

CITY OF JACKSONVILLE
DOWNTOWN INVESTMENT AUTHORITY
BOARD MEETING

Proceedings held on Wednesday, May 23, 2018,
commencing at 2:30 p.m., at the Ed Ball Building, 214
North Hogan Street, 8th Floor, Jacksonville, Florida,
before Diane M. Tropaia, a Notary Public in and for the
State of Florida at Large.

BOARD MEMBERS PRESENT:

JAMES BAILEY, Chairman.
JACK MEEKS, Vice Chair.
OLIVER BARAKAT, Board Member.
BRENNAN DURDEN, Board Member.
CRAIG GIBBS, Board Member.
RON MOODY, Board Member.
MARC PADGETT, Board Member.
BRAXTON GILLAM, Board Member.

ALSO PRESENT:

AUNDRAL WALLACE, DIA, Chief Executive Officer.
TOM DALY, DIA, Redevelopment Analyst.
GUY PAROLA, DIA, Redevelopment Manager.
JIM KLEMENT, DIA, Development Coordinator.
JOHN SAWYER, Office of General Counsel.
ROBERT CARLE, Public Parking Division.
KAREN UNDERWOOD-EILLAND, Executive Assistant.

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1 some things out of order.
2 THE CHAIRMAN: Okay.
3 MR. WALLACE: Also, under the Downtown
4 Investment Authority board, I've got an item
5 that's been added, 2018-05-05. It's the USS
6 Adams. What I would like to go to right now
7 would be 2018-05-04, if you do not mind.
8 THE CHAIRMAN: That would be fine.
9 MR. WALLACE: All right. So Resolution
10 2018-05-04 is a resolution of the Downtown
11 Investment Authority, through the Office of
12 Public Parking, providing up to 40 parking
13 spaces within the Yates Parking Garage at a
14 rate of \$40 per space for a term of 5 years to
15 Project Wolf; and authorizing the DIA Chief
16 Executive Officer to execute any contracts,
17 documents and otherwise take all necessary
18 action in connection therewith to effectuate
19 the purposes of this resolution.
20 Mr. Chairman, this is a particular
21 economic development project that is before us
22 at this time for which this particular company,
23 across the continental U.S., employs
24 approximately 650 people at various different
25 locations. They're seeking office space here
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1 PROCEEDINGS
2 May 23, 2018 2:30 p.m.
3
4 THE CHAIRMAN: At this time, we'll open
5 the DIA board meeting.
6 You'll see your minutes in there. I
7 assume everyone has read the minutes, or if you
8 have any comments, they're based on the
9 transcript, so I would be surprised if you find
10 anything. Right, Diane?
11 THE REPORTER: Right.
12 THE CHAIRMAN: So if I can get a motion to
13 approve the minutes.
14 VICE CHAIR MEEKS: So moved.
15 THE CHAIRMAN: Second?
16 BOARD MEMBER MOODY: Second.
17 THE CHAIRMAN: And no corrections.
18 All in favor, say aye.
19 BOARD MEMBERS: Aye.
20 THE CHAIRMAN: Opposed, like sign.
21 BOARD MEMBERS: (No response.)
22 THE CHAIRMAN: That brings us to
23 Resolution -- Item B, Resolution 2018-05-02.
24 MR. WALLACE: Mr. Chairman.
25 THE CHAIRMAN: Mr. Wallace.
MR. WALLACE: If I may, I'd like to take
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1 within Jacksonville, preferably -- definitely
2 here within downtown.
3 This company could create upwards to 107
4 new jobs; average rate, over \$53,000 annually.
5 And they would have that done no later than
6 December of 2021.
7 The project would include the company
8 initially leasing suitable office space,
9 approximately somewhere between 8,000 and
10 10,000 square feet within downtown.
11 The company is going to invest 1.4 million
12 in building renovations and the purchase of
13 office equipment over the first five years.
14 So by offering a parking incentive of
15 \$40 per space, that is roughly a \$10 discount
16 off of the \$50 a month for which it would cost
17 you to park at the Yates Garage itself. And
18 this would be for a term of five years.
19 So this is what I'm proposing as the
20 incentive to help us with this particular --
21 attraction of this particular company to
22 downtown.
23 THE CHAIRMAN: Thank you.
24 MR. WALLACE: As a note, this is what is
25 before you. To our colleague, Councilwoman, it
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1 will probably be an additional incentive that
 2 would come out of a different office, the
 3 Office of Economic Development. That would be
 4 more so -- QTI, things of that nature,
 5 unrelated to this particular project, but this
 6 is an incentive that's within the DIA to assist
 7 with attracting this business to downtown
 8 Jacksonville.

9 THE CHAIRMAN: Okay. With that, do we
 10 have a motion to approve 2018-05-04?
 11 VICE CHAIR MEEKS: So moved.
 12 THE CHAIRMAN: Second?
 13 BOARD MEMBER GIBBS: Second.
 14 THE CHAIRMAN: Any discussion?
 15 Let's start with Ms. Durden. Ms. Durden,
 16 do you want to begin?
 17 BOARD MEMBER DURDEN: Thank you very much.
 18 Can you tell us where are we in the
 19 capacity of the Yates parking garage? And
 20 that's one question I had.
 21 And then another question I had would be,
 22 when would the lease begin -- or the parking
 23 space? And if it's associated with the lease,
 24 when will that begin?
 25 MR. WALLACE: I'll work backwards.
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1 The lease would begin when they execute
 2 it. I don't have a date because they've got to
 3 identify their space. So when they identify
 4 their space, execute the lease, then the
 5 parking piece would coincide with the actual
 6 building lease itself.

7 THE CHAIRMAN: Okay. And --
 8 MR. WALLACE: Hold on, Mr. Bailey.
 9 That's the answer to one -- two parts of
 10 your question.
 11 BOARD MEMBER DURDEN: So we don't know --
 12 we don't have any idea, then?
 13 MR. WALLACE: Any idea of?
 14 BOARD MEMBER DURDEN: When they're going
 15 to excuse the lease.
 16 MR. WALLACE: No, I cannot tell you when
 17 the lease is going to be executed because
 18 there's also another component of this in their
 19 decision-making which does not come out of this
 20 particular office. It is also an incentive
 21 from a job creation standpoint.
 22 BOARD MEMBER DURDEN: Okay. Mr. Chairman,
 23 may I -- I have a couple more questions. Is
 24 that okay?
 25 THE CHAIRMAN: Okay. I was just going to
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1 have Mr. Carle answer your first one, and then
 2 if --
 3 BOARD MEMBER DURDEN: Okay.
 4 MR. CARLE: Through the Chair to
 5 Ms. Durden. It's at approximately 80 percent.
 6 I have not looked at the numbers as recently as
 7 this week, but the last time I recall it being
 8 approximately at 80 percent.
 9 BOARD MEMBER DURDEN: So that I understand
 10 in terms of numbers, how does that compare to
 11 the 40 spaces that we would be promising?
 12 MR. CARLE: That would be ample enough
 13 room. The entire roof is generally clear with
 14 about a hundred spaces.
 15 BOARD MEMBER DURDEN: Okay. So it's
 16 basically -- a hundred spaces is 20 percent,
 17 then?
 18 MR. CARLE: Approximately, yes.
 19 BOARD MEMBER DURDEN: Okay. Great.
 20 Thank you.
 21 MR. CARLE: You're welcome.
 22 BOARD MEMBER DURDEN: So coming back to --
 23 I'm just wondering about the five years. The
 24 five years is not going to start until the
 25 lease begins. And so do we have -- I guess my
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1 real question is, by promising this now, are we
 2 giving up the opportunity for somebody else to
 3 be utilizing these? In other words, how long
 4 do we have to hold them for this company? Do
 5 we have to wait -- I see a date in here of
 6 2021. Would we have to wait that long,
 7 possibly?
 8 MR. PAROLA: Through the Chair, if I can
 9 answer that. I think if you go to Page 2 of 2
 10 of the resolution, Roman Numeral 1, they need
 11 to have entered into a lease by October 1st of
 12 this year.
 13 BOARD MEMBER DURDEN: Okay.
 14 MR. PAROLA: Okay?
 15 BOARD MEMBER DURDEN: Thank you.
 16 MR. PAROLA: You're very welcome.
 17 BOARD MEMBER DURDEN: That's helpful.
 18 I don't have anything else, Mr. Chairman.
 19 THE CHAIRMAN: Okay. Thank you.
 20 Mr. Padgett.
 21 BOARD MEMBER PADGETT: I just had one
 22 thing. I noticed it said \$40 per space for
 23 5 years, and it doesn't -- I interpreted that
 24 as 40 bucks for 5 years. I think we mean it's
 25 \$40 a month for 5 years, so --
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1 MR. WALLACE: \$40 per space.
 2 BOARD MEMBER PADGETT: Per month.
 3 MR. WALLACE: Per month.
 4 BOARD MEMBER PADGETT: It just doesn't say
 5 "per month" in the language. We should
 6 probably clarify that so nobody misinterprets
 7 anything.
 8 MR. WALLACE: Yes. Good point.
 9 BOARD MEMBER PADGETT: That's all I had.
 10 BOARD MEMBER GILLAM: I had the same
 11 comment. I thought I understood it to be a \$10
 12 per month discount over a 5-year period. I was
 13 just looking at it. It's about \$5,000 a year
 14 incentive. I don't have any objection to it.
 15 THE CHAIRMAN: Thank you.
 16 Mr. Gibbs.
 17 BOARD MEMBER GIBBS: No comments.
 18 Thanks.
 19 THE CHAIRMAN: Mr. Meeks.
 20 VICE CHAIRMAN MEEKS: No comment, sir.
 21 THE CHAIRMAN: Mr. Barakat.
 22 BOARD MEMBER BARAKAT: Mr. Wallace, why
 23 the Yates garage?
 24 MR. WALLACE: If you're looking at it from
 25 a standpoint of what we control, that's where
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1 created downtown? And they're only asking for
 2 40 parking spaces?
 3 MR. WALLACE: Forty is what we're
 4 providing to them. The other, let's just say,
 5 67 are going to be in the market of finding
 6 those particular spaces as a company.
 7 BOARD MEMBER BARAKAT: Okay. It sounds
 8 like an easy deal. It's such a small
 9 incentive. It's hard to grasp that it would
 10 move the needle at all.
 11 MR. WALLACE: Well, it's part of -- so you
 12 have two entities working. OED has a side of
 13 this and we have a side of this, and this is
 14 the piece that we're working on.
 15 THE CHAIRMAN: And, Mr. Barakat, the 107
 16 would not be filled -- those positions would
 17 not be filled until December 31 of '21. So
 18 it's not instantly 107 employees. So I think
 19 they have several years to fill those spaces.
 20 But the investment is in the 8- to
 21 10,000 square feet, so --
 22 Mr. Moody.
 23 BOARD MEMBER MOODY: No questions.
 24 THE CHAIRMAN: Okay. Any other comments?
 25 BOARD MEMBERS: (No response.)
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1 I've got capacity.
 2 BOARD MEMBER BARAKAT: We don't have any
 3 capacity in the library garage?
 4 MR. WALLACE: No.
 5 BOARD MEMBER BARAKAT: The Yates garage is
 6 the only garage that we have (inaudible)?
 7 MR. WALLACE: That is where we have the
 8 most capacity. And based upon preliminary
 9 conversations with the respective company and
 10 where they are looking for space, that would be
 11 the closest that I would be able to -- the
 12 closest garage for which I can offer them
 13 space, where we have the capacity to do so.
 14 BOARD MEMBER BARAKAT: And the last
 15 question, of the 107 jobs that are being
 16 created, the average wage you provided was
 17 54,000?
 18 MR. WALLACE: 53- --
 19 BOARD MEMBER BARAKAT: 53,000?
 20 MR. WALLACE: -- -298.
 21 BOARD MEMBER BARAKAT: So 40 of those are
 22 being created downtown?
 23 MR. WALLACE: Create up to 107 new jobs in
 24 downtown.
 25 BOARD MEMBER BARAKAT: So all 107 will be
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1 THE CHAIRMAN: Any comments from the
 2 public on Resolution 2018-05-04?
 3 AUDIENCE MEMBERS: (No response.)
 4 THE CHAIRMAN: Seeing none, all those in
 5 favor of Resolution 2018-05-04, say aye.
 6 BOARD MEMBERS: Aye.
 7 THE CHAIRMAN: Opposed, like sign.
 8 BOARD MEMBERS: (No response.)
 9 THE CHAIRMAN: Very good.
 10 Okay. Would you like to go back in order
 11 or you want to go to -- we have 02-03, and then
 12 we have the new one that's just been added.
 13 MR. WALLACE: Let me go to -02, if you
 14 don't mind.
 15 THE CHAIRMAN: Okay. Everybody have -02?
 16 That's the administrative budget.
 17 Did anything change in the package from
 18 what we received yesterday?
 19 MR. WALLACE: The answer to that, shortly,
 20 will be yes.
 21 So for purposes of keeping it going,
 22 Resolution 2018-05-02 is a resolution of the
 23 Downtown Investment Authority recommending that
 24 the City Council of the City of Jacksonville
 25 approve the attached budget as part of the
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1 City's overall budget approval process.
 2 So Mr. Chairman and committee, on
 3 May 16th -- or 17th, you all discussed the
 4 administrative budget for the Downtown
 5 Investment Authority for which we are proposing
 6 a budget at \$1.310 million for next fiscal
 7 year. That is up from what was currently
 8 approved for this current fiscal year of 1.229.
 9 We're also going to be asking for some
 10 enhancements to our budget for next year, and
 11 that enhancement is -- I'm just going to be
 12 quite frank about it, I need some bodies. So
 13 we're going to be asking for two additional
 14 positions in the budget for next year, a
 15 planning position as well as what I'll be
 16 calling a market analyst also coming on board.
 17 So in the event that we were to get those
 18 two enhancements, which would be the two
 19 additional positions, the request of a budget
 20 for next fiscal year would move from that 1.310
 21 million to 1.457 million for next fiscal year,
 22 and that would be the actual request that we
 23 would have.
 24 I think you went over in great detail the
 25 actual budget itself. So if we look at -- from
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1 a salary standpoint, the salaries look like
 2 they would be roughly 517,000 -- I'm
 3 rounding -- for next fiscal year. Benefits
 4 would be 146,000. We got professional services
 5 budgeted at 450,000. Again, that's the
 6 largest -- one of the larger line items for us.
 7 That's where we get all of our architects,
 8 engineering, environmental services,
 9 professional planning services, real estate,
 10 market analysis, as well as marketing, budget
 11 relations.
 12 We've got travel expenses roughly budgeted
 13 at about 13,000. Employee training at 4,500.
 14 We've got internal service charges, and this is
 15 what we use for Office of General Counsel,
 16 building costs, insurance costs, roughly about
 17 175,000. Marketing promotions, roughly 25,000.
 18 Any event contributions, sponsorships, 15,000.
 19 Basic miscellaneous cost of 3,000. Operating
 20 supplies, 3,500. Food, which is budgeted
 21 really -- basically, water, \$750. Membership
 22 dues, subscriptions, 8,500. And that pretty
 23 much gets you to the \$1.31 million budget
 24 itself.
 25 If we got the enhancements that we talked
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1 about, the two positions, that would move us to
 2 \$1.457 million. Total cost for a City planner,
 3 which includes salary and benefits, would be
 4 roughly 85,000. And for a market analyst,
 5 salary and benefits, total cost would be
 6 roughly 62,000. So that's where your increase
 7 would come for next fiscal year.
 8 I will state, quite frankly, that over the
 9 last five years, four years, we've operated as
 10 efficiently and as prudently and as frugal as
 11 we possibly can, but I have to say from a staff
 12 standpoint we need these two particular
 13 enhancements to help us continue to do what
 14 we've been doing and make sure that we don't
 15 drop the ball on anything.
 16 So that's my recommendation. I think
 17 you've vetted it very well in your committee,
 18 and I'll take any questions that you may have
 19 as a board.
 20 THE CHAIRMAN: Okay. Thank you,
 21 Mr. Wallace.
 22 Do I have a motion to approve 2018-05-02?
 23 BOARD MEMBER GIBBS: So moved.
 24 VICE CHAIRMAN MEEKS: That came out of
 25 committee, so we don't need a motion, I don't
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1 think.
 2 THE CHAIRMAN: Very good. Thank you.
 3 Then let's go through with some questions.
 4 Mr. Moody, do you want to start?
 5 BOARD MEMBER MOODY: Well, I'm for this
 6 budget. Obviously, I think we do need the
 7 additional staff if we can find the right
 8 people. I'm very amazed at the work that gets
 9 done with the small staff that they have, and
 10 it looks to me like they're running a pretty
 11 tight budget. I don't have any specific
 12 questions because it looks like it's in line.
 13 THE CHAIRMAN: Thank you.
 14 Mr. Barakat.
 15 BOARD MEMBER BARAKAT: I echo Mr. Moody's
 16 comments. I don't think you realize, even as a
 17 board member -- maybe as chair you
 18 understand -- just how much our staff has to do
 19 and how many times a day they are pinged by
 20 e-mail and voicemail. There are people pulling
 21 on them constantly. The to-do list is intense,
 22 so I think the two additional staff
 23 enhancements being requested is more than
 24 warranted.
 25 I do have one question regarding services.
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1 We briefly talked about this at committee, but
2 I want to dive into it a little bit more.

3 Real estate advisory services of \$95,000,
4 that is -- that's an amount of two staff
5 people. I compare that to new staff. And when
6 we started the DIA years ago, that was a really
7 critical line item because of the relationship
8 building needed with City Council, et cetera.

9 So, Mr. Wallace, you are now -- you know,
10 have a lot of credibility in Jacksonville and
11 unique relationships. Help me understand the
12 value of those services of \$95,000 a year.

13 MR. WALLACE: I would say your major
14 projects don't get done. I would very well say
15 that this particular contract, this consulting
16 contract helps me get things done most
17 efficiently and I can spread work around.

18 As you indicated just a few minutes ago,
19 even if I bring on two additional staff people,
20 the work that this contract -- the work done
21 under this contract, neither one of those two
22 people are going to be able to do just that at
23 all. So the value that I get for 95,000, I
24 would gladly tell you right now I'd pay
25 \$250,000 for; however, I'm going to pay 95,000

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1 for it.

2 VICE CHAIRMAN MEEKS: Strike that from the
3 record.

4 MR. WALLACE: I just want to be quite
5 clear with you on that piece right there.

6 So I know the value. I'll be quite frank
7 with you, we make this look easy for you, but
8 this is nowhere near easy. I spent the last
9 30 days on a leave, and if not for this
10 particular contract assisting my team I don't
11 think that we'd keep all of the balls up in the
12 air.

13 I don't think that you recognize that
14 we've got an RFP on the street for a convention
15 center, that we're also talking about an
16 entertainment district, that we're also talking
17 about the District, that we're also talking
18 about other particular projects within downtown
19 that we haven't even brought forward to you.

20 I think that -- very shortsighted to think
21 about \$95,000 as something that we should not
22 spend based upon everything that I know that we
23 have to do from a management team. They're an
24 extension for us. And, quite frankly, that's
25 how we're proficient and we get things done.

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1 BOARD MEMBER BARAKAT: Okay. Thank you.

2 THE CHAIRMAN: Anything else, Mr. Barakat?

3 BOARD MEMBER BARAKAT: No.

4 THE CHAIRMAN: And, Mr. Wallace, with the
5 addition of these two positions, is it not --
6 will we not think that training or any other
7 miscellaneous items or anything we need, travel
8 or anything to be included or increased because
9 of those two positions?

10 MR. WALLACE: Travel did go up, but I'm
11 going to be -- I'm going to tell you exactly in
12 2018 what I told you in 2013, I don't have the
13 luxury of hiring people that I've got to train.
14 I need people with skill sets that can come in
15 and hit the ground running and kind of really
16 understand the bureaucracy and infrastructure
17 of the City of Jacksonville. So if you're a
18 City planner -- and I hate to say this. You
19 know, if you've got experience, you know, I'm
20 going to be trying to pluck you from somewhere
21 to make sure that you come and work for us.
22 I'm going to be honest with you about that.

23 You know, from a market analyst
24 standpoint, you know, that may be something
25 that -- skill sets that I can kind of blend in

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1 terms of -- you know, maybe I could find that
2 young individual that is very savvy from a
3 media standpoint, understands the market
4 analysis, that can work with us and help us
5 basically enhance our visibility and enhance
6 our skill sets as an organization, and that's
7 sorely needed.

8 THE CHAIRMAN: Okay. Thank you.
9 Mr. Meeks.

10 VICE CHAIR MEEKS: I just want to further
11 confirm -- since Mr. Barakat and I were at the
12 committee meeting, I certainly agree with
13 adopting this budget as well. And Ms. Durden
14 was also there.

15 And I'm sure if you ask Mr. Bailey, he
16 would be glad to appoint you to that committee,
17 Ms. Durden, so you can be there in an official
18 capacity, if you would so like.

19 But just a little bit more comfort about
20 the process that we went through. I met with
21 the staff prior to the Finance Committee
22 meeting and actually asked almost the same
23 questions you were asking, Mr. Barakat, about
24 the 95,000, and felt comfortable in that by the
25 time we got to our Finance Committee meeting,

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1 and then we had that meeting, went through
2 these things and certainly had more discussion
3 and asked more questions.

4 From my perspective too, when I look at
5 the volume of work that has to go into these
6 big projects, I mean, it's an incredible amount
7 of work. I sort of wonder if, as we go
8 forward, with these big projects getting done,
9 if we're not going to have more opportunities
10 for -- that someone like Mr. Sifton comes to us
11 with a \$3 million project -- which in my way of
12 looking at things -- and these old buildings
13 are a big deal. And those things take a lot of
14 time too, and in some respects smaller
15 developers like that -- and they even need more
16 help and hand-holding than some of the big guys
17 do. So I think we've got plenty of
18 opportunities to keep you guys busy, and I know
19 you need more help, so I'm certainly supportive
20 of the budget as it's been presented.

21 Thank you.

22 THE CHAIRMAN: You notice your microphone
23 got cut off?

24 VICE CHAIR MEEKS: It's come back on,
25 so -- but not to worry.

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1 BOARD MEMBER GIBBS: Mr. Wallace, do I
2 hear you saying without these two individuals
3 the big projects would not get done?

4 MR. WALLACE: I didn't say that without
5 those two individuals the big projects would
6 not get done, but here's what I'm going to tell
7 you: From a capacity standpoint, to take on
8 more projects, I cannot work Mr. Parola,
9 Mr. Daly, Mr. Klement, and even Karen, any
10 harder than I already work them, and as hard as
11 I work as well.

12 So to be able to respond to market
13 demands, we need these two additional positions
14 to be able to -- they have lives, and I am huge
15 on a balance of work as well as a personal
16 life, and I will have to tell you that in the
17 last two-and-a-half years, three years, the
18 personal life has been lagging for almost all
19 of us. And we're going to get a balance one
20 way or the other, and that is my commitment to
21 them. I can personally tell you that I am
22 going to have a balance between life and work
23 moving forward.

24 BOARD MEMBER GIBBS: Thank you, Mr. Chair.

25 THE CHAIRMAN: And I think when he stated

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1 some of these big projects, I think he was
2 referring to the real estate advisor services.
3 A lot of those would not have been done without
4 that service. That's been an incredible
5 service, so I think it's well worth it.

6 Mr. Gillam.

7 BOARD MEMBER GILLAM: I was not at the
8 Finance Committee meeting, but I just want to
9 understand because the largest of the proposed
10 changes is related to salary. I can't
11 correlate the '17/'18 adopted budget to the
12 salary sheet we've got, or '18/'19 if that's
13 what it is supposed to reflect, if it's --
14 whether you're looking at just salary --

15 VICE CHAIR MEEKS: Sure, you can.

16 BOARD MEMBER GILLAM: I've done the math,
17 and the math -- the math doesn't equal -- if it
18 includes benefits or not, but --

19 (Simultaneous speaking.)

20 VICE CHAIR MEEKS: Would you like an
21 explanation?

22 Or, Mr. Wallace, do you want to explain
23 that?

24 MR. WALLACE: Feel free.

25 BOARD MEMBER GILLAM: It looks like to me,
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1 it's about an 8 percent increase; is that -- do
2 you perceive that as the proposed increases for
3 current staff; is that the 37,000?

4 MR. WALLACE: Yes.

5 BOARD MEMBER GILLAM: Okay. Thank you.
6 No further questions.

7 THE CHAIRMAN: Mr. Padgett.

8 BOARD MEMBER PADGETT: Well, I think the
9 amount of work that you guys do as a team
10 honestly shocks me every time I see it. The
11 small group that you have and the amount of
12 paper you provide to us just as a board, not
13 knowing what you're doing the rest of the week,
14 but to get to this point and the deals that
15 have to be made and the meetings you have to
16 hold and all the things you guys do, for the
17 group that you have, is shocking to me that you
18 get it done, to be honest with you. So I
19 definitely don't -- and I'm on board with the
20 team getting two more people.

21 In my world, it's a pretty competitive
22 world right now. I'm in construction, and
23 we're always -- everybody tries to hire and
24 pluck people, and we've been pretty fortunate
25 to keep our people, but one way we keep our

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1 people is we take good care of them and we pay
2 them really well.

3 So I don't really know what a land planner
4 would get or a media analyst would get, but is
5 this a moderate salary for one or is this a
6 salary where you can go out and pluck someone
7 and lure them over to Jacksonville?

8 I found an extra 5- or \$10,000 on
9 somebody's salary can take you from a B- or a
10 C-level employee into an A-level employee for
11 that -- the return on that investment is -- you
12 can't even put a figure on what that gets you.
13 So I'm wondering if -- are you being
14 conservative with these numbers or are those
15 numbers that we can really go grab up some good
16 people with?

17 MR. WALLACE: Through chair to
18 Mr. Padgett, we have to follow the City's
19 employment guidelines. And so we're following
20 that to the T. And, you know, we feel as
21 though, based upon what the City has provided
22 to us, that we're going to be able to attract
23 candidates in these particular ranges.

24 I get where you're coming from. You know,
25 you're able to retain people by being able to

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1 have the salary up front, that you can ward off
2 your competition. You know, we, in the public
3 sector side, have to find the right person that
4 wants to be part of this team, that really
5 enjoys this particular work, because we're not
6 going to compete with -- and I hate to pick on
7 private sector companies. I'm not going to
8 compete with ETM. You know, I'm not going to
9 compete with RS&H, you know, all the planning
10 groups or things of that particular nature. I
11 know we're not, but I think that there are
12 people that really enjoy and want to do this
13 particular work, and that's who we have to get
14 to be on this particular team.

15 You know, I was fortunate early on to be
16 able to attract this particular team that we
17 have. And, you know, that's because they want
18 to do this particular work and they enjoy it,
19 you know. And I hope they continue to enjoy it
20 because if we lose one of them, life is going
21 to be miserable. You know, so I just want to
22 be frank about that. So I'm not looking for
23 anyone to leave.

24 BOARD MEMBER PADGETT: Well, I'm working
25 for you guys, just so know.

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1 MR. WALLACE: Yeah, I know. I appreciate
2 it.

3 BOARD MEMBER PADGETT: I'd like to see you
4 get a good addition to the team that's going to
5 stick and stay and do as good of a job as
6 everyone else does, so I have no further
7 comments than that. That's the only comment I
8 have.

9 THE CHAIRMAN: Ms. Durden.

10 BOARD MEMBER DURDEN: Thank you,
11 Mr. Chairman.

12 I have a couple of things. First, I just
13 want to caution Mr. Wallace. Don't ever assume
14 that you can't get somebody from ETM because
15 you just never actually know.

16 I want to say something about -- a couple
17 of things about the professional services.
18 First, I'm happy to see that the proposal from
19 staff includes this existing contract with IGS.
20 The personnel that I'm familiar with at IGS
21 have a particular knowledge about community
22 redevelopment law and community redevelopment
23 area development, a very, very long history of
24 understanding community redevelopment in the
25 state of Florida, and in particular downtown

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1 Jacksonville.

2 So I believe that this particular contract
3 is very valuable to the DIA, and that --
4 because of that background and that knowledge
5 and the long-term institutional knowledge,
6 quite frankly, for the city of Jacksonville and
7 downtown.

8 I would like -- on the other two items,
9 the DRI comp plan and the updated market
10 feasibility study, I think it would be helpful
11 if the staff would just describe a little
12 bit -- we briefly touched on that during our
13 Finance Committee meeting, but I think it would
14 be helpful -- because those are big-ticket
15 items and there's no current contract. So I
16 think it would be helpful to the board if you
17 just told us a little bit about what you're
18 anticipating on those two things.

19 MR. WALLACE: On the market feasibility
20 piece, we did a market feasibility study for
21 downtown in 2014, beginning of 2014. We're
22 going to be four to five years in to -- since
23 that study has been done. Projects have come
24 online.

25 And I'm astute enough to know that in a

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1 real estate cycle, that probably -- if I base
2 it on a great recession, cities started making
3 a turn about 2010. So depending upon what city
4 you're in, you start to see growth or an uptick
5 in development and things of that nature. And
6 we're in 2018. So some cities have had an
7 8-year growth pattern. And we also look at
8 real estate cycles on a 10-year time frame.
9 And we really started getting things rolling
10 for us, let's just call it 2013, 2014, with the
11 completion of Fresh Market, Brooklyn
12 apartments, Unity Plaza, around 2015, right?

13 BOARD MEMBER DURDEN: Yeah.

14 MR. WALLACE: Things have changed for us.
15 So I want to know what's changed for us, what
16 do we need to focus upon, what trends do I need
17 to be aware of.

18 Look, I can watch Bloomberg and all the
19 other shows with regards to the market, but I
20 really want to get down to, what are we facing
21 coming up and how to plan and how to be in a
22 position that, if there's a slowdown in the
23 economy, how do we continue to move forward.
24 That's where cities miss the boat. You're
25 so -- you've got the blinders on, you don't pay

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1 attention to market conditions and market
2 trends, and I want to be ahead of that curve.
3 And that's why I want to do that market
4 analysis right now, to be ready for that, and
5 prepare us for, hey, look, there's going to be
6 a slowdown, but, hey, look, we think things are
7 going to pick up here, so these are the things
8 that we need to focus on. And I want to be
9 ahead of that curve.

10 And Guy can correct me on something I'm
11 about to get into because I'm not the most
12 expert on this, but with regards to the DRI,
13 there's this date that I keep hearing that the
14 DRI could go away, things of that nature, what
15 are we going to do? So I need to put money in
16 the budget to really address that. What do we
17 do if the DRI gets scrapped or it doesn't get
18 extended, things of that nature, how do we
19 address that. So what's it going to look like.

20 He's the architect and author of that. I
21 need to put money in it for him. It could very
22 well -- when we bring back our CRA budgets next
23 month, there could be additional capital in
24 there to address this piece, but this is a
25 start of it in our administrative budget to

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1 tackle that issue.

2 And I'll be honest with you, for at least
3 a budget cycle and possibly two, I've been
4 punting. I can't punt any longer because I'm
5 getting closer to that date. So we're going to
6 have to bite the bullet in fiscal year '18/'19
7 and really address the DRI piece, but we've
8 been doing good things before that. We've had
9 to address our waterfront design standards and
10 guidelines and things of that nature, but we've
11 really got to tackle the DRI piece.

12 And, Guy, correct me if I'm incorrect. Do
13 you want to add anything to it?

14 MR. PAROLA: No.

15 BOARD MEMBER DURDEN: Okay. Thank you
16 very much. Both of those are very helpful to
17 me. Hopefully, other members found it helpful.

18 I have one last question. The resolution
19 only reflects the one point -- wrong
20 resolution.

21 THE CHAIRMAN: (Inaudible.)

22 BOARD MEMBER DURDEN: Right.

23 So since it's a statement on our part --
24 and you've heard everybody in the same boat,
25 that we support the additional two spots. Is

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1 there a reason that our resolution shouldn't
2 actually reflect the 1.45 -- I'm forgetting the
3 exact number, but the enhanced number as
4 opposed to -- oh, here it is -- 1,457,478. Why
5 is the resolution written only to reflect the
6 1.31?

7 MR. WALLACE: Well, I go by the City's
8 budgeting process. So from a personnel
9 standpoint, you know, they tell you to keep
10 things flat. Any new personnel, they have to
11 really approve it through the budget process
12 and through the recommended budget to the City
13 Council. And that will count as an
14 enhancement. So that's why I have that
15 separate as an enhancement, saying this is what
16 I definitely want, but this is -- if I don't
17 get it, this is what my core budget is going to
18 be.

19 BOARD MEMBER DURDEN: Well, since it's
20 just a resolution and expressing our goal, can
21 we at least add another sentence that says that
22 we also request the enhancement, something like
23 that, so that they're aware that we actually
24 are very supportive of your request for the
25 enhancement?

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1 MR. WALLACE: Duly noted. I will take
2 that friendly amendment --
3 THE CHAIRMAN: When are we before the
4 Mayor's Budget Review Committee?
5 MR. WALLACE: June 25th.
6 THE CHAIRMAN: Okay. I was assuming at
7 that time is when we make that request, but if
8 you want to add it in the resolution or if you
9 want to do it at the Mayor's Budget Review --
10 BOARD MEMBER DURDEN: I would ask the
11 board to indulge that change. I think it is
12 very -- it makes it very clear to the
13 administration that we've talked a lot about
14 this, we've thought about it, and there's great
15 support for it.
16 BOARD MEMBER BARAKAT: Mr. Chairman, I
17 agree with Ms. Durden. I think it needs to be
18 codified. I would support the change.
19 THE CHAIRMAN: Okay.
20 VICE CHAIR MEEKS: Do you need a motion,
21 Mr. Chairman, or --
22 THE CHAIRMAN: We will need a motion on
23 this.
24 And are you, Ms. Durden, adding it as
25 another section or changing the number?
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1 BOARD MEMBER DURDEN: So moved.
2 THE CHAIRMAN: Okay. And a second?
3 BOARD MEMBER BARAKAT: Second.
4 THE CHAIRMAN: And do we have any
5 discussion?
6 BOARD MEMBERS: (No response.)
7 THE CHAIRMAN: All we're doing is the
8 amount of 1,310,331 with -- or including the
9 enhancement of two positions, adding.
10 Okay. With that, do we have any
11 discussion?
12 BOARD MEMBERS: (No response.)
13 THE CHAIRMAN: Any comments from the
14 public?
15 AUDIENCE MEMBERS: (No response.)
16 THE CHAIRMAN: Seeing no comments, we have
17 a motion and a second to approve an amendment
18 to 2018-05 [sic] as recommended by the
19 committee. All in favor, say aye.
20 BOARD MEMBERS: Aye.
21 THE CHAIRMAN: Any opposed, like sign.
22 BOARD MEMBERS: (No response.)
23 THE CHAIRMAN: Did everybody vote? I
24 didn't look.
25 Very good. Do we need --
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1 Because --
2 BOARD MEMBER DURDEN: No, I think to make
3 it very clear, and based upon what Mr. Wallace
4 said, maybe we would have, under Section 2,
5 where it talks about -- in the first sentence,
6 the 1.3, maybe make that an A, and then you can
7 add a B that -- you know, that we also
8 respectfully request the enhancement amount, or
9 maybe there's a better suggestion.
10 I see Mr. Daly --
11 MR. DALY: To make it more flexible,
12 rather than requesting an amount, the
13 enhancement of the two positions, because you
14 don't know what they're going to get hired at,
15 and that's going to affect their benefits and
16 the total number.
17 BOARD MEMBER DURDEN: Okay. You think
18 that that's appropriate?
19 I want it to be in our resolution. It
20 reflects our -- what you've heard today in
21 regards to the two additional positions.
22 THE CHAIRMAN: Is there any concern
23 with -- well, okay.
24 Do we have a motion to amend the
25 recommendation of the committee, 2018-05-02?
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1 BOARD MEMBER DURDEN: So was that just on
2 the amendment?
3 THE CHAIRMAN: Yes.
4 BOARD MEMBER DURDEN: Okay. So now we're
5 going to vote on the resolution as amended?
6 THE CHAIRMAN: Right.
7 MR. WALLACE: Mr. Chairman.
8 THE CHAIRMAN: Council member.
9 COUNCIL MEMBER BOYER: You didn't get as
10 far as me yet.
11 So through the Chair to Mr. Bailey or --
12 well, actually to Mr. Wallace. On this sheet
13 that has the enhancements on it --
14 MR. WALLACE: Yes, ma'am.
15 COUNCIL MEMBER BOYER: -- on the little
16 red box it says "media analyst," and I think
17 you said "market analyst."
18 MR. WALLACE: That should be changed to
19 "market analyst." It shouldn't be "media
20 analyst." It should be "market."
21 COUNCIL MEMBER BOYER: Okay. Because I
22 was trying to understand -- can you tell me
23 what you mean by "market analyst" in the
24 sense -- I mean, this is more an economic kind
25 of analyst, type person, financial?
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1 MR. WALLACE: More from a market analyst
2 assisting us with various different things
3 within the office in terms of -- you know, I
4 got a request for information, looking at the
5 market, get -- purely driving data numbers that
6 we're also going to need in order to be
7 proficient enough --

8 COUNCIL MEMBER BOYER: Okay. That's what
9 I assumed the job description was, but I was
10 just trying to -- since there was that wording
11 transposition, I was trying to make sure I
12 understood what you were contemplating in the
13 position.

14 MR. WALLACE: Yeah.

15 COUNCIL MEMBER BOYER: Thank you. That
16 was my only question.

17 MR. WALLACE: But I will be clear, if I
18 can get them as cross-trained as they possibly
19 can and they're social media savvy, I'm going
20 to take that person too.

21 THE CHAIRMAN: Okay. Thank you.

22 So do we have a motion on the -- to amend
23 the resolution -- or the amended Resolution
24 2018-05-02?

25 VICE CHAIR MEEKS: So moved.

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1 THE CHAIRMAN: Second?

2 BOARD MEMBER PADGETT: Second.

3 THE CHAIRMAN: Any discussion?

4 BOARD MEMBERS: (No response.)

5 THE CHAIRMAN: I would like to say, until
6 you've sat in this position -- and Mr. Barakat
7 knows well. Until you've sat in this position,
8 you don't really understand how much these
9 folks do. And sitting here and looking at this
10 entire team right here, and the amount -- the
11 volume of work they put out and the number of
12 hours -- I reach out to -- during this last
13 30 days or so, I reached out to Mr. Parola many
14 times, late at night, early in the morning,
15 weekends, and I forget that he's not always on
16 call for us. And it's true with all of them.

17 And I get responses from Karen constantly. And
18 these folks don't ever stop. And I think this
19 is as important that we retain the people that
20 we have and keep the momentum going as hiring
21 and finding new people. So I appreciate that.

22 With that, any comments from the public?

23 AUDIENCE MEMBERS: (No response.)

24 THE CHAIRMAN: Okay. All in favor of the
25 amended Resolution 2018-05-02, say aye.

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1 BOARD MEMBERS: Aye.

2 THE CHAIRMAN: Opposed, like sign.

3 BOARD MEMBERS: (No response.)

4 THE CHAIRMAN: Very good.

5 Now --

6 MR. WALLACE: Mr. Chairman, we're going to
7 go to the resolution probably just passed out.
8 Mr. Carle has the back-up documents, but I'm
9 going to go through it.

10 It's Resolution 2018-05-03. It's a
11 resolution of the Downtown Investment Authority
12 recommending that the City Council for the City
13 of Jacksonville approve the attached Office of
14 Public Parking budget as part of the City's
15 overall budget.

16 Mr. Chairman, the DIA respectfully submits
17 and recommends to the City Council of the City
18 of Jacksonville that the attached proposed
19 budget for the Office of Public Parking, that
20 the revenue projection for next fiscal year --
21 and revenue projections come from the budget
22 office -- that that number is going to be
23 \$4.227 million. The expenses thus far will be
24 \$3.728 million for next fiscal year. So that
25 leaves you roughly a half million dollars of

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1 enhancements that we have to request of the --
2 through the budgeting process, that that money
3 also be allowed for these particular
4 enhancements.

5 As we go through this presentation, yes,
6 your revenues are here and your expenses are
7 here, and you're saying, well, what about that
8 half million dollars? We're going to talk
9 about what the enhancements are going to be for
10 that half million dollars difference between
11 revenue and expenses itself.

12 What this particular budget is about is --
13 I don't want to say formula driven as you
14 possibly can, but it is because they give us
15 the revenues, the expenses are what they are,
16 and the excess revenue into the Parking
17 Enterprise Fund, there's a shared conversation
18 that goes on between the administration and DIA
19 and the Office of Public Parking about how
20 those funds are utilized.

21 So, Mr. Carle, please take it away, and
22 run through the budget.

23 THE CHAIRMAN: And make sure everyone --
24 all the committee members, you have the
25 one-page resolution, 05-03.

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1 MR. WALLACE: Right.
 2 THE CHAIRMAN: It replaces the two-page
 3 resolution.
 4 Mr. Carle.
 5 MR. CARLE: Yes, sir. Thank you,
 6 Mr. Chairman. Thank you, Mr. Wallace.
 7 The first sheet that you see -- and we
 8 presented it to not only -- we presented it to
 9 the committee earlier last week. It indicates
 10 the four major activities that we have is our
 11 administration or enforcement, our on-street,
 12 and then the remaining balance is the breakout
 13 of all of our facilities. Each one of these
 14 lines represents a revenue line which we track
 15 and project each and every year.
 16 As you can see from the detail, and as
 17 Mr. Wallace discussed, we are projecting at
 18 this point \$4.2 million in revenue for the
 19 Office of Public Parking in those --
 20 cumulatively amongst those different line items
 21 equally.
 22 Unless you have any specific questions --
 23 the same on the next page, basically is the
 24 wrap-up of all of our expenses. And if
 25 anything seems askew there, I will be happy to
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1 entertain any questions as it relates to the
 2 wrap-up of expenses.
 3 Generally speaking, on all of those -- the
 4 first four is -- most of those expenses are
 5 eaten up with full-time employees, FTEs, what
 6 we refer to as FTEs. I've got a total of
 7 approximately 30-some amongst the
 8 administration and enforcement facilities, and
 9 then the remaining balance of our facilities is
 10 broken up primarily in maintenance costs,
 11 utilities -- utilities and maintenance costs,
 12 direct costs, which is a function of government
 13 accounting that, quite frankly, I can't
 14 explain.
 15 But anything that looks askew, I'll be
 16 happy to entertain any questions, and then I'll
 17 just briefly go over the enhancements, which,
 18 as Mr. Wallace says, have not been approved by
 19 the administration yet, so -- but it's just one
 20 of those things that we'll -- it will be shaken
 21 out as time goes forward, and we go to the
 22 Mayor's Budget Review Committee in June.
 23 THE CHAIRMAN: Okay. With that, do we
 24 have a motion to approve 2018-05-03?
 25 BOARD MEMBER GIBBS: So moved.
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1 THE CHAIRMAN: Second?
 2 VICE CHAIR MEEKS: Second.
 3 THE CHAIRMAN: Okay. Let's open it for
 4 discussion. Does anyone have a question of
 5 Mr. Carle on these expenditures or projections,
 6 anything? Do we have anybody in particular?
 7 BOARD MEMBERS: (No response.)
 8 THE CHAIRMAN: Mr. Carle, I think it would
 9 be helpful -- I know meters are an ongoing
 10 maintenance issue. You inherit year to year
 11 different things. What's the status of our
 12 meters? And what does this 429,000 represent?
 13 How many do we have at this point? And are we
 14 improving them? Are they becoming -- I'm going
 15 to keep adding to it. Are we getting more
 16 enhanced meters and so on?
 17 MR. CARLE: I apologize, and you're
 18 referring to the on-street -- let's see.
 19 THE CHAIRMAN: Yes.
 20 MR. CARLE: On the expense side?
 21 THE CHAIRMAN: On the expense side.
 22 MR. CARLE: Okay. Yeah. On the expense
 23 side, yes, that is the entire budget for our
 24 four full-time employees.
 25 And to answer your question more
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1 specifically, yes, most of the -- most of that
 2 \$429,000 is currently attributed not only to
 3 the salaries there but to the credit card fees
 4 that go along with our new meters, to the
 5 global hosting network, and to the transaction
 6 fee for the credit card companies. A large --
 7 that's become a very large portion of that
 8 particular budget.
 9 THE CHAIRMAN: Okay. And your maintenance
 10 costs -- and they're pretty broad. You don't
 11 have utilities in Ed Ball, but you do in the
 12 library?
 13 MR. CARLE: I'm glad you pointed that out.
 14 Yes, and I don't know why that is. It's the
 15 Public Works way of calculating based on square
 16 footage. They associate certain maintenance
 17 costs to certain portions -- certain facilities
 18 of ours, but yet not in others.
 19 THE CHAIRMAN: Okay. So Yates and Ed Ball
 20 does not have the -- or the utility costs are
 21 included in the maintenance costs?
 22 MR. CARLE: Yes. And I believe the reason
 23 is -- and I'm speculating here, so please take
 24 it as such. Like, the St. James, we don't have
 25 any maintenance costs because we don't occupy
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1 any space in the St. James, but we do have --
 2 we do park the vehicles. And the same thing
 3 with Ed Ball. We maintain the parking spaces
 4 out there, but the rest of the -- I think the
 5 maintenance costs are covered by the other City
 6 agencies that exist within this building.
 7 THE CHAIRMAN: Okay. And I see a typo on
 8 Forsyth down here.
 9 MR. CARLE: Okay.
 10 THE CHAIRMAN: Any other questions?
 11 Mr. Gillam, do you have any questions?
 12 BOARD MEMBER GILLAM: (Shakes head.)
 13 THE CHAIRMAN: Mr. Padgett?
 14 BOARD MEMBER PADGETT: (Shakes head.)
 15 THE CHAIRMAN: Mr. Gibbs?
 16 BOARD MEMBER GIBBS: No, sir.
 17 THE CHAIRMAN: Mr. Barakat.
 18 BOARD MEMBER BARAKAT: At the budget
 19 committee we discussed the new garage, the new
 20 garage being constructed, and you have
 21 attributed expenses in the budget, not
 22 revenues?
 23 MR. CARLE: I haven't attributed either in
 24 this particular budget, and I would like to
 25 defer to Mr. Daly for -- we haven't even
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1 construct a garage. Now you've got more
 2 capacity. How is all this being accounted for?
 3 So I've got a conversation coming up with
 4 the developer with regards to this garage and
 5 our master lease and how things are going to be
 6 worked out. So from a numbers standpoint, he's
 7 right. You can't calculate that right now,
 8 other than -- until they close on the property,
 9 which they're saying that they may not close on
 10 the property until October of this current
 11 calendar year.
 12 Well, they close on the property, then the
 13 revenue that we've been generating for that
 14 parking -- surface parking lot is going to be
 15 at a negative for us in fiscal year '18/'19,
 16 until that garage comes online. So what are we
 17 losing, roughly 85,000?
 18 MR. CARLE: Yes.
 19 MR. WALLACE: Roughly \$85,000.
 20 BOARD MEMBER BARAKAT: And the decrease in
 21 the service, the revenue, is reflected in this
 22 budget?
 23 MR. WALLACE: It has to be, yes.
 24 THE CHAIRMAN: Okay.
 25 BOARD MEMBER BARAKAT: All right. Thank
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1 gotten -- to my understanding, we haven't
 2 gotten any -- the actual number on it, the
 3 number of spaces for that garage, have we, at
 4 this point?
 5 MR. WALLACE: The design, the Forsyth --
 6 Forsyth and Main garage that would stretch from
 7 Main all the way up to Laura Street, just went
 8 through final DDRB approval probably earlier
 9 this month. That garage capacity will be
 10 somewhere about 696 spaces itself.
 11 So we just had a meeting today with
 12 regards to the timing of when that garage would
 13 actually come online. That garage would
 14 probably come online somewhere between either
 15 the last month of next fiscal year or
 16 October 1st of fiscal year '19/'20. That's
 17 when it would actually come online, one of
 18 those two particular time frames.
 19 So as you recognize, your master lease
 20 talks about 550 spaces. So 696 is more than
 21 550. So we have a conversation between the
 22 developer and us with regards to the additional
 23 spaces, how do we account for them, because,
 24 remember, our master lease that we provided
 25 them allows for them to access the capital to
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1 you.
 2 THE CHAIRMAN: Mr. Carle.
 3 MR. CARLE: Yes, sir.
 4 THE CHAIRMAN: Mr. Moody, go ahead. Do
 5 you have a question?
 6 BOARD MEMBER MOODY: Besides the new
 7 garage coming online, are there any other
 8 issues that could dramatically change these
 9 numbers? Anything that --
 10 MR. CARLE: No. Through the Chair to
 11 Mr. Moody, other than to say these -- these
 12 revenue projections. The expenses will stay as
 13 they are. I anticipate them staying as they
 14 are. The revenue projections are conservative.
 15 So I anticipate we will be able to do better.
 16 BOARD MEMBER MOODY: How often do we
 17 analyze the revenue that we're bringing in?
 18 MR. CARLE: Monthly.
 19 BOARD MEMBER MOODY: And how do we keep it
 20 competitive?
 21 MR. CARLE: We do it monthly. And we are
 22 double-checked by budget quarterly. They send
 23 me quarterly projections and ask me to give
 24 descriptions of any major deltas, any
 25 differences between revenues and projections,
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1 and then they present my responses to the chief
2 administrative officer.

3 MR. WALLACE: Who then grills me Thursday
4 mornings at the directors meeting about what's
5 going on.

6 THE CHAIRMAN: Thank you.

7 Mr. Carle, what's our occupancy level on
8 parking or the vacancy level on parking?

9 MR. CARLE: Gosh, Mr. Bailey, I have not
10 calculated it as a whole, but I do know that --
11 besides the 80 percent at the Yates that I
12 estimated for Ms. Durden, I would -- I'd put
13 Forsyth -- the lot at Forsyth at about
14 80 percent and trending downward as people
15 anticipate that they're going away. Ed Ball is
16 at 77 percent to 80 percent. The other
17 20 percent being left open for the hourly
18 employees -- excuse me -- hourly parkers and
19 people accessing --

20 MR. WALLACE: And we do have to do that.

21 MR. CARLE: We do have to do that. We're
22 obligated to that.

23 Water Street, we're over 100 percent
24 occupancy there. Over-sold, as a matter of
25 fact. And then at Duval Street, we're trending

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1 Yates has to have a limit also, doesn't it, as
2 far as I can see, because you have the tax
3 collector and the property appraiser. I don't
4 know what kind of traffic they have in there,
5 but --

6 MR. CARLE: Very little, Mr. Chairman.
7 Very little.

8 THE CHAIRMAN: Okay.

9 BOARD MEMBER BARAKAT: So just one
10 observation. So we're almost out of the
11 parking incentive business for a period of
12 time. I mean, that's why what we give away at
13 Yates from here on after is very -- it's
14 scarce.

15 MR. WALLACE: The ability -- we're going
16 to have a challenge sooner rather than later in
17 being effective in economic development deals
18 for a downtown attraction, as well as
19 retention, compared to the suburbs on the issue
20 of parking, yes.

21 While we're able to compete now from a
22 vacancy standpoint, as well as you know that
23 downtown and the suburbs have been competitive
24 in terms of -- both are fluctuating around
25 14-and-a-half percent vacancy rate, but the

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1 right about 80 percent. Again, saving the
2 other 20 percent for hourly parkers.

3 BOARD MEMBER BARAKAT: So what was the
4 hourly requirement for, Ed Ball?

5 MR. CARLE: That was Ed Ball, sir.

6 MR. WALLACE: So Ed Ball, you have to have
7 a percentage for hourly. Duval, which we know
8 is the library, you have to have a percentage
9 for hourly. So from the capacity at
10 80 percent, we -- monthly, we do all of that.
11 So we've got to keep it at 20 percent for the
12 hourly circulation.

13 BOARD MEMBER BARAKAT: So there's been a
14 monthly capacity at Ed Ball or at the garage,
15 the library garage?

16 MR. CARLE: That would be correct, yes,
17 sir. I have waiting lists for both of those.
18 As that relates to monthly, you are correct,
19 sir.

20 MR. WALLACE: Hence, why when you were
21 asking the question earlier about Project Wolf,
22 why didn't I look at some other areas. I'm
23 like, I know I've got capacity at Yates. I
24 don't have capacity anywhere else.

25 THE CHAIRMAN: And we keep -- I mean,
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1 advantage they have is they get the surface
2 parking lot, you know, versus we have to do the
3 actual garages from that standpoint.

4 But you're right in terms of -- on the
5 public sector side, we're running out of
6 capacity sooner -- I mean, soon. So it's going
7 to force us to do economic development deals
8 where we're going to have to rely upon the
9 private market to help us induce these deals
10 for which we're at a disadvantage.

11 And you were part of a meeting that I had
12 with the private parking lot owners with
13 regards to what's their capacity, for which
14 they were unwilling to share information with
15 us. So it's going to make it very difficult
16 for us to do these economic development deals
17 moving forward.

18 THE CHAIRMAN: And, Mr. Carle, you've got
19 about 45,000 in special events. Is that
20 typical or is that increasing? Is that --

21 MR. CARLE: We've had a little difficulty
22 maintaining our budget, our wishful budget
23 in -- or, excuse me, in special event funding,
24 and that's just had to do with staffing
25 concerns on our facility side. Sometimes we're

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1 not opening when I wish we could just because
 2 we've had some staffing shortages as of late.
 3 THE CHAIRMAN: And on vehicle
 4 immobilization --
 5 MR. CARLE: Yes, sir.
 6 THE CHAIRMAN: -- the \$40,000, is that
 7 booting and --
 8 MR. CARLE: Yes, it is. And we have that
 9 as a separate line item.
 10 THE CHAIRMAN: But there's an expense to
 11 all of that?
 12 MR. CARLE: That just gets wrapped up in
 13 administration and enforcement, the expense
 14 side of that.
 15 THE CHAIRMAN: Okay. Very good.
 16 With that, do we have any other comments
 17 on Resolution 2018-05-03?
 18 BOARD MEMBERS: (No response.)
 19 THE CHAIRMAN: We have a motion. Did we
 20 get a motion?
 21 VICE CHAIRMAN MEEKS: We did get a motion.
 22 THE CHAIRMAN: Yes. And a second?
 23 VICE CHAIRMAN MEEKS: Yes.
 24 THE CHAIRMAN: Any comments from the
 25 public?

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1 AUDIENCE MEMBERS: (No response.)
 2 THE CHAIRMAN: Seeing no comments from the
 3 public, all in favor of 2018-05-03, say aye.
 4 BOARD MEMBERS: Aye.
 5 THE CHAIRMAN: Opposed, like sign.
 6 BOARD MEMBERS: (No response.)
 7 THE CHAIRMAN: Okay. That brings us to --
 8 we have another item that was added.
 9 Mr. Wallace, do you want to talk about
 10 Resolution -- is it -04?
 11 MR. WALLACE: Resolution 2018-05-05.
 12 This is a resolution of the Downtown
 13 Investment Authority approving and authorizing
 14 the Chief Executive Officer of the Downtown
 15 Investment Authority, subject to City Council
 16 approval, to execute and deliver on behalf of
 17 the City of Jacksonville a Development
 18 Agreement between the City of Jacksonville and
 19 the Jacksonville Historic Naval Ship
 20 Association, Inc., a Florida Nonprofit
 21 Corporation, for the relocation of the retired
 22 Navy vessel USS Charles F. Adams to downtown
 23 Jacksonville as a floating museum at the former
 24 Jacksonville Shipyards site on Jacksonville's
 25 Northbank. Said agreement being for a 3-year

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1 period and contingent upon certain conditions
 2 precedent being met by the Jacksonville
 3 Historic Naval Ship Association prior to the
 4 City's entering into a 10-year license
 5 agreement with the organization, together with
 6 two 5-year license renewal options;
 7 recommending that the City Council adopt
 8 legislation effectuating the purposes of this
 9 resolution.

10 Mr. Chairman, in 2014 we brought forth a
 11 resolution supportive of this particular
 12 project for which you approved, and there were
 13 about 15 different conditions in that
 14 particular resolution for which the nonprofit
 15 had to adhere to. The reason why this is back
 16 before you now is the deadline for that license
 17 agreement, development agreement, all of that
 18 expired in October of 2017.

19 While some of the 15 conditions precedent
 20 were satisfied, not all of them were,
 21 particularly the major piece being -- producing
 22 the funding to do exactly what they proposed to
 23 actually do on the project.

24 So what we did was -- there were two items
 25 that were really conflicted. We wanted to make

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1 sure that they had control of the Naval ship.
 2 And the Navy said, We want to make sure that
 3 you have a license agreement in place with the
 4 City before we give you the naval ship. So you
 5 got into a chicken and egg situation where we
 6 wanted one thing and the Navy wanted another
 7 and the Association couldn't figure out how to
 8 get things done. So it expired.

9 So we've now come back with revised
 10 conditions, kind of streamlined some things,
 11 but the -- of the 15 conditions, there are now
 12 really, truly 13 or 12 -- 13 that are still in
 13 place, that they have to adhere to.

14 And the reason why I'm bringing this
 15 forward to you as a walk-on today is because
 16 legislation got filed and introduced at City
 17 Council last night. So, therefore, it would be
 18 heard in committee of City Council before we
 19 had our actual June meeting. So that's why
 20 I've got to actually walk this on to you today,
 21 hopefully getting your continued support for
 22 the USS Adams being located here in
 23 Jacksonville at the naval shipyard.

24 The location of this would be on the pier
 25 closest to Catherine Street where the failed

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1 Berkman II project is right now. That's where
 2 it would reside for right now.
 3 John or Tom, anything that I may have
 4 missed with regards to this? Since you two
 5 worked on the document in my absence. Sorry.
 6 MR. SAWYER: Through the Chair to the
 7 board, the agreements are, you know, literally
 8 verbatim, the same, but for the changes to
 9 address the chicken and egg scenario.
 10 Otherwise, it's really the same exact deal.
 11 BOARD MEMBER GILLAM: Move to approve.
 12 BOARD MEMBER MOODY: Second.
 13 THE CHAIRMAN: Okay. Discussion.
 14 Ms. Durden, do you want to begin?
 15 BOARD MEMBER DURDEN: Well, I don't
 16 believe I was on the board the first time
 17 around. So, you know, it sounds to me like
 18 it's the exact same agreement. According to
 19 Mr. Sawyer, there's been no changes. It sounds
 20 like -- it sounds to me like this is something
 21 that's supported by the community, certainly by
 22 City Council. I don't really have anything
 23 substantive to comment or offer on this.
 24 THE CHAIRMAN: Thank you.
 25 Mr. Padgett.

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1 BOARD MEMBER PADGETT: No comment.
 2 THE CHAIRMAN: Mr. Gillam.
 3 BOARD MEMBER GILLAM: No comment.
 4 THE CHAIRMAN: Mr. Gibbs.
 5 BOARD MEMBER GIBBS: Any idea how close
 6 they are to the 2.8?
 7 MR. WALLACE: Bank records, 1.3, cash on
 8 hand.
 9 BOARD MEMBER GIBBS: Thank you.
 10 THE CHAIRMAN: Mr. Meeks.
 11 VICE CHAIR MEEKS: No comments.
 12 THE CHAIRMAN: Let me just get some
 13 clarification here. This was executed on -- in
 14 2014. It expired in 2017. You said they have
 15 1.8?
 16 MR. WALLACE: No, sir. 1.3, cash on hand.
 17 THE CHAIRMAN: I want to ask a couple of
 18 questions. Under the transaction point, the
 19 second bullet, transaction license (inaudible)
 20 for facilities associated with the museum,
 21 ticket booth, rest rooms. Clearly, they're not
 22 asking the City for any funding?
 23 MR. WALLACE: That is correct.
 24 THE CHAIRMAN: But whose expense is this
 25 to build these --

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1 MR. WALLACE: Theirs. That is why that
 2 \$2.8 million budget is important, because that
 3 \$2.8 million budget serves for a couple of
 4 things. One, the refurbishment of the actual
 5 ship. Once it leaves the possession of the
 6 Navy and goes to the restoration dock, they've
 7 got about a million-four worth of work that has
 8 to be done in order for it to float down
 9 whichever way it's going to come down the
 10 Atlantic or -- or wherever, to get to
 11 Jacksonville. Okay? Then the remaining
 12 balance of that is going to be such things as
 13 where it's going to be docked here and having
 14 bathrooms, parking areas,
 15 et cetera, operating capital. All of that is
 16 part of their \$2.8 million budget.
 17 In addition to that -- part of that
 18 \$2.8 million budget, \$300,000 of that they've
 19 got to provide to us because we need that money
 20 in escrow in case something were to happen and
 21 we've got to tow the ship away. So that
 22 \$300,000 is there for towing the ship away.
 23 So that really leaves them down to
 24 \$2-and-a-half million, of which they've got
 25 \$1.3 million cash on hand, and they need to

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1 come up with that other 1.2 to do all the other
 2 things that they've got to do.
 3 Now, yes, they have a line of credit in
 4 document form with Synovus Bank, but in terms
 5 of an activated line of credit, that is a
 6 different conversation. A line of credit has
 7 not been activated. And there are other
 8 additional capital pledges from other donors in
 9 the community.
 10 For example, I appreciate Mr. Gillam who
 11 says, you know, I'm putting up \$250,000 for
 12 your project. That's great, in a letter
 13 pledge, but cash is always better than his
 14 letter pledge. So they need to come up with
 15 the actual cash from his letter pledge.
 16 That's where we are.
 17 THE CHAIRMAN: So under the Development
 18 Agreement, the Jacksonville Historic Naval Ship
 19 Association would provide DIA evidence of
 20 the ability to pay 120 percent. They're going
 21 to -- we're going to hold that in escrow?
 22 MR. WALLACE: That is correct.
 23 THE CHAIRMAN: Okay. The vessel has been
 24 probably retrofitted, reconditioned before the
 25 tow can take place according to who? I mean, I

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1 could go say it's retrofitted and
 2 reconditioned, but what --
 3 MR. WALLACE: Well, first and foremost,
 4 there is a budget, and we're going to lay eyes
 5 on it, you know, from that standpoint, but I'm
 6 not an engineer, so we're definitely going to
 7 take people from Public Works to have an actual
 8 look at it to make sure the work has been done,
 9 yes.
 10 MR. DALY: In addition to that, through
 11 the Chair, the Development Agreement in the
 12 contract language says that there's a
 13 certification from the naval architect of the
 14 shipyard that does the retrofitting.
 15 THE CHAIRMAN: So it would be
 16 environmentally sound and so on?
 17 MR. DALY: Right.
 18 THE CHAIRMAN: And --
 19 MR. DALY: No lead in the oil, yeah.
 20 THE CHAIRMAN: And the engineer approves
 21 the permits for any dredging work. And they're
 22 going to be paying for that dredging work?
 23 MR. DALY: Yes.
 24 THE CHAIRMAN: Okay. They're like the
 25 crazy old girlfriend that won't go away. They
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1 continue to work hard. They do more than you
 2 can imagine. They extend themselves in every
 3 way possible, and they don't go away. You've
 4 got to give them credit for continuing to try.
 5 Been there, huh?
 6 You know, it's amazing that they continue
 7 to do it. And, you know, we thought it was a
 8 good idea then. It appears to be -- they're
 9 moving forward. So more power to them.
 10 Mr. Barakat.
 11 BOARD MEMBER BARAKAT: We negotiated this
 12 ad nauseam five years ago, so I don't want to
 13 think about it anymore, but I agree with
 14 Mr. Bailey. This has been going on for a long
 15 time. I wish we, as a community or a public
 16 sector, could otherwise help them get over the
 17 hump, or just fish or cut bait. It's just one
 18 of these projects that's been downtown that has
 19 lingered and lingered and lingered.
 20 And the only reason I'm reluctant to
 21 approve this is because it's the status quo.
 22 And it doesn't change anything, it just
 23 continues to sit there and people talk about it
 24 and nothing happens, so --
 25 The last time we did this, I wish we had,
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1 as a DIA, provided some kind of incentive
 2 dollars with a notion that this creates demand
 3 for retail services. It may create some
 4 tourism business that downtown is constantly
 5 seeking (inaudible), but we could never get
 6 there. So I don't want to restart that
 7 conversation again. I will approve this, but
 8 at the end of the day this doesn't change
 9 anything. It just keeps the status quo.
 10 They're a million off and that's going to be
 11 tough to raise in my opinion.
 12 THE CHAIRMAN: Mr. Moody.
 13 BOARD MEMBER MOODY: So, Mr. Wallace, in a
 14 perfect world, is there any way you could guess
 15 when this may finally happen that as I'm
 16 looking out my balcony on the Southbank looking
 17 over the Northbank I'm going to see the big
 18 ship out there?
 19 MR. WALLACE: Every Thursday at the
 20 Directors Meeting I get asked this question by
 21 Mr. Mousa, and I'm going to tell you exactly
 22 what I tell Mr. Mousa. I'm out of the guessing
 23 game in terms of when the ship is coming, but I
 24 could tell you how much money they've got in
 25 the bank and how far they've got to go.
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1 But I think that in order to get them in a
 2 position of being able to have a conversation
 3 with the U.S. Navy, this helps them because now
 4 they're able to get into a license agreement
 5 position and be able to show them that they've
 6 got this, and -- okay, the Navy is going to say
 7 fish or cut bait, as Mr. Barakat is saying, you
 8 know, get this thing -- here it is on the dry
 9 dock, take it and get it refurbished.
 10 You know, but for us -- it's not one thing
 11 for us just to say, you know, you've got a
 12 million-three, you know, almost a million-four,
 13 you could do your refurbishment. Well, what
 14 happens when you get it?
 15 Let's not forget now, they've got a
 16 million dollars from the State of Florida for
 17 this project. So of that 1.3, a million
 18 dollars comes from the State.
 19 You know, so I can't tell you, Mr. Moody,
 20 when it's going to be there. I can tell you
 21 that the group is -- they are dedicated to
 22 seeing this come to fruition. I give them
 23 credit a hundred percent. They're tenacious on
 24 that.
 25 THE CHAIRMAN: Mr. Sawyer, on the
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1 resolution, you're saying that there is nothing
 2 changed other than the dates, correct?
 3 MR. SAWYER: To the Chair --
 4 THE CHAIRMAN: I mean, we just received it
 5 and I want to make sure everyone knows in
 6 detail what's in this resolution.
 7 MR. SAWYER: To the Chair, yes, the
 8 language was changed, but -- the language
 9 before had preconditions on the developer group
 10 before they could enter into a license
 11 agreement, so we had to remove two of those out
 12 of that category so they could enter into the
 13 license agreement, show the Navy we control the
 14 property. Those requirements were moved to a
 15 new section we created called the Preconditions
 16 to Delivery of the Vessel. And it's the same
 17 conditions. So before it gets to the City, all
 18 the same requirements have been met. This
 19 allows them to enter into the license agreement
 20 beforehand.
 21 And the total dollar amount that they were
 22 required to raise was reduced by approximately
 23 400,000 because, as their budget for the
 24 improvements locally came in, they came in at a
 25 lower number than they anticipated.

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1 ask, does that fit in with the plan that we've
 2 seen in the past from the Jaguars?
 3 MR. WALLACE: Yes, it does.
 4 We strategically recommended that this
 5 project be placed at the most western edge of
 6 the shipyards to allow -- to ensure that we
 7 don't impede any particular development that
 8 may take place from east going west.
 9 On the Jaguars' plans, they do have a
 10 designated area for the USS Adams. Where the
 11 mouth of Hogan's Creek is, it comes into the
 12 St. Johns River. So if you look at the mouth
 13 there, it would be on the western edge of the
 14 mouth of where Hogan's Creek feeds into the
 15 St. Johns River because that's where their
 16 designed park would be, in and around that
 17 particular area, based upon Iguana Investments'
 18 last design I saw for the area.
 19 BOARD MEMBER DURDEN: So just to be clear,
 20 this would not take the place -- this ship,
 21 mooring would not take the place of the park
 22 that is being --
 23 MR. WALLACE: That is correct, it would
 24 not.
 25 BOARD MEMBER DURDEN: Okay. Thank you

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1 THE CHAIRMAN: Thank you.
 2 Look, I don't want to beat a dead horse --
 3 BOARD MEMBER DURDEN: Mr. Chairman.
 4 THE CHAIRMAN: Yes.
 5 BOARD MEMBER DURDEN: I actually do have
 6 one comment and one question.
 7 THE CHAIRMAN: Sure.
 8 BOARD MEMBER DURDEN: The comment is, I
 9 see on Page 2 of the staff report that -- way
 10 down in the conditions precedent, the DIA does
 11 have approval authority for final plans and
 12 final scope of work and the project budget.
 13 Through the Chair to Mr. Wallace, does
 14 that mean in the agreement -- not knowing
 15 exactly what the agreement says, does that mean
 16 it's actually going to come back to the board
 17 or --
 18 MR. WALLACE: No.
 19 BOARD MEMBER DURDEN: Okay. And then the
 20 question I had was -- I see that their current
 21 location -- or I heard that their current
 22 location is going to be somewhere in the City's
 23 property, where the shipyards is.
 24 MR. WALLACE: Yes.
 25 BOARD MEMBER DURDEN: I just would like to

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1 very much, Mr. Chairman.
 2 THE CHAIRMAN: Any other questions?
 3 BOARD MEMBERS: (No response.)
 4 THE CHAIRMAN: I don't want to beat a dead
 5 horse, but, you know, had things been
 6 different -- I think if the shipyards project
 7 had moved a little faster, this boat would be
 8 sitting there. And I think they would have
 9 raised the funds. They continue to try to
 10 raise the funds with nothing there. And I'm
 11 not sure that it's -- that the designation,
 12 without all those extra facilities around it,
 13 that it could be.
 14 So I'm not opposed. I just think there's
 15 going to be more time needed before this thing
 16 is ready and can be the attraction. But so
 17 much money has been spent on artist renderings,
 18 Chris Flagg has done them, everybody's done all
 19 these renderings. And it could be beautiful in
 20 downtown. It could be a tremendous asset at
 21 some point.
 22 So I'm glad the historic ship association
 23 continues to work on this. This is a military
 24 community, so I think it could be a good
 25 project, but here we are.

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1 So Mr. Meeks said we had a motion on
 2 2018-05-05. Does anyone remember making that
 3 motion?
 4 BOARD MEMBERS: Yes.
 5 THE CHAIRMAN: And a second?
 6 BOARD MEMBER PADGETT: Second.
 7 THE CHAIRMAN: And we had discussion.
 8 Anybody from the audience -- would anybody
 9 in the public like to make a comment?
 10 AUDIENCE MEMBERS: (No response.)
 11 THE CHAIRMAN: Seeing none, all in favor
 12 of Resolution 2018-05-05, say aye.
 13 BOARD MEMBERS: Aye.
 14 THE CHAIRMAN: Opposed, like sign.
 15 BOARD MEMBERS: (No response.)
 16 THE CHAIRMAN: Thank you very much.
 17 And that brings us to our chairman's
 18 report -- not the chairman's report, but our
 19 CEO's report.
 20 BOARD MEMBER GILLAM: Mr. Chairman, may I
 21 be excused?
 22 THE CHAIRMAN: Yes.
 23 (Board Member Gillam exits the
 24 proceedings.)
 25 MR. WALLACE: Mr. Chairman, nothing really
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1 think it may very well be that afternoon, but I
 2 could very well be incorrect. It's always
 3 subject to change.
 4 THE CHAIRMAN: Mr. Meeks.
 5 VICE CHAIR MEEKS: Mr. Wallace, just to
 6 let you know, I know I'm out of town June 25th.
 7 So if there's any input you would like from me
 8 prior to that date, we just need to get
 9 together. I'll be glad to do whatever you
 10 would like for me to do.
 11 MR. WALLACE: Certainly, sir.
 12 THE CHAIRMAN: Thank you, Mr. Meeks.
 13 Mr. Wallace, continue, please.
 14 MR. WALLACE: Yes. Nine a.m. is being
 15 proposed for part of our budget review. I
 16 think that morning at 9 a.m. would be the
 17 administrative side of the DIA, as well as the
 18 Office of Public Parking, and then I think we
 19 come back at 11 o'clock, and that's where we're
 20 going to have the CRAs that will come up as
 21 well.
 22 So my presentation on the Downtown
 23 Development Fund as well as the Historic
 24 Preservation will probably take place at
 25 the same time I do CRAs, which would be at
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1 to report for this particular month. I just
 2 want to make sure that everyone keeps a note
 3 that June 25th, like I indicated, is our
 4 discussion with the Mayor's Budget Review
 5 Committee.
 6 I'm going to bring forward to you at your
 7 June meeting -- I'm going to bring forward some
 8 recommendations that I'm going to present on
 9 June 25th with regards to capitalization of the
 10 Downtown Economic Development Fund, as well as
 11 capitalization for the Historic Preservation
 12 Trust Fund. So I'll bring that forward to you
 13 at the June meeting, and as a collective body,
 14 getting your recommendation and approval.
 15 And that would also be part of my
 16 presentation at the Mayor's Budget Review
 17 Committee in terms of the capitalization of
 18 those two particular funds to allow us to
 19 continue the good work that we've been doing
 20 over the past few years with regards to
 21 downtown. It is time.
 22 THE CHAIRMAN: And we don't know what time
 23 at that point. We just know it's on the 25th,
 24 so --
 25 MR. WALLACE: I know it's on the 25th. I
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1 11 o'clock.
 2 THE CHAIRMAN: Very good. Thank you.
 3 Does that complete your report?
 4 MR. WALLACE: Yes, that completes my
 5 report, sir. Short and brief.
 6 THE CHAIRMAN: Thank you.
 7 Now, DDRB. Mr. Klement.
 8 MR. KLEMENT: Yes, sir, Mr. Chairman,
 9 members of the board.
 10 Very briefly, the DDRB met on May 23rd,
 11 last week, and moved forward with conceptual
 12 approval of the Jones Brothers building, which
 13 is the one right by City Hall here, conceptual
 14 approval of that building. They are looking at
 15 a multifamily-type project, mixed use,
 16 residential over some neighborhood commercial.
 17 And they're also looking at the adjacent
 18 building, which was formerly, I guess, a
 19 Western Union, the Farah sandwich shop,
 20 restaurant. So they're looking at a conceptual
 21 for that project.
 22 We did do a final review of the Hotel
 23 Indigo, which is at 100 Bay Street, which is
 24 directly west of downtown, the Wells Fargo
 25 tower on the corner there of Bay and Laura
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1 Street. And that moved through final review.
2 And the last project, which you heard
3 referenced to earlier, was the Main and Forsyth
4 parking garage, which received a final
5 approval. They went to a number of workshop
6 scenarios. They have final approval. They
7 introduced some retail, commercial on the first
8 floor and introduced some conversion
9 opportunities for commercial along the Main
10 Street frontage. But if you haven't seen the
11 design, it looks like it was a very
12 complementary design to the downtown area and
13 did a good job.

14 That's it.
15 (Board Member Padgett exits the
16 proceedings.)
17 (Vice Chairman Meeks assumes the Chair.)
18 VICE CHAIRMAN MEEKS: Thank you,
19 Mr. Klement.
20 It looks like the next thing --
21 Mr. Wallace.
22 MR. WALLACE: Yes, sir.
23 VICE CHAIRMAN MEEKS: Art selection
24 panelists.
25 MR. WALLACE: Yes. So early on, we

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1 approved roughly \$406,000 for DIA's urban arts
2 project. And it has been done in -- it's being
3 done in three phases. So Phase I has been
4 completed. The individuals from Art in Public
5 Places are here to talk about Phase II, the
6 work that has been done. So I'm going to ask
7 them to come forward and take it away.

8 Thank you.
9 MS. MARTIN: Hello, everyone.
10 Mason Martin. I am the project manager
11 for all three phases. And I want to thank the
12 board for having foresight to include public
13 art in the CRA plan. It's been great.
14 Yes, we finished Phase I. We're just --
15 you've seen the 38 projects in downtown. We're
16 just maintaining them and repositioning them.
17 So there's always something to do.

18 Also, we are working on Phase II. And
19 we're in the art selection process right now.
20 Mr. Klement has been helping us with that, and
21 we hope to have an announcement of four artists
22 soon. So stay tuned for that.

23 You don't have to approve anything today.
24 I'm just going to quickly go through what we've
25 been doing so that you have an idea of what

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1 Phase II is.
2 Karen will have this. So if you really
3 are curious to all the details, you can look at
4 it, but I'm going to scroll through really
5 quickly to -- until I get to the part that
6 shows where we're doing it.

7 You can see by this map, Phase II is right
8 there (indicating), and it's the Elbow
9 District. There it is outlined, our focus area
10 for this project.

11 There's another map of it (indicating).
12 We're real excited. We approached JEA to
13 help us with lighting. The budget does not
14 include any lighting, so we approached JEA, and
15 they have provided -- or agreed to provide
16 \$50,000 worth of enhancements that include
17 lighting. And we're looking at some
18 technological, innovative things, like solar
19 and all that, so --

20 These are the sites (indicating). It's at
21 the foot of the Main Street Bridge in that
22 little -- it's not really a park, but a little
23 grassy area, and the sidewalk is around it.
24 That's the Main Street Bridge ramp. You
25 remember that. It's near the Chamber.

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1 Here are some views at night (indicating).
2 It's across from Cowford. We're going to have
3 the traffic signal cabinet boxes wrapped.

4 These are some ideas that we got from
5 other cities that we're hoping to have
6 something like.

7 I've got -- the budget is in here.
8 We've also -- we're going to have bike
9 racks and a sculpture and lighting and
10 wayfinding help on the sidewalks.

11 So I want you to know that you're invited
12 to the Art in Public Places public meeting to
13 meet the artists selected for this project, and
14 we're planning that to be the 19th of July.

15 Any questions?
16 (Chairman Bailey resume the Chair.)
17 THE CHAIRMAN: It's July 19th, 6 p.m., at
18 the library?

19 MS. MARTIN: That's right.
20 We'll have the artists there. You can
21 meet them, but mostly they want to hear from
22 the community so they can inform their designs
23 before they make them.

24 THE CHAIRMAN: Any comments or questions
25 from anyone?

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1 BOARD MEMBERS: (No response.)
 2 THE CHAIRMAN: Thank you very much for
 3 being here. Appreciate that update. I hope we
 4 can have some DIA members there to attend.
 5 Okay. Any more old business?
 6 BOARD MEMBERS: (No response.)
 7 THE CHAIRMAN: No old business.
 8 Do we have any new business?
 9 Mr. Parola, you've been pretty busy this
 10 last month. And the whole team has been very,
 11 very busy. You guys have anything? Any new
 12 business? Anything you want to bring up?
 13 MR. PAROLA: No.
 14 THE CHAIRMAN: Okay. Keep smiling. We're
 15 fortunate that you guys held in there and did a
 16 tremendous job.
 17 Okay. At this time we come to the public
 18 comments.
 19 BOARD MEMBER BARAKAT: Mr. Chairman, I
 20 have one new business item.
 21 THE CHAIRMAN: Yes.
 22 BOARD MEMBER BARAKAT: I just want to
 23 bring up the way we sell properties. And we've
 24 talked about this before, and it's coming up
 25 now because of 905 Forsyth, or whatever the
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1 address was. And we've also talked about how
 2 busy our staff is. Our staff does not have the
 3 capacity to properly market properties when we
 4 put them for sale, and we are making incentive
 5 deals based on what we think is the market
 6 value based on the responses we're getting.
 7 And I'm concerned that we're not really
 8 understanding what the market is without a
 9 proper marketing procedure, compared to what an
 10 average private sector owner would experience.
 11 So I think we need to continue to keep
 12 this on the radar screen. I don't know what
 13 the solution is procedurally or with our
 14 procurement people, but as the DIA continues to
 15 unload assets as the years go by, my concern is
 16 we are potentially leaving money on the table
 17 by not instituting a proper marketing procedure
 18 for these assets.
 19 So I'll bring that up for the record.
 20 Maybe it's something that the Strategic
 21 Implementation Committee can look at, because
 22 that is the committee in charge of (inaudible),
 23 but it continues to concern me.
 24 THE CHAIRMAN: Okay. And you're not on
 25 the Strategic Implementation Committee?
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1 BOARD MEMBER BARAKAT: No. I don't think
 2 so.
 3 BOARD MEMBER MOODY: Although he could be.
 4 BOARD MEMBER BARAKAT: Thanks.
 5 THE CHAIRMAN: Very good. We will follow
 6 up with that. Thank you.
 7 Okay. No other new business. That brings
 8 us to public comments.
 9 Anyone have public comments?
 10 MR. MOORE: (Indicating.)
 11 THE CHAIRMAN: Come forward, state your
 12 name, as if we don't know by now.
 13 MR. MOORE: Thank you.
 14 Steve Moore, Vestcor, 3030 Hartley Road,
 15 Jacksonville.
 16 Quick update. Lofts at LaVilla continues,
 17 100 percent occupied with a wait list.
 18 Had a great event with the Urban Land
 19 Institute last week. It was well-attended
 20 and -- 50, 60 folks there, so -- good for
 21 downtown.
 22 Lofts at Monroe, as you guys see, is
 23 coming along nicely. Completion date expected
 24 in October. Move-in is November 1st. And just
 25 like Lofts at LaVilla, overwhelming interest.
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1 Lofts at Jefferson Station, which will be
 2 the new community just to the east of Lofts at
 3 LaVilla, we made it through DDRB. We had some
 4 (inaudible) at ten-set. Building permits next
 5 month. Expected ground-breaking now will be
 6 late summer. And you will probably see some
 7 activity there next month. That's us learning
 8 from Lofts at LaVilla. There's some
 9 environmental and a lot of old debris under the
 10 land. We're going to go ahead and take care of
 11 that ahead of the financial closing, again,
 12 which will be late summer, and ground-breaking.
 13 So you may see activity there in June, July.
 14 But we're excited about downtown and
 15 everything going on.
 16 THE CHAIRMAN: Thank you.
 17 Any questions of Steve while we have him
 18 up here?
 19 BOARD MEMBERS: (No response.)
 20 THE CHAIRMAN: Clearly, we see it every
 21 time we're driving around. It's great to see
 22 your construction. And we're reminded every
 23 day of the great decisions we made. It really
 24 is kind of great to see. It's nice. And you
 25 guys are doing a great job, so -- and I haven't
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1 heard any complaints, and love to hear --
 2 especially ULI having some events there and you
 3 being a hundred percent occupied. That's
 4 really nice to see.
 5 So thank you for what you do.
 6 MR. MOORE: Thank you.
 7 THE CHAIRMAN: With that, do we have
 8 anyone else from the public?
 9 AUDIENCE MEMBERS: (No response.)
 10 THE CHAIRMAN: Mr. Jackson has submitted a
 11 document for us, and I assume everyone has it.
 12 Mr. Jackson, you don't want to follow-up
 13 or do anything, right?
 14 MR. JACKSON: Not necessary.
 15 Thank you.
 16 THE CHAIRMAN: Very good.
 17 With that, that brings us to the end of
 18 our meeting. No other comments from the
 19 public.
 20 Mr. Wallace, I don't know what Mr. Meeks
 21 said prior to my arrival, but we missed you.
 22 You look great. I'm glad everything went well
 23 and that you came back. Make sure you balance
 24 your life well because we realized how much we
 25 appreciate and need you and how much knowledge

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1 you bring to the table. Hopefully, we kept
 2 things going and didn't screw anything up, but
 3 if we did, you could probably fix it. But we
 4 did miss you and things are moving. Downtown
 5 is looking good. There's a lot of discussion,
 6 a lot of talk, and a lot of interest. So I
 7 think we're well on our way.
 8 And I think today's meeting kind of
 9 reiterated, we want those people, we need those
 10 people to be able to get this done and make
 11 sure we're not overtaxing our current staff.
 12 They do a great job, you've done a great job
 13 with them, and they've done a great job for
 14 this City. So thank you for that.
 15 MR. WALLACE: Thank you.
 16 THE CHAIRMAN: With that, no other
 17 comments.
 18 This meeting is adjourned.
 19 (The above proceedings were adjourned at
 20 4:10 p.m.)
 21 - - -
 22
 23
 24
 25

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1 CERTIFICATE OF REPORTER
 2
 3 STATE OF FLORIDA)
 4)
 5 COUNTY OF DUVAL)
 6
 7 I, Diane M. Tropa, Florida Professional
 8 Reporter, certify that I was authorized to and did
 9 stenographically report the foregoing proceedings and
 10 that the transcript is a true and complete record of my
 11 stenographic notes.
 12
 13
 14
 15 DATED this 5th day of June 2018.
 16
 17 _____
 18 Diane M. Tropa
 19 Florida Professional Reporter
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 21
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