

CITY OF JACKSONVILLE  
COMMUNITY REDEVELOPMENT AGENCY  
BOARD MEETING

Proceedings held on Wednesday, May 21, 2025,  
commencing at 4:00 p.m., Jacksonville City Hall, Lynwood  
Roberts Room, 117 West Duval Street, Jacksonville,  
Florida, before Diane M. Tropia, FPR, a Notary Public in  
and for the State of Florida at Large.

BOARD MEMBERS PRESENT:

PATRICK KRECHOWSKI, Chair.  
MICAH HEAVENER, Vice Chair.  
SONDRA FETNER, Secretary.  
SCOTT WOHLERS, Board Member.  
JOHN HIRABAYASHI, Board Member.  
CAMERON HOOPER, Board Member.  
CARRIE BAILEY, Board Member.

ALSO PRESENT:

LORI BOYER, DIA, Chief Executive Officer.  
STEVE KELLEY, DIA, Director of Development.  
INA MEZINI, Strategic Initiatives Coordinator.  
WADE MCARTHUR, DIA, Property Disposition Mgr.  
ALLAN DEVAULT, DIA, Project Manager.  
BILL DELANEY, City Council Liaison.  
JOHN SAWYER, Office of General Counsel.  
AVA HILL, Administrative Assistant.

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1 member.

2 BOARD MEMBER HEAVENER: Micah Heavener,

3 board member.

4 THE CHAIRMAN: Patrick Krechowski, board

5 member.

6 BOARD MEMBER FETNER: Sondra Fetner, board

7 member.

8 BOARD MEMBER HIRABAYASHI: John

9 Hirabayashi, board member.

10 BOARD MEMBER HOOPER: Cameron Hooper,

11 board member.

12 MR. DELANEY: Bill Delaney, mayor's

13 office.

14 MR. SAWYER: John Sawyer, Office of

15 General Counsel.

16 THE CHAIRMAN: Thank you. Welcome,

17 everybody. Appreciate you being here.

18 Ava, do we have any public comments this

19 afternoon?

20 MS. HILL: We do. We have Nancy Powell.

21 (Audience member approaches the podium.)

22 MS. HILL: Please state your name and

23 address for the record.

24 AUDIENCE MEMBER: Hi.

25 Nancy Powell, 1848 Challen Avenue,

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1 P R O C E E D I N G S  
2 May 21, 2025 4:00 p.m.  
3 - - -  
4 THE CHAIRMAN: All right, everybody.  
5 We're going to call to order the meeting  
6 of the Downtown Investment Authority on  
7 Wednesday, May 21st, at 4 p.m.  
8 If you could first please rise and join me  
9 in reciting the Pledge of Allegiance.  
10 (Recitation of the Pledge of Allegiance.  
11 THE CHAIRMAN: All right. Thanks,  
12 everybody, for joining us.  
13 A number of us just came out of a pretty  
14 lengthy City Council meeting, so we might be a  
15 little punchy this afternoon.  
16 We'll start with intros. Mr. McArthur,  
17 you can start us off.  
18 MR. MCARTHUR: Wade McArthur, property  
19 disposition manager.  
20 MR. DEVAULT: Allan DeVault, CRA  
21 redevelopment manager.  
22 MR. KELLEY: Steve Kelley, DIA staff.  
23 MS. BOYER: Lori Boyer, CEO.  
24 BOARD MEMBER WOHLERS: Scott Wohlers,  
25 board member.  
26 BOARD MEMBER BAILEY: Carrie Bailey, board

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1 Jacksonville, Florida.

2 I am with Scenic Jacksonville, and I

3 really -- I really have a question for you all.

4 I did sit through the last meeting, and --

5 I think it was in -- not all of you were here.

6 Several of you guys are new, but I think it was

7 in October or November of last year that this

8 whole discussion -- right? What is the right

9 use for some of these properties? Should we do

10 an RFP, should we not?

11 And the decision was made to do an optimal

12 use study and to hire a consultant to do that.

13 Now, it's been now over six months and I've not

14 heard anything about it, and I had -- also have

15 not heard that you have voted to stop it, or is

16 it still going on?

17 We still have, like, the Ford on Bay

18 property. There's a marina now that's being

19 built before the development, before it was

20 going to be built with the development, so

21 there's other properties besides the Riverfront

22 Plaza, which I know is this topic of a lot of

23 discussion, but I just wanted to ask what the

24 status was.

25 Thank you.

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1 THE CHAIRMAN: Thank you.  
2 MS. BOYER: Mr. Chairman, would you like  
3 me to respond to that?  
4 THE CHAIRMAN: How about in your update?  
5 MS. BOYER: Okay.  
6 THE CHAIRMAN: Make a note. We'll do it  
7 then, if that's all right?  
8 MS. BOYER: Sure.  
9 THE CHAIRMAN: Thank you.  
10 All right. Moving on to the Community  
11 Redevelopment Agency portion of our meeting.  
12 Are there any Form 8B voting conflict  
13 disclosures?  
14 BOARD MEMBERS: (No response.)  
15 THE CHAIRMAN: All right. Let's --  
16 BOARD MEMBER HOOPER: I have one.  
17 THE CHAIRMAN: All right. Cameron, go  
18 ahead.  
19 BOARD MEMBER HOOPER: I have one. It's  
20 the same one that I've entered before in terms  
21 of -- we have a representation agreement  
22 between JWB. That agreement has expired;  
23 however, there is a tail commission on that in  
24 which the parcel is under contract and set to  
25 close at some point in time.

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1 BOARD MEMBER HEAVENER: Move to approve.  
2 BOARD MEMBER BAILEY: Second.  
3 THE CHAIRMAN: I have a motion and a  
4 second on the consent agenda.  
5 Any questions or comments?  
6 BOARD MEMBERS: (No response.)  
7 THE CHAIRMAN: All right. Seeing none,  
8 Mr. Wohlers, how do you vote?  
9 BOARD MEMBER WOHLERS: In favor.  
10 THE CHAIRMAN: Ms. Bailey.  
11 BOARD MEMBER BAILEY: In favor.  
12 THE CHAIRMAN: Mr. Heavener.  
13 BOARD MEMBER HEAVENER: In favor.  
14 THE CHAIRMAN: Ms. Fetner.  
15 BOARD MEMBER FETNER: In favor.  
16 THE CHAIRMAN: Mr. Hirabayashi.  
17 BOARD MEMBER HIRABAYASHI: In favor.  
18 THE CHAIRMAN: Mr. Hooper.  
19 BOARD MEMBER HOOPER: In favor.  
20 THE CHAIRMAN: And I, too, am in favor, so  
21 the consent agenda passes unanimously.  
22 Thank you for that.  
23 Item 3D, Resolution 2025-05-03, the  
24 Northbank budget transfer to lease buyout.  
25 Is this Mr. Kelley?

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1 THE CHAIRMAN: Okay. Thanks for that  
2 information.  
3 Anybody else?  
4 BOARD MEMBERS: (No response.)  
5 THE CHAIRMAN: Okay. We'll move on to  
6 item 3B, the April 16th, 2025, Community  
7 Redevelopment Agency meeting minutes.  
8 I'll entertain a motion.  
9 BOARD MEMBER FETNER: Move to approve.  
10 BOARD MEMBER WOHLERS: Second.  
11 THE CHAIRMAN: We have a motion and a  
12 second.  
13 Any comments or corrections?  
14 BOARD MEMBERS: (No response.)  
15 THE CHAIRMAN: All right. All those in  
16 favor, signify by saying aye.  
17 BOARD MEMBERS: Aye.  
18 THE CHAIRMAN: Any opposed?  
19 BOARD MEMBERS: (No response.)  
20 THE CHAIRMAN: And the meeting minutes  
21 pass unanimously.  
22 Next is our consent agenda where we have  
23 two resolutions. Any board members wish to  
24 pull something from consent? If not, I'll  
25 entertain a motion.

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1 MS. BOYER: I'll have to take this one  
2 real quick.  
3 THE CHAIRMAN: Okay.  
4 MS. BOYER: Mr. Chairman, this is a  
5 resolution that was presented at last month's  
6 meeting and went through the Budget and Finance  
7 Committee. It was deferred at the board level  
8 because the REPD Committee had not made a  
9 recommendation regarding the buyout.  
10 You now have on the consent agenda the  
11 buyout. And there was a unanimous vote at the  
12 REPD Committee, and, again, here at the board  
13 level to proceed with the buyout, so this is  
14 now providing the funding and the funding  
15 source from this.  
16 This came with a unanimous recommendation  
17 from the Finance Committee as to the source of  
18 funding, so that is how it -- the posture in  
19 which it lies here.  
20 THE CHAIRMAN: Okay. Thank you.  
21 I think we've buttoned up the posture.  
22 Any questions?  
23 BOARD MEMBER HIRABAYASHI: Yeah. Through  
24 the Chair, just a question. So just to clarify  
25 the -- the amount of the buyout is 950,000; is

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<p style="text-align: right;">9</p> <p>1 that the amount?</p> <p>2 MR. KELLEY: Yes, sir, you're correct.</p> <p>3 BOARD MEMBER HIRABAYASHI: And I'm just</p> <p>4 looking at the figures here. So you have</p> <p>5 500,000, 250-, 750-, and that's, like, 875-.</p> <p>6 Are you trying to get to 950- or what -- how do</p> <p>7 these figures come together?</p> <p>8 MS. BOYER: Well, that's interesting.</p> <p>9 I can tell you in the whereas clause, we</p> <p>10 recommended that 950- be transferred out of</p> <p>11 those, so -- oh, the difference is not in the</p> <p>12 title.</p> <p>13 It's in the title. The error is in the</p> <p>14 title because if you look at Section 2 of the</p> <p>15 resolution, it is 475- and 500-, which is 975-,</p> <p>16 which has allowed us a little cushion for</p> <p>17 closing costs and things. So it should be 975-</p> <p>18 In the title itself where it's 500- from</p> <p>19 facade grants is correct. Northbank</p> <p>20 Professional Services should be 225- not 125-.</p> <p>21 That's a typo.</p> <p>22 BOARD MEMBER HIRABAYASHI: Thank you.</p> <p>23 THE CHAIRMAN: Good catch.</p> <p>24 Any other questions?</p> <p>25 BOARD MEMBERS: (No response.)</p> <p style="text-align: right;">Diane M. Tropia, Inc. Post Office Box 2573, Jacksonville, FL 32205 (904) 821-0500 MadamCourtReporter .com</p>	<p style="text-align: right;">11</p> <p>1 BOARD MEMBER FETNER: In favor.</p> <p>2 THE CHAIRMAN: Mr. Hirabayashi.</p> <p>3 BOARD MEMBER HIRABAYASHI: In favor.</p> <p>4 THE CHAIRMAN: Mr. Hooper.</p> <p>5 BOARD MEMBER HOOPER: In favor.</p> <p>6 THE CHAIRMAN: And I, too, am in favor, so</p> <p>7 2025-05-03 passes unanimously.</p> <p>8 Moving on to Resolution 2025-05-04, the</p> <p>9 DVI research contract revision.</p> <p>10 MS. BOYER: Mr. DeVault is going to handle</p> <p>11 the --</p> <p>12 THE CHAIRMAN: All right. Allan.</p> <p>13 MR. DEVAULT: Thank you.</p> <p>14 Through the Chair, this is really to solve</p> <p>15 two problems. One -- the first was a</p> <p>16 scrivener's error in which I wrote June through</p> <p>17 December to indicate 18 months, which it should</p> <p>18 have been July.</p> <p>19 But then upon talking with the DVI, we</p> <p>20 wanted to get started a little earlier, so</p> <p>21 we're moving it to May 1st and moving the end</p> <p>22 date to October 31st, which is 18 months.</p> <p>23 They're still able to deliver all the tasks</p> <p>24 that are requested on time and for the same</p> <p>25 amount of money.</p> <p style="text-align: right;">Diane M. Tropia, Inc. Post Office Box 2573, Jacksonville, FL 32205 (904) 821-0500 MadamCourtReporter .com</p>
<p style="text-align: right;">10</p> <p>1 THE CHAIRMAN: If that's a scrivener's</p> <p>2 error, we could just -- can we do a motion --</p> <p>3 MS. BOYER: Yes, I would because it's</p> <p>4 correct in the operative language of the</p> <p>5 resolution on the second page.</p> <p>6 THE CHAIRMAN: So I don't think we need a</p> <p>7 formal amendment. We would just have a motion</p> <p>8 with a correction of a scrivener's error, if</p> <p>9 that's the will of any of the members.</p> <p>10 BOARD MEMBER WOHLERS: Move to approve.</p> <p>11 BOARD MEMBER HEAVENER: Second.</p> <p>12 THE CHAIRMAN: I have a motion and a</p> <p>13 second on 2025-05-03 with the scrivener's error</p> <p>14 correction.</p> <p>15 Any further discussion?</p> <p>16 BOARD MEMBERS: (No response.)</p> <p>17 THE CHAIRMAN: All right. Mr. Wohlers,</p> <p>18 how do you vote?</p> <p>19 BOARD MEMBER WOHLERS: In favor.</p> <p>20 THE CHAIRMAN: Ms. Caffey [sic].</p> <p>21 I'm sorry. Ms. Bailey.</p> <p>22 BOARD MEMBER BAILEY: In favor.</p> <p>23 THE CHAIRMAN: Mr. Heavener.</p> <p>24 BOARD MEMBER HEAVENER: In favor.</p> <p>25 THE CHAIRMAN: Ms. Fetner.</p> <p style="text-align: right;">Diane M. Tropia, Inc. Post Office Box 2573, Jacksonville, FL 32205 (904) 821-0500 MadamCourtReporter .com</p>	<p style="text-align: right;">12</p> <p>1 So that's the only change. It's just</p> <p>2 bumping it up a month, basically.</p> <p>3 THE CHAIRMAN: Okay. Thank you,</p> <p>4 Mr. DeVault.</p> <p>5 Any questions?</p> <p>6 BOARD MEMBERS: (No response.)</p> <p>7 THE CHAIRMAN: I'll entertain a motion on</p> <p>8 2025-05-04.</p> <p>9 BOARD MEMBER HEAVENER: Move to approve.</p> <p>10 BOARD MEMBER HOOPER: Second.</p> <p>11 THE CHAIRMAN: All right. I have a motion</p> <p>12 and a second.</p> <p>13 Any last comments or questions?</p> <p>14 Ms. Boyer, you're --</p> <p>15 MS. BOYER: I believe that was seconded by</p> <p>16 Mr. Hooper; is that correct?</p> <p>17 THE REPORTER: Yes.</p> <p>18 MS. BOYER: Okay. Just confirming.</p> <p>19 THE CHAIRMAN: Thank you.</p> <p>20 All right. Mr. Wohlers, how do you vote?</p> <p>21 BOARD MEMBER WOHLERS: In favor.</p> <p>22 THE CHAIRMAN: Ms. Bailey.</p> <p>23 BOARD MEMBER BAILEY: In favor.</p> <p>24 THE CHAIRMAN: Mr. Heavener.</p> <p>25 BOARD MEMBER HEAVENER: In favor.</p> <p style="text-align: right;">Diane M. Tropia, Inc. Post Office Box 2573, Jacksonville, FL 32205 (904) 821-0500 MadamCourtReporter .com</p>

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1 THE CHAIRMAN: Ms. Fetner.  
2 BOARD MEMBER FETNER: In favor.  
3 THE CHAIRMAN: Mr. Hirabayashi.  
4 BOARD MEMBER HIRABAYASHI: In favor.  
5 THE CHAIRMAN: Mr. Hooper.  
6 BOARD MEMBER HOOPER: In favor.  
7 THE CHAIRMAN: And I, too, am in favor, so  
8 Resolution 2025-05-04 passes unanimously.  
9 The next two are some late addition  
10 resolutions you should have received here in  
11 the last day or so.  
12 Resolution 2025-05-07, 801 West Bay Street  
13 purchase option.  
14 Ms. Boyer, can you -- can you and  
15 Mr. Kelley, I presume, walk us through this?  
16 MS. BOYER: Yes. Thank you, Mr. Chairman.  
17 So the -- this resolution and the next one  
18 both stem from actions that were happening at  
19 Council over the last week, some of which were  
20 yesterday at Finance Committee, and so that's  
21 why we did not have this information and we're  
22 not presenting it to you earlier.  
23 But this resolution deals with 801 West  
24 Bay. Those of you who just heard the long  
25 discussion before it, this really does three

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1 That's the first thing that's in this  
2 resolution.  
3 The second thing that's in this resolution  
4 is, Councilman Salem has a companion bill that,  
5 as you heard in the committee, is pending and  
6 will be running on the same track, where he is  
7 directing Council to purchase -- and directing  
8 DIA to be the staff to execute the purchase of  
9 801 West Bay for cash.  
10 Council has reserved the right to  
11 negotiate and determine the final price for  
12 that. However, in that bill they have asked  
13 DIA to make a recommendation.  
14 In this draft resolution, I am  
15 recommending that that be 6,950,000. I'll  
16 explain a little more of that later.  
17 And then the third operative paragraph is  
18 that it is authorizing the staff to implement  
19 and execute the purchase if Council amends the  
20 pending legislation to make a purchase because  
21 what I have right now is a resolution  
22 authorizing the property exchange and where you  
23 gave me authority to effectuate the property  
24 exchange.  
25 I just want to be prepared to have the

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1 things. Number one is -- there is a provision  
2 in the current redevelopment agreement that  
3 says that in the event the Council approves the  
4 exchange but the developer rejects Riverfront  
5 Plaza, pad B, because of due diligence reasons,  
6 then there is an opportunity where the  
7 developer will sell us 801 West Bay, and the  
8 price at which he will sell us 801 West Bay is  
9 \$6,957,000.  
10 Actually, I believe we heard the developer  
11 say in the meeting a few minutes ago that is  
12 \$6,950,000. They've dropped the 7- now, so I  
13 would suggest that you amend that, to drop the  
14 7-.  
15 And this is in Section 2, but the point of  
16 this is, we had not, as a board, previously  
17 taken action on -- or recommended anything  
18 regarding that. I'm trying to tie up loose  
19 ends and make sure that there is no question  
20 that the board had approved and recommended  
21 that -- in the event the property exchange  
22 fails for due diligence reasons, that it is  
23 agreeable to you to acquire the property for  
24 the 950,000 -- \$6,950,000 that would be needed  
25 in order to acquire 801 West Bay.

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1 authority to effectuate the purchase if that's  
2 what they do so that there's no glitch or  
3 holdup or need for a special meeting.  
4 And I'm also trying to work on the  
5 committee cycles. The next committee of the  
6 whole meeting is scheduled for June 4th, or  
7 during that week, and the final Council vote on  
8 that legislation is supposed to be June 10th.  
9 We won't have another board meeting before that  
10 unless we have a special meeting.  
11 So that's really why you're seeing this  
12 resolution today, is to just button up  
13 authority on two points in the redevelopment  
14 agreement and, quote, make a recommendation as  
15 to a purchase price if we were to purchase the  
16 property outright.  
17 Now, let me explain the number and how we  
18 got to that number.  
19 There are five appraisals. The first two  
20 appraisals that we obtained -- one from ComPro  
21 and one from Colliers -- have a wider gap.  
22 It started at 5.5 million?  
23 MR. KELLEY: 5,350,000.  
24 MS. BOYER: 5,350,000 was the lowest value  
25 of the first appraisal we got, and then we got

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1 the 6,750,000 at that point.

2 The appraisers were asked to go back out

3 and see if they changed their values any or if

4 they would reconsider when they met with one

5 another. They did. And our two appraisers

6 adjusted their values, and it -- now it's in

7 the last whereas clause. One is 6,520,000 and

8 the other is 6,350,000.

9 The developer's agreed-upon discounted

10 appraised value is 8 million. I'm describing

11 it that way because his appraisal is

12 9-and-a-half million. But he came to our board

13 meeting, and he said again in the committee of

14 the whole, that he is taking away from that

15 9-and-a-half the cost of building a new parking

16 garage, which would replace the surface

17 parking, and, therefore, he's accepting a value

18 of the 8 million for that appraisal.

19 The difference between these appraisals is

20 methodology. Our two appraisals are evaluating

21 this as -- as is conditioned, surface parking

22 lot and office building. His appraisal is

23 evaluating development potential because the

24 surface parking lot can be redeveloped into

25 another building and you have room to build a

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1 And as a result, we are taking all three

2 of them, adding it together, dividing by three,

3 to get the average. And that average is the

4 6,957,000. The developer today eliminated the

5 7-. So we're down to 6,950,000.

6 It obviously skews in the City's favor

7 when we use two of ours and one of theirs, but

8 that is, I think, a justifiable value. It is

9 not uncommon. And Mr. Sawyer can speak to it

10 perhaps, but it is not uncommon in City real

11 estate transactions, when you ask for more than

12 one appraisal, that you end up averaging the

13 appraisals and come up with something in

14 between the appraisals that you get.

15 So that's what staff's recommendation is

16 and that's what the developer agreed to accept.

17 Totally open to amendment if -- if it's the

18 board's desire to recommend something different

19 than that. But that's the substance of this

20 resolution. That's what the three operative

21 paragraphs, Section 2, 3, and 4, do.

22 THE CHAIRMAN: Thank you, Ms. Boyer.

23 I just want to make sure I understand it.

24 This resolution actually addresses both, if the

25 land swap is approved and if it is not

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1 garage in addition to that because there's

2 enough land to do both.

3 I will say that not only did Gateway have

4 a rendering and conceptual version of how they

5 were going to do it, which they may have just

6 created, I don't know, but it was in the CBRE

7 appraisal.

8 But UF's master plan that you saw, that

9 they presented in the lunch and learn, has an

10 extra building on that property that they were

11 planning to build, and a parking garage. So

12 they were planning to use it similarly.

13 So at least there is some credibility to

14 the fact that this has additional developable

15 land, more than just its current use.

16 As a result, we were negotiating with the

17 developer about what this number would be, what

18 they would accept. They initially suggested

19 that we average the two City appraisals and we

20 then take the difference between the City

21 appraisal and their appraisal.

22 I argued that we should use the average of

23 all three because they were complicit in the

24 request for the third appraisal, so they're

25 stuck with it.

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1 approved?

2 MS. BOYER: Correct.

3 THE CHAIRMAN: And if it is approved but

4 the due diligence fails, there's a number that

5 we purchase the property --

6 MS. BOYER: With.

7 THE CHAIRMAN: -- not back. Yes, back.

8 MS. BOYER: No, not back, because it

9 wouldn't have closed. So this is the number we

10 can purchase 801 Bay.

11 THE CHAIRMAN: Gotcha.

12 And if the swap is not approved by

13 Council, this same number that would acquire

14 the same piece of property?

15 MS. BOYER: Correct.

16 THE CHAIRMAN: Gotcha.

17 And that -- the reason we're seeing it

18 today is because we're not going to have

19 another board meeting before early June when

20 the committee as a whole is meeting again?

21 MS. BOYER: Correct.

22 THE CHAIRMAN: And all of that is

23 happening?

24 MS. BOYER: And at one point in time, we

25 thought that there would be committee action at

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1 the meeting today.  
2 THE CHAIRMAN: Right.  
3 MS. BOYER: And had they voted to do the  
4 purchase, then we would have been doing this in  
5 response to their directive.  
6 They did not vote on anything today. I  
7 don't know that they're ever going to vote to  
8 do the purchase and that they're not going to  
9 vote to do the property exchange, but I'm  
10 trying to accommodate both of those and  
11 facilitate the need not to have a special  
12 meeting and the ability to implement and close  
13 on time --  
14 THE CHAIRMAN: Gotcha.  
15 MS. BOYER: -- without having to wait for  
16 further board action.  
17 THE CHAIRMAN: The only other comment I'll  
18 make and then I'll -- I'll open it up, I think  
19 Section 2 should -- whatever the number is,  
20 should read "up to" that number so that if  
21 there's some other -- something happens and we  
22 get lower, we're not bound to absolutely pay  
23 that amount. But that may be me --  
24 MS. BOYER: Okay.  
25 THE CHAIRMAN: -- over-lawyering the

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1 MS. BOYER: Correct, because that means  
2 there's something wrong with our property that  
3 we didn't know about.  
4 BOARD MEMBER HOOPER: Understood.  
5 THE CHAIRMAN: Mr. Wohlers.  
6 BOARD MEMBER WOHLERS: Just real quick.  
7 Let's say we get down the road here  
8 with -- with the developer, and then they say  
9 due diligence -- in their due diligence process  
10 they say an issue arises, who determines  
11 whether or not that issue is willing [sic] to  
12 break the development agreement?  
13 MS. BOYER: The developer has the right to  
14 reject it during the due diligence period. So  
15 they could -- now, from an order of magnitude  
16 standpoint, it's going to have to be  
17 significant.  
18 BOARD MEMBER WOHLERS: Right.  
19 MS. BOYER: I mean, because they want the  
20 property. But if it's -- you know, I mean,  
21 it -- it's no different than any purchase and  
22 sale agreement and closing situation where  
23 there is a due diligence period. That's  
24 already stated in the term sheet and stated in  
25 the redevelopment agreement.

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1 language.  
2 Any questions or comments?  
3 Mr. Hooper, please.  
4 BOARD MEMBER HOOPER: Maybe I heard  
5 something different in the previous committee  
6 of the whole meeting, but I thought I heard  
7 Mr. Moll say if it failed due diligence, then  
8 the resulting price for us to purchase would be  
9 the lower number, which was the 6.35.  
10 MS. BOYER: That's not what I wrote down.  
11 What I wrote where down is he said  
12 6,350,000 is the substitute for the 6,750,000.  
13 So the 6,350,000 happens if in 15 months  
14 the Council doesn't approve his incentive, and  
15 from his standpoint what he's trying to do  
16 there is say there's a value to him in having  
17 the right to go through the process and he will  
18 give us a discount if Council doesn't approve  
19 it for that right.  
20 BOARD MEMBER HOOPER: Okay. So if Council  
21 does not approve it, then it goes to the --  
22 MS. BOYER: 350-.  
23 BOARD MEMBER HOOPER: -- to the 350-.  
24 However, if they fail due diligence, then  
25 it's the higher number, that 6- --

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1 And within that time frame, they can -- if  
2 geotech information comes back unacceptable, if  
3 title comes back unacceptable, something, they  
4 can decline to move forward on that, in which  
5 case then we would be asking City Council --  
6 and this will be an amendment to the  
7 redevelopment agreement when we get to the  
8 meeting where they finally make amendments --  
9 where we want to insert this number, or some  
10 other number, in the redevelopment agreement as  
11 what we pay for 801 West Bay if due diligence  
12 fails.  
13 THE CHAIRMAN: Ms. Bailey.  
14 BOARD MEMBER BAILEY: Just to make sure  
15 that I understand, you're also using this  
16 resolution to address the Council's request  
17 that DIA provide a recommendation as to what  
18 Council will agree to pay; is that correct?  
19 MS. BOYER: Correct. And that's what  
20 Section 2 [sic] is, "finds and recommends that  
21 an average of the three appraised values above  
22 is a reasonable cash purchase price for 801  
23 West Bay."  
24 BOARD MEMBER BAILEY: And so our  
25 recommendation would be that the same number

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1 applies --  
2 MS. BOYER: Right.  
3 BOARD MEMBER BAILEY: -- in --  
4 MS. BOYER: Which we can insert the  
5 specific number if we want, but I've already  
6 explained in the whereas clause that that's  
7 what the average is, and then I've inserted the  
8 number in Sections 2 and 4, so --  
9 Well, actually 4 doesn't have a number  
10 because 4 is saying that we will purchase it --  
11 you're giving me the authority to close on a  
12 purchase at a purchase price determined by  
13 Council, because they wanted to be clear that  
14 they got to determine that purchase price, and  
15 it may be a different number.  
16 So whatever number they come up with, if  
17 they give me the money for it, you're giving me  
18 the authority to close.  
19 THE CHAIRMAN: But if we're going in  
20 Section 3 with the average of three, it's  
21 actually 6,957,000?  
22 MS. BOYER: Correct.  
23 THE CHAIRMAN: Okay.  
24 BOARD MEMBER BAILEY: So in that case,  
25 would we want to make an amendment, rather than

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1 that land's only worth a million bucks, give us  
2 this or the deal's off?  
3 MS. BOYER: If they were asking for  
4 something else, if they were asking -- so what  
5 they're giving us now is their parcel, that's  
6 it, no cash.  
7 If due diligence on our parcel raises  
8 something and now they wanted something in  
9 addition, they wanted another piece of land or  
10 they wanted some cash, it would definitely have  
11 to come back to the board and it would  
12 definitely be an amendment because there's no  
13 authority at the staff level to do that, nor is  
14 there even -- it would be a major re-amendment  
15 of everything that's pending before Council.  
16 So that's not realistic. Realistic is  
17 what's going to have to happen is they're  
18 either going to accept it or they're not going  
19 to accept it. We don't really have the luxury  
20 in our disposition process for somebody to,  
21 like, renegotiate the terms. We've had that on  
22 the Ford on Bay disposition and on -- we've had  
23 a couple where, after somebody basically set  
24 the terms and the redevelopment agreement was  
25 discussed and approved at the board, then they

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1 referencing the average of the three that  
2 references instead the 6.95-?  
3 THE CHAIRMAN: I'd leave that for whoever  
4 makes a motion.  
5 Any -- before we do that, any other  
6 comments or questions?  
7 Mr. Hooper.  
8 BOARD MEMBER HOOPER: I have a question  
9 just on -- so if I look at Section 2 and  
10 Section 4, then -- just seeing it -- in other  
11 deals, could we -- could we potentially, then,  
12 be in a situation -- we're saying due  
13 diligence, they find something that merits a  
14 price reduction, but we're so far down the line  
15 that if -- if we approve this and it's -- gives  
16 staff all necessary, you know, tools to  
17 negotiate, and maybe we're into another land  
18 swap negotiation, maybe we're into another just  
19 negotiation -- that's kind of my concern as to  
20 what the language looks here, is that then  
21 maybe -- is there any threshold where it comes  
22 back to the board, or is it truly just staff to  
23 developer, or is it staff and City Council?  
24 Like if -- if they say, oh, the water,  
25 easement, or something, and it's going to --

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1 come back and they want to change the terms.  
2 Well, now it -- that voids the disposition and  
3 you have to go back and start over.  
4 BOARD MEMBER HOOPER: Okay.  
5 THE CHAIRMAN: Ms. Fetner.  
6 BOARD MEMBER FETNER: Yeah. So if DIA is  
7 seeking authorization to acquire via purchasing  
8 the parcel, would we need to also state in here  
9 that the City Council would need to transfer  
10 money to DIA to acquire it? Is that what will  
11 have to happen?  
12 MS. BOYER: The legislation that is  
13 pending does that.  
14 BOARD MEMBER FETNER: Okay.  
15 MS. BOYER: And what I'm trying to -- if  
16 that legislation were to pass, that transfer of  
17 money to us is part of it.  
18 More detail than you want to know, but  
19 they originally passed a bill, I don't know, a  
20 month ago, where they did appropriate money,  
21 but they appropriated it to the Real Estate  
22 Division. Well, you can't just magically  
23 transfer money from the Real Estate Division to  
24 the CRA. But the CRA is supposed to acquire  
25 the property. So the bill that is currently

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1 pending transfers the money to the CRA as well  
2 as directing that it be purchased.  
3 BOARD MEMBER FETNER: Okay. Thank you.  
4 And then one thing I just want to point  
5 out, in our statutes -- or not in our statutes.  
6 In our Code, it requires the City to seek two  
7 appraisals for a purchase over 500-. If the  
8 amount is greater than the average of those two  
9 appraisals, then it requires an extraordinary  
10 vote by City Council; is that not correct?  
11 MS. BOYER: No, it is not correct. I  
12 thought it was correct, and that was an opinion  
13 I rendered as well. And I was told that OGC  
14 has rendered a different opinion. And the  
15 different opinion is that --  
16 The very lead-in of that Code section, it  
17 says, if you are keeping the information  
18 confidential -- and so the determination has  
19 been -- and I guess this was Ms. Hodges, and  
20 it's, like, a written opinion -- that if it is  
21 confidential, that applies. If it is not  
22 confidential, which this has not been, then the  
23 supermajority requirement does not apply.  
24 BOARD MEMBER FETNER: Okay. Thank you.  
25 And then, finally, with -- just because I

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1 Council -- Board Member Fetner, it's  
2 interesting. We spoke about this briefly. And  
3 we've seen this on a few occasions where a  
4 developer that owns a site develops on the  
5 potential value under their development plans.  
6 By the way, we're going to see this again  
7 when we get the Vestcor appraisal in because  
8 they're going to be doing the same thing.  
9 They --  
10 The approach methodology is a valid  
11 appraisal approach, but we're looking at it  
12 more on what I just referred to as a pure  
13 market value between a willing buyer and a  
14 willing seller. So you have a broad market.  
15 You're not looking at it in the isolated  
16 development approach.  
17 So I think trying to limit it to a  
18 specific valuation approach would cause other  
19 problems with those parties that are involved  
20 in a transaction where they're going to view it  
21 differently from -- from their perspective, and  
22 would not agree to be bound to our methodology  
23 as opposed to their methodology, which is --  
24 also has validity to it, because that's  
25 their -- you might call that their Option A and

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1 see these land swaps possibly happening again  
2 in the future, if we are using three appraisals  
3 and one is based on development potential and  
4 the rest are based on as-is, does it make sense  
5 to have apples to apples? So what is the  
6 development potential of Riverfront Plaza or  
7 what is the as-is of 801 West Bay?  
8 I'm just -- from, like, the expertise of  
9 Mr. Kelley or Ms. Boyer, does it make a  
10 difference that those are not the same?  
11 MS. BOYER: It certainly makes a  
12 difference. It makes a difference in the  
13 values. But when we went back to our  
14 appraisers, they were not comfortable -- and  
15 I'll let Mr. Kelley -- he spoke to them.  
16 They were not comfortable evaluating the  
17 development potential unless you had -- unless  
18 you were the developer with a development  
19 proposal. So hence the reason Gateway can get  
20 that because they had a development proposal,  
21 which, to them, it's worth X because of their  
22 development proposal. But from our  
23 perspective, I think they were valuing it just  
24 on what was there.  
25 MR. KELLEY: Through the Chair to

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1 the swap might be Option B because they bought  
2 that parcel with the anticipation of going  
3 vertical on it, and if this -- if they're  
4 precluded from doing that, they still want to  
5 use that as their value.  
6 BOARD MEMBER FETNER: There's -- yeah, I  
7 think there's a distinction when we're  
8 acquiring property that's already listed for  
9 sale versus one where we are seeking a property  
10 that's not for sale, so --  
11 MR. KELLEY: Excellent point.  
12 BOARD MEMBER FETNER: Thank you.  
13 THE CHAIRMAN: John.  
14 BOARD MEMBER HIRABAYASHI: Yeah, just -- I  
15 wanted to kind of back up a little bit and --  
16 so the -- just make sure I have the numbers  
17 straight.  
18 This figure you're coming up with is by  
19 averaging the appraisals, and -- well, two  
20 questions regarding that. Has there been any  
21 discussion about your methodology with either  
22 the developer or Council about how you're  
23 coming about it and whether they feel it's  
24 reasonable and -- just -- or is this something  
25 you've kind of developed by yourself or --

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1 MS. BOYER: No, no. There was significant  
2 meetings with Mr. Kelley and the developer on  
3 this. This was something that we worked  
4 through with the developer, telling them that  
5 we were not going to go back to Council with an  
6 \$8 million number, and so we were looking at  
7 our appraisals. And they were saying they were  
8 not willing to sell it for, you know,  
9 6-million-6 or 6-million-5.

10 And so we were trying to get to a landing  
11 place, and this is where I'm saying that they  
12 suggested we average our two on one side and  
13 average theirs and then average those two,  
14 which comes out to a 7-plus something number.  
15 And we said, "No. It wasn't just gratuitous  
16 that we got the third one. We got it because  
17 you were encouraging it also because you  
18 thought it was going to help you. So the third  
19 one is on us both."

20 So we were doing all three, and that's how  
21 we got to this number.

22 BOARD MEMBER HIRABAYASHI: And to back up  
23 a little bit also on the -- so this land swap  
24 and the parcel that you're proposing to -- or  
25 approved -- the DIA approved it to swap was --

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1 looking at 5 million versus -- in this case,  
2 having a purchase for 6.95?

3 MS. BOYER: Correct. It's still  
4 significantly in our favor.

5 BOARD MEMBER HIRABAYASHI: Yeah, it's  
6 significant to -- to just point out that -- you  
7 know, there's money here that --

8 MS. BOYER: The Council auditors pointed  
9 that out in their comments today, I was happy  
10 to see.

11 BOARD MEMBER HIRABAYASHI: Okay.  
12 Thank you.

13 THE CHAIRMAN: Mr. Heavener.

14 BOARD MEMBER HEAVENER: Yeah, just to tie  
15 on to Mr. Hirabayashi, is that something that  
16 we should -- what I don't want this to be  
17 misconstrued as is this is our recommendation.  
18 Like, I don't feel as a taxpayer and our duty  
19 to taxpayers that it is wise to spend  
20 \$6.95 million when we can trade a nonperforming  
21 asset for 5 million. And I just don't want  
22 this resolution to be misconstrued any other  
23 way, that we don't recommend doing it.

24 MS. BOYER: So I'm going to go back and  
25 look, while we're talking, through my whereas

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1 what was the value of that one again?

2 MS. BOYER: Riverfront Plaza, pad B, is  
3 3.4 million. And I'm pretty confidential about  
4 that value because we also did an appraisal of  
5 a similar size parcel for the Iguana office  
6 building, and we have a very close valuation  
7 there when they knew that they were using it  
8 for an office building, because a lot of times  
9 the appraisal will say the highest and best  
10 use, and we can get this many residential units  
11 on it or we can get this many square feet of  
12 office. That helps justify the value. So this  
13 is a very similarly sized parcel also adjacent  
14 to a park.

15 We also got an appraisal of the MOSH site,  
16 which is another similarly sized parcel on the  
17 riverfront with a park in front of it.

18 So this is my third appraisal of  
19 riverfront property in two years, all of which  
20 are really closely related.

21 BOARD MEMBER HIRABAYASHI: And if you take  
22 that -- the two parcels, what was their  
23 combined value of those?

24 MS. BOYER: Five million.

25 BOARD MEMBER HIRABAYASHI: So we're

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1 clauses.

2 I was trying to cover that in there, that  
3 this is only responding to, if they make  
4 changes to our bill or if there is a failure of  
5 due diligence we would do this, because I think  
6 you're right. Otherwise, we need to amend that  
7 in because we want to be abundantly clear,  
8 if -- I mean, the board's decision was, we  
9 think the property exchange is the better deal  
10 and that's what we should do. So I think we  
11 want to keep that foremost, but say, if you  
12 amend it anyway, then this is what the  
13 recommendation was.

14 Let me go look, or someone else can while  
15 we're talking here, but --

16 BOARD MEMBER HOOPER: Well, if I may make  
17 a point just kind of respectfully to what she  
18 said, Micah. Like, being in the real estate  
19 scene, assets -- like, my opinion could be that  
20 that land is worth significantly more as an  
21 asset because of timing of -- when we do  
22 certain things with other parts of downtown,  
23 the value of that should grow.

24 So I don't necessarily say it's -- like,  
25 from an asset, say that's an investment. We

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1 own that. That's something, and so --  
2 If we mark to market it right now, it's  
3 different. The unfortunate thing with real  
4 estate is we don't have ticker symbols on these  
5 things. We can't see it, just like Apple stock  
6 or anything like that, and so --  
7 Like, yes, understood that it's -- you  
8 know, in terms of today there is that appraised  
9 value and kind of -- we're talking about  
10 appraisals for what could be. But, I mean, you  
11 fast forward, you look at five years, if we  
12 accomplish everything that we are going to do  
13 and that we're set out to do, that land value  
14 should be more. It should be significantly  
15 more.  
16 So I just want to make sure that that's,  
17 like, noted in terms of us because it's just --  
18 some people might view land differently. I  
19 mean, the people that buy land sit on it for  
20 30 years and it's worth 40, 50x what it could  
21 be, or it could be worth less. It's just --  
22 it's an investment as well.  
23 THE CHAIRMAN: Anybody else can comment.  
24 I'm reading the whereas clauses because I --  
25 MS. BOYER: I think the -- on Page 2,

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1 where it says, City Council Ordinance --  
2 pending before Council, authorizes the purchase  
3 as an alternative, I think this is where it  
4 should say, "City Council Ordinance 2025-0319  
5 recommends the property exchange as authorized  
6 by Resolution 2025-02-05; however, also  
7 authorizes the purchase as an alternative if  
8 amended by Council," or we can -- I think  
9 that's the paragraph to work with that we need  
10 to rewrite, but --  
11 THE CHAIRMAN: Either that or the whereas  
12 above it where we reaffirm 2025-02-05, but --  
13 either way, something needs to go in one of  
14 those two whereas clauses.  
15 MS. BOYER: Okay.  
16 BOARD MEMBER FETNER: Can I ask a  
17 question?  
18 What's the status of the option on the  
19 parcel next to the bridge? Is that still  
20 included in this?  
21 MS. BOYER: It is still included.  
22 BOARD MEMBER FETNER: Okay.  
23 MS. BOYER: Mr. Chairman?  
24 THE CHAIRMAN: Yes, ma'am.  
25 MS. BOYER: We can do it one of several

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1 ways. I mean, if you can give me three  
2 minutes, I can write something, but I can't  
3 write and talk at the same time very well --  
4 THE CHAIRMAN: Right.  
5 MS. BOYER: -- or do you want to go on to  
6 some of the other resolutions and then come  
7 back --  
8 THE CHAIRMAN: Well, I want to make  
9 sure --  
10 MS. BOYER: We can talk about this --  
11 THE CHAIRMAN: Right. I want to make sure  
12 we stay within this portion of the meeting --  
13 MS. BOYER: Okay.  
14 THE CHAIRMAN: -- the CRA meeting, so -- I  
15 think you also need to speak on 3G, correct?  
16 MS. BOYER: Yes. So just give me a second  
17 here.  
18 THE CHAIRMAN: Sure. Let's just take a  
19 couple of minutes.  
20 And I think if everybody could read the  
21 top two whereas provisions on Page 2 of 3,  
22 and -- and just be ready to receive the CEO's  
23 comments.  
24 (Brief pause in the proceedings.)  
25 MS. BOYER: I think I have an easy way of

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1 doing that right now.  
2 THE CHAIRMAN: We're all ears.  
3 MS. BOYER: Well, let me just finish the  
4 whole sentence.  
5 (Brief pause in the proceedings.)  
6 MS. BOYER: Okay. So here's what I would  
7 suggest: "Whereas, City Council Ordinance  
8 2025-0319, pending before City Council,  
9 effectuates the preference of the DIA board to  
10 move forward with the property exchange. It  
11 also then authorizes the purchase of 801 Bay  
12 [sic] as an alternative to acquisition through  
13 property exchange if so amended by Council."  
14 I mean, that kind of makes it clear that  
15 your preference is still -- and that's what the  
16 bill does.  
17 THE CHAIRMAN: One more time for me,  
18 please.  
19 MS. BOYER: "Whereas, City Council  
20 Ordinance 2025-0319, pending before City  
21 Council, effectuates the preference of the DIA  
22 board to move forward with the property  
23 exchange. It also" -- and then go back to the  
24 language there -- "authorizes the purchase of  
25 801 West Bay as an alternative to acquisition

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1 through property exchange if so amended by  
2 Council."  
3 THE CHAIRMAN: Any questions on that  
4 language?  
5 MS. BOYER: Do you think that gets us  
6 there?  
7 And then I'm going to suggest we do  
8 something similar down in the operative  
9 paragraph.  
10 THE CHAIRMAN: Agreed.  
11 BOARD MEMBER HEAVENER: Just for clarity,  
12 I may have mis-listened, which my wife tells me  
13 I do often, but was it in the 2025-02-05  
14 section, the very top one, or the second --  
15 THE CHAIRMAN: The second --  
16 MS. BOYER: The second one, where I'm  
17 talking about the ordinance.  
18 BOARD MEMBER HEAVENER: Okay.  
19 Thank you.  
20 BOARD MEMBER HOOPER: Do we need to list  
21 the ordinance number when we voted, like in  
22 reference to that on -- on, like, the  
23 preference of the DIA board?  
24 THE CHAIRMAN: So what we have is -- we  
25 have Resolution 02-05 and 02-04. Those are

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1 suggestion that we don't -- just don't change  
2 it? Because then you'd have to change  
3 Section 3, which is saying that the -- the  
4 average of the three is the reasonable cash  
5 purchase price --  
6 THE CHAIRMAN: Yeah, I don't -- I don't  
7 have a problem with that. I think, if we're  
8 going to do that, then we should say "up to,"  
9 in front of 6,957,000 in the Section 2  
10 paragraph.  
11 Any comments there, Ms. Boyer?  
12 MS. BOYER: No, I'm fine with that.  
13 THE CHAIRMAN: Okay. Any more discussion  
14 before we try to tackle this?  
15 MS. BOYER: Well, I'm still writing on  
16 Section 2 and 3, so give me a second.  
17 THE CHAIRMAN: Okay.  
18 MS. BOYER: Let me try to get it right so  
19 I can read the whole thing for you.  
20 BOARD MEMBER HOOPER: I'm in agreement  
21 with the "up to," just based on the discussion  
22 in the committee of the whole.  
23 BOARD MEMBER WOHLERS: Should we add the  
24 "up to" in Section 3, too, as well? "The DIA  
25 finds and recommends that an average of up to

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1 then put into City Council Ordinance 2025-0319,  
2 correct?  
3 MS. BOYER: They are part of it, yeah.  
4 They are attached to it and incorporated in it.  
5 BOARD MEMBER HOOPER: Right. Okay. So  
6 it's just referencing that?  
7 THE CHAIRMAN: Uh-huh.  
8 BOARD MEMBER HOOPER: All right. Good  
9 deal.  
10 THE CHAIRMAN: I was thinking the same  
11 thing.  
12 So from this discussion, I see we need an  
13 amendment on that particular whereas clause, as  
14 stated by the CEO; likely an amendment to  
15 reduce the purchase price number in the  
16 Section 2 paragraph to \$6,950,000, even, right?  
17 MS. BOYER: Correct.  
18 THE CHAIRMAN: We don't need to do that in  
19 the last whereas clause because that number  
20 is -- \$6,957,000 is, in fact, the average of  
21 the appraisals, so we're not changing that  
22 number?  
23 MS. BOYER: Correct.  
24 THE CHAIRMAN: Okay.  
25 BOARD MEMBER FETNER: Can I make a

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1 the three appraised values is a reasonable" --  
2 should we include it there to or no?  
3 I mean, we're saying it's reasonable, but  
4 should we say "up to" in there as well?  
5 BOARD MEMBER HOOPER: I don't know if that  
6 changes -- is that -- because the --  
7 BOARD MEMBER WOHLERS: I'm just wondering  
8 if that gives the CEO the discretion to do it  
9 at a lower value.  
10 MS. BOYER: Which paragraph?  
11 THE CHAIRMAN: On Section 3.  
12 BOARD MEMBER WOHLERS: Section 3.  
13 THE CHAIRMAN: I think it's okay.  
14 MS. BOYER: I think Section 3 needs to  
15 have a number. The recommendation --  
16 BOARD MEMBER WOHLERS: That's what I was  
17 getting --  
18 MS. BOYER: -- needs to have a number.  
19 BOARD MEMBER WOHLERS: That's what I was  
20 getting at.  
21 MS. BOYER: But the -- 2 and 4 -- 4 is  
22 just leaving it up to Council, just saying --  
23 THE CHAIRMAN: Right.  
24 MS. BOYER: -- to move forward.  
25 THE CHAIRMAN: But we want 2 to say "up

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1 to." I think 3 should have the same language,  
2 "up to."  
3 BOARD MEMBER WOHLERS: Yeah, that's what  
4 I'm saying.  
5 BOARD MEMBER FETNER: I would just move 3  
6 ahead of 2, and then it should flow better.  
7 MS. BOYER: Well, but -- so 2 is -- what  
8 I'm going to suggest is reversing the sentence.  
9 So the part where -- "in the event the exchange  
10 is rejected during due diligence" --  
11 I'm going to start with this and say, "In  
12 the event the exchange is approved by Council  
13 but the City parcel is rejected during due  
14 diligence, the DIA authorizes this purchase,"  
15 because then we're saying -- we're starting  
16 with "in the event the exchange is authorized,"  
17 and then the next one is, In the event Council  
18 amends the bill to require a purchase, then  
19 this is what we're doing.  
20 So we're starting with the kind of  
21 alternatives and we're laying them out in the  
22 beginning.  
23 My apologies as -- this is what happens  
24 when we do a late afternoon, on-the-fly  
25 drafting.

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1 BOARD MEMBER BAILEY: I agree.  
2 BOARD MEMBER HOOPER: I mean, the  
3 pattern just of the -- frankly, the price  
4 coming down the last couple of months -- if you  
5 remember, I think it started at 10.5 or so, so  
6 we need to have that to protect the negotiation  
7 on the --  
8 THE CHAIRMAN: So we've got the amended  
9 language the CEO stated on the second whereas  
10 clause on Page 2 of 3, then sort of a reversal  
11 of the sentence of Section 2.  
12 And I'm going to ask you to read that  
13 again.  
14 And then a change in Section 3 so that it  
15 doesn't just reference the average of the three  
16 appraised values but specifically says up to  
17 6,957,000.  
18 BOARD MEMBER HEAVENER: Based on three  
19 appraisals.  
20 MS. BOYER: So do you want to delete the  
21 whole reference to the fact that we did the  
22 three -- averaged the three?  
23 THE CHAIRMAN: No, I think it can say --  
24 MS. BOYER: It can say both.  
25 THE CHAIRMAN: Yeah.

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1 BOARD MEMBER BAILEY: Is there any reason  
2 we would not want to just amend Section 3 to  
3 mirror the number in Section 2 specifically?  
4 MS. BOYER: Because Council wants to set  
5 their own price.  
6 THE CHAIRMAN: No, that --  
7 MS. BOYER: They've been very explicit.  
8 In section --  
9 THE CHAIRMAN: That's 4.  
10 MS. BOYER: Oh, that's Section 4.  
11 In Section 3, no, it could just mirror.  
12 THE CHAIRMAN: I think it should.  
13 MS. BOYER: So what have you come up with  
14 as the language you want mirrored?  
15 THE CHAIRMAN: I think what we'd like to  
16 see in Section 3 is -- rather than just a  
17 general reference to an average of the three  
18 appraised values, I would -- I think what I'm  
19 hearing -- and please chime in however you need  
20 to -- that what we would like Section 3 to say  
21 is, DIA finds and recommends that a reasonable  
22 cash purchase price for 801 West Bay Street is  
23 up to 6,957,000.  
24 BOARD MEMBER WOHLERS: Yep.  
25 BOARD MEMBER HOOPER: Yeah.

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1 MS. BOYER: So it can say "finds and  
2 recommends that an average of the three  
3 appraised values up to" --  
4 THE CHAIRMAN: I think Section 3 -- and  
5 I'm the Chair, so I'm not making a motion, but  
6 Section 3, I think, should say, "The DIA finds  
7 and recommends that a reasonable cash purchase  
8 price for 801 West Bay Street is an average of  
9 the three appraised values up to 6,957,000."  
10 Does that sound right?  
11 BOARD MEMBER HOOPER: You're the attorney.  
12 MS. BOYER: So I have a -- okay. I can  
13 try these.  
14 THE CHAIRMAN: Okay.  
15 MS. BOYER: Do you want me to -- let's see  
16 if I can read it.  
17 THE CHAIRMAN: Which one are you reading,  
18 Section 2?  
19 MS. BOYER: I'm going to start with -- I'm  
20 going to start on Page 2 of 3. Okay?  
21 THE CHAIRMAN: Uh-huh.  
22 MS. BOYER: The top whereas -- everything  
23 on Page 1 stays the same.  
24 On Page 2, the top whereas clause stays  
25 the same.

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1 The second whereas clause reads: "City  
2 Council Ordinance 2025-0319, pending before  
3 City Council, effectuates the preference of the  
4 DIA board to move forward with the property  
5 exchange. It also authorizes the purchase of  
6 the 801 West Bay Street parcel as an  
7 alternative to acquisition through a property  
8 exchange if so amended by Council."

9 Then the next whereas clause remains the  
10 same. You are not striking the 7-. We're  
11 leaving the 7- in there.

12 THE CHAIRMAN: Correct.

13 MS. BOYER: Section 1 of the operative  
14 language remains the same.

15 Section 2 now begins with the words, "In  
16 the event the exchange parcel is" -- "In the  
17 event the exchange is approved by City Council  
18 but the City-owned parcel is rejected during  
19 due diligence, the DIA authorizes its Chief  
20 Executive Officer to take all necessary steps  
21 to acquire it" -- blah, blah, blah -- "for a  
22 purchase price of up to 9,650,000 [sic].

23 THE CHAIRMAN: 6,950,000.

24 MS. BOYER: 6,950,000. Pardon me.

25 BOARD MEMBER WOHLERS: It's 957-.

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1 "In the event the exchange is approved by  
2 City Council but Riverfront Plaza, pad B, is  
3 rejected during due diligence, the DIA  
4 authorizes" -- et cetera -- "for a purchase  
5 price of up to \$6,957,000."

6 Now Section 3. "In the event City Council  
7 amends 2025-0319 to require a direct cash  
8 purchase, the DIA recommends that a reasonable  
9 cash purchase price is an average of the three  
10 appraised values up to \$6,957,000 for 801 West  
11 Bay." I should move "801 East Bay" up.

12 THE CHAIRMAN: Correct.

13 MS. BOYER: But I think we have it.

14 THE CHAIRMAN: Yep.

15 Everyone clear?

16 MS. BOYER: Everyone good?

17 THE CHAIRMAN: Okay. I need a motion to  
18 amend as described and stated by the CEO.

19 BOARD MEMBER HIRABAYASHI: Motion to  
20 amend.

21 BOARD MEMBER HEAVENER: Second.

22 THE CHAIRMAN: So any comments on the  
23 amendment or questions?

24 BOARD MEMBERS: (No response.)

25 THE CHAIRMAN: We're good. We've got it

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1 THE CHAIRMAN: 957-.

2 MS. BOYER: I'm putting my glasses on.  
3 6,957,000. So we're leaving the 7- in.

4 THE CHAIRMAN: Yes.

5 MS. BOYER: Okay. Do you want me to read  
6 that one again?

7 Are you okay? Did you get it?

8 THE REPORTER: Yes.

9 MS. BOYER: Okay.

10 BOARD MEMBER FETNER: One question.

11 Sorry.

12 Is the exchange parcel -- is this only if  
13 in due diligence that Plaza -- pad B is -- so  
14 if -- it doesn't deal with the option at all?

15 MS. BOYER: It does not --

16 BOARD MEMBER FETNER: Would it make sense  
17 to just list --

18 MS. BOYER: There is no financial  
19 consequence for rejection of the option price.

20 BOARD MEMBER FETNER: Okay. I would  
21 probably just say "Riverfront Plaza, pad B,"  
22 just to be very specific, than "exchange  
23 parcel."

24 MS. BOYER: Okay. Let's try it again,  
25 then.

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1 down.

2 BOARD MEMBER BAILEY: I just have a really  
3 quick question. It is my understanding that  
4 the developer today in the committee meeting  
5 reduced the purchase price to 6.95. Are we  
6 leaving the 6.957 just in case? Is that the  
7 idea?

8 THE CHAIRMAN: Yes. And qualifying it  
9 with the "up to."

10 MR. KELLEY: But that's not confused with  
11 the 6,350,000 number which is entirely  
12 different.

13 THE CHAIRMAN: Right.

14 Any more questions --

15 BOARD MEMBER HOOPER: I just have one  
16 more, and I might have missed this, and --  
17 sorry. What happens if the 801 Bay Street  
18 fails our due diligence or UF's due diligence  
19 or anything like that? Do we need to have  
20 that --

21 MS. BOYER: No, because what happens is,  
22 UF is doing due diligence, we have a due  
23 diligence period on 801 that is coterminous  
24 with UF's. If UF rejects it, we reject it, and  
25 all bets are off.

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1 BOARD MEMBER HOOPER: Okay.  
2 MS. BOYER: We're done.  
3 THE CHAIRMAN: All right. Back to the  
4 amendment. Any other questions on the  
5 amendment?  
6 BOARD MEMBERS: (No response.)  
7 THE CHAIRMAN: All those in favor of the  
8 motion to amend as stated, signify by saying  
9 aye.  
10 BOARD MEMBERS: Aye.  
11 THE CHAIRMAN: Any opposed?  
12 BOARD MEMBERS: (No response.)  
13 THE CHAIRMAN: All right. So the  
14 resolution, 2025-05-07, as amended, I'll  
15 entertain a motion.  
16 BOARD MEMBER HEAVENER: Move to approve as  
17 amended.  
18 BOARD MEMBER BAILEY: Second.  
19 THE CHAIRMAN: Any further discussion?  
20 BOARD MEMBERS: (No response.)  
21 THE CHAIRMAN: All right.  
22 Mr. Wohlers, how do you vote?  
23 BOARD MEMBER WOHLERS: In favor.  
24 THE CHAIRMAN: Ms. Bailey.  
25 BOARD MEMBER BAILEY: In favor.

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1 Mr. Kelley was presenting on Juliette Balcony.  
2 Juliette Balcony is a Downtown  
3 Preservation and Revitalization Program  
4 project. That particular project -- that  
5 particular program, as adopted in the Ordinance  
6 Code, contemplates the funding is from the  
7 General Fund. It is a replacement of the old  
8 historic trust fund legislation.  
9 So there once was a historic trust fund  
10 that was funded a million dollars a year by the  
11 City, and then -- that's all you could use.  
12 And then they -- nobody was using it because a  
13 million dollars wasn't getting any project  
14 done, and so it was just sitting.  
15 So then they changed the program to make  
16 the criteria that Mr. Kelley worked on  
17 extensively. We worked with several Council  
18 members on it at the time.  
19 The program that was adopted has multiple  
20 component pieces of it, but it was always  
21 envisioned that it was more money than the  
22 Tax Increment District had, and it was not  
23 something we could fund, so it went through,  
24 and it says that it's (noise interruption.)  
25 Okay. That being the case, the Juliette

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1 THE CHAIRMAN: Mr. Heavener.  
2 BOARD MEMBER HEAVENER: In favor.  
3 THE CHAIRMAN: Ms. Fetner.  
4 BOARD MEMBER FETNER: In favor.  
5 THE CHAIRMAN: Mr. Hirabayashi.  
6 BOARD MEMBER HIRABAYASHI: In favor.  
7 THE CHAIRMAN: Mr. Hooper.  
8 BOARD MEMBER HOOPER: In favor.  
9 THE CHAIRMAN: And I, too, am in favor, so  
10 Resolution 2025-05-07, as amended, passes  
11 unanimously.  
12 Thank you for the discussion and the  
13 questions. All very important. And I will  
14 make sure I take a hard look at this resolution  
15 before I sign it, right, Ava?  
16 MS. HILL: Yes.  
17 THE CHAIRMAN: Okay. Moving on to item  
18 3G, Resolution 2025-05-08, another late  
19 addition for our TID funding priorities.  
20 And I'll let Ms. Boyer try to explain  
21 this.  
22 MS. BOYER: Well, those of you who were  
23 just in the recent meeting probably heard  
24 plenty of it and understand where it's coming  
25 from, but yesterday in Finance Committee

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1 Balcony project came to this board for  
2 consideration. It is a DPRP project. It would  
3 be using that General Fund money. The  
4 legislation that's filed before City Council  
5 requests the General Fund money.  
6 The City Council Finance Committee was  
7 very concerned that they don't have the money  
8 and has DIA set priorities, and does the Tax  
9 Increment District have more money that --  
10 can't we pay for this incentive? And some  
11 members were concerned that -- they wanted us  
12 to use the money for small incentives. One  
13 member said, well, help us find other money  
14 downtown; maybe we should cut the Emerald Trail  
15 money; maybe we should cut Riverfront Plaza  
16 money; maybe we should cut some other incentive  
17 money; you need to come back to us and tell us  
18 your priorities.  
19 I had a conversation with the board Chair  
20 and I said, well, do we want to go back and  
21 look at that whole list of things that we  
22 talked about that we have funded previously and  
23 see whether we are going to revisit Shipyards  
24 West and other things in order to address this?  
25 And our joint conclusion was, no, we spent

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1 three months of having, first, a board workshop  
2 where I inundated you all with the whole list  
3 of the 30 or 40 projects that we fund and  
4 programs and talked about how much we allocate  
5 to them each year, and here's what this one is  
6 and what that one is. And then we came back  
7 the next month, another noticed meeting, at  
8 which we said, these are going to be our  
9 priorities and here's why: They're in the  
10 Core, they're City-owned properties that we're  
11 going to put back on the tax roll and put back  
12 in service by using the money to help  
13 incentivize them as opposed to incentivizing  
14 something else.

15 Those were two factors that were really  
16 influencing the choice of the two projects that  
17 we were funding with next year's funds. The  
18 other thing we were funding is Phase 2 of the  
19 Forsyth and Adams road conversion project  
20 that's already under construction. And the  
21 Phase 2 is the tree planting and the  
22 streetscape and the sidewalk enhancements and  
23 that part of it. So there wasn't a thought  
24 that we should realign or change those  
25 priorities.

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1 So what I drafted is a resolution that you  
2 have before you. It's basically a statement  
3 that we are confirming that we are sticking  
4 with the priorities we established and that we  
5 do not have extra Tax Increment funding this  
6 year or next year that can be used to fund  
7 Juliette Balcony, except the 1.2 million that  
8 is in the Other Core Incentives. It is subject  
9 to the revenue materializing that would make it  
10 available. So it wouldn't be available until  
11 at least mid-year '26, if it is, and so it says  
12 that also in this resolution.

13 What I can tell you is there is -- and I  
14 had committed and mentioned it to some folks  
15 here -- there is some money -- the question  
16 that was posed to me, it was all about the Tax  
17 Increment District, what's in the Tax Increment  
18 District. This is Tax Increment District.

19 There is \$2 million in the Economic  
20 Development Fund that is just sitting there  
21 from a project that has defaulted and is not  
22 performing, moving forward. I advised one of  
23 the Finance Committee members of that money and  
24 its availability. So if they want to use that  
25 money, it's fine. It's Economic Development

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1 What I drafted was a -- so let me back up  
2 then. There is, in next year's proposed  
3 budget, 1.2 million that we called "Other  
4 Northbank Core Incentives." So that certainly  
5 could be used to backfill the Juliette Balcony  
6 General Fund appropriation if we chose to do  
7 that and offer that or Council chose to do  
8 that.

9 But in fairness, we did not do a  
10 competitive evaluation as to whether -- for  
11 that limited resource, would we choose to do  
12 Juliette or would we choose to do two or three  
13 other projects that are in our pipeline being  
14 reviewed?

15 We are simply operating on the premise  
16 that Council adopted a program -- I've got  
17 guidelines I'm supposed to follow, I can't turn  
18 a developer away at the door that brings me a  
19 project that complies with that guideline. I  
20 need to process it and make a recommendation to  
21 Council. They can turn it away, but it's  
22 really not within our jurisdiction to turn it  
23 away unless we think it's a bad project. But  
24 if it's a good project and it complies, then we  
25 brought it forward.

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1 Fund money which is General Fund money. They  
2 took it from the General Fund, put it there.  
3 We can't spend it for anything else. And the  
4 project it was appropriated for is defunct. So  
5 if you want to use that money, go ahead, but  
6 that would be -- they would have to do that  
7 appropriation. I can't -- I mean, the board  
8 could recommend it, but I really thought -- on  
9 the fly, I didn't want to get into you making a  
10 recommendation one way or the other, so I've  
11 just advised them that it's there if they want  
12 to use it.

13 The resolution advises them, we don't want  
14 to change our priority and push Juliette  
15 Balcony ahead of Riverfront Plaza or Snyder  
16 that are City-owned assets that we're trying to  
17 get activated and back on the tax roll.

18 That's what it says. I don't know if you  
19 agree with it. Feel free -- here we go  
20 again -- amend or change as you feel  
21 appropriate, but they did ask us to give them  
22 an answer before Tuesday night, which is City  
23 Council, when they're going vote on Juliette  
24 Balcony.

25 THE CHAIRMAN: Thank you.

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1 And I'll just add to -- to add some  
2 context to the discussion I had with the CEO, a  
3 couple of things. This project is in a program  
4 that has guidelines and parameters and -- and  
5 we processed it -- staff processed it, we  
6 approved it based on that program and those  
7 guidelines. It's supposed to come from the  
8 General Fund. That's how that particular  
9 program is set up.

10 I had recognized and I'm sensitive to the  
11 City Council's concerns about the General Fund,  
12 general revenue, I understand that.

13 I also -- you know, I wanted to respect  
14 the work and the decision that this board made  
15 not only on this particular project but on the  
16 priorities, and remind the board that many of  
17 those decisions were based on specific  
18 direction and feedback we got from the Special  
19 Committee when it was meeting more regularly  
20 about prioritizing Urban Core projects of  
21 significance that would bring in all of the  
22 things that we always talk about; you know,  
23 work, play, live, and -- and all of those  
24 things.

25 So I was not in a position, I didn't feel,

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1 the Core and a lot of other things that really  
2 came to a consensus that would be the best use  
3 of the money, but it would seem to me that if  
4 we were to take this project in isolation and  
5 start moving money around, then it -- you know,  
6 you look at, how did the project get to where  
7 it was and what was it competing against, and I  
8 don't think from a process standpoint it would  
9 be good to jump the tracks and say, didn't go  
10 through that track; it was on this one. We  
11 knew it was funded, but now it has to go on  
12 this and compete with potentially other  
13 projects. And it was a -- if I remember --  
14 what was the amount of money? It was fairly  
15 substantial, wasn't it?

16 MS. BOYER: It's 2-and-a-half million.

17 BOARD MEMBER HIRABAYASHI: Yeah, 2 and a  
18 half, which in our world is a fairly big chunk  
19 of money for that particular use -- use of  
20 money, so I would support this resolution.

21 BOARD MEMBER WOHLERS: Yeah. If I could,  
22 as Finance and Budget Committee Chair, we  
23 worked really hard as a group to set forth our  
24 priorities for this project for this year. And  
25 if we open the door here for a change in

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1 to tell the CEO, yeah, let's do something  
2 different. I feel like we made those decisions  
3 based on information that we were provided at  
4 the time that -- to me, it's still good  
5 information, and based on the parameters and  
6 guidelines of the particular program.

7 So that's why Lori did her best to draft  
8 this up because I think it reaffirms the work  
9 that we've done while acknowledging that it may  
10 be a difficult decision and there may be some  
11 options down the line.

12 I'm not comfortable with kind of playing a  
13 shell game of moving money around just because  
14 we've been asked a question. I think we can  
15 answer the question with respect for the  
16 question and for -- with respect for the work  
17 that we've done.

18 I'll invite any comments or questions.

19 BOARD MEMBER HIRABAYASHI: I'd just like  
20 to add that, you know, based on what the Chair  
21 said in that context -- well, a couple of  
22 things.

23 You know, I know that a lot of work went  
24 into this budget for the DIA and the proposed  
25 allocation of funds, and -- and it emphasized

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1 legislation, I worry that we open the door for  
2 many future projects coming down the pike --  
3 make an exception now. Well, why won't we make  
4 an exception in the future?

5 And if you weren't at the last  
6 committee -- the committee of the whole  
7 meeting, Micah got up and spoke and made a  
8 really great point where -- one of the  
9 questions was asked of us, well, why don't you  
10 not fund Riverfront Plaza B [sic] and do 30  
11 \$1 million projects? Well, we don't have the  
12 staff capacity to do that.

13 And I think what's important here is that  
14 we speak united as a board and remind Council  
15 of the DPRP program and the guidelines that  
16 they agreed to follow, and this project meets  
17 all those guidelines, and that's what we  
18 recommended.

19 THE CHAIRMAN: Go ahead.

20 BOARD MEMBER BAILEY: To my mind, this  
21 project was reviewed through the lens of DPRP,  
22 it was approved as a DPRP project, and  
23 submitted to Council as such. And from what I  
24 understand, it -- it just does not make sense  
25 to come back and unilaterally then --

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1 I mean, honestly, even allocating the  
2 million that we have set aside for future  
3 Core -- North Core projects, and saying, well,  
4 now we want to make those funds available for a  
5 project that was approved via another vehicle  
6 and potentially shut out other future projects  
7 that might be a better use of those funds, we  
8 don't know, because we haven't had a chance to  
9 evaluate those projects, it just does not feel  
10 like a smart move to me.

11 BOARD MEMBER FETNER: Just from a process  
12 standpoint, how does this -- how does -- how  
13 did the Juliette Balcony -- how did the  
14 decision get made to go through the DPRP route  
15 versus some other incentive that's controlled  
16 by the DIA?

17 MR. KELLEY: Through the Chair to Board  
18 Member Fetner, so it was an application for --  
19 generally, the applicants apply for funding  
20 under a specific program. The applicant, Alan  
21 Cottrill, is very familiar. He's well-versed  
22 in the DPRP program in that he has served as  
23 the contractor, but he's also served as kind of  
24 an owner's rep in helping submit for  
25 verification and funding on other DPRP-funded

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1 Ms. Fetner, not really. I mean, it is not --  
2 there's a lot of money in the General Fund  
3 reserves, but the question is whether it's  
4 appropriate to use them and how you set  
5 properties at the Council level, right?

6 And so it's squarely within their role to  
7 make a decision, whether restoring historic  
8 buildings is a better use of General Fund  
9 resources right now than building a jail or  
10 than doing something else they're doing, right?  
11 That is the public policy role at that level.

12 BOARD MEMBER FETNER: Right.

13 MS. BOYER: And to the extent they have  
14 not imposed a moratorium on this program, which  
15 they certainly have every right to do, is to  
16 say, we don't want to process any more  
17 applications, we don't want to see them, we  
18 don't have the resources for two years. Fine.  
19 But that's -- that has not happened, so that's  
20 why we put them in the position of having to  
21 make a tough decision: Do they want to spend  
22 reserves and restore the historic building or  
23 do they want to turn it down? And their  
24 version of that was, let's punt it back to DIA  
25 and see if DIA can figure out a way to pay for

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1 projects. So he had a lot of familiarity with  
2 the program and came to us with an application  
3 for that, knowing the extensive work and costs  
4 associated with it for the redevelopment of  
5 that building.

6 BOARD MEMBER FETNER: Great.

7 And has the developer come in for a  
8 different incentive that DIA is in control of?

9 MR. KELLEY: That developer has not,  
10 although we anticipate that -- he has a ground  
11 floor restaurant tenant that in all likelihood  
12 will come in for FAB-REP program funding, which  
13 they are eligible for.

14 The program specifically points out that  
15 different programs may be stacked, but not --  
16 he can't count the same expense towards  
17 different programs, but as long as they're  
18 unique expenses you can apply for different  
19 programs in the same building.

20 BOARD MEMBER FETNER: Right.

21 And then when we recommended the DPRP  
22 grant, was there funding available at that time  
23 in the General Fund's DPRP, or do we, like --  
24 do we look at that beforehand?

25 MS. BOYER: Through the Chair to

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1 it.

2 BOARD MEMBER FETNER: Right.

3 But it's not our grant program to pay for,  
4 the DPRP? That's through the --

5 MS. BOYER: Correct.

6 It does benefit downtown. No question.  
7 They're downtown buildings, and it benefits  
8 downtown, and we'd love to see these small  
9 business locations restored.

10 BOARD MEMBER FETNER: Right.

11 And I think this project is really  
12 phenomenal, and I'd love to see it happen and  
13 be supported, but if it's not in our -- it's  
14 not in our lane to be handing out the DPRP  
15 grants.

16 MS. BOYER: But bear in mind that I gave  
17 them another source for the 2 million.

18 BOARD MEMBER FETNER: Right.

19 And I think -- I liked your idea of  
20 recommending that and putting that in the  
21 resolution, so I think I'll make that amendment  
22 when it comes to --

23 MS. BOYER: I did not put it in the  
24 resolution, actually.

25 BOARD MEMBER FETNER: But you would like

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1 to put it in, though, right?

2 MS. BOYER: I would not.

3 BOARD MEMBER FETNER: You would not?

4 MS. BOYER: Simply because I don't want

5 the -- it's a hot potato, and I don't want the

6 board to engage in it. There's no reason you

7 need to. And it's in the Downtown Economic

8 Development Fund, and they know that it's

9 there, so it's up to them if they want to use

10 it.

11 BOARD MEMBER HOOPER: So they're likely --

12 I like to simplify these things. So they're

13 likely just going to send it back to us; is

14 that what they're saying? Effectively, if they

15 vote no to this, it comes back to us, and then

16 we say we can use that \$2 million --

17 MS. BOYER: Through the Chair, no, that's

18 not what's going to happen. It is now moved

19 out of committee and it's gone to Council.

20 BOARD MEMBER HOOPER: Okay.

21 MS. BOYER: So at Council, they will vote

22 it up with an amendment to use funding rather

23 than from General Fund reserves from this other

24 Downtown Economic Development Fund source,

25 which they can do, and that takes their

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1 They could talk about a facade grant, they

2 could talk about other things, but I think,

3 based on what I've heard the developer say, he

4 can't afford to do -- the project is not

5 economically feasible without this. So my

6 guess is they would not move forward, but, you

7 know, I don't know.

8 THE CHAIRMAN: I think, too, this is

9 similar to other projects in this program where

10 we've done our part, we've done our work, and

11 the developer needs to do his work in, you

12 know, talking to Council members and explaining

13 the importance of this.

14 And I think all the comments we've made

15 about, you know, how the program works and how

16 this board goes about its business are

17 appropriate.

18 To Ms. Bailey's comment, you know, I would

19 only agree with the first whereas clause on

20 Page 2 of 2 if it has the language that it has,

21 which is "may" and "could." You know, it's --

22 we're not saying that that's what we'll do. We

23 don't even know the -- that that revenue will

24 be there.

25 And I agree with the CEO's comment about

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1 amendment to do that, or they could vote it

2 down and change their vote at Council because

3 we didn't come up with any other source, but

4 it's not a "send it back to us." They could

5 defer it at Council.

6 THE CHAIRMAN: They could also approve it.

7 MS. BOYER: Right. They could just

8 approve it and pay it out of reserves.

9 BOARD MEMBER HOOPER: Which is the

10 expectation, I guess, when we were voting on

11 this, is that they would approve it because it

12 hits the check marks, right? So I'm --

13 I guess my question is, what happens if

14 they don't approve it? Because then I -- I see

15 sort of, like, the leakage and seepage into

16 Snyder and -- and that area, just --

17 MS. BOYER: So the --

18 BOARD MEMBER HOOPER: -- as we've ranked

19 kind of those. I do see it as important.

20 Maybe they don't need the whole amount, maybe

21 Alan and his team can figure out something,

22 but --

23 MS. BOYER: What would happen if they

24 don't approve it is they certainly could come

25 back to DIA and talk about something else.

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1 the other possibility, and that may be

2 something either the Council addresses, or if

3 it -- if it is rejected outright and the

4 applicant comes back to staff and tries to

5 figure out another way forward.

6 BOARD MEMBER BAILEY: I guess my concern

7 would be -- is there a scenario where that

8 first whereas clause on Page 2 could be

9 construed as the board offering a million and

10 making that available to the Council, or is

11 this just simply going to be a statement

12 that there's a -- maybe there will be a

13 million, maybe not, just can't really say for

14 sure?

15 MS. BOYER: Through the Chair to

16 Ms. Bailey, yes, it could be construed that

17 way.

18 If you heard Mr. Joe Carlucci's comment at

19 the committee of the whole, he was planning to

20 take the whole 11 million that we had in next

21 year's budget, at the beginning of the year, in

22 advance of the year, and apply it to other

23 things. That is not the way the CRA budgets

24 work. The board gets to approve the budget.

25 They can put it in a contingency. They cannot

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1 let you use it for what you recommended it for.  
2 But until you get to the end of next  
3 calendar year and we have not come forward with  
4 any other use that they have approved,  
5 including if you as a board vote to use it for  
6 future years' debt reduction, that is a  
7 statutorily permitted use, that -- if the board  
8 decides you're using it for that, so any other  
9 financial obligation you have next year, then  
10 it cannot be swept.

11 So they -- and it is not, under statute,  
12 permissible to sweep it at the beginning of the  
13 year. So they're -- they're looking at the  
14 resources that the TIF has and trying to figure  
15 out ways to spend that for other things that  
16 might be their priorities.

17 So be aware of that next year. You're  
18 going to have a lot of interplay, but --

19 BOARD MEMBER HIRABAYASHI: Through the  
20 Chair, should that be in there at all, then,  
21 that that million dollars -- because when you  
22 read the -- you know, the first part of the  
23 resolution, it says we don't have the money.  
24 And then it says, well, it may materialize.

25 I just wonder, is that, you know,

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1 information -- literally, I got it between the  
2 last meeting and this meeting. And Northbank,  
3 which -- both Northbank and Southbank in our  
4 budget process we reduced by 10 percent out of  
5 caution. Northbank actually went up slightly.

6 So when you -- you'll see a new budget in  
7 June that we'll be giving you which will have  
8 more room in it because we're now predicting  
9 additional revenue.

10 Southbank went down just a hair, but not  
11 as much as the 10 percent that we took it down.

12 THE CHAIRMAN: Scott, you had something?

13 BOARD MEMBER WOHLERS: Yeah. I was going  
14 to go ahead -- do we have any -- I can make an  
15 amended motion to strike the whereas clause on  
16 Page 2. If anyone else has any further  
17 comments --

18 MS. BOYER: The top whereas --

19 BOARD MEMBER WOHLERS: The top whereas  
20 clause.

21 So I'd like to make an amendment for  
22 Resolution 2025-05-08 that the top whereas  
23 clause on Page 2 of 2 be removed from the  
24 resolution.

25 BOARD MEMBER HIRABAYASHI: Second.

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1 construed -- lead to an assumption that it may,  
2 it could, whatever, and -- you know, it seems  
3 to me, you know, we ought to be either one side  
4 or the other, and -- and that sort of comes in  
5 the middle and opens up a crack for, you know,  
6 being misinterpreted.

7 MS. BOYER: I would say we could delete  
8 that entire whereas clause now. And then when  
9 your budget is in front of them and they see  
10 something that says "Northbank Core Incentive,"  
11 there can be a discussion as to whether or not  
12 that could be used to backfill Juliette Balcony  
13 if they approve it.

14 And I will say, the other thing I offered  
15 up today is -- there's -- in our budget,  
16 there's always an amount called "Unallocated."  
17 That is kind of our adjusting entry, that,  
18 depending on whether our revenues come in as  
19 predicted -- which might be another 500,000  
20 that is available to you to use during the  
21 upcoming year, but it has to make it through  
22 the budget process first.

23 I'm going to give you a heads up in  
24 advance of something that I just shared with  
25 Mr. Wohlers. We got our first tax

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1 BOARD MEMBER BAILEY: Well --

2 THE CHAIRMAN: All right. We have a  
3 motion and a second on the amendment to remove  
4 the top whereas clause on Page 2 of 2.

5 Any other discussion or questions on the  
6 amendment?

7 BOARD MEMBERS: (No response.)

8 THE CHAIRMAN: Seeing none, all in favor  
9 of the amendment, signify by saying aye.

10 BOARD MEMBERS: Aye.

11 THE CHAIRMAN: Any opposed?

12 BOARD MEMBERS: (No response.)

13 THE CHAIRMAN: All right. So we  
14 have Resolution 2025-05-08 as amended.

15 I'll entertain a motion.

16 BOARD MEMBER HEAVENER: Move to approve.

17 BOARD MEMBER WOHLERS: Second.

18 THE CHAIRMAN: We have a motion and a  
19 second on 2025-05-08 as amended. Any other  
20 discussion or questions?

21 BOARD MEMBER HOOPER: I just have one more  
22 question. Sorry. We're going fast on this.

23 When we did -- and maybe, Micah and Scott,  
24 you can answer this. When we were going  
25 through that exercise of the ranks, were we

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1 making this decision under the impression that  
2 this was something that was sort of off our  
3 books? And so it's like, do we still, though,  
4 think that it's -- this is just passing it in  
5 the correct process. Like, it's going through  
6 the machine and it's doing it -- like, we're  
7 doing everything that we're supposed to do  
8 here. There's that.

9 If we don't have this amendment, like,  
10 we're doing something extra that really is not  
11 in our --

12 BOARD MEMBER HEAVENER: If it's okay, I'm  
13 going to paraphrase what I think has been said,  
14 but --

15 This is a City Council program. This is  
16 not a DIA program. We process these  
17 applications as they come in. If the Council  
18 doesn't want this program anymore, they can  
19 absolutely, to Ms. Boyer's point, put a halt to  
20 them. But until they do, we've got an  
21 obligation to process them.

22 But this was not -- as we go through our  
23 stacked rank, like, this was not even  
24 considered. Like, this was just, you know, a  
25 side project that -- based on City Council

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1 point on Mr. Hooper's question -- not to refer  
2 back to our plans too much, but it's all in  
3 there.

4 So from the BID strategy standpoint where  
5 we have years' tables, DPRP is not ever shown  
6 as being funded by DIA. So when we take the  
7 projection of revenue out over 20 years and  
8 have this list of projects that we're going to  
9 fund -- and some of it is facade grants are  
10 getting so much a year, and the Retail  
11 Enhancement Program is getting so much a year,  
12 and other capital projects that have dollar  
13 amounts associated with them that are  
14 prioritized and tabled out over the life of the  
15 CRA, DPRP doesn't appear because it was never  
16 in that list to be prioritized.

17 So when we were prioritizing, we're  
18 prioritizing from the things that were in the  
19 plan that are in the year's table. So Snyder  
20 is; Riverfront Plaza, pad B, is; the Retail  
21 Enhancement Program is; various others;  
22 Shipyards West is. DPRP doesn't appear.

23 MR. KELLEY: Nor does 225 Laura Street.

24 BOARD MEMBER HOOPER: Okay.

25 THE CHAIRMAN: All right. Any other

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1 programs --

2 BOARD MEMBER HOOPER: Effectively, doesn't  
3 affect our rank? Like, if what --

4 BOARD MEMBER WOHLERS: Correct.

5 BOARD MEMBER HOOPER: Okay. All right.

6 MR. KELLEY: If I may just touch on that a  
7 little bit.

8 Yeah, it's a City Council-approved  
9 program. We are the authors of it. It was  
10 intended to take the place of the existing  
11 HPR- -- Historic Preservation and  
12 Revitalization Trust Fund, which was funded by  
13 the General Fund. So by taking the place of  
14 the HPRTF, it, by virtue, was then understood  
15 that it would be funded by the General Fund.

16 So just for a point of clarity, to make  
17 sure that that's well understood, that it's --  
18 we are the author of it, we created it  
19 specifically to replace the HPRTF to be more  
20 effective in achieving the goal of what the  
21 HPRTF was intended to do, which it was failing  
22 miserably at, and so we created this program to  
23 take its place. It was approved by the City  
24 Council in 2020.

25 MS. BOYER: And to put a little finer

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1 questions or discussion?

2 BOARD MEMBERS: (No response.)

3 THE CHAIRMAN: All right. Mr. Wohlers,  
4 how do you vote?

5 BOARD MEMBER WOHLERS: In favor.

6 THE CHAIRMAN: Ms. Bailey.

7 BOARD MEMBER BAILEY: In favor.

8 THE CHAIRMAN: Mr. Heavener.

9 BOARD MEMBER HEAVENER: In favor.

10 THE CHAIRMAN: Ms. Fetner.

11 BOARD MEMBER FETNER: In favor.

12 THE CHAIRMAN: Mr. Hirabayashi.

13 BOARD MEMBER HIRABAYASHI: In favor.

14 THE CHAIRMAN: Mr. Hooper.

15 BOARD MEMBER HOOPER: In favor.

16 THE CHAIRMAN: And I, too, am in favor, so  
17 Resolution 2025-05-08, as amended, passes  
18 unanimously.

19 And that concludes the Community  
20 Redevelopment Agency portion of our meeting.

21 (The foregoing proceedings were adjourned  
22 at 5:10 p.m.)

23 - - -

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7 I, Diane M. Tropia, Florida Professional  
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9 stenographically report the foregoing proceedings and  
10 that the transcript is a true and complete record of my  
11 stenographic notes.

12

13

14

15 DATED this 1st day of June 2025.

16

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<b>year</b> <sup>[16]</sup> - 4:7, 55:10, 57:5, 59:6, 59:11, 63:24, 72:21, 72:22, 73:3, 73:9, 73:13, 73:17, 74:21, 79:10, 79:11 <b>year's</b> <sup>[4]</sup> - 57:17, 58:2, 72:21, 79:19 <b>years</b> <sup>[5]</sup> - 34:19, 37:11, 37:20, 67:18, 79:7 <b>years'</b> <sup>[2]</sup> - 73:6, 79:5 <b>yesterday</b> <sup>[2]</sup> - 13:20, 54:25 <b>yourself</b> <sup>[1]</sup> - 32:25

CITY OF JACKSONVILLE  
DOWNTOWN INVESTMENT AUTHORITY  
BOARD MEETING

Proceedings held on Wednesday, May 21, 2025,  
commencing at 5:10 p.m., Jacksonville City Hall, Lynwood  
Roberts Room, 117 West Duval Street, Jacksonville,  
Florida, before Diane M. Tropa, FPR, a Notary Public in  
and for the State of Florida at Large.

BOARD MEMBERS PRESENT:

PATRICK KRECHOWSKI, Chair.  
MICAH HEAVENER, Vice Chair.  
SONDRA FETNER, Secretary.  
SCOTT WOHLERS, Board Member.  
JOHN HIRABAYASHI, Board Member.  
CAMERON HOOPER, Board Member.  
CARRIE BAILEY, Board Member.

ALSO PRESENT:

LORI BOYER, DIA, Chief Executive Officer.  
STEVE KELLEY, DIA, Director of Development.  
INA MEZINI, Strategic Initiatives Coordinator.  
WADE MCARTHUR, DIA, Property Disposition Mgr.  
ALLAN DEVAULT, DIA, Project Manager.  
BILL DELANEY, City Council Liaison.  
JOHN SAWYER, Office of General Counsel.  
AVA HILL, Administrative Assistant.

- - -

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1 to do a disposition on, has become a popular  
2 parking spot, and an unregulated parking spot,  
3 and JSO has contacted us about it, other people  
4 have contacted us about it.

5 We have specifically authorized -- like,  
6 for example, Decca Live requested permission to  
7 park there for their opening nights. We  
8 coordinated it through Parks. They got the  
9 insurance that was required. That was all  
10 good, but now there are just people parking  
11 there on an unauthorized basis.

12 This is a request to use \$35,000 to fence  
13 the lot because the other barriers that we have  
14 have not been effective to keep unauthorized  
15 vehicles from parking there.

16 There will be multiple gates so it can  
17 still be used for events like the Jazz Festival  
18 and things like that, and also that it can be  
19 used for parking when somebody has permission  
20 and provides the insurance necessary to allow  
21 it to be used for parking, but we simply don't  
22 want unauthorized use for which we have  
23 liability.

24 THE CHAIRMAN: Thank you, Ms. Boyer.

25 Any questions?

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1 P R O C E E D I N G S  
2 May 21, 2025 5:10 p.m.  
3 - - -  
4 THE CHAIRMAN: We will move into the  
5 Downtown Investment Authority portion of our  
6 meeting, starting with the April 16, 2025, DIA  
7 advisory -- sorry -- DIA board meeting minutes.  
8 Do I have a motion?  
9 BOARD MEMBER WOHLERS: Move to approve.  
10 BOARD MEMBER HEAVENER: Second.  
11 THE CHAIRMAN: Any comments or questions  
12 on the minutes?  
13 BOARD MEMBERS: (No response.)  
14 THE CHAIRMAN: All those in favor, signify  
15 by saying aye.  
16 BOARD MEMBERS: Aye.  
17 THE CHAIRMAN: All right. The April 16th  
18 meeting minutes are approved.  
19 Moving on to Resolution 4B -- I'm sorry  
20 item 4B. I'm running out of steam. Resolution  
21 2025-05-05, Ford on Bay fencing.  
22 MS. BOYER: So this was Mr. Parola's  
23 resolution. I'm looking at my staff to see if  
24 anybody else is raising their hand.  
25 So I'm going to tell you what it is. The  
Ford on Bay property, which we eventually plan

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1 BOARD MEMBER HOOPER: I have a question.  
2 What type of fence is it going to be?  
3 Like, is it going to be a big chain fence?  
4 MS. BOYER: I hope not, but I don't know  
5 the answer. We're going to have to ask  
6 Mr. Parola that who was on the Chamber downtown  
7 trip.  
8 Allan knows.  
9 MR. DEVAULT: I believe he said in a  
10 committee meeting it would be a chain-link, but  
11 it would have a DIA --  
12 MS. BOYER: Banner?  
13 MR. DEVAULT: -- banner-type fence  
14 covering or something on it.  
15 MS. BOYER: So wind screening is required  
16 downtown.  
17 BOARD MEMBER HOOPER: Wind screening is?  
18 My only thought is, okay, so obviously you  
19 don't want cars on the lawn and stuff. I mean,  
20 I drive by that site every day, and it's -- at  
21 the moment, it's a pretty nice kind of lawn  
22 where you see people throwing, you know, balls  
23 to dogs and -- and all that stuff.  
24 Granted, I don't know if that's allowed  
25 because there might be insurance or, you

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1 know -- liability standpoint and stuff, but  
2 just making sure, like, there's -- it's not  
3 just going to be ugly because we just -- didn't  
4 we just get funds or something for the  
5 Blackstone building right there where they've  
6 got the outdoor seating? And so now they're  
7 just going to be looking at screenage [sic].

8 That's just my concern.

9 MS. BOYER: Valid concern.

10 It was something that we tried to leave  
11 open and has become an abuse problem. And as  
12 we are seeing more establishments right now --  
13 I think Mr. DeVault has two more on Bay Street.  
14 It's a terrific problem to have, that we have  
15 lots of people coming down here, but we're also  
16 trying to move them to the Yates garage where  
17 we have the voucher program.

18 And so it's one of those things that -- we  
19 do have regular event approvals through Parks,  
20 of people that use it. I mean, we don't want  
21 to have it just sit fallow. There's no reason  
22 to not have people use it. We just want the  
23 people that are --

24 It won't be for pickup. It will be for  
25 Group A wants to do organized soccer on Tuesday

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1 there were places not necessarily -- you know,  
2 where there's curb cuts that people were just  
3 driving onto the property. So it would  
4 literally be surrounded with bollards versus  
5 having, you know, a bollard where there's a  
6 curb cut or where there's a parking spot or  
7 something like that that people were driving --  
8 however they needed to get there, they were  
9 getting there.

10 MS. BOYER: It would be an expensive  
11 investment to put bollards, like, every 4 feet  
12 so that you couldn't get a vehicle between two.

13 BOARD MEMBER FETNER: Maybe you could do  
14 some kind of mix of the -- the fence and the  
15 bollard so that you could see the river from  
16 Bay Street instead of a chain-link fence?

17 MS. BOYER: If you need to defer this, you  
18 can defer it, but I can tell you that it's  
19 Risk Management and JSO that were asking us to  
20 do this.

21 From our perspective, we thought we could  
22 use it as an opportunity to kind of take the  
23 I Dig Jax concepts of, here's what's going on  
24 at Riverfront Plaza, here's what's going on at  
25 Shipyards West, here's what's going on --

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1 night, or whatever, and they'll come to Parks,  
2 and then -- then we say okay. I mean, we do  
3 not withhold our approval for it if they're  
4 going through somebody and just getting a  
5 permit that says you can be there.

6 THE CHAIRMAN: And I spoke to Mr. Parola  
7 and I expressed the same concerns. And,  
8 unfortunately, the way it was described to me  
9 is, really, this is a risk management issue and  
10 comments from JSO.

11 But the intention would be that -- if  
12 folks come and ask and they want to use it,  
13 that it would be open for use; it's public  
14 property.

15 Ms. Fetner.

16 BOARD MEMBER FETNER: Have you  
17 investigated using bollards or something that  
18 can be moved if it needs to be used for Parks  
19 but can also not be a chain-link fence blocking  
20 a river view?

21 MS. BOYER: Yeah, they had looked at  
22 bollards. We had bollards there before. I am  
23 not sure why they landed on this solution right  
24 now. Mr. Krechowski may know more.

25 THE CHAIRMAN: I think the answer was that

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1 whatever, and use them on the wind screens  
2 would be better than just having the fence,  
3 so --

4 BOARD MEMBER FETNER: I wouldn't recommend  
5 deferring it. I mean, we could still authorize  
6 it and see if there's a way to use, you know,  
7 best efforts to minimize the visible --

8 MS. BOYER: Opacity.

9 BOARD MEMBER FETNER: -- opacity or  
10 bollard mix, fence and bollards, or --

11 BOARD MEMBER HOOPER: I agree.

12 I just think it's a -- aesthetically,  
13 right, it's -- I mean, we're trying to help the  
14 storefronts. We hear about -- you know,  
15 (inaudible) had talked earlier at the committee  
16 of the whole -- I mean, we -- we want to help  
17 the storefronts that -- it's -- we want to make  
18 sure, obviously, people don't go in there and  
19 park and do doughnuts. I know I've seen, you  
20 know, groups do that late at night and all that  
21 stuff. And I recognize that there's a danger  
22 and -- and a risk potential to the City, but we  
23 still want to be able to, you know, see the  
24 waterfront.

25 And, you know, a building is not going up

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1 there anytime soon right now, so maybe if  
2 there's just a plan where it can still be used  
3 and still try and make it aesthetically pretty.  
4 That's important.  
5 THE CHAIRMAN: Any other comments or  
6 questions?  
7 BOARD MEMBERS: (No response.)  
8 THE CHAIRMAN: All right. I'll entertain  
9 a motion or an amendment or whatever somebody  
10 wants to float.  
11 BOARD MEMBER HEAVENER: Move to approve.  
12 BOARD MEMBER BAILEY: Second.  
13 THE CHAIRMAN: I have a motion and a  
14 second on 2025-05-05.  
15 Any other comments or questions?  
16 BOARD MEMBER FETNER: Can I make an  
17 amendment?  
18 I move to amend Section 2. So with that,  
19 it says, "The DIA board hereby instructs its  
20 CEO to secure the Ford on Bay property through  
21 a mix of bollards and fencing to preserve the  
22 river views where possible."  
23 THE CHAIRMAN: I have a motion to amend.  
24 Is there a second?  
25 BOARD MEMBER HOOPER: Can I ask a question

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1 now. It doesn't have City insurance as a  
2 public park, so -- it's part of being city  
3 government; we deal with risk management.  
4 THE CHAIRMAN: I'm just going to make a  
5 comment and say, if there's real heartburn on  
6 this, I think -- I'm not aware of a crucial  
7 deadline. I know it needs to be addressed.  
8 But if there's real heartburn on this, my  
9 recommendation would be that we defer it and  
10 ask Mr. Parola to come back to us either with a  
11 more detailed explanation or some options that  
12 address these concerns which certainly can be  
13 conveyed to him.  
14 BOARD MEMBER HOOPER: My only comment to  
15 that is I just want to be -- I want to be ultra  
16 supportive of JSO and the professionals that  
17 are asking of this. I don't want to delay that  
18 if it's even -- this is a tough little, you  
19 know, thing I'd say.  
20 THE CHAIRMAN: So we have a motion to  
21 amend and a second.  
22 Any other discussion on the amendment?  
23 BOARD MEMBER HIRABAYASHI: Yeah, regarding  
24 that amendment, does that affect the price,  
25 though? I think it's quoted based on a

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1 on --  
2 THE CHAIRMAN: I need a second.  
3 BOARD MEMBER HOOPER: You second it to  
4 then --  
5 THE CHAIRMAN: Discuss.  
6 BOARD MEMBER HIRABAYASHI: Second.  
7 BOARD MEMBER HOOPER: Okay. Yeah.  
8 THE CHAIRMAN: Go ahead.  
9 BOARD MEMBER HOOPER: So then -- is it a  
10 risk to the City, like, if we have it where,  
11 like, individuals can go in there even though  
12 it's fenced off?  
13 Because I just think about the people that  
14 are living near there and stuff. It -- I just  
15 see them when I'm driving. They use that area.  
16 They're laying down on blankets. They're --  
17 you know, it's -- it's important. It's the  
18 only grass area for them, sort of like a park  
19 almost, and --  
20 MS. BOYER: The answer is yes.  
21 And general -- I mean, the advice we have  
22 from Risk Management is that we are supposed to  
23 secure the properties that are not either a  
24 public parking lot or a public park. And this  
25 is neither. It's a redevelopment parcel right

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1 chain-link fence with some, you know -- but I  
2 don't know if this amended proposal would then  
3 change that \$35,000 budgeted amount.  
4 BOARD MEMBER FETNER: It sounds to me like  
5 there are bollards to use. There's just not  
6 enough to put them close enough. So maybe what  
7 they already have can just be constrained to  
8 the area facing Bay Street and use less fence  
9 on the areas where the cars were getting in on  
10 the side. I mean, I don't even know what --  
11 how it's happening, so -- and I don't have an  
12 image.  
13 MS. BOYER: We have Mr. Parola's staff  
14 report to rely upon. And I do know that we  
15 have attempted in the past, with cones and  
16 bollards and other things, to prevent access,  
17 which has been unsuccessful, which is why JSO  
18 came back to us and said we needed to further  
19 secure it. And we've been paying for off-duty  
20 parking enforcement officers to patrol it.  
21 So again, to Mr. Krechowski's point, if  
22 you need to defer it where Guy can be here and  
23 discuss it, that's fine.  
24 If you want to make your amendment and let  
25 it go through with the 35,000, he'll come back

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1 to you and tell you if 35,000 isn't enough to  
2 do what you're asking and tell you what it is,  
3 or maybe he can come up with some solution.  
4 THE CHAIRMAN: Mr. Heavener.  
5 BOARD MEMBER HEAVENER: Yeah, I would  
6 just -- I think we should defer this. Like, if  
7 we don't have the person here that can talk to  
8 it, let's just -- there's no -- I mean, it's  
9 been this way for -- I don't know how long, but  
10 a long time, so -- as opposed to approving  
11 something that ultimately he may have an issue  
12 with.  
13 BOARD MEMBER HOOPER: Should I make a  
14 motion, then, to defer or do we need to  
15 handle --  
16 THE CHAIRMAN: We have a motion and a  
17 second on the amendment. We need to vote on  
18 that, right, John?  
19 Or you can withdraw your motion to amend?  
20 MR. SAWYER: With the agreement of the  
21 board, I -- I cannot actually remember order of  
22 priority. I think a motion to defer has  
23 priority over a current motion.  
24 THE CHAIRMAN: Okay.  
25 MR. SAWYER: And, again, as long as there

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1 people get used to it and they start to treat  
2 it like it's a lawn because they see it every  
3 day as that. So I think it very much speaks to  
4 the value of the approach of moving as swiftly  
5 as we can on getting redevelopments of property  
6 disposed.  
7 THE CHAIRMAN: Thank you, Mr. Delaney.  
8 Any other comments?  
9 BOARD MEMBERS: (No response.)  
10 THE CHAIRMAN: So all those in favor of  
11 deferring Resolution 2025-05-05, signify by  
12 saying aye.  
13 BOARD MEMBERS: Aye.  
14 THE CHAIRMAN: Any opposed?  
15 BOARD MEMBERS: (No response.)  
16 THE CHAIRMAN: All right. I'll let Guy  
17 know he's got some work to do.  
18 The next resolution, 2025-05-06, the  
19 transition, Professional Services, this was  
20 also Mr. Parola's (inaudible), who I think the  
21 CEO mentioned is up in Milwaukee with the  
22 Chamber. And he spoke to me and I worked with  
23 him on this. I'm not going to read you the  
24 resolution; it's all there for you to see.  
25 The intent here, as you all know, is we

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1 are no objections, I think you can proceed on  
2 that basis.  
3 THE CHAIRMAN: Okay.  
4 BOARD MEMBER HOOPER: I'll move a motion  
5 to defer.  
6 THE CHAIRMAN: All right. We have a  
7 motion to defer Resolution 2025-05-05 --  
8 BOARD MEMBER HEAVENER: Second.  
9 THE CHAIRMAN: -- and a second.  
10 Any further discussion?  
11 BOARD MEMBERS: (No response.)  
12 THE CHAIRMAN: We'll do a group vote.  
13 All in favor of deferring --  
14 Yes, sir.  
15 MR. DELANEY: Thank you.  
16 Through the Chair, I just wanted to point  
17 out -- I think that this issue demonstrates the  
18 value of your approach in both of the previous  
19 two items we discussed, both in terms of  
20 disposing smaller properties, like the -- the  
21 Snyder Memorial Church, and also moving swiftly  
22 on getting a development at the Landing site  
23 because the City has a lot of land that it  
24 owns that -- this is, you know, a problem,  
25 especially when things sit out for a long time,

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1 are approaching a transition in our CEO. We  
2 have interviews lined up here in the next few  
3 weeks. And the effort here is to continue  
4 making progress and continuing to get things  
5 done, and so we've been specific in this  
6 resolution on retaining Ms. Boyer to continue  
7 working with the DIA with specific projects and  
8 objectives in mind and kind of filling that gap  
9 so that there is less of a lull or a -- a stall  
10 as possible.  
11 That has been the mandate of this board,  
12 that's been the mandate of Council, and it's  
13 been the mandate of the administration, is to  
14 try to keep things moving, and that's what this  
15 does.  
16 Ms. Boyer is not really going to be able  
17 to answer your questions other than possibly  
18 saying she's willing to do this, but this is --  
19 this is an effort to do what I described, and  
20 I -- I'm happy to try to answer your questions,  
21 but I think this is a -- I think this will be  
22 helpful for us in the next few months.  
23 MS. BOYER: I can add one piece to that --  
24 THE CHAIRMAN: Sure.  
25 MS. BOYER: -- which is, part of the

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1 challenge is, you know, when -- when we go  
2 through the budget process, we're approved a  
3 certain number of positions, and one of the  
4 positions is CEO. And if you hire someone else  
5 as CEO, then I can't be CEO. So even if you  
6 wanted to have me here transition in that  
7 capacity, we had to do it some other way, so  
8 this was the conversation that Mr. Parola and  
9 Mr. Krechowski came up with, is to do it under  
10 a contract basis, consulting on an hourly rate  
11 for a certain -- you know, to kind of get us  
12 through part-time on a couple of months, not  
13 knowing when the new person might come.

14 THE CHAIRMAN: Any questions or comments?

15 BOARD MEMBER WOHLERS: Move -- well, go  
16 ahead.

17 BOARD MEMBER BAILEY: Well, I just want to  
18 comment.

19 As a very new board member who has  
20 benefited greatly from Ms. Boyer's expertise --  
21 and I know the other board members have been  
22 here longer than I have, but I don't think any  
23 of us have been here extremely long. I am very  
24 much in favor of retaining her voice in these  
25 discussions.

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1 Thank you, Lori, for making yourself  
2 available. And, hopefully, the next few months  
3 are a smooth transition for all of us.

4 Next is item 4D, 2025-2026 -- it's an odd  
5 number -- oh, it's not a resolution. It's just  
6 the 2025-2026 DIA governing board slate of  
7 officers.

8 I'm going to turn it over to Mr. Heavener  
9 who chaired the Nominating Committee.

10 BOARD MEMBER HEAVENER: Thank you.

11 So the Nominating Committee met on Friday.

12 In the spirit of the transition that we just  
13 talked about with the current CEO, we felt it  
14 was wise to add continuity at both the Chair  
15 position -- and Ms. Fetner has agreed to move  
16 from Secretary to Vice Chair, and Mr. Wohlers  
17 will be backfilling Ms. Fetner as the  
18 Secretary.

19 Those are the -- that's the recommendation  
20 that was approved unanimously at the Nominating  
21 Committee. And I think, at this point -- is it  
22 a motion we need to make to ratify or --

23 THE CHAIRMAN: Yes.

24 You can present -- my understanding is you  
25 can present, as committee Chair, the slate of

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1 THE CHAIRMAN: Thank you.

2 BOARD MEMBER WOHLERS: Move to approve.

3 BOARD MEMBER HEAVENER: Second.

4 THE CHAIRMAN: All right. I have a motion  
5 to approve and a second.

6 Any other comments or questions?

7 BOARD MEMBER HOOPER: Thank you,  
8 Ms. Boyer, for being available and helping with  
9 that because, based on the slate of candidates  
10 and everything and the amount of projects you  
11 have, you're very much needed.

12 THE CHAIRMAN: All right. Mr. Wohlers,  
13 how do you vote?

14 BOARD MEMBER WOHLERS: In favor.

15 THE CHAIRMAN: Ms. Bailey.

16 BOARD MEMBER BAILEY: In favor.

17 THE CHAIRMAN: Mr. Heavener.

18 BOARD MEMBER HEAVENER: In favor.

19 THE CHAIRMAN: Ms. Fetner.

20 BOARD MEMBER FETNER: In favor.

21 THE CHAIRMAN: Mr. Hirabayashi.

22 BOARD MEMBER HIRABAYASHI: In favor.

23 THE CHAIRMAN: Mr. Hooper.

24 BOARD MEMBER HOOPER: In favor.

25 THE CHAIRMAN: And I, too, am in favor.

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1 officers.

2 BOARD MEMBER HEAVENER: So that is the  
3 slate of officers that the Nominating Committee  
4 unanimously approved on Friday.

5 THE CHAIRMAN: So we can take any comments  
6 or you can go ahead and -- we can make a vote.  
7 It's really -- it's really up to the members of  
8 the board, if anybody has anything else to say.

9 BOARD MEMBER HOOPER: Make a motion to  
10 vote.

11 THE CHAIRMAN: All right. All those in  
12 favor of the 2025-2026 DIA governing board  
13 slate of officers, signify by saying aye.

14 BOARD MEMBERS: Aye.

15 THE CHAIRMAN: Any opposed?

16 BOARD MEMBERS: (No response.)

17 THE CHAIRMAN: All right. Thank you all  
18 for your confidence in me and thank you all for  
19 your service. And for those stepping up, I'll  
20 do my best to miss a meeting or two so you can  
21 have your turn. But thank you very much. I'm  
22 honored and privileged and appreciate working  
23 with all of you.

24 Seeing nothing under Old Business or  
25 New Business -- and I'm going to do my best to

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1 encourage Lori to be brief in her update. I  
2 know she's got a couple of things, and one of  
3 them is a question from the public. So why  
4 don't you (inaudible).

5 MS. BOYER: This will be very quick.

6 In light of the fact that I had the two  
7 walk-on resolutions which I knew would draw  
8 discussion, I told Ina we would distribute the  
9 PowerPoint to you. If you have questions, ask  
10 us, but we wanted to show you the pretty  
11 pictures.

12 And I did not prepare the normal CEO  
13 briefing, so I have a couple of points I want  
14 to make, and I do want to answer Ms. Powell's  
15 question.

16 So to Ms. Powell's question, the  
17 optimization study RFP -- RFQ? RFP has been on  
18 the street for over 30 days now.

19 MR. MCARTHUR: Yes.

20 MS. BOYER: We had not received a bid and  
21 we extended the bid period, so we extended  
22 it -- Mr. McArthur, how long?

23 MR. MCARTHUR: One week.

24 We -- Procurement reached out during the  
25 committee of the whole meeting to say that we

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1 for this cycle of introduction.

2 The second piece of legislation is a piece  
3 of legislation that Joe Carlucci is  
4 introducing, which is a new program that he's  
5 looking at to create a bucket of money for  
6 redevelopment, specifically incentives of  
7 Ford on Bay, East Landing, the courthouse annex  
8 site, and the Daniel building site if there's  
9 redevelopment of that, but it's just that core  
10 area of those three properties.

11 So he's trying to pick -- in the  
12 conversation I had with him, he was picking  
13 up -- creating an opportunity for City  
14 incentive completion grants on those three to  
15 get those activated, along with us picking up  
16 Riverfront Plaza, pad B. That was before the  
17 conversation today that we were going to gut  
18 Riverfront Plaza-B incentives, so I'm not sure,  
19 but that legislation is supposed to be  
20 introduced.

21 And in addition to that, he is introducing  
22 the legislation that would take the money on  
23 the Southbank restaurant out of contingency and  
24 bring that up above the line to proceed with  
25 the Southbank restaurant now that Cronk Duch is

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1 had not received any bids and asked if we would  
2 like to extend one week.

3 Before I had a chance to answer, they  
4 talked through -- with themselves, and extended  
5 it, so the new close will be one week from the  
6 next -- on the 28th.

7 MS. BOYER: So there is an open RFP on the  
8 street that has been out for sometime and we  
9 are looking for respondents. So any planning  
10 and design firms out there who do kind of a  
11 broad-based optimization study -- I can't  
12 really talk about it because it's an open RFP.  
13 Go look on the Procurement website, you'll get  
14 all the details.

15 So that's that one.

16 The second thing is that there is now a  
17 newly scheduled special committee on downtown.  
18 And there has been movement on multiple fronts  
19 from Council members to try to wrap that  
20 committee up.

21 So we have the parking legislation that  
22 Councilman Arias offered to introduce for us  
23 which relates back to February of a year ago  
24 when the board adopted that. That is now being  
25 introduced. It was filed today or yesterday

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1 nearing completion of their plans and has real  
2 budget numbers and they've committed that  
3 they'll have budget numbers to him before that  
4 gets to any Council committees.

5 So those two are coming from him.

6 And then Councilman Carrico has a piece of  
7 legislation that implements a number of the  
8 recommendations -- structural recommendations  
9 that he suggested, some of which the Chamber  
10 had weighed in on, about providing greater  
11 autonomy for DIA. So it raises the cap on  
12 incentives that can be awarded before they  
13 require Council approval. It extends the  
14 duration of REV Grants that don't require  
15 Council approval. It has a few of those  
16 elements in it.

17 It does require us to submit a five-year  
18 CIP plan, which I think, frankly, is a good  
19 idea. I don't know if they'll take time to  
20 really look at it, but we do it anyway. We do  
21 the long-range look and figure out what we're  
22 going to spend next year and the year after and  
23 how we're going to accumulate enough money to  
24 do something like the district project over a  
25 period of years. So I have no problem sharing

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1 it with anybody; that's a good thing.  
2 And then the interesting piece in this  
3 legislation that was filed today is -- it's a  
4 one-cycle emergency. It gives Council the  
5 right to approve the new CEO and gives Council  
6 the authority to remove the CEO. Not even with  
7 a supermajority, though.  
8 So I think that is probably something that  
9 we need to disclose to the search firm because  
10 I think that may impact the willingness of  
11 applicants to participate if they can be  
12 removed by a simple majority of Council. So  
13 that kind of works against the autonomy, but  
14 that's in the legislation.  
15 So I wanted to share that so you had the  
16 kind of lay of the land of that committee. And  
17 that committee is meeting next Thursday at  
18 1 o'clock if anyone wants to attend that.  
19 I know the desire of those members was,  
20 let's get some legislation out that we've been  
21 talking about and get this committee wrapped  
22 up, let's try to finish it up this year. So  
23 that was a good thing.  
24 THE CHAIRMAN: Ava, can you make sure we  
25 have -- we all have that on our calendar,

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1 experience may be people who have worked in a  
2 capacity similar to what Jax USA does here  
3 where they are recruiting businesses and jobs.  
4 Not that that's a bad skill; I'm not saying  
5 that. It is just not at all the majority of  
6 what this role is.  
7 This role has a heavy real estate aspect  
8 to it because it has a heavy redevelopment  
9 emphasis. And so in that regard, the private  
10 development projects, the financial analysis of  
11 those projects, all of that is a very important  
12 part of it. But more importantly, I think, is  
13 the fact that -- I believe the success we are  
14 seeing and that we have seen over the last few  
15 years is in part attributable to the fact that  
16 we have taken an integrated approach to  
17 achieving a vision.  
18 So, yes, we had a strategy of residential  
19 first. And, yes, we had a strategy of  
20 supporting historic preservation. Those are  
21 all strategies in pieces, but the vision was  
22 how do we create this vibrant, activated  
23 downtown we want to see that has increased  
24 property values and that can drive -- you know,  
25 achieve the rents you see in other cities?

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1 please, the committee -- the special committee?  
2 Thank you.  
3 MS. BOYER: And then the third thing is  
4 just, I really wanted to take this opportunity,  
5 as you are going into the interview process --  
6 I am not interviewing and I am not meeting the  
7 candidates as it is currently scheduled, but I  
8 did want to -- since some of you are new and  
9 not as involved in everything we do, I wanted  
10 to share a couple of thoughts that I want you  
11 to be mindful of.  
12 So, A, it was great that a bunch of you  
13 got to see what the CEO has to do today so you  
14 know what you're expecting of them and looking  
15 for that qualification. But in addition to  
16 that, the thing I think I wanted share was,  
17 there is certainly a misconception among -- I  
18 don't know that it's true among board members,  
19 but it's certainly true among members of the  
20 public that most of what our staff does and  
21 most of what we do are economic development  
22 incentives.  
23 And economic development incentives are  
24 traditionally job creation incentives. So  
25 people who have extensive economic development

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1 And so we have looked at it as a  
2 combination of capital projects, some of which  
3 we've encouraged the City to fund and some of  
4 which we're funding. Zoning, the change that  
5 we made to the zoning overlay and how we use  
6 DDRB in that role is a key element of that.  
7 The fact that we can provide stormwater  
8 credits or the fact that we provide mobility  
9 credits, those are parts of how we incentivize  
10 someone to do what we want to do for bike lanes  
11 or do what we want to do for shared parking in  
12 a garage. And then add on top of that the  
13 incentives. And the three are all very closely  
14 related.  
15 The way we have written the incentives is  
16 that you get more if it's a resilient project,  
17 you get more points on a scoring sheet if it  
18 uses shared parking. The FIS example where the  
19 completion grant was provided in exchange for  
20 them to provide public parking on nights and  
21 weekends.  
22 So there's -- it's really a very  
23 integrated approach that is not just looking at  
24 a straight balance sheet economics of a -- you  
25 know, of a financial structure on a pro forma,

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1 but it's also like, how do we wrap all these  
2 other pieces in and entice people by things  
3 that are not necessarily monetary but that are  
4 providing benefits to their activity?

5 So I want you to be aware of that.

6 We used to have more planners and  
7 architects on our board. Trevor Lee is now up  
8 for appointment, but Carol Worsham, you know,  
9 has spent decades in that industry and was on  
10 our board, and we don't have as much of that  
11 composition right now. So I just wanted you to  
12 be thoughtful about that as you're looking and  
13 interviewing and listening to think about the  
14 breadth of what we do.

15 Really, when we said -- who was it? Micah  
16 asked me how many we have, a staff of nine. So  
17 we have Ava, who is staff to the board. We  
18 have one person, Wanda, who is finance. Van  
19 Christiansen, who I think you met previously.  
20 Van is our new DDRB staff member. So Van has  
21 the expertise on the planning side of the world  
22 and transportation and those kinds of things.

23 And then we have Wade on the real estate  
24 and property disposition. Allan and Steve who  
25 are working together, more small business, more

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1 larger projects, but on the finance side of  
2 things. John Crescimbeni, who does the  
3 compliance, all the back-end contract  
4 management. And Guy, who's operations manager.

5 MR. KELLEY: And Scott.

6 MS. BOYER: And Scott. And Scott's here.

7 And Scott, who is doing capital projects.  
8 And then Ina, who is doing our -- what I always  
9 call softer capital projects, so that's like  
10 the Music Heritage Garden and the LaVilla  
11 Heritage Trail, and all of those things.

12 So you kind of see how the staff reflects  
13 the roles that we perform. And so there's  
14 really three people on the side of the  
15 incentives, but everybody else also has a piece  
16 in that to make that happen.

17 So just kind of -- again, as you're  
18 meeting and looking at resumes and whatnot --  
19 you know, I wish you all the best in this  
20 endeavor and hope we come up with someone  
21 terrific. I know that -- I've heard there's a  
22 good candidate pool, so looking forward to it.

23 THE CHAIRMAN: And I'll just echo that.

24 I -- you know, from my position -- you  
25 know, I encourage you all to dive deep into

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1 these folks and the materials you've been  
2 given. I encourage you to call Todd and talk  
3 to him. I've done that a number of times. You  
4 know, that's what we're paying them for.

5 But we've got some really important work  
6 to do over the next couple of weeks, and I hope  
7 that everybody really rolls up their sleeves  
8 and dives into, you know, not only these --  
9 these folks and their expertise and what they  
10 bring, but what it might mean for this agency  
11 and -- and, obviously, what it might mean for  
12 our downtown.

13 And then I would just encourage you, as  
14 I've always done, to, if you can, come to the  
15 special committee. We also have UF legislation  
16 kind of moving forward. So if you -- if you  
17 want to know when those are, reach out to Ava.  
18 I have them all on my calendar, so I'm trying  
19 to remember which ones I need to go to and  
20 not --

21 MS. BOYER: So June 4th is the currently  
22 scheduled next committee of the whole, but look  
23 for an email with a changing date because what  
24 you heard Mary Staffopoulos, who is staff to  
25 the committee, say at the beginning of the

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1 meeting was there's a quorum issue on June 4th  
2 apparently, so she's sending out a notice  
3 saying whether they can do it June 2nd at 5:00  
4 or June 4th or June 5th in the morning or June  
5 5th in the afternoon, and so they're -- it's  
6 circling around a date that week.

7 THE CHAIRMAN: And I would also -- just  
8 self-promotion a little bit. On June 4th, ULI  
9 North Florida is holding a downtown event with  
10 a very impressive and robust mayor's panel and  
11 then a panel of developers from in and out of  
12 town. And so if -- if you're interested in  
13 that, I would encourage you to look it up.

14 I think -- you know, I emailed everybody  
15 that there were some tickets because DIA is a  
16 sponsor. I know Mr. Kelley has been involved,  
17 I've been involved. So we're really looking  
18 forward to that discussion. So if you're  
19 available, please check that out. I think it's  
20 about a half-day event.

21 So I don't know how we're going to get all  
22 that done on June 4th.

23 Anything for the good of the order?

24 (No response.)

25 THE CHAIRMAN: All right. Thank you for

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1 your time and your attention.  
2 Meeting adjourned.  
3 (The foregoing proceedings were adjourned  
4 at 5:51 p.m.)

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1 CERTIFICATE OF REPORTER

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3 STATE OF FLORIDA )  
4 COUNTY OF DUVAL )  
5  
6

7 I, Diane M. Tropia, Florida Professional  
8 Reporter, certify that I was authorized to and did  
9 stenographically report the foregoing proceedings and  
10 that the transcript is a true and complete record of my  
11 stenographic notes.  
12  
13  
14

15 DATED this 1st day of June 2025.  
16  
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18 \_\_\_\_\_  
19 Diane M. Tropia  
20 Florida Professional Reporter  
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