 project design, their original retail design  
21 did not encroach into the area where the  
22 current creek is. Their retail is -- the way  
23 they have their grocer located and the parking  
24 located and everything was all staying away  
25 from where the current creek is. As they

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1 progressed through design, negotiating leases  
 2 with potential grocers, et cetera, their design  
 3 then had a backloading entrance that kind of  
 4 came in off of May Street on the top of the old  
 5 creek. That requires FDOT approval for going  
 6 under, the construction going under the  
 7 bridges, and required completion of the creek  
 8 rerouting before we could get access to the  
 9 loading dock.

10 So as a result, the long delay was getting  
 11 the approval from FDOT. And until we could get  
 12 approval from FDOT, we couldn't start  
 13 construction of the creek relocation project.  
 14 And now we have, at least at the moment, a  
 15 gentleman's agreement. I think we're still  
 16 awaiting documentation. Mr. Sawyer may know  
 17 that we have something in hand that I haven't  
 18 yet seen. But we've been assured by DOT in  
 19 Tallahassee and everyone that it's coming and  
 20 that it's just paperwork at this point.

21 But from that perspective, we are still  
 22 moving forward, and they are saying we can move  
 23 forward with an October 1 commencement date on  
 24 the creek work. That means, though, that now  
 25 the opening of the grocer is also delayed

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1 because the grocer would have to have that rear  
 2 access to their loading dock.

3 We've offered to provide a temporary road  
 4 that will give them access six months quicker,  
 5 but it isn't the same as having their final  
 6 permanent road, and the six months is only six  
 7 months. They still would have to access from  
 8 the main Riverside Avenue entrance if they were  
 9 going to begin operation a year earlier. And  
 10 they could. I mean, in theory they could, but  
 11 that would impact the design of the building.

12 So that's why one thing became dependent  
 13 on another and triggered the delay.

14 BOARD MEMBER GARRISON: Thank you, ma'am.  
 15 THE CHAIRMAN: Go ahead.  
 16 BOARD MEMBER BARAKAT: Through the Chair  
 17 to Ms. Boyer, I think you've already seen the  
 18 presentation. The Shipyards West and  
 19 Jacksonville riverfront parks, I assume the  
 20 portion is not under development, not related  
 21 to the CIP. So the question is, to what extent  
 22 does that absence slow down those projects?  
 23 MS. BOYER: It certainly is a concern that  
 24 we have. I think that, you know, there are two  
 25 ways to approach it. I'm going to take

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1 Shipyards West in particular. You design the  
 2 entire park to a lower budget number, and then  
 3 it doesn't slow anything down, but it is a much  
 4 different park.

5 The alternative is you continue to design  
 6 with the vision that we've had for the park,  
 7 but then we have to secure funding for it  
 8 before you can build that Phase 2. It's also a  
 9 question of, you know, the -- are you wasting  
 10 design costs if you're designing to a budget  
 11 that you can't build.

12 So we do have meetings with the  
 13 administration. It's a topic that is, you  
 14 know, under discussion, and we're trying to  
 15 figure out the best way to move forward with  
 16 that. The same thing is true with Phase 2 of  
 17 Riverfront Plaza.

18 These were not requesting funding this  
 19 year. These were future year funding requests.  
 20 So they weren't direct asks for money right  
 21 now. But to the extent they're not in the  
 22 future year of the CIP, it's somewhat risky to  
 23 design to something right now that doesn't have  
 24 a future programmed budget for it, especially  
 25 in light of other investments the City is

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1 evaluating right now in terms of geography and  
 2 location, stadium costs, all of those things  
 3 that factor into the bigger picture.

4 We don't want it to be an either/or, that  
 5 you can't -- if you do those, you can't do  
 6 these. And we also, from our perspective, want  
 7 to be prudent about how we spend money. So the  
 8 conversation Mr. Parola and I have been having  
 9 with the people evaluating the viability of the  
 10 food hall is, I don't think it makes sense for  
 11 us to spend money on the food hall if we're not  
 12 building the Shipyards West Park that we  
 13 envisioned. So we'll be reprogramming that  
 14 money if it looks like it's not going to  
 15 materialize.

16 BOARD MEMBER BARAKAT: So thank you for  
 17 that.

18 So a follow-up question: So prior to  
 19 dumbing down these designs, will this board  
 20 have a say on that when a decision is made or  
 21 is that another (inaudible) decision?  
 22 MS. BOYER: I don't know that. I mean,  
 23 certainly to the extent that we're talking  
 24 about the CRA portion of those projects,  
 25 absolutely you would be involved in any

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1 decision on the CRA portion that involves the  
2 restaurants and the food hall and those areas.

3 As far as the park design itself, that's  
4 really the City's decision, Council's decision  
5 in terms of budget. But from -- we've been  
6 engaged in those conversations, and I  
7 definitely feel like the board's input is  
8 relevant in them.

9 I mean, my messaging, from what I've heard  
10 from you in past meetings is that, having taken  
11 these out of developable land capacity and  
12 decided that it was a good choice to make them  
13 park space from a resiliency standpoint but  
14 also from furthering other investment  
15 opportunities, we don't get that benefit out of  
16 it if it is simply a passive greenspace. We  
17 only get that benefit if it truly becomes a  
18 destination park. And so we have to figure out  
19 how to get there.

20 BOARD MEMBER BARAKAT: Thank you for that.  
21 I wholeheartedly agree with what you just  
22 said.

23 Last comment, Mr. Chair.

24 Most administrations that provide a  
25 liaison to this board come into these meetings  
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1 encourage the public to do that as well. I  
2 think it's a pivotal point for our downtown and  
3 I don't want to see that momentum lost. So I  
4 hope that we can find a way to get that funding  
5 into the future year of CIP.

6 MS. BOYER: What I can share you with  
7 you -- for those of you who were at the Gateway  
8 event this morning, the mayor hit again on  
9 infrastructure being her priority and how she  
10 wants to invest in infrastructure and see  
11 infrastructure completed and implemented during  
12 her term. And to the extent that it does spawn  
13 further investment and other development, I  
14 mean, I don't disagree with that principle, but  
15 then we've got to fund them to get them done.

16 BOARD MEMBER WORSHAM: And just to be  
17 clear, green infrastructure is also -- the  
18 parks are green infrastructure. So I don't  
19 want everybody to hear the word  
20 "infrastructure" and just think roads and  
21 sewer, which we need, but we need these  
22 waterfront parks to continue on. We don't want  
23 to lose that momentum.

24 MS. BOYER: Well, they're part of the  
25 whole resiliency effort --  
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1 with a conduit between the board and the  
2 administration. Has this current  
3 administration provided that?

4 MS. BOYER: Well, Ms. Norris is in the  
5 audience. So I don't know if she's officially  
6 designated, but we'll take her.

7 MS. NORRIS: I'm here.

8 BOARD MEMBER BARAKAT: Okay.

9 All right. I just wanted to make sure  
10 there was someone in the mayor's office  
11 designated to come into these meetings, listen  
12 to the dialogue, and communicate important  
13 topics accordingly, so thank you. And so  
14 you've heard how important these parks are to  
15 us.

16 BOARD MEMBER WORSHAM: I would just agree  
17 with Mr. Barakat. And I think it's incumbent  
18 on all of us, as well as staff -- and I know  
19 we've got some folks listening. I see Nancy  
20 Powell on Zoom and some other folks in the  
21 community doing the enormous amount of public  
22 input and effort that's gone into division and  
23 the preliminary design and planning for our  
24 waterfront. I hope that we all continue to  
25 push the agenda from our standpoint and

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1 BOARD MEMBER WORSHAM: Exactly.

2 MS. BOYER: -- to the riverfront.

3 BOARD MEMBER GILLAM: I just briefly want  
4 to add a comment.

5 The one that we've heard over and over  
6 again -- I don't believe it -- is that these  
7 park programming opportunities will increase  
8 the value of downtown and property, which is  
9 frankly, you know, the root of what our goal  
10 and responsibility is, helping, you know, where  
11 there's a gap -- a gap in financing, to push  
12 the projects over the line so they get built  
13 and we increase the tax base, so we can do  
14 things for downtown.

15 And, you know, we're in a difficult time  
16 now where -- between capital costs and -- and  
17 expenses of materials, we've seen a lull.  
18 We've seen actually a half step back in some of  
19 the projects we were hoping to move forward.  
20 It seems like -- and I've kind of been excited  
21 by the fact that we're moving these park  
22 projects forward with the hope that when they  
23 are complete and the market comes back around  
24 that maybe the gaps aren't as large when it  
25 comes to some of the other development projects

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1 that we want to see move forward because the  
2 increase in value will be there because the  
3 park projects have been completed and people  
4 want to come downtown and want to be downtown.

5 I mean, I think they work together. We've  
6 always said they work together. And I think  
7 this is the time to move the projects forward.  
8 Especially when the market comes back, we have  
9 more excitement by the development  
10 opportunities and maybe a smaller gap.

11 THE CHAIRMAN: Thank you.

12 At the risk of piling on here, I was going  
13 to ask pretty much the same question that  
14 Oliver asked. But this is an enormous issue,  
15 and I know it boils down to money.

16 And, first of all, Councilman Peluso,  
17 thank you for being here. It was good timing.  
18 But, you know, we have a lot of headwinds out  
19 there and we have the private sector developers  
20 that are struggling to get their deals to  
21 pencil out. We're being asked to find money to  
22 their projects to help shore up their gap. The  
23 reality of it is the City has a gap with its  
24 budget too. And I believe these public spaces,  
25 these public parks in particular that -- not

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1 Thank you.

2 And I'll go ahead and consider that my  
3 chairman's report.

4 Councilman Peluso.

5 COUNCIL MEMBER PELUSO: Thank you, Chair.

6 As the Council liaison and with us being  
7 days away from budget talks -- our final budget  
8 meeting is Tuesday, as I'm sure you all know --  
9 I'll make sure the message is received in front  
10 of Council.

11 As the City Council member for District 7,  
12 which encompasses downtown, I can tell you that  
13 I speak with -- I almost called you  
14 Councilman -- the chief executive, CEO Boyer,  
15 every month, and we talked about this very  
16 issue last time we sat down. I brought it up  
17 to members of the mayor's office, and I intend  
18 to take action on it on Tuesday.

19 So not as a liaison but as the Council  
20 member for this area, I couldn't agree more. I  
21 think these public spaces are some of our most  
22 valuable real estate and it only makes our  
23 downtown and our city better if we invest in  
24 them, and we must. And it can't just be, oh,  
25 well, the renderings that we saw are not what

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1 just this board and staff, but the community --  
2 and we had a community workshop four months  
3 ago, five months ago. I think there was  
4 something like 400 community people that came  
5 out that weren't just there to look at pretty  
6 pictures, but they were giving input, and we  
7 had different departments of the City that are  
8 committed to making those public spaces, you  
9 know, first class.

10 And the idea of settling for two  
11 riverfront parks that aren't, you know, of the  
12 potential that we want them to be would be  
13 horribly disappointing and a huge mistake. And  
14 so, you know -- so my opinion is we keep going  
15 with the plan and then ask City Council and the  
16 mayor's office to really think about  
17 prioritizing the public infrastructure  
18 component of downtown development. And if that  
19 means that, you know, a private developer maybe  
20 has to put his project on the shelf for a  
21 little bit, I'm fine with that.

22 I think that that public infrastructure is  
23 really, at the end of the day, the catalyst.  
24 And so I can't underscore the importance of  
25 funding those two parks.

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1 we're going to get. I'm pretty hopeful for  
2 that. Again, speaking from personal  
3 experience.

4 Thanks.

5 THE CHAIRMAN: Thank you.

6 Before we close the meeting, Mr. Anderson  
7 tells me there is a public comment. So I'm  
8 going to go ahead and allow that.

9 Mr. Anderson.

10 MR. ANDERSON: Yeah. Nancy Powell raised  
11 her hand, and I believe she is unmuted.

12 Ms. Powell. Ms. Powell, can you hear us?  
13 (No response.)

14 MR. ANDERSON: All right. I never heard  
15 her reply.

16 THE CHAIRMAN: I wish I could channel my  
17 inner Ron Moody and give a pep talk, but ...

18 Thanks to all the board members. We have  
19 some transitions and reappointments coming,  
20 maybe a new board member here soon. But thanks  
21 to everybody for the commitment. It is a lot  
22 of work, and I appreciate everybody's effort.  
23 So thank you very much.

24 With that, I will adjourn the meeting.

25 Thank you.

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(The foregoing proceedings were adjourned  
at 3:08 p.m.)

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CERTIFICATE OF REPORTER

STATE OF FLORIDA)  
)  
COUNTY OF DUVAL )

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

DATED this 1st day of October 2023.

\_\_\_\_\_  
Diane M. Tropa  
Florida Professional Reporter

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