

CITY OF JACKSONVILLE  
COMMUNITY REDEVELOPMENT AGENCY  
BOARD MEETING

Proceedings held on Wednesday, April 19, 2023,  
commencing at 2:00 p.m., Jacksonville Public/Main  
Library, Multipurpose Room, 303 North Laura Street,  
Jacksonville, Florida, before Diane M. Tropa, FPR, a  
Notary Public in and for the State of Florida at Large.

BOARD MEMBERS PRESENT:

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

ALSO PRESENT:

LORI BOYER, Chief Executive Officer.  
GUY PAROLA, DIA, Operations Manager.  
STEVE KELLEY, DIA, Director of Development.  
ANTONIO POSEY, DIA, Project Manager.  
INA MEZINI, Strategic Initiatives Coordinator.  
JOHN SAWYER, Office of General Counsel.  
JOVITA HARPER, Administrative Assistant.

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1 BOARD MEMBER CITRANO: Jim Citrano, board  
2 member.  
3 BOARD MEMBER HASSAN: Joe Hassan, board  
4 member.  
5 MS. BOYER: Lori Boyer, CEO.  
6 MR. KELLEY: Steve Kelley, DIA staff.  
7 MR. POSEY: Antonio Posey, DIA staff.  
8 MR. PAROLA: Guy Parola, DIA staff.  
9 MS. CROWLEY: Wanda James Crowley,  
10 financial analyst.  
11 THE CHAIRWOMAN: Thank you.  
12 I don't believe we have any board members  
13 or City Council people on Zoom, do we?  
14 Anyone on Zoom that I need to introduce?  
15 ZOOM MEMBER: I'm sorry, but there is no  
16 audio. People on Zoom cannot hear.  
17 THE CHAIRWOMAN: All right. We're working  
18 on that technical issue.  
19 (Brief pause in the proceedings.)  
20 THE CHAIRWOMAN: Can you hear us now?  
21 ZOOM MEMBER: No, I cannot hear you.  
22 Carol, I cannot hear you if you're trying  
23 to say something.  
24 THE CHAIRWOMAN: Hold on. We're working  
25 on this issue.

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1 P R O C E E D I N G S  
April 19, 2023 2:00 p.m.

2 - - -  
3 THE CHAIRWOMAN: I'd like to call today's  
4 meeting to order.  
5 We're going to start with the Pledge of  
6 Allegiance.  
7 (Recitation of the Pledge of Allegiance.)

8 THE CHAIRWOMAN: Thank you.  
9 Since we are a hybrid meeting, I'll ask  
10 for introductions for the folks at the head  
11 table. I'll start with Ms. Harper.

12 MS. HARPER: Jovial Harper, administrative  
13 assistant.

14 MR. SAWYER: John Sawyer, Office of  
15 General Counsel.

16 BOARD MEMBER GIBBS: Craig Gibbs, board  
17 member.

18 BOARD MEMBER GARRISON: Joshua Garrison,  
19 board member.

20 BOARD MEMBER SAOUD: George Saoud, board  
21 member.

22 BOARD MEMBER GILLAM: Braxton Gillam,  
23 board member.

24 THE CHAIRWOMAN: Carol Worsham, Board  
25 member.

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1 ZOOM MEMBER: This happened in the prior  
2 meeting, and I was unable to give my public  
3 comment at the beginning and wanted to give my  
4 public comment before everything started at  
5 this meeting, so -- I can say something else.  
6 MS. HARPER: Can you hear us now,  
7 Mr. Smith?  
8 ZOOM MEMBER: Yes.  
9 THE CHAIRWOMAN: Thank you.  
10 Before we move into public comment, we do  
11 have two new board members who've joined us and  
12 this is their first official board meeting.  
13 Mr. Garrison and Mr. Hassan, would you  
14 like to introduce yourselves?  
15 And, Mr. Garrison, you start.  
16 BOARD MEMBER GARRISON: Sure, Madam Chair.  
17 I'm Joshua Garrison. I'm born and raised  
18 here in Jacksonville, Florida. I'm in the real  
19 estate and construction industry. And I have  
20 served previously on the Planning Commission  
21 for six years. And I'm just glad to be here,  
22 humbled and honored, and glad to meet you  
23 fellow board members, staff members, and the  
24 public. And just a happy Wednesday.  
25 Thank you.

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1 THE CHAIRWOMAN: Welcome. Glad to have  
2 you.

3 Mr. Hassan.

4 BOARD MEMBER HASSAN: Hello.

5 My name is Joe Hassan. I was born and  
6 raised here in Jacksonville, been here the  
7 majority of my life. I lived abroad for a  
8 couple of years. Attended University of North  
9 Florida here in Jacksonville, and worked in the  
10 electronic security business for about 30 years  
11 with Scott Alarm originally, then I opened my  
12 own company, sold it 13 years ago and have been  
13 focused on real estate and development.

14 Really happy to be here, look forward to  
15 learning and hopefully contributing to the  
16 cause here to continue to improve downtown  
17 Jacksonville.

18 THE CHAIRWOMAN: Thank you and welcome.

19 We will go into public comment. And  
20 before we start public comment, Mr. Bochis --  
21 did I pronounce your name right? Did you want  
22 to give us an update on the windows as part of  
23 public comments? You don't have to wait  
24 through the whole meeting.

25 MR. BOCHIS: Sure.

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1 THE CHAIRWOMAN: If you could come up and  
2 address the board, please, and then we'll go  
3 into public comments with cards.

4 (Mr. Bochis approaches the podium.)

5 MR. BOCHIS: Thank you so much.

6 We did receive our first load of windows  
7 for the --

8 THE CHAIRWOMAN: I'm sorry. You need to  
9 introduce yourself.

10 MR. BOCHIS: I'm sorry. George Bochis,  
11 Augustine Development.

12 We're doing the Ambassador Hotel project  
13 on the corner of Duval and Church -- no, Julia  
14 and Church. That's the corner. We're also  
15 doing (inaudible), but that's a different  
16 project.

17 Anyway, the windows came in, the first  
18 load; two weeks later than the lading ticket,  
19 but at least they are there. And some have  
20 been installed. I don't know if any of you  
21 have been by the project or not, but they are  
22 actually starting to go in, which we are very  
23 hopeful for. Next delivery is supposed to be  
24 next week.

25 I will continue to keep Mr. Kelley posted,

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1 and Mr. Crescimbeni, through my monthly  
2 reports. And happy to answer any questions  
3 about the project status if anybody has any.

4 THE CHAIRWOMAN: No, I don't have any.  
5 Thank you for coming. We appreciate the  
6 information.

7 We had to extend -- y'all remember? So we  
8 had to extend his completion date.

9 So thank you. We just didn't want you to  
10 have to sit through the whole meeting to give  
11 us an update.

12 MR. BOCHIS: Thank you. I appreciate  
13 that.

14 THE CHAIRWOMAN: Ms. Harper, do we have  
15 public comment?

16 MS. HARPER: We have one public comment in  
17 person, Ms. Nancy Powell.

18 (Ms. Powell approaches the podium.)

19 MS. POWELL: Hi. Nancy Powell. I'm  
20 here -- 1848 Challen Avenue. Here for Scenic  
21 Jacksonville and Riverfront Parks Now.

22 And I just want to, first of all, welcome  
23 the new board members. You guys are in for a  
24 treat. Lots of great things happening, and I  
25 really just want to thank the board and the

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1 staff -- Lori and her staff, for seriously --  
2 taking seriously the riverfront for all  
3 concepts and taking your budget to -- some of  
4 the budget to invest in the public spaces.

5 So we're very excited. We know there's a  
6 lot of decisions and details that have to be  
7 worked out. But, you know, the Shared Streets,  
8 the Flagler Avenue streets, Scenic Jacksonville  
9 in particular is excited about that.

10 Streetscapes are a really important part of our  
11 mission.

12 And, of course, the riverfront parks,  
13 so -- Shipyards Park, I know that's on the  
14 table for today. And making an additional  
15 investment in that park, we know the budget is  
16 going to need additional funding, so we  
17 appreciate that.

18 And I know the -- some of the decisions  
19 around, you know, what is -- what is free to  
20 everybody, what do people have to pay for, what  
21 are the structures, what are the, you know,  
22 natural features, those are all balances that  
23 need to be struck.

24 And so, again, just want to thank you for  
25 your investment in the riverfront for all.

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1 Thank you.

2 THE CHAIRWOMAN: Thank you.

3 MS. HARPER: We have a virtual comment,

4 Ernest Smith.

5 MR. SMITH: (Via Zoom.)

6 Yes. Thank you.

7 Through the Chair to the board, thank you

8 for this opportunity to address you. My public

9 comment comes from the Waypoint's liquor store

10 that's on the consent agenda.

11 I'm actually a board member of the Plaza

12 Condominium Association and also a board member

13 of the CPAC, and my community sits adjacent to

14 this new proposed project where they're going

15 to be selling bottled liquor in this area.

16 I just want to make sure that this board

17 takes into account that we do have a high

18 homeless population in this area, and we would

19 want to see some sort of risk mitigation for

20 any nuisance that can possibly come from this

21 liquor store.

22 I'm not sure, you know, how we will go

23 about doing that, but if we could get the

24 owner -- even though I'm not against the liquor

25 store myself, because I understand, you know,

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1 with regard to Resolution 2023-04-07, which is

2 on the consent agenda. I'm sorry. 2023-04-07

3 relates to the Lynch loan extension, so I won't

4 be voting on that.

5 THE CHAIRWOMAN: Do we need to read that

6 into the record or is --

7 MR. SAWYER: At the next meeting.

8 THE CHAIRWOMAN: Thank you so much.

9 With that, we'll move into the consent

10 agenda. We have three items on the consent

11 agenda.

12 Are there any board members that would

13 like to move one of the -- or any items off the

14 consent agenda for further discussion?

15 BOARD MEMBER SAOUD: Yes, Madam Chair.

16 Given the public comments that we have

17 received with regard to the Waypoint liquor

18 store project and the fact that the owner

19 wasn't here during the committee meetings, and

20 I think there were some points brought up as

21 to -- you know, I think it is a fair discussion

22 at least to know what he plans to do for safety

23 concerns.

24 And I would like to move to pull the

25 resolution, 2023-04-01, off the consent agenda.

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1 the Doro is coming up and there's going to be a

2 market for this, even though we do have

3 Intuition. But if you could, just get the

4 owner or some sort of representative to

5 possibly give, you know, a risk mitigation for

6 any nuisance that this may cause to the

7 community.

8 That's it. Thank you so much.

9 THE CHAIRWOMAN: Thank you very much.

10 Any other public comment, Ms. Harper?

11 MS. HARPER: There is no further public

12 comment.

13 THE CHAIRWOMAN: Then I'll look for -- I

14 think you all have the meeting minutes that

15 have been distributed. I'll look for a motion.

16 BOARD MEMBER GILLAM: Move to approve.

17 BOARD MEMBER CITRANO: Second.

18 THE CHAIRWOMAN: All in favor of the

19 minutes as submitted, say aye.

20 BOARD MEMBERS: Aye.

21 THE CHAIRWOMAN: The minutes pass.

22 Before we move into the consent agenda,

23 Mr. Gillam has something that -- a conflict of

24 interest statement.

25 BOARD MEMBER GILLAM: I filed Form 8 today

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1 THE CHAIRWOMAN: Thank you.

2 Then we'll take up discussion of that now.

3 Now, we do have a motion that was voted on

4 unanimously by the committee, but I know that

5 there was some discussion. Not quite sure the

6 exact procedure we need to do if we have a

7 resolution that was approved, we just want to

8 bring it forth for discussion.

9 So we can just open it up at this point?

10 MS. BOYER: Madam Chair, I think you have

11 a motion on the consent agenda before you. So

12 you may want to take up the consent agenda

13 first and then take up this item that has been

14 pulled from the consent agenda.

15 THE CHAIRWOMAN: Do we do that backwards?

16 Am I taking -- am I doing a motion to remove --

17 MS. BOYER: You don't have to do a motion

18 to remove because the bylaws say that any board

19 member can remove something from the consent

20 agenda.

21 THE CHAIRWOMAN: So we're going to the

22 remaining items on the consent agenda.

23 So I'm looking for a motion for the

24 remaining two items, Resolution 2023-04-03 and

25 Resolution 2023-04-06, that are on the consent

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1 agenda.  
 2 We're just looking for a motion to approve  
 3 the consent agenda.  
 4 BOARD MEMBER CITRANO: I'll move to  
 5 approve the consent agenda minus the --  
 6 BOARD MEMBER GIBBS: I'll second, Madam  
 7 Chair.  
 8 THE CHAIRWOMAN: So we'll go for the vote.  
 9 Mr. Gibbs, how do you vote?  
 10 BOARD MEMBER GIBBS: No discussion. I  
 11 vote aye.  
 12 BOARD MEMBER GARRISON: I vote in favor.  
 13 BOARD MEMBER SAOUD: In favor.  
 14 BOARD MEMBER GILLAM: In favor.  
 15 BOARD MEMBER CITRANO: I'm in favor.  
 16 BOARD MEMBER HASSAN: In favor.  
 17 THE CHAIRWOMAN: I'm also in favor.  
 18 So the consent agenda passes.  
 19 And we will now take up Resolution  
 20 2023-04-01 for discussion.  
 21 BOARD MEMBER SAOUD: Yes. My primary  
 22 concern is that it is going to a package store.  
 23 I think the concerns about safety and, you  
 24 know, public homelessness are valid. And also,  
 25 as part of this, my understanding was that  
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1 they're going to have an interior speakeasy pub  
 2 within the package store itself.  
 3 And, you know, I just think there should  
 4 be a little bit more discussion if -- I don't  
 5 know if Mr. Mroz is here or one of his  
 6 representatives. But if they could discuss,  
 7 you know, whether there's going to be  
 8 appropriate security in place --  
 9 ZOOM MEMBER: I am here, if you can hear  
 10 me. Be happy to discuss.  
 11 THE CHAIRWOMAN: I think the board would  
 12 like to -- unless any board member has -- we  
 13 would like another discussion.  
 14 Would you like to hear from the applicant  
 15 or do you want to go ahead and make some  
 16 comments before we hear from him?  
 17 Do you have any comments?  
 18 BOARD MEMBER CITRANO: My only -- not  
 19 concern. My question that was answered at  
 20 committee was -- the applicant has mixed  
 21 uses -- the tenant has mixed uses. And so my  
 22 question was, is the applicant eligible for  
 23 this incentive? And then -- in particular in  
 24 the way that staff did their calculations. And  
 25 the answer I got was that the staff is  
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1 comfortable that they are eligible.  
 2 Beyond that -- so I'm fine with this.  
 3 Beyond that, however, it is a good point,  
 4 since there is a liquor store, for us to  
 5 understand the safety and security issues.  
 6 And, you know, we just didn't have the -- the  
 7 applicant was not here to give a more thorough  
 8 description of what the plan is, and so -- but  
 9 I'm fine with the request itself.  
 10 THE CHAIRWOMAN: All right. If no other  
 11 board member has a comment, I will turn the  
 12 floor over to the applicant.  
 13 And I think, as you understand, the  
 14 concern was about safety and security in light  
 15 of the liquor store and the late hours and  
 16 understanding what mitigating measures you  
 17 might be taking to ensure that, as much as you  
 18 can, for safety of the public in and around  
 19 your store.  
 20 So I'm going to turn the floor over to  
 21 you.  
 22 ZOOM MEMBER: So, yeah, my name is Jon  
 23 Mroz. Thank you so much for having me.  
 24 And I apologize for not making it to the  
 25 other meeting. I didn't have it on my calendar  
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1 correctly. I had it scheduled for today at  
 2 10:30 a.m., and I was just told yesterday that  
 3 it was 2 p.m. So appreciate you having me.  
 4 Yes, you know, I'm one of the owners of  
 5 this building here. I'm also an owner of  
 6 Element Bistro and nightclub, which is on the  
 7 same block, so we're very familiar with the  
 8 homeless population around there. And we're  
 9 very diligent on making sure that we have  
 10 security outside at all times to move people  
 11 along so that there's no loitering, no  
 12 panhandling, anything of the sort.  
 13 So the way that our pub and liquor  
 14 store -- the way that we plan to do it is we  
 15 want this to be more of like a high-end kind of  
 16 establishment, that we're always going to have  
 17 suited security on the outside.  
 18 So there's going to be a security guard  
 19 both at the liquor store and at the club entry  
 20 that will be ID'ing people before they enter.  
 21 And if there's any kind of nuisance or any kind  
 22 of crowd problems, we will have security there  
 23 that's outside at all times that will just kind  
 24 of move the, you know, issues along, just as  
 25 we've done in the past six or seven years with  
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1 Element and (inaudible).  
 2 So it's not anything that we're not --  
 3 it's not new to us. So we're very familiar  
 4 with the area, and, you know, we're definitely  
 5 going to have this looked after very well. We  
 6 don't want this to become a hangout or a place  
 7 where, you know, homeless people are causing  
 8 problems for the neighborhood as well. That's  
 9 the last thing we want.  
 10 So hopefully that clarifies, but if you  
 11 have any questions, I'm happy to answer them.  
 12 THE CHAIRWOMAN: All right. So what I  
 13 understood -- thank you -- was that your  
 14 intention is to have full-time security while  
 15 your establishment is open, a security guard;  
 16 is that correct?  
 17 MR. MROZ: Yes. Just as we do with our  
 18 other businesses on the block.  
 19 THE CHAIRWOMAN: Well, then I'll ask the  
 20 board members if they have any further  
 21 questions.  
 22 Mr. Gibbs.  
 23 BOARD MEMBER GIBBS: Procedurally, I think  
 24 we need a motion on this particular item. I  
 25 haven't heard a motion on this particular item,  
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1 BOARD MEMBER GIBBS: No. I was wondering  
 2 whether or not you will be open --  
 3 MR. MROZ: It makes sense to be open for  
 4 the games. Yes, definitely.  
 5 BOARD MEMBER GIBBS: What effect will the  
 6 development across the street have on your  
 7 particular business?  
 8 MR. MROZ: Well, our -- I would think that  
 9 it would be good for our business.  
 10 Were you saying for parking?  
 11 BOARD MEMBER GIBBS: Parking, selling  
 12 similar wares, that sort of thing.  
 13 MR. MROZ: Are you talking about, like,  
 14 the Shipyard project? Or which project are you  
 15 talking about?  
 16 BOARD MEMBER GIBBS: I think you're on  
 17 Liberty --  
 18 MR. MROZ: Bay Street and Liberty, at the  
 19 corner.  
 20 BOARD MEMBER GIBBS: Across from the  
 21 police station?  
 22 MR. MROZ: Yes.  
 23 BOARD MEMBER GIBBS: There's a development  
 24 that will go in the lot there across the street  
 25 from you. Hopefully, the Hardwick will soon be  
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1 so I would like to move to approve Resolution  
 2 2023-04-01.  
 3 BOARD MEMBER GILLAM: Second.  
 4 BOARD MEMBER GIBBS: And now I'd like to  
 5 discuss -- are your hours not available on  
 6 Sunday? Is that what I read?  
 7 MR. MROZ: To be open on Sunday?  
 8 BOARD MEMBER GIBBS: Yes.  
 9 MR. MROZ: We haven't actually made a  
 10 decision on that yet. You know, I wouldn't say  
 11 that -- you know, that we could guarantee that  
 12 we'll be closed, because there are a lot of  
 13 events that happen on Sundays, such as football  
 14 games, that we would like to be open for. So  
 15 that is something that we'd probably have to  
 16 consider down the road, you know.  
 17 BOARD MEMBER GIBBS: My thought was Jaguar  
 18 games, there's lots of pedestrians out there.  
 19 MR. MROZ: Right. Yeah. So we'll have  
 20 security out there, you know. And we'd --  
 21 likely for games, we would want to be open.  
 22 That would make sense, right?  
 23 Are you asking if there's an issue out  
 24 front of our building while there's  
 25 pedestrians?  
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1 planned and developed.  
 2 MR. MROZ: Okay.  
 3 BOARD MEMBER GIBBS: Do you foresee  
 4 competition?  
 5 MR. MROZ: I think competition is always  
 6 healthy. So if there is competition there,  
 7 it's just a way for us to improve, you know?  
 8 BOARD MEMBER GIBBS: I was looking at your  
 9 numbers at the projected average retail, and  
 10 that was my concern. If there's competition  
 11 across the street, do you still think you will  
 12 make your numbers?  
 13 MR. MROZ: Yes. I think we definitely  
 14 have a market that's -- you know, a need for  
 15 the market. Yeah, I don't see that being any  
 16 issue at all.  
 17 BOARD MEMBER GIBBS: Thank you, Madam  
 18 Chair.  
 19 No further questions.  
 20 THE CHAIRWOMAN: Mr. Garrison, any comment  
 21 or questions?  
 22 BOARD MEMBER GARRISON: No, Madam Chair.  
 23 Not at this time.  
 24 THE CHAIRWOMAN: Mr. Saoud.  
 25 BOARD MEMBER SAOUD: I have no further  
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1 questions or comments.  
 2 BOARD MEMBER GILLAM: No questions for  
 3 now.  
 4 I would say, this is an entertainment  
 5 area. It is across the street from the  
 6 sheriff's office. I would think that if we  
 7 have any security issues, that would be the  
 8 least of these in that location, so I'm in  
 9 favor of the motion.  
 10 THE CHAIRWOMAN: Mr. Citrano.  
 11 BOARD MEMBER CITRANO: No questions.  
 12 THE CHAIRWOMAN: Mr. Hassan.  
 13 BOARD MEMBER HASSAN: No questions.  
 14 THE CHAIRWOMAN: Then we do have a motion  
 15 and a second, so I will call for a vote.  
 16 Mr. Gibbs.  
 17 BOARD MEMBER GIBBS: I'm in favor.  
 18 THE CHAIRWOMAN: Mr. Garrison.  
 19 BOARD MEMBER GARRISON: In favor.  
 20 THE CHAIRWOMAN: Mr. Saoud.  
 21 BOARD MEMBER SAOUD: In favor.  
 22 THE CHAIRWOMAN: Mr. Gillam.  
 23 BOARD MEMBER GILLAM: In favor.  
 24 THE CHAIRWOMAN: Mr. Citrano.  
 25 BOARD MEMBER CITRANO: I'm in favor.

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1 THE CHAIRWOMAN: Mr. Hassan.  
 2 BOARD MEMBER HASSAN: I'm in favor.  
 3 THE CHAIRWOMAN: I'm also in favor.  
 4 So motion -- Resolution 23-04-01 passes.  
 5 Thank you.  
 6 Moving on to Resolution 23-04-04, our  
 7 Northbank TID budget. And I'll turn it over to  
 8 Ms. Boyer.  
 9 MS. BOYER: Thank you, Madam Chair.  
 10 This is not on the consent agenda because  
 11 at the Finance and Budget Committee there was  
 12 an amendment made. If you flip to the  
 13 resolution and the Exhibit A and you go to  
 14 Page 2 of Exhibit A, you will see in red the  
 15 amendment which moves 250,000 that was  
 16 previously in "Unallocated" up to "McCoy's  
 17 Creek." And that leaves 754,972 in  
 18 "Unallocated."  
 19 Otherwise, this budget is exactly as it  
 20 was presented to Finance and Budget, and that  
 21 is the amendment that was approved by the  
 22 committee.  
 23 THE CHAIRWOMAN: All right. Thank you.  
 24 I believe that most all of the board  
 25 members were either in person at the Finance

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1 Committee or on Zoom, so we'll ask -- I'll ask  
 2 for a motion.  
 3 BOARD MEMBER GILLAM: Move to approve.  
 4 BOARD MEMBER CITRANO: Second.  
 5 THE CHAIRWOMAN: All right. We have a  
 6 motion and a second.  
 7 We'll start the discussion.  
 8 Mr. Hassan, any comments or questions? I  
 9 know -- I didn't know -- you were not at our  
 10 meeting, but --  
 11 BOARD MEMBER HASSAN: I was.  
 12 THE CHAIRWOMAN: You were on Zoom.  
 13 Thank you.  
 14 BOARD MEMBER HASSAN: I do not have any  
 15 questions.  
 16 THE CHAIRWOMAN: Mr. Citrano.  
 17 BOARD MEMBER CITRANO: I don't have any  
 18 questions or comments.  
 19 THE CHAIRWOMAN: Mr. Gillam.  
 20 BOARD MEMBER GILLAM: No further comments.  
 21 THE CHAIRWOMAN: Mr. Saoud.  
 22 BOARD MEMBER SAOUD: None.  
 23 Thank you.  
 24 THE CHAIRWOMAN: Mr. Garrison.  
 25 BOARD MEMBER GARRISON: No, ma'am.

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1 THE CHAIRWOMAN: And Mr. Gibbs.  
 2 BOARD MEMBER GIBBS: None.  
 3 Thank you.  
 4 THE CHAIRWOMAN: Thank you.  
 5 We went through the budget pretty much in  
 6 good detail the other day. I think everyone is  
 7 comfortable. Thank you for making that  
 8 amendment. I think that was a good amendment  
 9 that Mr. Gillam brought up and we moved that  
 10 \$250,000.  
 11 So with that, I will call for a vote on  
 12 Resolution 23-04-04.  
 13 Mr. Gibbs.  
 14 BOARD MEMBER GIBBS: I'm in favor.  
 15 THE CHAIRWOMAN: Mr. Garrison.  
 16 BOARD MEMBER GARRISON: In favor.  
 17 THE CHAIRWOMAN: Mr. Saoud.  
 18 BOARD MEMBER SAOUD: In favor.  
 19 THE CHAIRWOMAN: Mr. Gillam.  
 20 BOARD MEMBER GILLAM: In favor.  
 21 THE CHAIRWOMAN: Mr. Citrano.  
 22 BOARD MEMBER CITRANO: I'm in favor.  
 23 THE CHAIRWOMAN: Mr. Hassan.  
 24 BOARD MEMBER HASSAN: In favor.  
 25 THE CHAIRWOMAN: And I'm also in favor.

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1 So our budget for the Northbank, 23-04-04,  
 2 passes.  
 3 And, again, thank you all for your active  
 4 participation in the Finance and Budget meeting  
 5 that was earlier this week.  
 6 Resolution 23-04-07, the Lynch loan  
 7 extension.  
 8 Ms. Boyer.  
 9 MS. BOYER: Thank you, Madam Chair.  
 10 Resolution 23-04-07 did not go to a  
 11 committee. We did not have a SIC committee  
 12 meeting this month, so it's coming directly to  
 13 the board. However, I did mention it at  
 14 Finance because it impacted our budget.  
 15 So VCP-Lynch, who is the borrower, which  
 16 is a Vestcor entity, redeveloped the Lynch  
 17 building a long time ago. And as part of that,  
 18 the City advanced a loan to the developer. We  
 19 didn't have the historic preservation program  
 20 at the time, but we did loans.  
 21 And that loan, after a modification from  
 22 2014, was bearing interest. There had been a  
 23 forgiveness period, et cetera, but now was  
 24 being paid monthly payments of principal and  
 25 interest, bearing interest at 1.575 percent.

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1 It had a balloon payment date of July 1st of  
 2 this year.  
 3 The borrower requested an extension until  
 4 March of 2026, which is the same date as the  
 5 balloon on the companion building, the Carling.  
 6 So there is a loan on that building, and this  
 7 now syncs up the timing of the two loans.  
 8 The request initially was an extension at  
 9 the same rate and with the same payment  
 10 schedule that they currently had.  
 11 We went back and requested that they  
 12 increase the monthly payment to 800,000  
 13 and that the interest rate be increased to  
 14 3 percent so that it equated to the interest  
 15 and payment that we have to make to the  
 16 Self-Insurance Fund because that's the source  
 17 of funding. We, DIA, our predecessor, borrowed  
 18 the money from the Self-Insurance Fund and, in  
 19 turn, passed it through for this loan. They  
 20 have agreed to that. We are still working out  
 21 the details of the actual amortization schedule  
 22 and some things like that.  
 23 But the term sheet, which is attached,  
 24 which is the meat of the resolution that I  
 25 would like you to consider over on Page 4 of

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1 the resolution, simply reflects the extension  
 2 of the maturity date to March 1, 2026; the  
 3 outstanding principal and -- as of July 1,  
 4 bearing interest at the rate of 3 percent  
 5 through maturity, amortized in monthly payments  
 6 of 66,667, which comes out to that 800,000 a  
 7 year; and the full principal balance  
 8 outstanding becomes due and payable as of  
 9 March 1st, 2026, without further extension; and  
 10 then modifying the mortgage that  
 11 accompanies/secures the note to reflect these  
 12 changes.  
 13 And those are the terms that are in the  
 14 resolution that we would ask you to consider.  
 15 I know Mr. Moore is here. And if you  
 16 would like to hear from Mr. Moore on behalf of  
 17 the borrower, he can come up, or Mr. Diebenow,  
 18 whatever you would like.  
 19 (Mr. Diebenow approaches the podium.)  
 20 THE CHAIRWOMAN: I'll ask Mr. Diebenow.  
 21 MR. DIEBENOW: Thank you, Madam Chair.  
 22 Steve Diebenow, One Independent Drive,  
 23 Suite 1200.  
 24 I think CEO Boyer has done a great job  
 25 summarizing the situation on where we are

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1 today.  
 2 For those of you that know, this  
 3 development was done actually under the Delaney  
 4 administration, so it was -- to say it was a  
 5 pioneering project would be an understatement.  
 6 It started in the late 1990s, early 2000s.  
 7 And, again, not only is Steve Moore here,  
 8 but also Ryan Hoover is here as well. We're  
 9 happy to answer any questions you may have, but  
 10 that -- the summary that the CEO gave is  
 11 exactly on point.  
 12 THE CHAIRWOMAN: Thank you.  
 13 Do I have a motion?  
 14 BOARD MEMBER CITRANO: I'll move to  
 15 approve.  
 16 BOARD MEMBER SAOUD: I'll second.  
 17 THE CHAIRWOMAN: All right. We have a  
 18 motion and second.  
 19 We can open it up for discussion, and I'm  
 20 sure Mr. Diebenow or the owner will be happy to  
 21 answer any questions.  
 22 Mr. Gibbs.  
 23 BOARD MEMBER GIBBS: I think this was JEDC  
 24 originally? Is that what I heard?  
 25 MR. DIEBENOW: I think it was a DIA

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1 project. I want to say it was under Al Battle,  
 2 but I'm not sure who the DIA executive director  
 3 was. It might have been Kirk Wendland.  
 4 Anyway, it was DIA, though, I think. I don't  
 5 think it was JEDC.  
 6 BOARD MEMBER GIBBS: Back in 2003?  
 7 MR. DIEBENOW: It was before 2003, because  
 8 this deal was in place -- do you remember  
 9 the -- yeah, early 2000s. It was before the  
 10 Peyton administration. It was the Delaney  
 11 administration, so it was before 2003.  
 12 BOARD MEMBER GIBBS: Nothing further.  
 13 Thank you.  
 14 THE CHAIRWOMAN: Mr. Garrison.  
 15 BOARD MEMBER GARRISON: Thank you, Madam  
 16 Chair.  
 17 I don't have any questions, but I'll go  
 18 ahead and put out some preliminary comments. I  
 19 think that -- you know, I'm new to the board,  
 20 and to hear about something like, you know, of  
 21 this magnitude, made my eyebrows go up, and I  
 22 said, "Wow."  
 23 But, you know, as I thought about the  
 24 situation, it is a pioneering project. I don't  
 25 think any group has been more active in putting  
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1 a shovel in the ground and putting their money  
 2 where their mouth is in the downtown area than  
 3 Vestcor, and so -- and I think 800,000 a year  
 4 is, you know, nearly a million dollars per  
 5 annum of, you know, paying back is a heck of --  
 6 a lot of money.  
 7 So I am in favor of seeing -- seeing this  
 8 extension for the good of taking care of truly  
 9 one of our own who has tried to take care of  
 10 this community in Northeast Florida and  
 11 particularly in downtown.  
 12 Thank you, Madam Chair.  
 13 THE CHAIRWOMAN: Thank you.  
 14 Mr. Saoud.  
 15 BOARD MEMBER SAOUD: I have no questions  
 16 or other comments. And I echo Mr. Garrison's  
 17 sentiments of what this group has done in  
 18 downtown.  
 19 THE CHAIRWOMAN: Mr. Gillam, any comments?  
 20 BOARD MEMBER GILLAM: I already made my  
 21 disclosure.  
 22 I just would say, to echo Mr. Gibbs'  
 23 comment, I don't think the DIA existed in 2012,  
 24 so it must have been JEDC -- that this project  
 25 was one of the old projects.  
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1 THE CHAIRWOMAN: Mr. Citrano.  
 2 BOARD MEMBER CITRANO: Just a quick  
 3 question for staff.  
 4 My assumption is we have the flexibility  
 5 with the Self-Insurance Fund to extend?  
 6 MS. BOYER: Through the Chair to  
 7 Mr. Citrano, our payment date with the  
 8 Self-Insurance Fund extended beyond this date.  
 9 Our amortization schedule did not match this  
 10 loan. As you can tell, previously their  
 11 payments to us were \$200,000 a month short, so  
 12 we had an ongoing obligation. So we'll just  
 13 stay on the same payment schedule.  
 14 The legislation will have to amend the  
 15 '22-'23 budgets for both the Self-Insurance  
 16 Fund and the DIA, however, because both of our  
 17 budgets contemplated payoff of the loan this  
 18 year.  
 19 So I checked that with the CFO, and they  
 20 understand. And the impact of the  
 21 Self-Insurance Fund has been evaluated as well  
 22 as the impact to DIA. You will recall, I  
 23 cautiously at the beginning of the year said,  
 24 "Let's not spend that projected balloon amount  
 25 until we actually had it." So luckily, we  
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1 haven't programmed it.  
 2 BOARD MEMBER CITRANO: I'm not going to  
 3 repeat what everybody has said.  
 4 But my opinion and my thoughts are the  
 5 exact same, that this applicant, this business  
 6 has been invested in downtown. We have a lot  
 7 of momentum right now, and we did not when they  
 8 came in. And so they're in large part a reason  
 9 why we have the momentum we have, and this is a  
 10 very reasonable request, in my opinion.  
 11 Thank you.  
 12 THE CHAIRWOMAN: Any comments?  
 13 BOARD MEMBER HASSAN: No. I'm in  
 14 agreement. And I do believe, with the current  
 15 environment, it is reasonable. And taking our  
 16 foot off the gas now would not be prudent, so  
 17 I'm in agreement.  
 18 THE CHAIRWOMAN: All right. Thank you.  
 19 We'll go ahead and call for a vote.  
 20 Mr. Hassan, how do you vote?  
 21 BOARD MEMBER HASSAN: In favor.  
 22 THE CHAIRWOMAN: Mr. Citrano.  
 23 BOARD MEMBER CITRANO: In favor.  
 24 THE CHAIRWOMAN: Mr. Gillam.  
 25 BOARD MEMBER GILLAM: Abstain.  
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1 THE CHAIRWOMAN: Mr. Saoud.  
 2 BOARD MEMBER SAOUD: In favor.  
 3 THE CHAIRWOMAN: Mr. Garrison.  
 4 BOARD MEMBER GARRISON: In favor.  
 5 THE CHAIRWOMAN: Mr. Gibbs.  
 6 BOARD MEMBER GIBBS: I'm in favor.  
 7 THE CHAIRWOMAN: And I'm also in favor.  
 8 MS. BOYER: Madam Chair, I think  
 9 Mr. Gillam did not want to vote.  
 10 BOARD MEMBER GILLAM: I said, "Abstain."  
 11 MS. BOYER: Oh, you said "abstain." I  
 12 thought you said "the same."  
 13 Thank you.  
 14 THE CHAIRWOMAN: All right. So we have  
 15 23-04-07, the Lynch loan extension, passes.  
 16 Thank you.  
 17 Are there any other items to be added to  
 18 this agenda before we move forward?  
 19 MS. BOYER: No, Madam Chair.  
 20 (The foregoing proceedings were adjourned  
 21 at 2:32 p.m.)

22 - - -

23  
24  
25  
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1 CERTIFICATE OF REPORTER  
 2  
 3 STATE OF FLORIDA)  
 4 )  
 5 COUNTY OF DUVAL )  
 6  
 7 I, Diane M. Tropa, Florida Professional  
 8 Reporter, certify that I was authorized to and did  
 9 stenographically report the foregoing proceedings and  
 10 that the transcript is a true and complete record of my  
 11 stenographic notes.

12  
13  
14  
15 DATED this 29th day of April 2023.

16  
17 \_\_\_\_\_  
18 Diane M. Tropa  
19 Florida Professional Reporter  
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CITY OF JACKSONVILLE  
DOWNTOWN INVESTMENT AUTHORITY  
BOARD MEETING

Proceedings held on Wednesday, April 19, 2023,  
commencing at 2:32 p.m., Jacksonville Public/Main  
Library, Multipurpose Room, 303 North Laura Street,  
Jacksonville, Florida, before Diane M. Tropa, FPR, a  
Notary Public in and for the State of Florida at Large.

BOARD MEMBERS PRESENT:

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

ALSO PRESENT:

LORI BOYER, Chief Executive Officer.  
GUY PAROLA, DIA, Operations Manager.  
STEVE KELLEY, DIA, Director of Development.  
ANTONIO POSEY, DIA, Project Manager.  
INA MEZINI, Strategic Initiatives Coordinator.  
JOHN SAWYER, Office of General Counsel.  
JOVITA HARPER, Administrative Assistant.

- - -

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3

1 agenda passes.  
2 And we have Resolution 2023-04-05, our  
3 Downtown Vision budget resolution.  
4 Ms. Boyer.  
5 MS. BOYER: Thank you, Madam Chair.  
6 This resolution was also considered by the  
7 Finance and Budget Committee. And really, it  
8 was just a technical amendment because of the  
9 order of the exhibit pages. So we renumbered  
10 them, and we said Pages 1, 2, and 3, and now  
11 what you see on the exhibit that is attached to  
12 this resolution is each page of the exhibit  
13 that is the operating budget has been labeled  
14 as a specific page number to correspond to the  
15 resolution.  
16 That's the only change.  
17 THE CHAIRWOMAN: So thank you.  
18 That was removed from the consent agenda  
19 for that minor administrative adjustment.  
20 We didn't have a motion yet, do we?  
21 BOARD MEMBER GILLAM: Move to approve  
22 2023-04-05.  
23 BOARD MEMBER GIBBS: I'll second.  
24 THE CHAIRWOMAN: All those in favor,  
25 signify by saying aye.  
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2

1 P R O C E E D I N G S  
2 April 19, 2023 2:32 p.m.  
3 - - -  
4 THE CHAIRWOMAN: All right. We'll now  
5 move into our Downtown Investment Authority  
6 meeting with a resolution [sic] for the  
7 approval of the minutes, please.  
8 BOARD MEMBER GIBBS: I'll move to approve.  
9 BOARD MEMBER SAOUD: I'll second.  
10 THE CHAIRWOMAN: Thank you.  
11 All those in favor, signify by saying aye.  
12 BOARD MEMBERS: Aye.  
13 THE CHAIRWOMAN: The minutes pass.  
14 We have one item on the consent agenda,  
15 which was the administrative budget,  
16 Resolution 23-04-02, for our administrative  
17 budget for '23-'24, which we went over the  
18 other day at our Finance Committee meeting.  
19 So I will look for a motion to approve the  
20 consent agenda.  
21 BOARD MEMBER CITRANO: Move to approve.  
22 BOARD MEMBER GILLAM: Second.  
23 THE CHAIRWOMAN: All right. All in favor,  
24 signify by saying aye.  
25 BOARD MEMBERS: Aye.  
THE CHAIRWOMAN: All right. Our consent  
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1 BOARD MEMBERS: Aye.  
2 THE CHAIRWOMAN: So Resolution 2023-04-05,  
3 the Downtown Vision budget, passes.  
4 Are there any other matters for this --  
5 MS. BOYER: No, ma'am. We will take them  
6 up when we get down to the briefing.  
7 THE CHAIRWOMAN: All right. We've already  
8 covered our old business with the Ambassador  
9 windows, the new business -- no new business,  
10 then we'll move on to the CEO briefing.  
11 Ms. Boyer.  
12 MS. BOYER: Thank you, Madam Chair.  
13 So the first thing I would like to take up  
14 or mention is the site plan updates for  
15 Shipyards West, which were handed out. I think  
16 you should have received those in an email  
17 distribution, and a copy of those is on the  
18 screen right now.  
19 So if you will go to the first page of  
20 that, Jovial. If you can advance that, that  
21 would be terrific.  
22 So this is the overall updated site plan  
23 for the park that Agency has delivered, and  
24 they are continuing to work on that. But the  
25 real part that I am bringing to your attention  
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1 and wanted to discuss with the board as it  
2 relates to our budget and moving forward is the  
3 food hall that is along Bay Street and the  
4 parking under it, and then the separated  
5 restaurant path.

6 So you'll recall that Board Member Gibbs  
7 was very interested in the waterfront views  
8 from the restaurant and ensuring that the  
9 restaurant had that kind of distinct capacity.  
10 We are proceeding with the market study to  
11 analyze the feasibility of both of those.

12 But in the design process, the development  
13 team -- design team has now separated the food  
14 hall from the restaurant. And one of the  
15 things that we think is of particular advantage  
16 is the way the walkway and Riverwalk now  
17 connects down to Bay Street at this location,  
18 which provides another entry point to the park,  
19 because previously you kind of had to go around  
20 these buildings to get into the park.

21 If you go to the next slide, now you start  
22 to get into some massing plans. So showing the  
23 original concept submittal, the SD submittal  
24 where you saw the restaurant more or less  
25 attached to the food hall. And now in the

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6

1 update, this is more or less the massing that  
2 they are working with. And you -- you don't  
3 see the restaurant in that slide.

4 Go to the next one.

5 You get to see a little bit more of it  
6 here. They're talking about two different  
7 potential restaurant pad locations. One of  
8 them is what I would call in the cove or in the  
9 arm, right at the mouth of Hogan's Creek.

10 If you go down there and look, which  
11 you're all welcome to do, and see that  
12 location, it has really tremendous views  
13 because it has a very wide range view across  
14 the river, but also to the east. And so it's a  
15 very open view at the mouth. And they provided  
16 some concepts of what a restaurant in this  
17 location might look like.

18 Advantages of this location are the idea  
19 that service might be a little easier and a  
20 little closer to Bay Street. However, service  
21 will still be provided in the area under the  
22 food hall.

23 The second location that you see is an  
24 existing concrete bump-out. So you can see it  
25 in the first version. You see that along the

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1 shoreline there is a concrete pad that already  
2 extends into the creek. And so they're also  
3 exploring the potential of locating the  
4 restaurant there, which gives it more of that  
5 over-water feel. Like, think Conch House or  
6 other restaurants you've seen in St. Augustine,  
7 that kind of thing.

8 So the idea here is looking at both the  
9 feasibility of those two locations. In either  
10 case, we now have a plaza entrance to the park  
11 on the eastern end, which we didn't previously  
12 have, and I think that's a real improvement  
13 either way. I also think the restaurant site  
14 pads are better either way.

15 If you go to the next slide, they're  
16 showing you some kind of ideas of what imagery  
17 might look like if you were in the cove, of  
18 what the restaurant would look like and the  
19 fact that you could have rooftop dining and  
20 views from the rooftop.

21 And then in the following slide, on  
22 Option 2, they are showing you kind of those  
23 restaurants that extend out over the water and  
24 ideas for that.

25 I think both of them would be desirable,  
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8

1 but from staff's standpoint, we're allowing the  
2 design team to proceed with these conceptually  
3 and think that this is an improvement over what  
4 you had been shown initially and is kind of  
5 responsive to your direction.

6 But I did want to seek the board's  
7 thoughts, if any, on these commercial sites  
8 since these are within the CRA scope and we are  
9 moving forward towards 60 percent design on  
10 these and we're doing the market study.

11 So if you had concerns or comments that --  
12 objections to either location or to the current  
13 food hall proposal, I just wanted to know that  
14 before we went any further.

15 THE CHAIRWOMAN: I'll leave it up for  
16 discussion.

17 Mr. Gibbs, you can start.

18 BOARD MEMBER GIBBS: Thank you.

19 This is much better. I kind of like  
20 Option 2, the pad over the water, like in the  
21 Netherlands. If we only had rooftop dining  
22 there, I think that would be the best of both  
23 worlds.

24 But this is much better than what we had  
25 before. I appreciate the change.

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1 THE CHAIRWOMAN: Mr. Garrison.  
 2 Ms. Harper, can you put it back on our  
 3 screens?  
 4 MS. HARPER: (Complies.)  
 5 THE CHAIRWOMAN: Thank you.  
 6 BOARD MEMBER GARRISON: Thank you, Madam  
 7 Chair.  
 8 You know, I really have no comments, but  
 9 that's just because I have high praise for  
 10 this, this project and this rendering and the  
 11 updates.  
 12 I do think it's prudent to get the  
 13 restaurant away from the JEA infrastructure  
 14 right there for various reasons. And I haven't  
 15 really -- I can't visualize that JEA. It's  
 16 like a -- a mass part of the lift station  
 17 system. I would hope that could be beautified  
 18 at some point as well, you know, through some  
 19 public dollars along the way.  
 20 Thank you.  
 21 THE CHAIRWOMAN: Mr. Saoud, any comments  
 22 or thoughts?  
 23 BOARD MEMBER SAOUD: No, not -- nothing  
 24 additional. I also have high praise for these  
 25 renderings. And I actually think Option 2  
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1 spend the money on the Riverwalk. The 25- can  
 2 go in the park.  
 3 The estimates that the design team are  
 4 currently working with is that will not  
 5 complete a hundred percent of the park space,  
 6 excluding the food hall and restaurant, which  
 7 we said -- or CRA. It will not complete a  
 8 hundred percent of it, but will probably get us  
 9 all the way over to --  
 10 Jovial, can you go back in the rendering  
 11 to the first page? Not the cover sheet, but  
 12 the first -- there you go.  
 13 You see that Pier 1, which we call it,  
 14 which is the easternmost pier where you have a  
 15 couple of recreational facilities and then you  
 16 have that covered walkway? We would be able to  
 17 get all the park over and some of Pier 1.  
 18 Maybe not the covered walkway, maybe not the  
 19 McCoy's Creek frontage -- Hogan's Creek  
 20 frontage, which would probably be part of the  
 21 Hogan's Creek project. And we would not be  
 22 able to fund, with the current dollars, the  
 23 work on the piers.  
 24 But that's why we believe the Phase 1  
 25 budget will be sufficient to do the pavilion,  
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1 looks really incredible, so I support that.  
 2 THE CHAIRWOMAN: Mr. Gillam.  
 3 BOARD MEMBER GILLAM: We don't usually  
 4 have design input. We usually just talk about  
 5 money. But I'll say, this is pretty exciting.  
 6 This is off topic a little bit, but I know  
 7 we've been working hard both between CIP  
 8 dollars and what dollars and where we can  
 9 insert assistance for the project.  
 10 Is it too out of line to ask Ms. Boyer to  
 11 kind of give us an update on where we are on  
 12 that just so we kind of know where we're  
 13 staring at in the future to get this project  
 14 completed moneywise?  
 15 MS. BOYER: Through the Chair to  
 16 Mr. Gillam, I don't have a lot of updated  
 17 numbers, firm numbers, since the last  
 18 presentation. That was at our workshop, I  
 19 believe, when we talked about it.  
 20 But just to remind you generally, we have  
 21 25 million in the CIP project. Some of that is  
 22 being used for design. We have a separate  
 23 budget for the Riverwalk. And Catherine Street  
 24 is a separate budget, so we don't have to spend  
 25 money on Catherine Street. We don't have to  
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1 the restrooms, the ticket office, and the  
 2 parking on the western side of the site, as  
 3 well as the flex lawn, the art area, the  
 4 children's play, the beach, the -- you know,  
 5 many of those amenities will all be in Phase 1.  
 6 And they're working from west to east in  
 7 terms of design completion to -- based on that  
 8 budget, with the idea that, until we get some  
 9 more firm numbers, there's no point in asking  
 10 for any kind of a CIP enhancement this year.  
 11 We need to get more design firm. And we'd  
 12 start construction on the western side and  
 13 start moving.  
 14 So we wouldn't delay construction for an  
 15 additional CIP request, but that would be  
 16 coming. But that's why, then, we were looking  
 17 at a budget of somewhere in the vicinity of 13-  
 18 to \$15 million for the food hall, the parking  
 19 under the food hall, and the restaurant  
 20 building, if we were to build those with CRA  
 21 funds.  
 22 And between the \$5 million that we're  
 23 setting aside in the budget that you just  
 24 approved and the fact that we have the  
 25 3.2 million that we received from Iguana, we  
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1 could be, if you want, 8.2 million toward that  
2 13-, which would mean that by the time we get  
3 it designed, in next year's budget, if we put  
4 another 5 million in it, you have the funds  
5 necessary to construct it and we could be  
6 moving along with construction simultaneously  
7 with the park construction so that at least the  
8 whole Bay Street frontage gets finished  
9 together and the main body of the park.

10 And then the question would be whether we  
11 have additional funds or, at that point, we  
12 would hope that we could have additional funds  
13 from the City to finish whatever we need on  
14 Pier 1.

15 And we'll be making a decision about what  
16 happens on the additional piers, Pier 2 and 3,  
17 and that boardwalk, which are certainly a  
18 lovely and important part of the park design.  
19 But the budget, as it stands, will not  
20 accommodate the costs that are associated.

21 What you see here -- and I'm going to  
22 really leave it to Agency to describe their  
23 work because they are only partway through  
24 this. But they're calling these ghost piers,  
25 which are somewhat undefined yet; they don't

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1 development, et cetera.

2 So for those folks in the public that are  
3 interested or vested, it would be great to see  
4 more lobbying for City Council and the mayor's  
5 office to allocate some CIP money to help this.  
6 I'd hate to see a park yet not halfway built,  
7 but not meet its full potential because of  
8 money. And that doesn't mean that we don't  
9 value engineer and do a cost-benefit analysis.  
10 But if we're going to do it, let's really make  
11 it something special and impactful.

12 Thank you.

13 THE CHAIRWOMAN: I know this might be the  
14 first time you've seen plans and what we've  
15 been working on the riverfront. Did you have  
16 any comments?

17 BOARD MEMBER HASSAN: I have nothing to  
18 add. It just looks very exciting for the area.

19 THE CHAIRWOMAN: Well, thank you for the  
20 update. I think the plans are really  
21 progressing along nicely, and I like the  
22 philosophy of the design progression and moving  
23 on to Pier 1. And it sounds like we could get  
24 a large portion in that 25 million. And  
25 hopefully the next year, as Mr. Citrano said,

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1 have a clear definition.

2 But rather than spending the full budget  
3 necessary to demolish a pier and then rebuild a  
4 pier, what they're talking about doing is using  
5 pilings that are structurally sound, but taking  
6 the decking off. And that's why on Pier 3 you  
7 see certain areas that have strong pilings as  
8 where they are reinstalling deck. So it's a  
9 combination.

10 It is value engineering the piers in a  
11 way, but still getting the benefit of them. It  
12 just seemed like the demolition costs were  
13 really excessive, and it seemed like you were  
14 spending a lot of money to just remove  
15 something. You weren't getting anything for  
16 it. So trying to figure out a way that we  
17 could make better use of those funds.

18 BOARD MEMBER GILLAM: Thank you.

19 THE CHAIRWOMAN: Mr. Citrano.

20 BOARD MEMBER CITRANO: It's exciting. I  
21 think it's going to be a huge impact on  
22 everything else around down- -- of that area  
23 and all of downtown. And I'd like to see more  
24 CIP money and use our money for some more  
25 strategic, you know, incentives for private

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1 we might even get some more CIP money.

2 I think that I'm -- I, too, like the  
3 option of moving the restaurant down further  
4 onto the shore of Hogan's Creek. I think that  
5 offers -- it might be a little more challenging  
6 for service, but I think the plan itself is  
7 coming together very nicely. And that's one of  
8 the most important things, I think, we're doing  
9 on the riverfront, along with the old Landing  
10 site. And we're looking forward to getting  
11 that under construction soon.

12 Do we have a date?

13 MS. BOYER: You'll get that in the update  
14 in just a moment.

15 THE CHAIRWOMAN: Sorry to jump ahead, but  
16 thank you.

17 I think the community input and the design  
18 team and the staff and the Parks Department is  
19 doing a great job on finalizing the design. I  
20 think it looks great.

21 MS. BOYER: Based on that, I'm going to  
22 keep moving ahead. And if I hear a  
23 consensus -- it sounds like you like the one  
24 further out on the -- over the water a little  
25 bit better maybe than the one closer in. So if

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1 that one works, we're going to go that  
 2 direction.  
 3 And with that, I'm going to move to --  
 4 before I go into my --  
 5 BOARD MEMBER GIBBS: Before you move  
 6 along, can I ask a question? Remind me of what  
 7 is east of the restaurant.  
 8 MS. BOYER: So east of the restaurant is  
 9 Hogan's Creek and then MOSH. MOSH is across  
 10 the river -- or across the creek.  
 11 BOARD MEMBER GIBBS: So the restaurant  
 12 could conceivably be overlooking MOSH and  
 13 Hogan's Creek?  
 14 MS. BOYER: Overlooking Hogan's Creek.  
 15 There's a park between the creek and MOSH.  
 16 So overlooking the creek, then the park, then  
 17 MOSH, and then you see beyond that, actually,  
 18 as well out into the main stem of the river.  
 19 BOARD MEMBER GIBBS: Thank you.  
 20 MS. BOYER: The next thing I would like to  
 21 do is the progress report of slides, so -- I  
 22 know you all like the pictures.  
 23 Jovial, do you have that available?  
 24 MS. HARPER: Yes.  
 25 MS. BOYER: Okay. For the new board  
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1 members' benefit, we try every month to show  
 2 you a little bit about what's happening in  
 3 terms of construction progress. We don't hit  
 4 every project, but the idea there is, since you  
 5 don't all have the opportunity to drive around  
 6 and look at them all, we'll show you what's  
 7 happening.  
 8 If you want to just go to the slide show  
 9 mode.  
 10 (Brief pause in the proceedings.)  
 11 MS. BOYER: Madam Chair, while she's doing  
 12 that, it appears that Mr. Barakat is on Zoom  
 13 and has his hand raised.  
 14 THE CHAIRWOMAN: Mr. Barakat, we did not  
 15 know you were on Zoom.  
 16 Are you there? Do you have any comments  
 17 or questions?  
 18 MR. BARAKAT: (No response.)  
 19 MS. BOYER: Okay. Let's go through our  
 20 downtown project updates.  
 21 First slide, please.  
 22 Florida Baptist convention building. This  
 23 is across the street from City Hall and Church  
 24 Street. You will see the '22 photo and what  
 25 the exterior looked like and where we are in  
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1 April of '23. All the new windows in and the  
 2 new storefront is in, balcony on front, little  
 3 iron grate. Even looking at the cornice on the  
 4 building and everything, it really looks nice  
 5 to have another one of these historic buildings  
 6 looking like they are ready to be put back into  
 7 service and cleaned up.  
 8 Next.  
 9 This is inside. So now you're seeing some  
 10 interior shots and courtyard shots. So I think  
 11 this is important just to see that the  
 12 buildings are -- the level of finish and the  
 13 fact that we are really nearing completion on  
 14 that. So these are the lobby, residential  
 15 units, and the courtyard next to Sweet Pete's.  
 16 Next.  
 17 This is the Federal Reserve building  
 18 that's on the corner, so this is actually on  
 19 Hogan Street. Interiors of the Federal  
 20 Reserve. And I think -- to me, I don't know  
 21 how well they show in this scale, but it's  
 22 really a gorgeous interior space. I think it's  
 23 going to be a great event space addition to  
 24 downtown.  
 25 Lofts at Cathedral. Mr. Moore is still  
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1 here. There he is. We have Lofts at Cathedral  
 2 under construction. So that one we approved  
 3 just a few months ago, went through Council,  
 4 and so I wanted to show that that has actually  
 5 begun work.  
 6 And to the point of your vote on the  
 7 resolution a little earlier, this is one of our  
 8 development teams that, when they start  
 9 something, they get to work at it and get it  
 10 finished. So we expect to see it completed  
 11 here within the year probably.  
 12 Keep going.  
 13 Next, Artea held a groundbreaking in the  
 14 last month, so that is now under construction.  
 15 This is on the Southbank, next to the JTA TOD  
 16 property -- or it actually is considered TOD  
 17 property, next to the Skyway.  
 18 Keep going.  
 19 Fuller Warren Bridge shared-use path  
 20 opened on April 6th. So that is now open and  
 21 available.  
 22 Next.  
 23 USS Orleck moved in the last month. So  
 24 you see some pictures of Pier 1 back in March,  
 25 before the move happened. And then early April  
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1 pictures of the ship on-site and the new  
2 gangway and ramp that will provide visitor  
3 access from the upland.

4 Next.

5 A couple of slides from new retail tenants  
6 in Vista Brooklyn. So both The Greenhouse and  
7 Plenti have opened in the last few months in  
8 the Vista Brooklyn space over in Riverside.

9 Next.

10 Peninsula. The Peninsula is undergoing a  
11 complete refacing of the entire building,  
12 garage, and the high-rise structure. And work  
13 has now begun on that. They don't have the  
14 cranes up yet, but they do have their  
15 construction trailer and materials being loaded  
16 on the site, et cetera. This is expected to  
17 take several years, and we will have two  
18 periods of Riverwalk closure and Riverwalk  
19 detour during the construction term.

20 Next.

21 Rise. The Doro building. So what you  
22 really notice here is -- if you look at last  
23 month's pictures, the lower levels below the  
24 podium had not been finished, and now you have  
25 exterior finish going on those. And in

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1 addition, the rooftop is starting to be built  
2 out. And you can see that in the bottom left  
3 slide where the rooftop bar is.

4 Next.

5 Home2 Suites. So you can see progress  
6 here, both with the exterior cladding going on.  
7 And, again, you can see the rooftop canopy for  
8 a bar or outdoor space. So all of those have  
9 been finished in the last month.

10 Next.

11 This is over on Park Street, for those who  
12 don't know. Ambassador Hotel. We took -- we  
13 saw the windows being delivered and went out  
14 and took pictures of the truck unloading them  
15 the day we saw that happening since that had  
16 been a question at the board meeting  
17 previously.

18 We asked Mr. Bochis to come speak to it,  
19 but we did want to show you that they are on  
20 site. Some of them have been installed.  
21 There's a lot left to go on that. There also  
22 was a lien on the property, lis pendens. That  
23 was required to be removed by the end of this  
24 month, which we received notice a few days ago  
25 that it was removed as required.

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1 Next.

2 Hardwick's Bar. So this is one of our  
3 retail establishments, which it's a little  
4 difficult to see. And I thank Ric for taking  
5 the bottom picture, because what you can see is  
6 all the new windows are in. The plywood is  
7 behind the windows, so it's providing  
8 screening, but the new windows have all been  
9 installed already on the interior.

10 Next.

11 Emerald Trail Model Mile. So you see in  
12 the upper right, the lifted lawn of Lift Ev'ry  
13 Voice and Sing Park. But the one I really want  
14 you to pay attention to is the upper left  
15 slide.

16 So the upper left slide is a good  
17 indication, you can start to see what's going  
18 to happen here, is that two-way vehicular  
19 traffic is going to be on the left side of the  
20 Park Street viaduct. And the right side is  
21 going to be all pedestrian/bicycle, and you can  
22 see how the trail is connecting to that. That  
23 change-over and closure of the right side of  
24 Park Street is due to happen, if it has not  
25 already happened, within the next week or two.

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1 So that is really imminent. If you travel that  
2 road, be on the lookout because the traffic  
3 pattern will be changing.

4 Next.

5 One Riverside. So just shows you the  
6 continuing progress of construction at One  
7 Riverside. I think that was something that  
8 Mr. Gillam brought up in regard to the McCoy's  
9 Creek park allocation.

10 And what you see on the March picture is  
11 you see a little bit -- you see, obviously,  
12 site work, and you see a little bit of the  
13 structure coming out of the ground. But if you  
14 look at the next two, you'll see a dramatic  
15 increase in the amount of work that has been  
16 done over the last month.

17 So the last 30 days, a lot of progress  
18 made.

19 Next.

20 So we wanted to take a few pictures on Bay  
21 Street since you've been doing a number of  
22 these various sidewalk cafe enhancement grants  
23 and other things. Just showing you the new  
24 patio and dining furniture at Underbelly and  
25 some of the activation that is happening as a

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1 result of your actions.  
 2 Next.  
 3 And then, finally, Jax River Jams. We  
 4 have some pictures from the first of those,  
 5 thanks to DVI. Very successful again this  
 6 year.  
 7 Next.  
 8 And that's it on our updates of pictures  
 9 for the month. Any questions on those? Or I'm  
 10 going to go into the update of what we've been  
 11 doing.  
 12 BOARD MEMBERS: (No response.)  
 13 MS. BOYER: Okay. First thing I wanted to  
 14 bring up is some state legislation. So there's  
 15 a bill that passed in Tallahassee called Live  
 16 Local. Live Local is primarily an affordable  
 17 housing bill, but Live Local will have an  
 18 impact for the CRA.  
 19 So it not only prioritizes property  
 20 available for redevelopment for affordable  
 21 housing purposes -- so think of our Landing  
 22 parking lot or some other properties that we  
 23 may have different concepts for in our master  
 24 plan. Now, pursuant to state statute, are  
 25 prioritized -- given certain priority for  
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1 talks -- it waives height limitations and  
 2 density limitations and things like that which  
 3 are not a concern for us because we like high  
 4 density, but some suburban residential  
 5 neighborhoods may be concerned about that.  
 6 So there are a number of impacts to that.  
 7 We're going to be watching that, and it may  
 8 impact what we're doing going forward.  
 9 From a budget perspective, I wanted to  
 10 talk to you about our Southbank budget  
 11 reconciliation. So you might remember we had  
 12 legislation that had been deferred forever --  
 13 not really -- almost a year, because there had  
 14 been an accounting discrepancy. That has now  
 15 been reconciled.  
 16 And, luckily, we were on the right side of  
 17 that reconciliation, and the couple million  
 18 dollars that had been thought to be out of  
 19 balance were all corrected in the accounting  
 20 entries. And, in fact, our \$44,000 we were  
 21 trying to appropriate, there's really \$95,000  
 22 in cash available for it. So it turned out in  
 23 our favor at the end of the day. So that one  
 24 is going through.  
 25 The Council auditor has identified a  
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1 affordable housing or mixed-income projects.  
 2 In addition to that, the legislation  
 3 contemplates that those properties are either  
 4 entirely tax exempt or partially tax exempt.  
 5 That's very significant if you're a CRA. And  
 6 it also means that we wouldn't be able to give  
 7 any of those projects REV Grants.  
 8 So any project under Live Local anywhere  
 9 within downtown that participates in this that  
 10 becomes tax exempt would then not -- there  
 11 would be no tax to give them a REV Grant for.  
 12 There would also be no tax to create an ROI, so  
 13 there would basically be no incentive  
 14 available.  
 15 So it's going to create -- now, we don't  
 16 know all the details yet. And you know how it  
 17 is when there's new legislation that has not  
 18 yet gone into effect, how that may be  
 19 interpreted and where that may go. I think  
 20 there are going to be unintended  
 21 consequences to this one as it relates to  
 22 the -- at least our downtown, maybe other  
 23 Community Redevelopment Areas. I don't know.  
 24 It does some other things that are going  
 25 to be issues in other parts of town where it  
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1 similar concern with the Downtown Economic  
 2 Development Fund. We have legislation that has  
 3 currently been filed about the \$500,000 that we  
 4 were putting into parks programming and  
 5 maintenance. So this one will probably  
 6 generate a similar reconciliation progress.  
 7 I'm told by Wanda and Guy that it might be  
 8 easier to resolve because they think they have  
 9 identified what the discrepancy is, and  
 10 hopefully this is going to go much more  
 11 smoothly to resolve the change.  
 12 And for those of you who are new, the City  
 13 changed accounting systems about two years ago,  
 14 and there's a lot of -- there are a lot of  
 15 challenges still with the carry-forwards and  
 16 transfers from the old system to the new  
 17 system, where part of an entry got moved over,  
 18 but not everything.  
 19 So those are two updates on where we were  
 20 with that.  
 21 From a staffing standpoint, we still have  
 22 our parking strategy position and our property  
 23 disposition position open. We will be  
 24 readvertising our parking strategy next week.  
 25 Hopefully, we will get some good applicants and  
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1 we will be able to fill that.  
2 I know some of you had volunteered to help  
3 seek out people for that. So when we advertise  
4 it again next week, I'll make sure I distribute  
5 it to the board. And if you know of anyone  
6 that you could share that job posting with,  
7 we'd appreciate it.

8 As far as our updated master plan graphics  
9 and the executive summary, that is in process.  
10 The draft is now at Wingard for doing the  
11 layout, but -- we're waiting for renderings and  
12 maps that are being produced that are taking a  
13 little bit more time, but we will have that by  
14 the end of May.

15 Our goal was, as the new administration  
16 and transition team came in, we wanted to have  
17 a simpler, more easily readable document that  
18 they could work with as the master plan for  
19 downtown.

20 Procurement. So you all know that I had  
21 explained there was this Attorney General's  
22 opinion and that we were being -- that we were  
23 no longer allowed to do programming or  
24 maintenance expenditures within the CRA. It  
25 also goes to the very kind of bright-line

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1 separation between what we can spend money on  
2 and what the City is spending money on; hence,  
3 these CIP scopes and CRA scopes.

4 But what this has resulted in is, we had a  
5 long procurement meeting with the Office of  
6 General Counsel participating. And in the  
7 past, we have been able to allow Public Works  
8 or Parks to simply use our account to fund  
9 something that was going on. We are now going  
10 to have to do separate procurements through the  
11 Procurement Division with separate RFPs for  
12 most of our portions of things.

13 Some things -- so, for example, if there  
14 is a design contractor that has been hired by  
15 the City where you go in and amend for each  
16 particular project, we'd be able to participate  
17 in that contract and use that contract. But  
18 the City's approved design-build contractors we  
19 will not be able to use because they were used  
20 only for CIP projects. So we have to do our  
21 own RFP for a design-build contractor.

22 All of this is simply to say the  
23 procurement side of our house is getting more  
24 complicated, and it's going to take more staff  
25 time. It's very doable. We figured it out.

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1 We know what we have to do, but it's lending  
2 itself to more separate procurement actions  
3 that we're going to have to engage in.

4 We have legislation being drafted by OGC  
5 right now to amend Chapter 55, which is our  
6 governing ordinance, which would clarify the  
7 use of the Downtown Economic Development Fund  
8 and kind of that level of authority for the TIF  
9 money, which is restricted by statute, and the  
10 level of authority for the Downtown Economic  
11 Development Fund.

12 So that's where we're spending that  
13 programming and maintenance money. Just to  
14 make it clear, we're wearing a different hat  
15 when we're acting as DIA in that capacity.

16 We also have asked for legislation for the  
17 specialty zones on the Riverwalk which allow  
18 open container and certain cups on the  
19 Riverwalk and for sidewalk cafes, and those are  
20 in line at the Office of General Counsel.

21 So Mr. Gillam graciously added another  
22 Professional Service contract to our list. So  
23 I thought I would share with you the ones that  
24 we have right now.

25 We have a real estate consulting and  
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1 research contract that we are preparing. So  
2 Ms. Fetner, as you recall, worked for us, did a  
3 lot of that kind of ad hoc, one-off service.  
4 And we don't have her, so we're putting out an  
5 RFP for that.

6 We have a CRA plan update and cleanup  
7 which will modify some things to conform to  
8 that statutory change in the CRA plan; the  
9 market feasibility for the restaurants and the  
10 food hall; the RFP for the design of Flagler  
11 Avenue. That's a separate RFP we have to issue  
12 that's part of the budget process we talked  
13 about.

14 The design of the Riverfront Plaza  
15 projectors and sound, we can use GAI, who is a  
16 City design contractor, for that one. The  
17 design of the projectors for the Southbank, we  
18 can use Prosser for that one, who is a City  
19 contractor.

20 The design of Broadcast Place Park, we can  
21 use Prosser for that one. The design of the  
22 Southbank parking area, next to the Acosta  
23 Bridge, we're using Waitz & Moye for that one,  
24 and that's in design still. The design of Park  
25 Street, which is now nearing completion,

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1 Prosser is doing that.  
2 The Southbank Riverwalk enhancements that  
3 we have funded will require a new design-build  
4 RFP. Shipyards West, design of the food hall  
5 and restaurant to 60 percent, we have to  
6 publish a new RFP on that because they were  
7 only to 30.

8 Phase 2 of Forsyth and Adams, the City is  
9 issuing an RFP for a new Complete Streets  
10 design-build firm, and we will be able to use  
11 that contractor for that.

12 LaVilla Heritage Trail markers and gateway  
13 design and installation, we have a design  
14 contract on that right now.

15 Historic markers, design and installation,  
16 a new urban art plan, initial nightly  
17 riverfront video, light, sound show, Ms. Mezini  
18 is managing that one. Design of seasonal  
19 neighborhood banners and design of holiday  
20 projections.

21 So those are all of the various design  
22 firm and consulting contracts that we have  
23 today. So there's a few.

24 Capital projects update. Catherine Street  
25 construction is going to begin in early May.

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1 So before our next board meeting, Catherine  
2 Street will be under construction next to the  
3 Orleck.

4 Riverfront plaza. Construction on  
5 Independent Drive begins June 1st. So this is  
6 where we acquired that property back from  
7 Sister Cities, and that we were able to do  
8 under the Coxwell contract, so that will start  
9 June 1st.

10 The balance of the park, including the  
11 bulkhead and the actual main body of the park,  
12 probably will be starting later in the summer,  
13 more in the vicinity of August, because we will  
14 have a construction manager at risk managing  
15 all of those different activities so they can  
16 be coordinated. And that's an RFP that the  
17 Public Works Department is putting out, and  
18 they're going to have that out April 28th.

19 Agency Landscape. We're moving forward  
20 with the 60 percent design on the City Park  
21 portion. That's already included, starting  
22 from the western edge, as I mentioned. And  
23 then we're RFP'ing the CIP part, which will be  
24 the restaurant and food hall. The CRA part is  
25 the restaurant and food hall.

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1 Hogan Street design. There is an RFQ on  
2 the street advertised April 21, should be  
3 selected by June 1. So this is the Emerald  
4 Trail segment on Hogan street. Going to  
5 design-build, this is the one where Pond got it  
6 partway and was unable to complete it.

7 Perkins & Will has completed construction  
8 drawings. The bid for construction manager at  
9 risk advertises April 28th.

10 The two-way on Forsyth and Adams,  
11 100 percent design and bid package will be part  
12 of that April 28th design-build. So that  
13 will -- that's Phase 2, if you will. We'll  
14 have the actual construction on the street for  
15 Phase 1 this month.

16 Park Street. We expect to have the  
17 construction bid on the street by mid-June.

18 Liberty Street. We'll use the  
19 design-build contractor that gets selected in  
20 the April 28th contract.

21 And McCoy's, the Public Works portion will  
22 be bid in July, construction begins October 1,  
23 substantial completion March of '25. So that's  
24 the schedule on that.

25 Programming. We're still waiting for  
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1 banner arms from China for the Southbank, but  
2 Ms. Mezini received a sample and that's coming  
3 along nicely. DE-ZYN is doing storyboarding.

4 Development projects. Four Seasons  
5 closed, I mentioned that. We're reviewing the  
6 marina design concept. AR Polar closing is  
7 scheduled for April 28th. Some demo and  
8 environmental testing is going on right now,  
9 and the fire station is in design. MOSH, the  
10 legislation was approved and the documents are  
11 being routed for execution.

12 Trio. We had a lunch and learn today that  
13 Mr. Atkins provided. His request is for  
14 27 million of a completion grant above the  
15 about 22 to 23 million that we can underwrite  
16 for historic preservation with DPRP, and about  
17 a \$15 million REV Grant that we can support  
18 based on the new hotel. So it's an all-in  
19 \$64 million ask.

20 The Council seems inclined -- two members  
21 of Council there indicated a willingness to  
22 sponsor legislation for the completion grant  
23 because they think it is a uniquely important  
24 building in downtown or location in downtown.

25 So we will be actually finalizing the  
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1 underwriting on the DPRP and the REV Grant  
2 portions only. And what we will bring to you,  
3 probably in June -- I haven't talked to  
4 Mr. Kelley about the timing yet, but my  
5 expectation is June -- would be that portion of  
6 the request which is consistent with our  
7 program guidelines.

8 We would file that with Council, and we  
9 would have the redevelopment agreement. And if  
10 they amend it to add the completion grants,  
11 that would be a Council amendment to the  
12 development agreement, because the development  
13 agreement, based on our plan, we don't have  
14 any -- and I explained this to them today. I  
15 don't have the authority to go beyond the ROI  
16 of 1, and that is taking it down less than  
17 that. So that's where that is. But seems like  
18 there is a potential path forward.

19 Jones Brothers. They have requested a  
20 completion grant above the DPRP and the REV  
21 that will drive the ROI below 1. Similarly, we  
22 have advised that we're limited by that ROI of  
23 1. And so this is something that I would like  
24 the board to be aware of, and maybe we need a  
25 Strategic Implementation discussion about it.

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1 But I now have multiple developers who are  
2 approaching us because of increased costs,  
3 because of increasing cap rates, who are  
4 finding they have a gap on new construction and  
5 that the REV Grants we can provide are not  
6 sufficient, so they're asking for additional  
7 completion grants above that.

8 Our plan would not support that, even if  
9 they go through the tiers approach and they  
10 meet those criteria -- all the goals,  
11 everything else. And the ROI of 1 is a limiter  
12 for us.

13 So if you're assuming that we give them a  
14 75 percent REV Grant, we're receiving 25  
15 percent of that tax income coming forward, the  
16 most we can support in a REV Grant is that  
17 25 percent, more or less, because that's going  
18 to take us down to 1, and they are not  
19 perceiving that to be sufficient.

20 So not sure where this is going to go, but  
21 I'm giving you a heads-up that I have more than  
22 one applicant who is approaching us in that  
23 position now, which is not surprising  
24 considering the current economic conditions and  
25 where the lenders are. But we are also -- we

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1 are also limited, unless City Council wants to  
2 change our whole policy, that we start doing  
3 incentives that take us below 1, which has not  
4 been our standard.

5 Jones Brothers did mention, in fairness to  
6 them, the possibility of just doing the  
7 historic building. And I think Mr. Kelley is  
8 talking to them about that. So we would be  
9 supportive of that.

10 RiversEdge. We're finalizing a new budget  
11 allocation with them, and we have a meeting  
12 next week set up. You're probably going -- you  
13 might see RiversEdge in May. If not, you will  
14 see RiversEdge coming back in June.

15 So there are probably ten contract  
16 amendment issues that are not terribly  
17 significant for your purposes. Most  
18 significant would be an increase in the maximum  
19 indebtedness on the REV Grant. But it is not  
20 an increase in the percentage of REV Grants,  
21 and it's not clear if there would be any  
22 increase in the duration of the REV Grant. So  
23 really, it is just recognizing that the values  
24 have gone up from what they originally  
25 contemplated. And they use that REV Grant to

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1 secure their CDD bonds, so that's why they're  
2 asking for that.

3 American Lions. The documents are  
4 drafted, the developer's attorney is revising  
5 them.

6 And we have three pieces of legislation  
7 that are now pending: the Southside investment  
8 pool earnings, which is now going through  
9 Council; the 500,000 in the Downtown Economic  
10 Development Fund going to parks and  
11 programming; and 525 West Beaver.

12 And that's it.

13 THE CHAIRWOMAN: Do you think you have  
14 enough going on? I don't know how you keep it  
15 all straight. You can see the magnitude of  
16 what's going on, and I know you and the staff  
17 are working long and diligent and lots of  
18 overtime. It doesn't go unnoticed. Thank you  
19 for all you are doing for the development of  
20 downtown.

21 Does anyone else have any other comments  
22 or questions before we adjourn?

23 AUDIENCE MEMBER: Public comment?

24 THE CHAIRWOMAN: I'll give you three  
25 minutes, sir.

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1 AUDIENCE MEMBER: All right. Thank you.  
 2 THE CHAIRWOMAN: You can fill it out  
 3 afterwards.  
 4 AUDIENCE MEMBER: Thank you so much.  
 5 Yes. My name is Carnell Oliver. Address  
 6 is on file.  
 7 I believe that with downtown's potential  
 8 growth moving forward, there's a couple of  
 9 things that I want to see happen. Number one,  
 10 I participated, I caught the back end of the  
 11 Laura Street Trio. There was a proposal put  
 12 forth to the Council for an addition to that  
 13 property, affordable housing. There are  
 14 40 units they want to put forward.  
 15 But, to me, if the City is putting up an  
 16 investment into the project like this, the  
 17 threshold needs to rise. And when I say  
 18 "rise," I mean maybe 50 units, 60 units,  
 19 because we're shareholders in this project.  
 20 Any project that happens in the Urban Core that  
 21 involves City funding, the threshold and  
 22 negotiating on the behalf of the needs of the  
 23 people should come first before people who are  
 24 coming into our community trying to access the  
 25 potential of economic development.

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1 more energy spark along the waterfront  
 2 property. If there is a way to get a theme  
 3 park or even a mixed-use project of an  
 4 entertainment venue, it will fill the gaps  
 5 between those small businesses.  
 6 Because when I walk along Bay Street,  
 7 especially where the Ford on Bay is supposed to  
 8 be built, I'm very concerned about the  
 9 sustainability of the small businesses, where a  
 10 lot of the new projects coming on board --  
 11 that's something that I personally agree a part  
 12 of.  
 13 And I yield my time.  
 14 THE CHAIRWOMAN: Thank you for your  
 15 comments. We value them.  
 16 If nothing else, then we'll stand  
 17 adjourned.  
 18 Thank you all.  
 19 (The foregoing proceedings were adjourned  
 20 at 3:19 p.m.)

21 - - -  
 22  
 23  
 24  
 25  
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1 That's my first point.  
 2 My second point is maybe that while all  
 3 this development and all this different road  
 4 blocks -- I would like to see a potential  
 5 legislation move forward after the new Council  
 6 and new mayor comes into place that the DIA  
 7 operates independent.  
 8 When I say that, I mean nothing goes  
 9 before the Council, the buck stops here.  
 10 Decisions have to be made. Harry Truman said  
 11 that one time. And that's something I firmly  
 12 believe because there's too much bureaucracy,  
 13 and I don't like how long it takes for the  
 14 timeline of the project to happen.  
 15 The third piece, there's a piece of  
 16 property that's going along towards the  
 17 stadium. I think it's AR Polar. If the City  
 18 could buy that property, in some type of way  
 19 buy it from the bank, whatever. And also,  
 20 number two, you got where the Melissa Ross  
 21 show, who -- is hosting. That is City-owned  
 22 property. Move them from that waterfront  
 23 property, move them towards -- more in the --  
 24 inner land of the Urban Core.

25 And my fourth piece is that I want to see  
 Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

1 CERTIFICATE OF REPORTER  
 2  
 3 STATE OF FLORIDA)  
 4 )  
 5 COUNTY OF DUVAL )  
 6  
 7 I, Diane M. Tropia, Florida Professional  
 8 Reporter, certify that I was authorized to and did  
 9 stenographically report the foregoing proceedings and  
 10 that the transcript is a true and complete record of my  
 11 stenographic notes.  
 12  
 13  
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DATED this 29th day of April 2023.

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

Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

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