

CITY OF JACKSONVILLE  
COMMUNITY REDEVELOPMENT AGENCY  
BOARD MEETING

Proceedings held on Wednesday, October 18, 2023,  
commencing at 2:00 p.m., Jacksonville Public/Main  
Library, Multipurpose Room, 303 North Laura 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.  
INA MEZINI, Strategic Initiatives Coordinator.  
RIC ANDERSON, Marketing and Communications.  
JOHN SAWYER, Office of General Counsel.  
AVA HILL, Administrative Assistant.

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1 (Audience member approaches the podium.)  
2 AUDIENCE MEMBER: Yes, my name is Carnell  
3 Oliver. Address is on file.  
4 I think one of my primary focuses is there  
5 is a lot of development happening downtown.  
6 The incentive packages that the City has --  
7 that the City has approved of keeps constantly  
8 coming back -- back before y'all.  
9 There's a particular developer that's  
10 doing the Ambassador building and also the  
11 Independent Life building. This is their sixth  
12 time. I sat in a meeting on -- in a meeting  
13 where I heard some things that I did not know  
14 nothing about. What I saw was crews out there  
15 working and work stopped. And I think that  
16 needs to be -- if you're going to provide  
17 people with incentives to do certain things,  
18 they got to have all their ducks in a row. And  
19 I think if you're going to give an extension,  
20 it only has to be three times. Three. After  
21 that, it is over with. And then the Council  
22 has to actually realize and respect your will  
23 as a board, that you're giving people enough  
24 grace period to actually get projects done in  
25 this community.

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1 PROCEEDINGS  
2 October 18, 2023 2:00 p.m.  
3 - - -  
4 THE CHAIRMAN: Good afternoon.  
5 My name is Jim Citrano. I'm board chair  
6 for the DIA, and I'm going to call the  
7 October 18, 2023, board meeting to order.  
8 We're going to go around with  
9 introductions in just a second, but first let's  
10 start with the Pledge of Allegiance.  
11 (Recitation of the Pledge of Allegiance.)  
12 THE CHAIRMAN: Okay. Thank you, everyone.  
13 The first order of business is public  
14 comments.  
15 Wait. Before we start, we have a new  
16 staff member. Her name is Ava Hill, and she's  
17 our new administrative assistant. So I want to  
18 introduce Ava to everybody.  
19 Welcome, and thank you for joining the DIA  
20 staff.  
21 So, Ms. Hill, do we have any public  
22 comments today?  
23 We didn't do introductions.  
24 MS. HILL: Yes, we do. Yes, we do have  
25 two public comments. We are going to start  
with Carnell Oliver.

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1 Number two, another thing that I want to  
2 speak upon is there's property that's already  
3 been bought by JWB Capital, and the thing about  
4 it is they are sitting on it for market  
5 principles to drive up the cost of potentially  
6 selling the property. But for me, if you buy a  
7 property, when does your due diligence start?  
8 With actually activating space.  
9 Right now, I'm -- I saw -- I saw events  
10 happen the last two times, and one of the  
11 things that I see, there was no -- nothing for  
12 nobody to do. There are people buying property  
13 in this community, but they're not activating  
14 space. So that needs to be a policy decision.  
15 When somebody buys property, their intentions  
16 have to be completely to activate that space in  
17 a certain period of time. They just can't sit  
18 on it for two years or three years. They  
19 actually have to do something with it or they  
20 won't be having any access to any Downtown  
21 Investment Authority finances, loans,  
22 forgivable loans, REV grants, the TIF,  
23 everything -- you won't have access to it  
24 because you're not doing your part in  
25 activating the downtown area because --

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1 I was very excited when I saw the -- the  
2 last Art Walk and the Hispanic Heritage Month  
3 festival they had downtown. It was isolated  
4 just in two blocks. And I see that it could  
5 have been a benefit for a lot more small  
6 businesses in the Urban Core to have that foot  
7 traffic all the way down towards the waterfront  
8 property where you can have more entertainment.

9 I think what I saw with the last Art  
10 Walk -- it needs to be jacked up on steroids.  
11 And I don't know what y'all can do as far as  
12 your budget, but there needs to be something  
13 where a live band could be done there on the  
14 waterfront.

15 But this is just my train of thoughts. I  
16 know I'm being very broad, but I want you to  
17 understand something. There are two main  
18 developers getting some --

19 MR. ANDERSON: Sir, your three minutes are  
20 up.

21 THE CHAIRMAN: Thank you, Mr. Oliver.

22 MS. HILL: Next up is Nancy Powell.

23 (Audience member approaches the podium.)

24 MS. HILL: Please state your name and  
25 address for the record.

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1 AUDIENCE MEMBER: Hi.  
2 Nancy Powell, Scenic Jacksonville,  
3 1848 Challen Avenue, Jacksonville, Florida  
4 32205.

5 And I just want to speak -- I guess a  
6 couple of these are on the consent agenda, so  
7 you might not be discussing them. But full  
8 support of two Retail Enhancement Programs  
9 that -- for Alder & Oak and Southern Grounds at  
10 the corner of Forest Street and  
11 Riverside Avenue. Great projects. Really what  
12 we need. Love the multiple retail within one  
13 multi-level project.

14 I did speak at the committee meeting, and  
15 I feel strongly that, to the extent that this  
16 body has any influence, the crosswalk at  
17 Forest Street and that intersection is not  
18 pedestrian friendly. And the more pedestrians  
19 we get there, the more I get concerned about  
20 that. And I know there were previous plans for  
21 road diets and all that other stuff that never  
22 came to fruition. It's FDOT roads. It's not a  
23 simple fix, but I do think it needs to be  
24 addressed. So I just want to say that for the  
25 record.

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1 And the other comment is about the  
2 Specialty Zone. I also spoke at the committee  
3 meeting in support of that project for the --  
4 serving alcohol in the special cups. I do  
5 think we might want to think a little further  
6 about the hours, particularly the end hour.

7 So I just want to put that out there.

8 Thank you.

9 THE CHAIRMAN: Thank you, Ms. Powell.

10 Any others?

11 MS. HILL: We have one more. Next up is  
12 John Nooney.

13 (Audience member approaches the podium.)

14 MS. HILL: Please state your name and  
15 address for the record.

16 AUDIENCE MEMBER: Hello.

17 I am John Philanthropic Resiliency Nooney.  
18 Address is on file.

19 All right. Well, I've got my Lawrence  
20 shirt on. Big game tomorrow. And we're on a  
21 roll. Okay. What I want to do is, you know,  
22 just address, you know, a couple of things.

23 God, you know, I miss you guys. You know,  
24 DIA, you know, downtown now includes alcohol.

25 I am in full support. We've got agenda item,

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1 let's see, for Resolution 2023-10-06, that  
2 Specialty Center.  
3 Well, also, let me make you aware too  
4 that, you know, we're going to be naming a new  
5 marina. And there was a public hearing  
6 yesterday at TEU, 2023-0616, naming a new  
7 marina, located at 330 East Bay Street,  
8 Jacksonville, Florida 32202, and public  
9 buildings, public parks, naming and renaming  
10 procedures. And it's going to be known as the  
11 Hans G. Tanzler, Jr., Marina. And its sponsor  
12 is Carlucci; co-sponsor Gay. And it's a  
13 Neighborhoods, TEU, not in Rules or Waterways.  
14 But I'll tell you what, I would hope the DIA  
15 would sponsor a resolution in support of this.

16 And let me just say, you know, with  
17 waterways activation -- you know, I've been  
18 going to a bunch of this stuff. I mean, you go  
19 downtown, you can't swim, you can't fish, you  
20 got to watch where you boat, and every -- but,  
21 heck, now we're going to be able to water ski.  
22 So I would just encourage everybody -- you  
23 know, you're going to have to have one of those  
24 specialty drinking zones right there at that  
25 marina. So, I mean, you tell the world, visit

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1 Jacksonville, come on down, throw back a  
 2 couple, and then just get on some water skis.  
 3 So I'm in full -- I mean, full support of  
 4 this. I mean, you know, because, otherwise --  
 5 I mean, where was the other waterways  
 6 activation going on? So I know it's way down  
 7 the road, but anyway, God, if any authority to  
 8 be on, this is -- this is the one. I know some  
 9 of you have been on it and you've never left,  
 10 and I can kind of understand why.  
 11 So anyway, I'm in full support of that.  
 12 And I don't know how much more time I have  
 13 left. I mean, I miss the game clock. We used  
 14 to have the game clock up there, but --  
 15 Any questions? No? Anyone want to go  
 16 water skiing?  
 17 All right. Thank you all for listening.  
 18 THE CHAIRMAN: Thank you very much.  
 19 Okay. Before we get into the CRA portion  
 20 of our agenda, I was reminded by one of the  
 21 board members, our CEO, that I forgot to go  
 22 through introductions. So, for the record, if  
 23 we could start with Mr. Anderson and introduce  
 24 yourself, please.  
 25 MR. ANDERSON: Ric Anderson, DIA staff.  
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1 MS. HILL: Ava Hill, DIA staff.  
 2 MR. SAWYER: John Sawyer, Office of  
 3 General Counsel.  
 4 BOARD MEMBER SAOUD: George Saoud, DIA  
 5 board member.  
 6 BOARD MEMBER GARRISON: Josh Garrison, DIA  
 7 board member.  
 8 BOARD MEMBER HASSAN: Joe Hassan, DIA  
 9 board member.  
 10 BOARD MEMBER GILLAM: Braxton Gillam,  
 11 board member.  
 12 BOARD MEMBER GIBBS: Craig Gibbs, board  
 13 member.  
 14 BOARD MEMBER WORSHAM: Carol Worsham,  
 15 board member.  
 16 BOARD MEMBER BARAKAT: Oliver Barakat,  
 17 board member.  
 18 MS. BOYER: Lori Boyer, CEO.  
 19 MR. KELLEY: Steve Kelley, DIA staff.  
 20 MR. PAROLA: Guy Parola, DIA staff.  
 21 THE CHAIRMAN: Great. Thank you, all.  
 22 Okay. So we're going to go ahead and open  
 23 up the CRA agenda for today's meeting, starting  
 24 with Form 8B, voting conflict disclosures. I  
 25 know that I filed one at the SIC committee.  
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1 Mr. Anderson, does that need to be read  
 2 into the record today?  
 3 MR. ANDERSON: I'm honestly not sure. I  
 4 don't know.  
 5 THE CHAIRMAN: Okay. Mr. Sawyer, I filed  
 6 a Form 8B on the Doro extension at SIC  
 7 committee. I'm happy to refile if I need to.  
 8 MR. SAWYER: Just make the disclosure  
 9 verbally, and then you can file after the  
 10 meeting.  
 11 THE CHAIRMAN: Okay.  
 12 Okay. Next on the agenda --  
 13 BOARD MEMBER BARAKAT: I believe the Jax  
 14 River Jams contribution involved Downtown  
 15 Vision. Since I'm a board member, I will fill  
 16 out the Form 8B.  
 17 THE CHAIRMAN: Thank you.  
 18 Next item is to approve last month's CRA  
 19 meeting minutes. I assume everyone has had a  
 20 chance to review any comments.  
 21 BOARD MEMBER GILLAM: Move to approve.  
 22 BOARD MEMBER GIBBS: I'll second.  
 23 THE CHAIRMAN: We have a motion and a  
 24 second.  
 25 All in favor, say aye.  
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1 BOARD MEMBERS: Aye.  
 2 THE CHAIRMAN: Any opposed?  
 3 BOARD MEMBERS: (No response.)  
 4 THE CHAIRMAN: No opposition.  
 5 So the meeting minutes from last month  
 6 pass.  
 7 Next item is our consent agenda. There  
 8 are four items for the public. We vetted these  
 9 four items. I believe two went through REPD.  
 10 The other two went through SIC. They were all  
 11 passed unanimously with no amendments. So  
 12 given that, can I get a motion on the consent  
 13 agenda?  
 14 BOARD MEMBER WORSHAM: I'll move to  
 15 approve the consent agenda.  
 16 BOARD MEMBER GIBBS: Second.  
 17 THE CHAIRMAN: I have a motion and a  
 18 second. All in favor -- I'm going to ask for  
 19 an individual vote.  
 20 Mr. Barakat, how do you vote?  
 21 BOARD MEMBER BARAKAT: Approve.  
 22 THE CHAIRMAN: Ms. Worsham.  
 23 BOARD MEMBER WORSHAM: In favor.  
 24 THE CHAIRMAN: Mr. Gibbs.  
 25 BOARD MEMBER GIBBS: I'm in favor.  
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1 THE CHAIRMAN: Mr. Gillam.  
 2 BOARD MEMBER GILLAM: In favor.  
 3 THE CHAIRMAN: Mr. Hassan.  
 4 BOARD MEMBER HASSAN: In favor.  
 5 THE CHAIRMAN: Mr. Garrison.  
 6 BOARD MEMBER GARRISON: In favor.  
 7 THE CHAIRMAN: Mr. Saoud.  
 8 BOARD MEMBER SAOUD: In favor.  
 9 THE CHAIRMAN: And I am also in favor, so  
 10 the CRA consent agenda passes unanimously.  
 11 So that does conclude the CRA agenda, and  
 12 we will now transition and open up the Downtown  
 13 Investment Authority portion of the meeting.  
 14 (The foregoing proceedings were adjourned  
 15 at 2:15 p.m.)

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

DATED this 31st day of October 2023.

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

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CITY OF JACKSONVILLE  
DOWNTOWN INVESTMENT AUTHORITY  
BOARD MEETING

Proceedings held on Wednesday, October 18, 2023,  
commencing at 2:15 p.m., Jacksonville Public/Main  
Library, Multipurpose Room, 303 North Laura 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.  
INA MEZINI, Strategic Initiatives Coordinator.  
RIC ANDERSON, Marketing and Communications.  
JOHN SAWYER, Office of General Counsel.  
AVA HILL, Administrative Assistant.

- - -

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1 MS. BOYER: Mr. Chairman, I would just  
2 say -- I would just point out for those who  
3 were not at the committee, the original packet  
4 that was distributed subsequent to that time --  
5 and we handed it out at the committee. There  
6 is -- there are a few revisions to the  
7 ordinance language itself, and there is a  
8 revision to the map. And so both of those have  
9 now been completed. I don't think that  
10 requires anything to be taken off consent  
11 inasmuch as we discussed those items at consent  
12 [sic].

13 THE CHAIRMAN: Okay. That being the case,  
14 let's just go ahead and I'm going to, again,  
15 call for a vote on the consent agenda.

16 Mr. Saoud, how do you vote?

17 BOARD MEMBER SAOUD: In favor.

18 THE CHAIRMAN: Mr. Garrison.

19 BOARD MEMBER GARRISON: In favor.

20 THE CHAIRMAN: Mr. Hassan.

21 BOARD MEMBER HASSAN: In favor.

22 THE CHAIRMAN: Mr. Gillam.

23 BOARD MEMBER GILLAM: In favor.

24 THE CHAIRMAN: Mr. Gibbs.

25 BOARD MEMBER GIBBS: In favor.

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1 PROCEEDINGS  
October 18, 2023 2:15 p.m.

2 - - -

3 THE CHAIRMAN: We will now transition and  
4 open up the Downtown Investment Authority  
5 portion of the meeting.

6 Again, we're going to start with approval  
7 of the September 20th board meeting minutes.  
8 I'll just go ahead and call for a vote.

9 All in favor, say aye.

10 BOARD MEMBERS: Aye.

11 THE CHAIRMAN: Any opposed?

12 BOARD MEMBERS: (No response.)

13 THE CHAIRMAN: The meeting minutes pass  
14 again unanimously.

15 We have also a single item on our consent  
16 agenda, which is Resolution 2023-10-06, the  
17 Specialty Center. This has to do with the --  
18 with the alcohol on the Riverwalk. Does -- do  
19 we need to have any discussion on that?

20 BOARD MEMBER GILLAM: Move to approve the  
21 consent agenda.

22 BOARD MEMBER GIBBS: I'll second.

23 THE CHAIRMAN: Okay. We have a first and  
24 a second.

25 Does the CEO want to make any comment?

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1 THE CHAIRMAN: Ms. Worsham.  
2 BOARD MEMBER WORSHAM: In favor.  
3 THE CHAIRMAN: Mr. Barakat.  
4 BOARD MEMBER BARAKAT: In favor.  
5 THE CHAIRMAN: And I am also in favor.  
6 So the consent agenda passes unanimously.  
7 Okay. So now we have two resolutions that  
8 do require discussion and vote; the first being  
9 Resolution 2023-10-04, River Jams, the River  
10 Jams contribution.

11 And again, Mr. Barakat notified the board  
12 of a -- of a conflict based on his --

13 BOARD MEMBER BARAKAT: Yes, sir.  
14 (Inaudible.)

15 THE CHAIRMAN: -- relationship with --

16 MR. BARAKAT: (Inaudible) is on the DIA  
17 agenda, and I will abstain.

18 (Reporter clarification.)

19 (Discussion held off the record.)

20 THE CHAIRMAN: Okay. Mr. Barakat is going  
21 to abstain.

22 MR. BARAKAT: I'm going to abstain,  
23 Mr. Chairman.

24 THE CHAIRMAN: Thank you, Mr. Barakat.

25 Do we have somebody from staff that's

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1 going to present this resolution?  
 2 MS. BOYER: Yes, Mr. Chairman.  
 3 I will explain it briefly, and then  
 4 Ms. Mezini is here, and also Kady Yellow and  
 5 Mr. Gordon. So we have two DVI members who can  
 6 explain further.  
 7 But as you recall, Jax River Jams is  
 8 something we have supported over the past  
 9 several years. You will note that this year's  
 10 contribution is slightly smaller than last  
 11 year's. We did work with DVI to ask them on  
 12 the choice or combination and how we allocated  
 13 funds between Sip and Stroll and River Jams,  
 14 how they wished to see that allocation occur.  
 15 And as a result, this is why you are seeing  
 16 34,000 as the current year requested funding  
 17 for Jax River Jams.  
 18 And the idea here was twofold: Number one  
 19 is Riverfront Plaza is no longer available.  
 20 They're operating in a new location with a  
 21 slightly smaller scale of the event. They're  
 22 still going to have the -- the number of  
 23 concerts, but the expected number of attendees  
 24 and the level of musical performance, et  
 25 cetera, will be slightly different because of  
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1 the smaller location. And so that was part of  
 2 it.  
 3 The other thing is a thought on the part  
 4 of staff as we developed our budget for the  
 5 year, that we really want to have events that  
 6 have been going on year after year after year  
 7 become increasingly self-sustaining, and then  
 8 be able to sponsor new additional events so  
 9 that we are adding to the menu of activation  
 10 downtown every year.  
 11 So we want to leave ourselves a little bit  
 12 of room in the budget to sponsor some new event  
 13 that would be presented to us during the year.  
 14 And that's the reason for the reduction.  
 15 Otherwise, very similar to last year's intent  
 16 in terms of the program to be provided.  
 17 And I'll defer to Ms. Mezini or Mr. Gordon  
 18 or Ms. Yellow if anybody wants to add anything.  
 19 I'm seeing shaking heads that they're all  
 20 good, so --  
 21 BOARD MEMBER GILLAM: Move to approve  
 22 2023-10-04.  
 23 BOARD MEMBER WORSHAM: Second.  
 24 THE CHAIRMAN: Okay. So we have a first  
 25 and a second.  
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1 BOARD MEMBER GILLAM: Discussion.  
 2 THE CHAIRMAN: Okay. So we have a first  
 3 and a second. I'm going to go around and ask  
 4 each board member if they have any questions or  
 5 comments relative to this resolution, starting  
 6 with Mr. Saoud.  
 7 BOARD MEMBER SAOUD: Where is the new  
 8 location going to be?  
 9 MS. BOYER: The new location is going to  
 10 be -- through the Chair, the new location is  
 11 going to be at the old courthouse/City Hall  
 12 Annex site, so over there in the -- behind the  
 13 Hyatt, but on those lots, we can use those  
 14 right now.  
 15 BOARD MEMBER SAOUD: No other questions.  
 16 THE CHAIRMAN: Mr. Garrison.  
 17 BOARD MEMBER GARRISON: That was my  
 18 question, Mr. Chair. I'm good.  
 19 THE CHAIRMAN: Mr. Hassan.  
 20 BOARD MEMBER HASSAN: The only question I  
 21 have is, what was the funding last year?  
 22 What's the difference in the amount?  
 23 MS. BOYER: I believe the funding last  
 24 year was 50,000.  
 25 Am I correct? I'm seeing nodding heads on  
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1 that as well.  
 2 BOARD MEMBER HASSAN: No other questions.  
 3 THE CHAIRMAN: Mr. Gillam has a question.  
 4 BOARD MEMBER GILLAM: Well, I -- the  
 5 primary question was where is it going to move  
 6 to, and I think that's answered now. But I  
 7 guess I did want to know -- or I guess I'm  
 8 making an assumption. Is the reason why we're  
 9 moving because Riverfront Plaza is no longer  
 10 available because of the ongoing construction?  
 11 MS. BOYER: Yes, sir.  
 12 BOARD MEMBER GILLAM: Thank you.  
 13 THE CHAIRMAN: Mr. Gibbs.  
 14 BOARD MEMBER GIBBS: The resolution has a  
 15 different amount than the Exhibit A. Is that a  
 16 typo?  
 17 MS. BOYER: Let me see what that is. So  
 18 this is Resolution -04.  
 19 BOARD MEMBER WORSHAM: It should be 36-  
 20 instead of 34-.  
 21 MS. BOYER: So I'm going to defer to  
 22 Ms. Mezini, who worked on this.  
 23 So the resolution says 36- and the exhibit  
 24 says 34-. Which is correct?  
 25 MS. MEZINI: It's 36-. I apologize for  
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1 that error. We will correct that exhibit.  
 2 BOARD MEMBER GIBBS: Thank you.  
 3 Nothing further.  
 4 THE CHAIRMAN: Outstanding catch.  
 5 Ms. Worsham.  
 6 BOARD MEMBER WORSHAM: As always, a great  
 7 event. This is one of the premier events that  
 8 brings a lot of people downtown and great  
 9 activation. I'm sorry that the Riverfront  
 10 Plaza is going to not be available because I  
 11 know that's a great space, but I'm looking  
 12 forward to it and in full support of the  
 13 funding.  
 14 THE CHAIRMAN: Mr. Barakat, you said  
 15 you're going to abstain, but do you have any  
 16 comments?  
 17 BOARD MEMBER BARAKAT: (Shakes head.)  
 18 THE CHAIRMAN: Okay. Thank you.  
 19 Mr. Garrison.  
 20 BOARD MEMBER GARRISON: May I ask a quick  
 21 question after all?  
 22 THE CHAIRMAN: Absolutely.  
 23 BOARD MEMBER GARRISON: Okay. Thanks.  
 24 So where does the -- through the Chair to  
 25 staff and -- and others, where does the funding  
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1 come from for the actual artist selection for  
 2 the event? Is that -- is that where this  
 3 36,000 goes or --  
 4 MS. BOYER: I will defer to Jake or Kady  
 5 to explain the details of their budget, but  
 6 essentially, yes. I mean, the City is the  
 7 sponsor of the event, so the City provides  
 8 in-kind services, and the City also provides  
 9 funding for some things. But they -- DVI  
 10 raises money from individual sponsors, such as  
 11 DIA, and uses that to pay for a whole variety  
 12 of things they have to provide to make the  
 13 event happen, including the musical  
 14 entertainment, but they do pay for it.  
 15 BOARD MEMBER GARRISON: Thank you.  
 16 And so with that, I just -- you know,  
 17 we've had such outstanding artists in the last  
 18 couple of years, so I would hate to see the --  
 19 the amount of funding -- because the footprint  
 20 of the event is smaller, to see the funding  
 21 lessen and then not be able to afford the  
 22 guarantees on the -- a similar level of  
 23 artistry that we've seen over the past couple  
 24 of years.  
 25 MS. BOYER: Again, I will -- I will simply  
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1 say that we talked to DVI about the -- between  
 2 this and Sip and Stroll, where were they best  
 3 able to accommodate a reduction in funding, and  
 4 the request was that it be reduced here and not  
 5 at Sip and Stroll. So it's a very -- it's, I  
 6 think, a \$6,000 reduction in Sip and Stroll or  
 7 a \$5,000 reduction in Sip and Stroll, very --  
 8 very small there, larger here.  
 9 BOARD MEMBER GARRISON: Very good.  
 10 Thank you, Mr. Chair.  
 11 THE CHAIRMAN: Okay. Any other questions,  
 12 comments about this resolution?  
 13 BOARD MEMBERS: (No response.)  
 14 THE CHAIRMAN: Okay. So we do have a  
 15 motion and a second. So I'm going to call for  
 16 a vote on Resolution 2023-10-04, starting with  
 17 Mr. -- or with Ms. Worsham since Barakat is  
 18 abstaining.  
 19 BOARD MEMBER WORSHAM: In favor.  
 20 THE CHAIRMAN: Mr. Gibbs.  
 21 BOARD MEMBER GIBBS: In favor.  
 22 THE CHAIRMAN: Mr. Gillam.  
 23 BOARD MEMBER GILLAM: In favor.  
 24 THE CHAIRMAN: Mr. Hassan.  
 25 BOARD MEMBER HASSAN: In favor.  
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1 THE CHAIRMAN: Mr. Garrison.  
 2 BOARD MEMBER GARRISON: In favor.  
 3 THE CHAIRMAN: And I, too, am in favor, so  
 4 we have --  
 5 BOARD MEMBER SAOUD: I'm also in favor.  
 6 THE CHAIRMAN: Oh, I'm sorry, Mr. Saoud.  
 7 So the event passes, seven to zero, with  
 8 one abstention.  
 9 Okay. Now on to Resolution 2023-10-05,  
 10 Sip and Stroll contribution.  
 11 Mr. Barakat, can I assume you are going to  
 12 abstain from this one as well?  
 13 BOARD MEMBER BARAKAT: That's correct.  
 14 THE CHAIRMAN: Okay. Ms. Boyer, are you  
 15 going to present?  
 16 Okay.  
 17 MS. BOYER: I will. Thank you, Mr. Chair.  
 18 So, again, this is a companion to the  
 19 prior resolution. And, in this case, we have a  
 20 couple of edits to the exhibit. So if you  
 21 would turn to Exhibit A, first of all,  
 22 Mr. Gibbs will pick this up for us right away,  
 23 I'm sure. The resolution itself says 54- and  
 24 the exhibit says 56-, so this is where those  
 25 typos got switched.  
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1 BOARD MEMBER GIBBS: It's only money.  
 2 MS. BOYER: So, in this case, we want to  
 3 true up to the resolution and say 54-.  
 4 And then I have two other edits that I'm  
 5 going to --  
 6 BOARD MEMBER GILLAM: Isn't that a true  
 7 down?  
 8 MS. BOYER: True down, yes. Be consistent  
 9 with the resolution.  
 10 And then there are two other edits. So in  
 11 the second sentence where -- or in the first  
 12 sentence, second line, where it says, "which  
 13 will be utilized to pay for musical talent and  
 14 associated expenses for staging, sound, and  
 15 lighting," please insert, "on the Riverwalk."  
 16 And then when you look at the table below  
 17 where it says, "Stage 1, Band; Stage 2, Silent  
 18 Disco," I would just strike the words "Silent  
 19 Disco," and say "Music." That music may be in  
 20 the form of digital music, it may be in the  
 21 form of a second band, it may be -- vary  
 22 between particular evenings, but I want to  
 23 allow a little bit more flexibility there as  
 24 long as it's on the Riverwalk where Sip and  
 25 Stroll is located.

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1 So those are the requested changes I --  
 2 that I would ask that you make in the exhibit  
 3 when you take up the resolution. Otherwise, it  
 4 is still the third Thursday of the month, 5:00  
 5 to 8:00 p.m., Southbank Riverwalk. And we hope  
 6 additional sections of the Riverwalk will be  
 7 opening during the year and provide more  
 8 flexibility as to locations.  
 9 BOARD MEMBER GILLAM: Move to approve  
 10 Resolution 2023-10-05, as amended by the  
 11 executive director.  
 12 BOARD MEMBER SAOUD: I'll second.  
 13 THE CHAIRMAN: Thank you.  
 14 We have a motion and a second. And I'll  
 15 go ahead and open it up for any comments.  
 16 Mr. Barakat.  
 17 BOARD MEMBER BARAKAT: No comments.  
 18 THE CHAIRMAN: Ms. Worsham.  
 19 BOARD MEMBER WORSHAM: Just a question.  
 20 Since we changed the amount in the Exhibit  
 21 A to 54- as the total, do we need to change the  
 22 \$28,000 in each of those paragraphs or not?  
 23 Does it matter if the total is --  
 24 MS. BOYER: I don't think it matters that  
 25 we change it in the exhibit since the way it's

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1 referenced at each, there will be two musical  
 2 acts, and the expenditure -- the approximate  
 3 budget is below. So we won't exceed those  
 4 budgets, but that explains where the funding is  
 5 going.  
 6 BOARD MEMBER WORSHAM: So in Exhibit A,  
 7 under the first paragraph, we -- we're changing  
 8 that to 54-, and down at the bottom, last  
 9 paragraph, we're changing to 54-; is that --  
 10 MS. BOYER: Correct.  
 11 BOARD MEMBER WORSHAM: All right. I don't  
 12 have any --  
 13 MS. BOYER: Oh, you're referencing the two  
 14 payments of 28-?  
 15 BOARD MEMBER WORSHAM: Yes.  
 16 MS. BOYER: Yeah, you probably should  
 17 change those to 27-.  
 18 BOARD MEMBER WORSHAM: So we'll edit the  
 19 last payment 1 and payment 2 to say 27- instead  
 20 of 28-, correct?  
 21 MS. BOYER: (Nods head.)  
 22 BOARD MEMBER WORSHAM: All right. So with  
 23 that -- those changes, I don't have any other  
 24 comments.  
 25 THE CHAIRMAN: Thank you.

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1 Mr. Gibbs, any comments?  
 2 BOARD MEMBER GIBBS: I was going to take  
 3 out my calculator, but no further comments.  
 4 Thank you.  
 5 THE CHAIRMAN: Mr. Gillam.  
 6 BOARD MEMBER GILLAM: No further comments.  
 7 THE CHAIRMAN: Mr. Hassan.  
 8 BOARD MEMBER HASSAN: No comments.  
 9 THE CHAIRMAN: Mr. Garrison.  
 10 BOARD MEMBER GARRISON: No comments.  
 11 THE CHAIRMAN: Mr. Saoud.  
 12 BOARD MEMBER SAOUD: No comments.  
 13 THE CHAIRMAN: And I don't have any  
 14 questions.  
 15 My only comment would be to thank  
 16 Mr. Gordon and his staff. These are really,  
 17 really -- they're not just great events to get  
 18 people down, but they are actually really,  
 19 really fun. And so thank you for -- I know it  
 20 takes a tremendous amount of work on your part  
 21 and your staff's part, so thank you very much.  
 22 Okay. So a motion and a second and full  
 23 discussion. I'm going to go ahead and call for  
 24 a vote. And this time, I am going to start  
 25 with Mr. Saoud since I left him off the last

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1 one.

2 BOARD MEMBER SAOUD: In favor.

3 THE CHAIRMAN: Mr. Garrison.

4 BOARD MEMBER GARRISON: In favor.

5 THE CHAIRMAN: Mr. Hassan.

6 BOARD MEMBER HASSAN: In favor.

7 THE CHAIRMAN: Mr. Gillam.

8 BOARD MEMBER GILLAM: In favor.

9 THE CHAIRMAN: Mr. Gibbs.

10 BOARD MEMBER GIBBS: I'm in favor.

11 THE CHAIRMAN: Ms. Worsham.

12 BOARD MEMBER WORSHAM: In favor.

13 THE CHAIRMAN: And Mr. Barakat is

14 abstaining.

15 So the motion -- or the resolution passes

16 unanimously with one abstention.

17 Okay. That is it as far as voting items

18 on the agenda, I believe. And so we'll turn it

19 back over to our CEO to discuss any old or new

20 business.

21 MS. BOYER: So, Mr. Chairman, as I

22 mentioned to you before the meeting started, I

23 think it would be appropriate, in light of the

24 Ambassador's request for an extension at City

25 Council, as we have a board member who is

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1 MS. BOYER: That's it for new business.

2 And, with that, I'm ready for the CEO

3 report.

4 THE CHAIRMAN: Let's do it.

5 MS. BOYER: I'm going to let Mr. Anderson

6 start first with a few photographs, a picture

7 show of project updates, and we'll flip through

8 those quickly.

9 So this is One Riverside. And what you

10 see -- you can see a couple of things. It's

11 harder to see because of our Zoom screen there.

12 But in the October pictures on the top, on the

13 far left, near the bottom of the picture, you

14 can see that the roof is going on between the

15 first and second floor on building -- what I'm

16 going to call building number 2, the building

17 that's closer to the Haskell building. And

18 there we go.

19 If you look at the pictures on the right

20 side and look particularly at the stairwell,

21 what you will see is much less of the stairwell

22 is visible because we've added a couple of

23 floors. So there are a couple of additional

24 floors that have been completed on that side.

25 I've also had a conversation with

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1 particularly well-qualified to look at the

2 status of the pending litigation and kind of

3 brief us on that, if you would be so inclined

4 to appoint Mr. Gillam to do that and direct him

5 to report back to us by the November meeting, I

6 think that would be very helpful to staff so

7 that we have the benefit of that information.

8 THE CHAIRMAN: I would be happy to do

9 that. The Ambassador was discussed at our SIC

10 meeting, which I'm not sure you were in

11 attendance to, but there are some rather

12 significant issues that -- that could impact

13 the -- the project and are very necessary. And

14 with your expertise, I would like to ask you to

15 take on that role and -- and come back to us at

16 the November meeting with an update on that.

17 BOARD MEMBER GILLAM: I'm happy to do it.

18 I am aware of the ongoing dispute, and I

19 guess we've been invited to meet with the

20 lawyers for the developer and -- you know, to

21 talk about the status. So I'm happy to do

22 that, and I'll be prepared to discuss it with

23 you in November.

24 THE CHAIRMAN: Thank you.

25 Ms. Boyer.

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1 Ms. Mosley of TriBridg on that. They are

2 envisioning that they are going to be on time

3 on substantial completion and delivery. One of

4 the things that they have asked for assistance

5 with, which we are happy to help with, is

6 making sure that they can get a temporary CO

7 when they do complete, because all of the

8 (inaudible) work and the full paved road on the

9 second exit to the parking garage will not be

10 completed at that time. But we're working with

11 her to make sure that her tenants can still

12 move in and that they will be able to get a

13 temporary CO.

14 Next slide.

15 Artist Walk. So the main thing to notice

16 on Artist Walk -- so this is under the Fuller

17 Warren Bridge, to the north of

18 Riverside Avenue. Down below, you see

19 September. So you saw the X and some of the

20 skate ramps were already in. But now if you

21 look at October, you're going to see sidewalks

22 have been poured throughout the site. So we

23 have those other facilities that are included

24 in the site.

25 Next is Doro, and the rooftop is where

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1 you're primarily going to see visible work  
2 right now. Many of the units are nearing  
3 interior completion, and they are getting ready  
4 to start pre-leasing. However, as you approved  
5 today in your resolution, they're asking for an  
6 extension for the final completion of the whole  
7 building. And what you see on the top left is  
8 they have now framed and are getting ready to  
9 pour the pool.

10 And, next, Lift Ev'ry Voice and Sing Park.  
11 So the one shotgun house that we did not  
12 restore that is to become part of Lift Ev'ry  
13 Voice and Sing Park was moved and is now  
14 located on site. So that happened in the last  
15 month.

16 Next.

17 Johnson Commons. So you will see the  
18 exterior finish on building number 1 is now  
19 complete. You will also see additional  
20 roadways completed on the upper right, as well  
21 as -- it's a little difficult to see, but you  
22 can see the foundation work has started on  
23 building number 2, which is directly opposite  
24 the drive or roadway from building number 1.

25 And so that project continues to move

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1 October. So you can see substantial  
2 construction on the garage, as those are  
3 probably tilt-wall and go up relatively  
4 quickly. But you also see foundation work on  
5 the residential portion of the building in the  
6 upper-right screen.

7 And I think -- oh, we have one more.

8 Lofts at Cathedral. So again, lower left,  
9 you can see they were just starting site work.  
10 And now, if you're looking at the two upper  
11 photos, you can see how we have substantial  
12 foundation work and are coming out of the  
13 ground on both of those.

14 And Union Terminal Warehouse, there are  
15 some windows that were installed. And what you  
16 can really see on the top is the window work to  
17 show where they are in that process. There was  
18 an article in the Business Journal that kind of  
19 identified and went through the various steps  
20 and where they are in the development of the  
21 mixed-use building. But it is in progress. I  
22 understand the windows were a bit of a  
23 challenge, but they're there now, and so we are  
24 continuing to move forward on that.

25 Next.

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1 along. We will be having conversations about  
2 the ultimate completion date, because the  
3 Phase 1 completion date is coming up in 2024,  
4 the first half of 2024, and that was for all of  
5 the residential buildings. So we will probably  
6 be facing an extension request with respect to  
7 that.

8 Next.

9 Emerald Trail Model Mile. So you may  
10 recall the retention pond that's along  
11 Lee Street, near Monroe. What you see is a  
12 decking section on the right-hand side that is  
13 now complete, and on the left-hand side, upper  
14 section, you see where all of the work has --  
15 is -- has been completed, to be able to pour or  
16 construct the decking section over the other  
17 side of the retention pond. And there's a  
18 large tree that's going in in that vicinity as  
19 well. So continuing to make progress on that.  
20 You may have seen that they were originally  
21 envisioning a groundbreaking/opening in the  
22 fall, and they have now moved that back to  
23 January.

24 And Artea. Again, just showing a little  
25 progress on where we are from September to

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1 Catherine Street extension. So this is  
2 good news in that this is really on time and  
3 going quite smoothly. You will remember that  
4 we had a commitment to the Orleck and to City  
5 Council about the time frame for completion of  
6 the road work in order to provide vehicular  
7 access for people that were going to visit the  
8 Orleck.

9 And what you can see, if you're looking on  
10 left-hand side, is the sidewalk being paved and  
11 the streetlights going in as well. So we  
12 already have the roadway surface in with  
13 curbing, and now we're starting to do the  
14 sidewalk and street lights.

15 And then Mr. Anderson adds a few headlines  
16 that happened over the course of the month,  
17 just to share with you, including Hardwicks  
18 opening its doors. So as you'll recall, we  
19 incentivized Hardwicks as a retail enhancement  
20 grant, and it is now open and operating.

21 And a few more. I think some of you had  
22 an opportunity to attend the history center  
23 groundbreaking. And Savannah Bananas, if you  
24 haven't seen them, are quite a show. And they  
25 are coming back next year, which is a fun event

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1 downtown.

2 So then to the drier portion of the CEO  
3 update -- pictures are the best -- just a  
4 couple of things to update you on.

5 In terms of mayoral priorities, we are in  
6 discussions with a potential new employee to  
7 work on how we can streamline applications and  
8 better connect with potential applicants for  
9 small business opportunities.

10 In terms of budget, the CIP conversations  
11 are ongoing regarding the funds needed to  
12 finish Riverfront Plaza and Shipyards West. So  
13 you will recall the funding for Phase 1 was in.  
14 Councilman Peluso attended your last meeting,  
15 made a pitch budget night to include those.  
16 Council agreed to look at that. No action has  
17 been taken for Phase 2 of those; however, it's  
18 definitely on the radar of folks. So that's in  
19 the works.

20 The other thing from a budget perspective  
21 is we now have completed two budget transfer  
22 forms that we'll be processing as legislation  
23 with year end numbers in it. So you will  
24 recall, at the budget process, we always have  
25 you adopt a resolution, like, in about August,

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1 saying, anything that's left over at the end of  
2 the year, this is how we want to use it. And  
3 those are now ready to be filed as legislation  
4 and will be processed through City Council over  
5 the next two months. Hopefully, we can have  
6 those out by year end.

7 From a parking perspective -- oh,  
8 legislation, just general legislation. So  
9 you'll notice we have the Chapter 55  
10 legislation that's already filed and going  
11 through City Council. Those were the updates  
12 about what we do wearing our CRA hat versus  
13 what we do as an Economic Development Agency.  
14 That's already in process. We now have the  
15 Specialty Zone legislation that we'll be  
16 filing.

17 The third in this package of Ordinance  
18 Code changes that we are proposing is sidewalk  
19 cafe legislation. And this is to make it clear  
20 that restaurants operating with an appropriate  
21 liquor license with -- can have sidewalk cafe  
22 space under the shade trees, next to the curb,  
23 which makes logical sense. But sometimes it's  
24 a challenge because that means there is a  
25 public walk space between the door of the

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1 restaurant and the area where the service is  
2 going on.

3 So there's a mechanism to -- to correct  
4 this that we've identified that would be  
5 accepted by Alcohol and Tobacco and others, and  
6 so we just want to put that in place so it's  
7 not an issue for anyone. We think that amenity  
8 zone is a great place and the appropriate place  
9 to have tables and chairs. So that's -- that's  
10 the next one in our Ordinance Code change.

11 The one following that -- I'm kind of  
12 telling this to Mr. Sawyer at the same time --  
13 is some changes in the parking code, Section  
14 802 of the Ordinance Code. So we have -- these  
15 are not our typical contract incentive deals,  
16 but we also have a kind of stacked-up line of  
17 various Ordinance Code changes that we're  
18 working on. And once we get one done, we start  
19 working on the next.

20 From a standpoint of parking, as I  
21 mentioned it, next month, you will be seeing  
22 the RFP come back to you that we asked for  
23 permission to draft. We've been working on it  
24 and we will have it in your hands to review  
25 prior to next month's meeting to allow us to

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1 move forward with it. That will include the  
2 scoring criteria, et cetera.

3 So you remember this is for the operator  
4 of the three MPS garages. One of the things  
5 we're doing is allowing it to be a -- we could  
6 select one operator for the two sports complex  
7 garages and a different operator for the  
8 courthouse, or one for all three because  
9 they're -- they're very different garages in  
10 terms of how they function and how we use them  
11 and really what we need in terms of services.

12 So that is underway. We're meeting with  
13 Procurement tomorrow on it, in fact.

14 From a professional services standpoint,  
15 you know we now have a consulting firm that is  
16 helping with increased bandwidth. And we had  
17 hoped to have updated performance measures for  
18 the Board today. We had them run the  
19 performance measures back to when we did the  
20 plan update, as well as to start doing work on  
21 our benchmarks. So the performance measures  
22 are more global things.

23 I will tell you that -- no surprise to  
24 anyone -- we are not where we would like to be  
25 in our office occupancy, which, again, we are

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1 not unique in that and it is not a surprise to  
2 anybody. But I was pleasantly surprised to  
3 find out that we have significantly exceeded  
4 our goal on retail storefront occupancy, and a  
5 couple of things that are harder to quantify,  
6 you know, just -- without actually going and  
7 doing a count and keeping track of it. So it  
8 was -- it was interesting.

9 And we are fluctuating in our hotel  
10 occupancy and our hotel room rates. So we're  
11 still not back to where we want to be. We had  
12 a great trend line, and then it seemed to dip a  
13 little bit. So it's going to be interesting to  
14 keep an eye on that one, but I really like  
15 having the performance data in that it does  
16 give you that ability to look at what's going  
17 on and try to understand what the trend is and  
18 why. So there's some useful things that will  
19 be coming out of that and we'll have that for  
20 you next month.

21 From a tax revenue standpoint, we've done  
22 great. We're ahead of target on both North-  
23 and Southbank, so -- so that is good from our  
24 assessed value point. But internal to that,  
25 there are some variations here and there that I

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1 and forth on some terms. And I am hopeful that  
2 this is going to be resolved soon so that we  
3 can actually start work on it.

4 The nightly Riverfront light and sound  
5 show, the design team continues to work on  
6 that. They are on schedule. It's a great work  
7 product. Ms. Mezini and I have seen various  
8 drafts and presentations on it. And I think  
9 they're really doing an excellent job, and you  
10 will be really happy with the content on that.

11 We have our RFP in Procurement for the  
12 60 percent design of Shipyards West food hall  
13 and restaurant. So remember, we only paid for  
14 initially and contracted for 30 percent design.  
15 We've now drafted the RFP, and it is in  
16 Procurement to go out and solicit bids for who  
17 is going to design to 60 percent, 90 percent,  
18 100 percent. And that's a requirement that we  
19 can't just pick who did it before. We have to  
20 open it up to a bid process. So we'll see how  
21 that goes.

22 And the LaVilla Heritage Trail that has  
23 continued to meet based on feedback obtained  
24 from the committee at the end of September, the  
25 design team is refining the marker designs,

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1 think give rise to opportunities.  
2 The CRA plan update and cleanup is  
3 underway. Different consultant. We don't  
4 really have an update for you today, and we're  
5 scheduling a meeting with the consultant to  
6 check on status.

7 The market feasibility for the  
8 restaurant -- both the restaurant and  
9 Riverfront Plaza and the restaurant and  
10 Shipyards West and the food hall, we are  
11 beginning meetings this week with the  
12 consultant to discuss the preliminary results.  
13 So they're almost finished with their work.

14 Over the next few weeks, we'll have that.  
15 We'll be able to present that to you in  
16 November, but we're going to start hearing what  
17 they are -- what their findings are and what  
18 their questions are within the next two weeks.

19 The urban art plan, I saw Ms. Donovan  
20 here. The Cultural Council -- so we intend to  
21 engage -- we hoped we would have already  
22 engaged the Cultural Council to begin work on  
23 the downtown urban art plan. We set aside  
24 money for that in the budget. I understand  
25 that this is in OGC, and they are going back

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1 the -- that would indicate various locations on  
2 the trail, drafting the narratives and  
3 finalizing the locations. If -- I may try to  
4 get Ms. Mezini, if we don't have too long an  
5 agenda in November -- and I should have thought  
6 about that before today -- make a little  
7 presentation to you so that you can see what  
8 that looks like and where it's going. I think  
9 you will really be pleased with how that is  
10 progressing.

11 And we've really engaged LaVilla committee  
12 members in the process, both on the design team  
13 and in the vetting of it. And so far, it seems  
14 to be well received. So we're hopeful that --  
15 that we're going to get a really good product  
16 there. And I think they -- they have written  
17 some really great things, and I'm really  
18 pleased with the narratives and the work that  
19 they have done on this so far.

20 Capital project updates. The Park Street  
21 bids -- so you remember, Park Street was bid.  
22 The bids were rejected. We didn't have enough  
23 money. Then we got redesigned. Then it got  
24 bid again. Those bids have now been rejected.  
25 So Public Works is putting it out again for a

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1 bid. We know that we will need increased  
2 funding and that we don't have enough funding  
3 to do the project as-is.

4 The administration is being helpful and  
5 looking for a variety of different resources to  
6 fill that budget gap to get the project  
7 underway. But it is just a pure example of the  
8 challenge that, if you don't get it started, it  
9 just keeps getting more expensive and more  
10 difficult to do. So we're hopeful that  
11 we'll -- Catherine Street, as I showed you, is  
12 underway and on schedule. So let's celebrate  
13 that one.

14 Riverfront Plaza, the construction on  
15 Independent Drive, is underway. The balance of  
16 the project, including the bulkhead, will be  
17 coordinated through the construction manager at  
18 risk. Haskell was selected to be the  
19 construction manager at risk.

20 And, Mr. Parola, nod. Did they actually  
21 have a signed contract or were they just  
22 selected?

23 MR. PAROLA: I don't believe we have any  
24 agreement yet.

25 MS. BOYER: So the answer, if you didn't  
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1 hear it, was selected but no signed contract  
2 yet. So they haven't begun the work on that.  
3 Two-way Forsyth and Adams bid was awarded  
4 to EltonAlan, and the kickoff meeting, I  
5 believe, occurred last week. So we have had at  
6 least the kickoff meeting to get started on  
7 construction on our two-way. I don't have a  
8 schedule for you on that, but by next month's  
9 meeting I will have a schedule.

10 I know it's a 12-month time frame, but  
11 specifics about what they're going to do --  
12 because I know that's really important from  
13 DIA's standpoint, to manage business owner  
14 expectations and time frames. So, I mean, the  
15 last thing we want to do is close up the street  
16 and tear it up right at the time someone is  
17 having a holiday party or something.

18 BOARD MEMBER GILLAM: Can I interrupt?

19 THE CHAIRMAN: Absolutely.

20 BOARD MEMBER GILLAM: On that point,  
21 what's the status of the road construction  
22 project on Water Street? Do you have any idea?

23 MS. BOYER: Road construction project on  
24 Water Street? Oh, you mean the Water Street  
25 portion that is part of Independent?

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1 BOARD MEMBER GILLAM: The part that  
2 stopped all traffic on Water Street.

3 MS. BOYER: Correct. That -- okay. So I  
4 think what you're referring to is the part --  
5 this part of Riverfront Plaza at the corner of  
6 Hogan?

7 BOARD MEMBER GILLAM: (Indicating.)

8 MS. BOYER: Right.

9 And I don't have an answer on that. I can  
10 get that from Public Works and find out what  
11 their schedule is.

12 Again, one of the challenges we have is  
13 trying to be responsive to the businesses and  
14 the people who are impacted by it, but not  
15 really controlling the contracts. So  
16 knowing --

17 BOARD MEMBER GILLAM: Hence, the source of  
18 the question, as a business owner along  
19 that (inaudible).

20 Thank you.

21 BOARD MEMBER WORSHAM: I just had a  
22 question on the two-way. Do I remember  
23 correctly that this phase does not involve curb  
24 relocation? It's just -- that was an add-on  
25 that we didn't do?

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1 MS. BOYER: You do remember correctly, and  
2 that's the next item -- or one after -- coming  
3 on the list.

4 BOARD MEMBER WORSHAM: Sorry.

5 MS. BOYER: But you're right on target.

6 So the next thing is the kickoff with  
7 Baker construction on the Liberty Street  
8 project and the Forsyth and Adams, Phase 2. So  
9 Baker was awarded the design build contract for  
10 downtown Complete Streets. So Baker would be  
11 doing the Phase 2 design and construction as  
12 part of a design build.

13 However, what we were just informed about  
14 a week ago is that they don't expect to have a  
15 signed contract until late November, early  
16 December, which means we are -- even though we  
17 had a kickoff meeting and gave them  
18 documents about three weeks ago when they were  
19 starting to look at things, they won't really  
20 be starting work for another couple of months.

21 Hogan Street design, same thing. So  
22 Hogan Street is the cycle track/Emerald Trail  
23 segment that is taking up one of the lanes that  
24 we had hoped would be complete by now. You  
25 know, it was to coordinate with the Federal

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1 Reserve opening and the other buildings that  
2 have now been completed on that street.  
3 Hogan Street is also part of the Baker  
4 contract. So once the Baker contract becomes  
5 effective, then we will be able to complete the  
6 design and get that project under construction.  
7 It is funded, but it is in that limbo right  
8 now, waiting for the final contract.

9 Good news. McCoys Creek outfall. The  
10 outfall contract was awarded to Coxwell, and  
11 Coxwell started work on October 1. So we are  
12 underway on-site there finally. So that's  
13 great news. Substantial completion is March of  
14 '25.

15 So a couple of development updates.  
16 Gateway received final approval from DDRB  
17 on their overall site plan. And their first  
18 building was a preliminary, and they hope to  
19 have an incentive package ready for November.  
20 We still have open issues on the amount of the  
21 completion grants and on performance schedules.  
22 So if we could get those thing nailed down, you  
23 will see this in November, and we're hoping  
24 that you will.

25 Related, on the River City side, you saw  
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1 Legislatively, we have the Ambassador  
2 extension pending as a second amendment to  
3 One Riverside that has been deferred because  
4 the developer has expressed concerns about the  
5 financial cost to them of the extension;  
6 although, they have agreed to the dates. And I  
7 think I've spoken to some of you about some  
8 options that I had and have presented to them,  
9 so we'll see where that goes.

10 The second amendment to RiversEdge has now  
11 been approved. The Region's funding  
12 appropriation was approved by Council  
13 committees this week and will be going to City  
14 Council next week.

15 And the Chapter 55 legislation is in  
16 committees next week -- next cycle. It will be  
17 early November.

18 So that's what we have in legislation  
19 pending.

20 That's it.

21 THE CHAIRMAN: Thank you.

22 I just -- I just have one question. The  
23 construction updates talked about Johnson  
24 Commons. And that's not the largest project  
25 that we have going downtown, but it is

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1 they went to DDRB for final on their tower, but  
2 they are still working to achieve an ROI of 1  
3 with a completion grant request that is pending  
4 before us. And, you know, that's the standard  
5 we're using, is that you have to be able to get  
6 to an ROI of 1; otherwise, the staff  
7 recommendation to the Board would be that we  
8 don't award an incentive. And so that's where  
9 we're trying to get. And I'm hopeful -- I know  
10 I have a meeting coming up with Mr. Diebenow in  
11 the next few days and we're hopeful we're going  
12 to get somewhere on that.

13 Ambassador, you've already discussed. You  
14 discussed it at SIC, but we're thinking that  
15 that's going to be a six-month to a one-year  
16 extension based on the work that needs to be  
17 done in the building and the nature of the  
18 current dispute. It's going to take a while to  
19 resolve the dispute.

20 MOSH hired SCAPE as their design firm to  
21 do the design of the park and the surrounding  
22 space, and SCAPE has been holding meetings  
23 almost daily. I think we've had three in the  
24 last week on different topics on the site, so  
25 they're moving ahead quickly.

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1 significant, in my mind, because it's -- it's a  
2 for sale project, and it's one of the first for  
3 sale projects that we've had in some time, I  
4 believe. Have they started their sales  
5 campaign? Are we getting updates on how things  
6 are progressing from that standpoint?

7 MS. BOYER: To the Chair, so I will say  
8 yes, they started a sales campaign. I was told  
9 that the first building sold out within a  
10 number of days, and they had a waitlist for the  
11 second building. So in terms of sales, I don't  
12 think they're having any issue with sales. It  
13 was simply a situation where I'm looking ahead  
14 at performance schedules and seeing an outside  
15 completion date for all of Phase 1 and noticing  
16 in Ric's pictures that we have several  
17 buildings that have not yet started that are  
18 supposed to be completed by that date, and  
19 then, asked the developer.

20 And so we have a meeting scheduled for  
21 them to come in and talk about where they are  
22 and what they're doing. I don't quite -- I  
23 don't have an answer as to why they have not  
24 started more buildings since building 1 sold  
25 out so quickly. I would have thought they

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1 would have started two or three or four  
 2 buildings and got them all underway and used  
 3 the same crews, so --  
 4 THE CHAIRMAN: Great. Thank you.  
 5 Okay. I'm not going to be long-winded. I  
 6 just wanted to make a comment. And it's --  
 7 it's been in the press. Mr. Oliver commented  
 8 on a lot of these bigger projects that are in  
 9 process, undoubtedly, are struggling with cost  
 10 figures.  
 11 You mentioned that the City -- and we are,  
 12 in fact, struggling with public infrastructure  
 13 projects and, you know, real estate  
 14 development. Most of the board members are  
 15 involved in some capacity in real estate. And  
 16 when things are good, it still takes a long  
 17 time to get stuff through to actually get a  
 18 shovel on the ground.  
 19 There are headwinds today that make it  
 20 more difficult. And the big projects, you  
 21 know, are the ones -- the bigger, newer ones  
 22 are the ones that are facing headwinds.  
 23 Notwithstanding that, we just spent almost  
 24 20 minutes going through a pipeline of both  
 25 projects -- real estate development projects,  
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1 CERTIFICATE OF REPORTER  
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 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 31st day of October 2023.  
 16  
 17 \_\_\_\_\_  
 18 Diane M. Tropa  
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1 public infrastructure projects, programs.  
 2 So to -- to the public, you know, the City  
 3 and the DIA is doing a lot of really, really  
 4 good work. Some of it is not necessarily  
 5 noticeable because it's not the big mega  
 6 projects that hit the newspaper, but this Board  
 7 and this staff have all done a considerable  
 8 amount of work, especially the staff in  
 9 carrying the load. So thank you very much for  
 10 your efforts.  
 11 And that's -- that's it for me. So I want  
 12 to thank everybody, and we will now adjourn the  
 13 meeting.  
 14 Thank you for coming.  
 15 (The foregoing proceedings were adjourned  
 16 at 2:57 p.m.)  
 17 - - -  
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