

CITY OF JACKSONVILLE  
COMMUNITY REDEVELOPMENT AGENCY  
BOARD MEETING

Proceedings held on Friday, June 28, 2024,  
commencing at 9:38 a.m., Jacksonville Public/Main  
Library, Multipurpose Room, 303 North Laura 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, Acting Chair.  
BRAXTON GILLAM, Board Member.  
SONDRA FETNER, Board Member.  
SCOTT WOHLERS, Board Member.  
CAROL WORSHAM, Board Member.  
MELINDA B. POWERS, Board Member.

ALSO PRESENT:

LORI BOYER, DIA, Chief Executive Officer.  
GUY PAROLA, DIA, Operations Manager.  
STEVE KELLEY, DIA, Director of Development.  
INA MEZINI, Strategic Initiatives Coordinator.  
ALLAN DEVAULT, DIA, Project Manager.  
JOHN SAWYER, Office of General Counsel.  
AVA HILL, DIA, Administrative Assistant.

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1 board member.  
2 BOARD MEMBER WOHLERS: Scott Wohlers,  
3 board member.  
4 MR. SAWYER: John Sawyer, Office of  
5 General Counsel.  
6 MR. HILL: Ava Hill, DIA staff.  
7 THE CHAIRMAN: Thank you, everybody, and  
8 welcome again.  
9 I want to thank Mr. Citrano for missing  
10 his last meeting as Chair and passing the gavel  
11 to me. He's out of town apparently at a  
12 funeral, so we wish him safe travels and a safe  
13 return to Jacksonville.  
14 Ava, do we have any public comments?  
15 MR. HILL: We do. We'll start with Nancy  
16 Powell.  
17 (Audience member approaches the podium.)  
18 MS. HILL: Please state your name and your  
19 address for the record.  
20 AUDIENCE MEMBER: Nancy Powell, 1848  
21 Challen Avenue, Jacksonville, Florida 32205.  
22 As many of you know, I'm the executive  
23 director of Scenic Jacksonville and one of the  
24 founders of the Riverfront Parks Now Coalition.  
25 And I just want to take a moment to  
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PROCEEDINGS

June 28, 2024 9:38 a.m.

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THE CHAIRMAN: Good morning.

We're going to call to order the Community  
Redevelopment Agency meeting. I appreciate  
everybody's patience. I appreciate the staff  
here scrambling to get our mics on. And I  
thank everybody for being here. Happy Friday.

The first thing we'll do is introductions,  
starting with Mr. DeVault to my left.

MR. DEVAULT: Allan DeVault, DIA project  
manager.

MR. PAROLA: Guy Parola, staff.

MR. KELLEY: Steve Kelley, director of  
downtown real estate and development.

MS. BOYER: Lori Boyer, CEO.

BOARD MEMBER POWERS: Melinda B. Powers,  
board member.

BOARD MEMBER FETNER: Sondra Fetner, board  
member.

THE CHAIRMAN: Patrick Krechowski, board  
member.

BOARD MEMBER WORSHAM: Carol Worsham,  
board member.

BOARD MEMBER GILLAM: Braxton Gillam,  
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1 acknowledge the milestone that we achieved as a  
2 city collectively this week when the City  
3 Council approved \$56 million for the completion  
4 of the riverfront parks, destination parks,  
5 Metropolitan Park, Shipyards, and Riverfront  
6 Plaza.

7 We've come a long way. It was four years  
8 ago this week that the small group that had  
9 started Riverfront Parks Now, which was Scenic  
10 Jacksonville, the St. Johns Riverkeeper, and  
11 the Late Bloomers club met with the former  
12 mayor, Curry, and his staff. It wasn't Curry,  
13 excuse me, it was his staff. And we presented  
14 our vision to him, which was the vision of the  
15 connected network of world-class parks and  
16 greenspaces along the Northbank primarily, but  
17 in the Downtown Overlay.

18 At the time, there were 65 or 70 acres of  
19 publicly available land. The Landing, the  
20 courthouse had just come down. The Shipyards  
21 had been vacant since 1992. And Metropolitan  
22 Park had been left for dead.

23 We based our vision on peer city examples.  
24 We used examples from midsize cities across the  
25 country, and the benefits of the economic

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1 impact, the resilience, the health and wellness  
 2 for the community, and the gathering, bringing  
 3 up people together.  
 4 It didn't take exactly right away, but we  
 5 had worked with Lori and the DIA. And in  
 6 September of that year, we presented to the  
 7 DIA. And fast forward, in 2022, the prior  
 8 administration allocated substantial funding  
 9 for the first round of those parks. That was a  
 10 milestone. This week, the Council approved the  
 11 second round.  
 12 The DIA, some of you were here. Carol and  
 13 Braxton were here, but many of you all are new.  
 14 Lori, we worked together. We worked with Build  
 15 Up Downtown. We worked with the Chamber. We  
 16 worked with business groups. We worked -- we  
 17 became a coalition of 14 different nonprofits.  
 18 So there's still a lot of work to do, but  
 19 I think it's important that we acknowledge that  
 20 in four years we've come a long way, and we  
 21 look forward to turning all of those renderings  
 22 into reality.  
 23 Thank you.  
 24 THE CHAIRMAN: Thank you for coming.  
 25 MR. HILL: That's it.

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1 THE CHAIRMAN: Okay. Mr. Parola just  
 2 reminded me that I skipped an important step.  
 3 And with this beautiful country's birthday  
 4 coming up, please join me, stand, and say the  
 5 Pledge of Allegiance.  
 6 (Recitation of the Pledge of Allegiance.)  
 7 THE CHAIRMAN: Thank you.  
 8 If there's no more public comments, we'll  
 9 move on to begin the Community Redevelopment  
 10 Agency meeting.  
 11 Do we have any Form 8B voting conflict  
 12 disclosures?  
 13 MR. HILL: Yes. Pursuant to Section  
 14 112.3143 of the Florida Statutes, a Form 8B,  
 15 Memorandum of Voting Conflict, filed by Board  
 16 Member Jim Citrano, prior to this meeting, must  
 17 be read publicly at the next meeting, after the  
 18 form is filed.  
 19 Pursuant to that requirement, Board Member  
 20 Jim Citrano declared a conflict on Resolution  
 21 2024-06-01, RISE Doro, for the following  
 22 reasons: "Seacoast Bank conducts business with  
 23 an affiliate of Jacksonville Properties 1, LLC,  
 24 applicant on Resolution 2024-06-01. I am  
 25 directly involved in the management of this

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1 business relationship."  
 2 THE CHAIRMAN: Thank you, Ava.  
 3 Any further?  
 4 MR. HILL: That's it.  
 5 THE CHAIRMAN: Okay. So we will move on  
 6 to Item B on the agenda, which is the May 15th,  
 7 2024, Community Redevelopment Agency meeting  
 8 minutes approval.  
 9 BOARD MEMBER WORSHAM: Move to approve.  
 10 BOARD MEMBER WOHLERS: Second.  
 11 THE CHAIRMAN: Any comments, discussion?  
 12 BOARD MEMBERS: (No response.)  
 13 THE CHAIRMAN: All those in favor, signify  
 14 by saying aye.  
 15 BOARD MEMBERS: Aye.  
 16 THE CHAIRMAN: Any opposed?  
 17 BOARD MEMBERS: (No response.)  
 18 THE CHAIRMAN: Okay. That motion carries.  
 19 Moving on to the consent agenda. We have  
 20 a number of items here and you have two  
 21 corrected resolutions for a scrivener's error.  
 22 BOARD MEMBER GILLAM: Move to approve the  
 23 consent agenda.  
 24 BOARD MEMBER WORSHAM: Second.  
 25 THE CHAIRMAN: Any discussion? Any

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1 questions?  
 2 Ms. Boyer.  
 3 MS. BOYER: Mr. Chairman, just for the  
 4 benefit of board members, I think you have  
 5 highlighted or red-lined copies that show the  
 6 scrivener's errors. They're very minor, but  
 7 just for the benefit of the public, the  
 8 scrivener's error on RISE Doro is simply  
 9 acknowledging that, because there is a REV  
 10 Grant involved, you're acting in the capacity  
 11 of the Northbank CRA and inserting that  
 12 language.  
 13 And the scrivener's error on the Southside  
 14 '24/'25 revised budget is simply acknowledging  
 15 that, at this point, now that the Budget Office  
 16 has acted, your recommendation is no longer  
 17 tentative. It is your -- so we've deleted the  
 18 word "tentative."  
 19 So those are scriveners in nature.  
 20 THE CHAIRMAN: Thank you, Ms. Boyer.  
 21 Any questions on those two issues?  
 22 BOARD MEMBERS: (No response.)  
 23 THE CHAIRMAN: Okay. We'll go around the  
 24 table.  
 25 Ms. Powers, how do you vote?

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1 BOARD MEMBER POWERS: In favor.  
 2 THE CHAIRMAN: Ms. Fetner.  
 3 BOARD MEMBER FETNER: In favor.  
 4 THE CHAIRMAN: Ms. Worsham.  
 5 BOARD MEMBER WORSHAM: In favor.  
 6 THE CHAIRMAN: Mr. Gillam.  
 7 BOARD MEMBER GILLAM: In favor.  
 8 THE CHAIRMAN: Mr. Wohlers.  
 9 BOARD MEMBER WOHLERS: In favor.  
 10 THE CHAIRMAN: And I, too, am in favor, so  
 11 the consent agenda passes unanimously.  
 12 We thank those that are here for that for  
 13 being here. We look forward to these things  
 14 moving forward.  
 15 On now to Item D on this agenda,  
 16 Resolution 2024-06-04, the Northbank fiscal  
 17 year '24/'25 revised proposed budget.  
 18 MS. BOYER: Thank you, Mr. Chairman.  
 19 This resolution has been amended -- was  
 20 amended in the Finance and Budget Committee,  
 21 and so it is not on the consent agenda. But  
 22 what you will see, if you turn to Resolution  
 23 06-04 -- and the exhibit attached was -- the  
 24 committee's recommendation was to put the  
 25 additional revenue that we were seeing in the  
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1 Northbank into Unallocated for next year. So  
 2 that gives you more flexibility during the  
 3 course of the year, or even between now and  
 4 August or September when Council takes action  
 5 on this, to make an additional or a changed  
 6 allocation if that becomes necessary.  
 7 Line 84, you'll now see "Unallocated," a  
 8 million-three, and that reflects the action of  
 9 the Finance and Budget Committee. That is  
 10 Exhibit B to the resolution that you have in  
 11 your folder.  
 12 THE CHAIRMAN: Thank you, Ms. Boyer.  
 13 I'll entertain a motion.  
 14 BOARD MEMBER GILLAM: Move to approve  
 15 Resolution 2024-06-04.  
 16 BOARD MEMBER WOHLERS: Second.  
 17 THE CHAIRMAN: Any comments, any questions  
 18 of the staff?  
 19 BOARD MEMBERS: (No response.)  
 20 THE CHAIRMAN: All right. We'll go around  
 21 the table again.  
 22 Ms. Powers.  
 23 BOARD MEMBER POWERS: In favor.  
 24 THE CHAIRMAN: Ms. Fetner.  
 25 BOARD MEMBER FETNER: In favor.  
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1 THE CHAIRMAN: Ms. Worsham.  
 2 BOARD MEMBER WORSHAM: In favor.  
 3 THE CHAIRMAN: Mr. Gillam.  
 4 BOARD MEMBER GILLAM: In favor.  
 5 THE CHAIRMAN: Mr. Wohlers.  
 6 BOARD MEMBER WOHLERS: In favor.  
 7 THE CHAIRMAN: And I, too, am in favor.  
 8 So Resolution 2024-06-04 passes  
 9 unanimously.  
 10 Moving on to Item E, Resolution  
 11 2024-06-13, Laura Street Trio.  
 12 I'll send it to you, Ms. Boyer.  
 13 MS. BOYER: Thank you, Mr. Chair.  
 14 I will simply introduce the resolution and  
 15 then turn it over to Mr. Kelley, who has done  
 16 all the work on the review and drafting of the  
 17 staff report.  
 18 The resolution essentially recommends that  
 19 we not proceed with the proposals as received  
 20 from the developer of the Trio. And at the  
 21 request of several board members, I just want  
 22 to share that the staff report goes into more  
 23 detail and more financial analysis than was  
 24 required of us by City Council.  
 25 So if you go back to our conversations  
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1 earlier, you know that City Council directed  
 2 staff and -- to bring back to the board a  
 3 recommendation, and that recommendation could  
 4 ignore public investment policy, ROI  
 5 requirements, other program guidelines,  
 6 et cetera.  
 7 We did take that message to heart, and  
 8 the -- in your packet you see an April  
 9 proposal -- a response to the April proposal;  
 10 it was actually provided in May -- that did  
 11 simply accept the developer's numbers but  
 12 provided a structure that we had vetted with  
 13 OGC that would be acceptable.  
 14 Subsequent to that time, we heard from  
 15 several -- I think there was some media  
 16 coverage at that point that we were close to a  
 17 deal. Subsequent to that time, we heard from a  
 18 number of board members who were concerned that  
 19 we were not providing the board members  
 20 themselves with the analysis at the board  
 21 meeting to make a recommendation and to execute  
 22 their responsibilities.  
 23 So that's why you see in the staff report  
 24 that we did go through the financial analysis,  
 25 the ROI, all of that to provide you that  
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1 additional information.

2 And with that, I'm going to turn it over  
3 to Mr. Kelley to provide the detail.

4 I know there's been some criticism of the  
5 accuracy of the report or other commentary. I  
6 will tell you that I fully stand behind the  
7 staff report that he prepared and the analysis  
8 that he has done. And he is consistently, I  
9 mean, heroic in the amount of work he puts into  
10 the underwriting. In this case, there was a  
11 subsequent thumb drive delivered on the 20th  
12 which had hundreds of pages of documents that  
13 Mr. Kelley wanted to go through to be able to  
14 ensure that his recommendation was the right  
15 one.

16 So with that, I'm going to turn it over to  
17 Mr. Kelley.

18 MR. KELLEY: Thank you, Mr. Chair.

19 So the staff report that has been  
20 distributed, I'm going to really just kind of  
21 go through the executive summary and touch on  
22 some of those points in a little bit more  
23 detail, but, obviously, I'll be happy to  
24 address any further questions from the board.

25 So as has been pointed out, it's well

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1 recognized that the restoration of the Laura  
2 Street Trio -- and even the new construction  
3 elements, but most specifically the restoration  
4 of those three historically important buildings  
5 are critical to the growth and identity of  
6 downtown Jacksonville. We've recognized that.

7 I think we've all approached everything  
8 related to the Trio projects over the years  
9 with that as the forethought as -- and  
10 forefront of the considerations that we have  
11 made, including the most recent analysis and  
12 information that's been disseminated.

13 Likewise, I would say that the SouthEast  
14 Development Group has been very forthright and  
15 earnest in their efforts to put forth the best  
16 development plan that they could devise for  
17 that, including the restoration of the Trio  
18 buildings.

19 Unfortunately, from our perspective, it's  
20 the inability or the lack of ability to bring  
21 into this project the capital that's necessary  
22 that we could help fill a gap that has resulted  
23 in some of the financial challenges that we see  
24 before us today, which I'll go into a little  
25 bit more detail on, and as -- as is outlined

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1 here in the staff report.

2 So, you know, there's a listing of the  
3 various proposals that have been entertained by  
4 the DIA and the City of Jacksonville, gosh,  
5 going all the way back to the previous  
6 ownership under Cameron Kuhn, all the way back  
7 to 2007, and then a whole list of different  
8 proposals and analyses and back and forth and  
9 approvals made over the years, 2017, 2021, and  
10 on through that I really think should not be  
11 lost in the conversation about what kind of  
12 back and forth and -- and efforts have really  
13 been made to achieve this outcome that we all  
14 deem so critically important.

15 However, the recent funding structures  
16 that were proposed that were actually just  
17 received on June 17th -- so that was, gosh,  
18 11 days ago -- was the most recent proposed  
19 structure after there was a lot of back and  
20 forth through the first part of this year.  
21 That's really what this staff report is based  
22 on, is that June 17th requested funding.

23 And so they -- the outcome of the analysis  
24 is that they really just placed the City at  
25 risk and in a good number of ways, and I'll do

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1 my best to elucidate those with clarity.

2 The first of those is that the \$89 million  
3 in funding represents more than 40 percent of  
4 the total development cost, which is much  
5 higher than we typically see in development  
6 deals. There have been some DPRPs, much  
7 smaller deals, obviously. And the DPRP  
8 guidelines do allow for funding in that range,  
9 but when we're looking at the -- not only the  
10 historic rehabilitation but also the new  
11 construction to be in that 40 percent range is  
12 much higher than what we would typically expect  
13 to see.

14 And so maybe even more challenging is that  
15 most of that capital is requested to be funded  
16 up front. In some cases, we have entertained  
17 some small awards on the front end of a  
18 project, but it's very, very few and far  
19 between. As I think the board is well aware,  
20 almost all of our funding proposals and  
21 approvals are structured so that they come in  
22 at completion. We've had a couple where we  
23 have funded a progress [sic] through the  
24 construction phase, but I don't know of one  
25 where we have been asked to fund as much money

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1 straight up front from the time of the approval  
2 by City Council.

3 There's a funding request for \$8.6 million  
4 there. And at financial closing, there's a  
5 request for more than \$60 million to be funded  
6 there. And it's important to note that of that  
7 \$60 million a critical element of this from the  
8 developer's perspective is the need to  
9 arbitrage that money. And what that really  
10 means is that they need to be able to use the  
11 interest earnings on the City's money from the  
12 point of financial closing while the City is  
13 either facing opportunity costs or actual  
14 interest costs, whichever way you want to look  
15 at it, from that point for the benefit of the  
16 developer.

17 So the interest earnings that they would  
18 get is important to them to be able to offset  
19 the interest expense that they are having to  
20 incur from the proposals that they have  
21 received. From our perspective, primarily  
22 those high interest costs are driven in no  
23 small part by the lack of some of the elements  
24 that a lender would look for in terms of equity  
25 and back support and three ways out and all of

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1 the things that a commercial lender would look  
2 for. So all of those elements combined add to  
3 the City's risk and the City's costs associated  
4 with this proposal from our perspective.

5 The developer has also proposed a bond  
6 structure for the construction financing for  
7 the hotel that requires the City to be  
8 responsible for interest payments of  
9 12 percent. That follows on a very quick  
10 conversation I had with the developer in  
11 response to one of their responses where I had  
12 suggested where --

13 In this earlier proposal, they had  
14 requested that the City not provide a  
15 \$14 million REV Grant but, instead, make that  
16 \$14 million a construction loan, something that  
17 we do not do. We don't have the back-room  
18 operations. We're not set up to be a  
19 construction lender.

20 And somewhat as a quick response, I just  
21 said to the effect that it might be easier to  
22 look at a way to buy down the interest costs  
23 associated with that lending proposal up front  
24 but not to serve as the lender. And you might  
25 hear the developer say that's what led to this

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1 bond structure, was that very quick, offhand  
2 comment, but I'm happy to go into more detail.  
3 That certainly was not my suggestion and --  
4 when I made that comment.

5 So in any case, that bond structure is  
6 here. I spoke with our General Counsel,  
7 Mr. Fackler. He has not had the time to really  
8 review this or to send it to outside counsel  
9 for a final determination on the legality of  
10 it, but he -- speaking on his behalf, I would  
11 suggest that it was his opinion -- and  
12 Mr. Sawyer may have some information on this as  
13 well -- that it likely had the potential to not  
14 be a legal structure. So I can't say it more  
15 definitively -- with more definition than that.

16 The free cash from the developer -- in  
17 fact, when you look at the actual equity that's  
18 in this project, it's -- even when you look at  
19 the full capital stack as it's been proposed,  
20 it equals about 15 percent of the total  
21 development cost.

22 A couple of the figures that are in there  
23 staff feels are overstated, and I can go into  
24 more detail. There's more detail in the staff  
25 report and I'm happy to elucidate some of that,

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1 but we -- we typically and traditionally do not  
2 look at tax credit equity or equity that's not  
3 an economic risk in the same way that a  
4 developer would be putting their own capital at  
5 risk into a development in the same light. So  
6 frequently, as in the case of DPRP, we exclude  
7 tax credit equity in our consideration of how  
8 much equity is truly at risk here from the  
9 developer.

10 And when you make some of these  
11 adjustments and exclusions, which I've detailed  
12 here and I'm happy to address any questions on,  
13 we really get down to the developer equity at  
14 risk of about 5 percent of the total, which is  
15 exceedingly low compared to what we would  
16 typically look for.

17 And when you -- when you look at the  
18 developer's pro forma and the free cash that is  
19 expected, and through -- at least the pro  
20 formas that have been provided, and how much of  
21 that -- we don't have a view of the waterfall.  
22 The waterfall is actually how cash gets  
23 distributed among the investors in a series.  
24 And so we don't have a look at that waterfall,  
25 but there's the potential that that \$5 million

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1 in equity at risk could really be generating  
2 very excessive returns. We don't know. But  
3 that is a consideration.

4 I provided a table in here. This is not  
5 to say these are apples-to-apples comparisons.  
6 They are certainly not. Nothing really is when  
7 you get into real estate deals of this size.

8 All of the comparisons are readily  
9 identifiable as new construction. They were  
10 simply provided on -- as a representation of  
11 scale, and just to provide some insight for the  
12 benefit of the board as to, you know, how this  
13 kind of stacks up comparatively to some other  
14 structures of similar scale.

15 And then there were a couple of other  
16 aspects of this that we found were important to  
17 highlight. One being the elimination of the  
18 National Park Service Part 3 approval as a  
19 condition of funding the historic  
20 rehabilitation.

21 So where all of this starts for us is the  
22 rehabilitation of the Trio buildings, and to  
23 not have a National Park Service Part 3, which  
24 is, you know, the standard, that is the  
25 evidence that these buildings have been

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1 rehabilitated per the National Park Service  
2 standards. And to not have that in order to  
3 make that funding, then we're left without that  
4 knowledge or that information.

5 We had also originally proposed clawbacks.  
6 I'm sorry, we had originally proposed clawbacks  
7 upon sale, but also that there would be an  
8 amortization of forgiveness. We had proposed  
9 in our May 2024 response to them, written  
10 response -- it was presented in a room full of  
11 people. We had proposed that there would be a  
12 20-year amortization on the completion grants.  
13 That has now been eliminated. So there's no --  
14 no opportunity for clawback, there's no  
15 opportunity for amortization, or to determine  
16 the City's position at the time of a liquidity  
17 event or a disposition of the property.

18 That really kind of covers the high level  
19 of the executive summary. I know -- I see  
20 Mr. Atkins here from the development team,  
21 along with others from the development team.  
22 To the extent that the Chair would like to  
23 recognize them, Mr. Chair, I leave it to you.

24 THE CHAIRMAN: Sure. Thank you,  
25 Mr. Kelley.

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1 Before we move on, just given the amount  
2 of information you just provided and before we  
3 begin our formal deliberations, I just want to  
4 make sure that -- if the board has any  
5 questions on what was just shared before we set  
6 our heads and minds on other topics and other  
7 speakers. I just want to give everybody an  
8 opportunity, if they have any questions of  
9 Mr. Kelley before we take the next step.

10 BOARD MEMBERS: (No response.)

11 THE CHAIRMAN: Okay. Thank you,  
12 Mr. Kelley. Appreciate the update.

13 Mr. Atkins, if you would like to come up,  
14 we'd love to hear from you.

15 Thank you.

16 (Mr. Atkins approaches the podium.)

17 MR. ATKINS: Good morning.

18 I appreciate the board's time and the  
19 opportunity to respond to the resolution this  
20 morning.

21 I want to just quickly introduce the folks  
22 that are here with me as part of my team.  
23 First and foremost, my partner, Graham White.  
24 He is a partner with me in SouthEast  
25 Development Group. Joe Niggel, who is a

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1 managing director at Piper Sandler, who is our  
2 financial advisor and placement agent.

3 I also would like to quickly introduce one  
4 of our development partners and an equity  
5 partner, Mr. Paul Bertozzi of Live Oak  
6 Contracting. Most of you probably are familiar  
7 with him and --

8 Paul, thank you for joining us this  
9 morning.

10 This is a very complicated and expensive  
11 project, I think we all agree. I know there  
12 are a number of challenges that we had to  
13 address with both market conditions, time,  
14 resources, and all that consideration.

15 I want to begin by thanking Mr. Steve  
16 Kelley. He and I have spent an inordinate  
17 amount of time together talking about this  
18 project, reviewing the dynamics, and I have  
19 greatly enjoyed our conversations.

20 We have come to this time and place after  
21 a lot of deliberation, a lot of back and forth.  
22 There are a number of concerns that we have in  
23 the staff report and some of the information  
24 that's provided. We think there's a number of  
25 things that are inaccurate. We could probably

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1 spend hours going through all of that on a  
2 point-by-point basis, and my team is here to  
3 respond to any questions that you might have if  
4 that's what you choose to do.

5 I would prefer to just hit a couple of  
6 very high points that are important to me.  
7 Obviously, our team members are experts in  
8 finance, in public/private partnership, in  
9 construction. My personal expertise is in  
10 adaptive reuse and historic preservation.  
11 That's what I focus on.

12 Along with my development company, I have  
13 a subsidiary company that is Southeast  
14 Community Investment Fund. We are a CDE, a  
15 certified Community Development Entity,  
16 certified with the U.S. Treasury to employ tax  
17 credits and put those into projects. That's  
18 one of the things that I focus on, along with  
19 the sticks and bricks. That's what my  
20 background is.

21 So while there are a number of things that  
22 we could talk about, about financing and equity  
23 and so forth, what I think I would like to  
24 primarily offer as some context is that an  
25 adaptive reuse project, and particularly the

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1 Laura Street Trio, is very unique. One of the  
2 challenges and one of the things that's  
3 difficult sometimes for a layperson to  
4 understand is that a very large percentage of  
5 up-front costs -- in our case, probably about  
6 40 percent of the overall construction costs on  
7 this project that you have to -- you have to  
8 execute in order to stabilize these properties  
9 and make them feasible for new construction,  
10 you get zero return, zero return from that  
11 investment. It is simply the price of  
12 admission, and that is true of a lot of  
13 historic preservation and adaptive reuse  
14 projects. So it skews a consideration and a --  
15 and a review of equity from that overall cost  
16 perspective.

17 So to look at it in comparison to these  
18 new construction projects, these green-built  
19 projects that are simply money in, money out,  
20 it -- really, it's a -- it's a skewed metric  
21 that, I think, is somewhat disingenuous to look  
22 at in terms of how this really works.

23 I have wanted to have a workshop with the  
24 DIA board for sometime. I have requested it  
25 several times and we've never been able to do

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1 that because there are so many things that need  
2 to be explained and worked through from a very  
3 fundamental basis about this specific project.  
4 We haven't had that chance; I wish that we had.

5 This is, you know, just where we are.  
6 This is clearly not working. So the City of  
7 Jacksonville City Council Special Committee for  
8 [sic] Downtown has asked to pick this up and  
9 review and move this project forward if we can.  
10 We want to be part of the solution, not the  
11 problem.

12 I have millions of dollars out of my own  
13 pocket invested in this project. There are  
14 others who have millions of dollars invested.  
15 There are tax credits associated with this  
16 project that are presold, a little bit over  
17 \$10 million. Now, I know that Steve mentioned  
18 that the City doesn't necessarily view that as  
19 equity. Well, the commercial markets do.

20 When you go out and receive a coupon for  
21 the work that you're going to do and you sell  
22 that in the open market and you have cash that  
23 you put back into the project, that's equity.  
24 So there's a different way of looking at equity  
25 from different people's perspectives. But

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1 there's about \$30 million right now in the  
2 project. Maybe that's -- maybe that can be  
3 adjusted, maybe we can look at different means  
4 and methods to do so, but --

5 You know, one of the things that Steve  
6 mentioned was about the total tax credits.  
7 Well, with all due respect to Mr. Kelley and  
8 his work, the analysis that's in the summary is  
9 incorrect. Tax credits are generated by what's  
10 called QREs, or qualified rehabilitation  
11 expenses, and that covers a gamut of expenses  
12 for a project, not just construction, soft  
13 costs, financing fees, and so forth. There are  
14 specific metrics that are used in order to  
15 develop that total amount of equity, so I would  
16 be more than happy to go through that. Those  
17 are the types of things that we wanted to do in  
18 review with you guys.

19 At this point, I don't want to be belabor  
20 the point. I just want to do what we need to  
21 do to get this project finished. So if that  
22 means moving on to City Council, doing a  
23 workshop with Council, whatever that means,  
24 you're all welcome to join that.

25 But for me, I would -- just to say, I

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1 appreciate the time, I appreciate the efforts.  
 2 I know that probably we all really have the  
 3 same end goals. We're just not in alignment as  
 4 to how to do that.  
 5 So I'm happy to answer questions, and my  
 6 team is here to answer questions as well.  
 7 THE CHAIRMAN: Thank you, Mr. Atkins.  
 8 MR. ATKINS: I appreciate it very much.  
 9 Thank you.  
 10 THE CHAIRMAN: Thank you for your time.  
 11 Appreciate your team being here.  
 12 MR. ATKINS: Thank you, sir.  
 13 THE CHAIRMAN: I also know we have Council  
 14 Member Carlucci who's here and would also like  
 15 to say something given his investment and  
 16 concern for this project.  
 17 Mr. Carlucci.  
 18 (Council Member Carlucci approaches the  
 19 podium.)  
 20 COUNCIL MEMBER CARLUCCI: Thank you, Chair  
 21 Krechowski, and congratulations on moving to  
 22 that position. It's a great responsibility  
 23 and -- and a nice hello to all of my friends in  
 24 front of me and the ones in back of me.  
 25 I've written this out a little bit. I  
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1 in this city, to give him more time to come up  
 2 with a solution or a development strategy where  
 3 it would be acceptable. But I thank you, DIA,  
 4 for all your work and I thank the mayor's  
 5 office for their patience.  
 6 These are three precious historical  
 7 buildings. And, at this point, I have to fall  
 8 back on a maxim that I have, and that is  
 9 Jacksonville moves best when we move together.  
 10 Don't y'all agree with that? We move best when  
 11 we move together. And I've got to tell you,  
 12 that's not happening here in my view.  
 13 I don't know what your vote is going to  
 14 be. You may vote yes, and it -- it goes to the  
 15 mayor's office. Maybe we can all be together,  
 16 but I just don't see that happening here. I  
 17 wish so much that it was happening here, that  
 18 we have something that we could join arm in arm  
 19 and hand in hand and move ahead. And  
 20 hopefully -- perhaps it can at some point, but  
 21 I don't think we're there.  
 22 And I introduced the bill and have been  
 23 asked to disassociate myself with that bill,  
 24 which means I might have to withdraw it. And  
 25 that's going to be withdrawing a good piece of  
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1 like to be the kind of person that just talks  
 2 from the heart. And sometimes I can, but  
 3 sometimes when I do that, I leave something  
 4 out, so --  
 5 First let me say, this is a very hard time  
 6 for me right now on a project that I have also  
 7 invested a lot of time. I can't say I've  
 8 invested a lot of money except for the money  
 9 that I missed making at my insurance office  
 10 while trying to get this through Council and  
 11 pulling people together and a lot of that. So  
 12 this is hard. But I have to say, in my  
 13 opinion, that the staff recommendation is a  
 14 painful truth.  
 15 Now, I've got to thank the DIA staff, the  
 16 board members, because you've taken a lot of  
 17 time on this, could have disposed of this  
 18 earlier on, but I kept asking y'all to put that  
 19 off, and you did. And so I probably -- I hope  
 20 I didn't waste too much political capital with  
 21 my friends up here, but I did ask y'all to take  
 22 more time. And, likewise, I asked the mayor,  
 23 the mayor's office, Darnell in the back, to  
 24 take extra time and to give extra time for the  
 25 developer who's a very -- he has great interest  
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1 my heart at the same time, but you know what?  
 2 I love those three precious buildings, but I  
 3 love this city, and I love the fact that I had  
 4 the opportunity to have a fiduciary duty in  
 5 this -- in this discussion.  
 6 I can point to several things that concern  
 7 me, but I think one of the biggest things that  
 8 concerns me is the amount of money that's  
 9 fronted to a bank or a mortgage or a lender --  
 10 or some type of lender at closing and then this  
 11 put in an escrow account.  
 12 It's a lot of money. We spend a lot of  
 13 money around here in Jacksonville. We did a  
 14 whole lot the other night, and we've got more  
 15 to do, but that is a concern because I don't  
 16 think that's typical -- atypical of DIA  
 17 incentives.  
 18 I hope we can come together. I hope the  
 19 development team can come together and put  
 20 something that's acceptable, but I just want  
 21 you to know as somebody who has asked you to  
 22 take time and use whatever political capital I  
 23 had with y'all and the mayor's office to see if  
 24 we could find a way. I don't think we found  
 25 it, and I just want to give you my opinion, for  
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1 what it's worth.  
 2 Thank you. And I'll take any questions if  
 3 you have any. If not, I'll go back to my  
 4 chair.  
 5 THE CHAIRMAN: Thank you, Council Member.  
 6 Any questions of Mr. Carlucci by the  
 7 board?  
 8 BOARD MEMBERS: (No response.)  
 9 THE CHAIRMAN: We appreciate your time,  
 10 your passion, and your support of the agency.  
 11 Thank you.  
 12 COUNCIL MEMBER CARLUCCI: Thank you.  
 13 And I thank you all for everything you do.  
 14 Oh, and -- I thank you for everything you  
 15 do. I know the pay is good, but -- at any  
 16 rate, thanks for the time to speak.  
 17 THE CHAIRMAN: Thank you.  
 18 I know that the mayor's chief of staff,  
 19 Mr. Smith, is here. I don't want to put you on  
 20 the spot, but if you would like to say  
 21 something to the board, I'd love to give you  
 22 the opportunity. Entirely up to you.  
 23 MR. SMITH: Thank you. I'm good.  
 24 THE CHAIRMAN: Thank you for being here.  
 25 Okay. It's back to us, so I'll entertain  
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1 money for a loss -- or taxpayers' money at risk  
 2 of loss.  
 3 So at this time, I don't feel like I  
 4 can -- I approve the resolution as it stands  
 5 and I cannot support the project.  
 6 THE CHAIRMAN: Mr. Gillam.  
 7 BOARD MEMBER GILLAM: Thank you,  
 8 Mr. Chair.  
 9 You know, this happens to be my last  
 10 meeting, so it's sort of -- you know, I've got  
 11 a -- I might take a few more minutes because  
 12 this is an interesting project relative to my  
 13 service on the board for the last eight years.  
 14 I mean, in the last eight years this project  
 15 has come before the board -- at least half the  
 16 years I've been on the board, I mean, we've had  
 17 this project in front of the -- in front of our  
 18 commission [sic], and that's meant time from  
 19 board meetings, but it's been -- what it's  
 20 really meant is -- it's been a lot of time from  
 21 our staff because it is a tremendous project.  
 22 I mean, it is a historically significant  
 23 project, and I do appreciate Mr. Atkins' team,  
 24 and -- who have worked -- worked very hard.  
 25 What I will note, however, is the efforts  
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1 a motion on Resolution 2024-06-13.  
 2 BOARD MEMBER WOHLERS: Move to approve  
 3 Resolution 2024-06-13.  
 4 BOARD MEMBER GILLAM: Second.  
 5 THE CHAIRMAN: All right. Any questions?  
 6 We'll start with you, Mr. Wohlers.  
 7 BOARD MEMBER WOHLERS: Thank you very  
 8 much.  
 9 Just a couple of comments and things I'd  
 10 like to point out in regards to this, that --  
 11 and I'd like to thank Mr. Atkins for being here  
 12 and his team for being here. I know the  
 13 importance and your passion for this building  
 14 and the importance of this being done for the  
 15 city of Jacksonville is very important.  
 16 However, I live, in my world, in numbers  
 17 and in a fiduciary capacity every day. And  
 18 acting as -- on behalf of the taxpayers of the  
 19 city of Jacksonville from a fiduciary  
 20 standpoint, this is not a deal that I feel like  
 21 we can do at this time.  
 22 You know, with locking up \$61 million up  
 23 front to be invested in an escrow account to  
 24 earn interest to pay down your costs puts the  
 25 City's money at risk for loss and the taxpayer  
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1 by Council Member Carlucci. I mean, most of  
 2 the time you've joined us in these chambers for  
 3 these meetings have been to support this  
 4 project. Your efforts, I mean, have been  
 5 legion to support this project and I appreciate  
 6 how important it is to you.  
 7 Like Mr. Wohlers, though, I have a problem  
 8 with the project, from this board  
 9 perspective -- I mean, I've said -- the last  
 10 time this came to us, I said to Council Member  
 11 Carlucci, it seems like a policy issue that's  
 12 bigger than this board. We have a very set,  
 13 you know, responsibility, what I would call  
 14 "jurisdiction" for our job.  
 15 And, you know, we're to incentivize  
 16 projects, and how we do that -- we do that  
 17 typically, most often, with -- with tax  
 18 incentives, with REV Grants. And that's -- and  
 19 that's important because, from a timing  
 20 standpoint, you know, the -- the concept is,  
 21 where there's a gap, where it costs more to do  
 22 work downtown, we're going to help developers,  
 23 encourage developers to do work downtown  
 24 instead of somewhere else, and how do we do  
 25 that? If it costs more to do work downtown for  
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1 a number of reasons, we're going to fill that  
2 gap.  
3 And this is a little, special project.  
4 It's more than that. It's also historic, plus  
5 downtown. So I understand that may mean -- and  
6 I understand Mr. Atkins' comments about ROI and  
7 looking at ROI. You've got to look at it  
8 differently, and that's just -- that's just a  
9 fact.

10 When you're talking about spending money  
11 to renovate a historically, you know,  
12 significant building, it's going to cost more.  
13 And so you've got two things here. One,  
14 encouraging developers to come downtown and  
15 incur that additional expense of development  
16 downtown, and -- and when we're saying you must  
17 develop the existing structure that's going to  
18 cost, frankly, more than if you tore it down  
19 and built something new, we've got to give  
20 developers more money. I have consistently  
21 advocated for those two postures, but it --

22 But the point is, we do it after the fact.  
23 I mean, the tension in the room between  
24 government and the development community is,  
25 how do we encourage you with -- you know,

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1 economically, to take these projects on, but  
2 how do we protect ourself? How do we protect  
3 the citizens of Jacksonville? We do that by  
4 providing funding significantly at the end.  
5 We've done it particularly with REV Grants.  
6 That's been the biggest source of our funding  
7 for the development community.

8 We've also, at -- from time to time, when  
9 it was appropriate, particularly for  
10 significantly important projects like this one,  
11 with completion grants, and -- but the end --  
12 completion grants, money after the fact.

13 My concern here is -- in the end is,  
14 though the developer really wants to move  
15 forward, has done, you know, I think everything  
16 they possibly could to move forward, in the  
17 end, they don't have the funding. And I'm  
18 concerned about the City fronting money, which  
19 would be one of the largest fronting, you know,  
20 projects we've ever seen, with no guarantees  
21 the project is going to be complete.

22 And I look at the fact that, you know,  
23 this project came to us in '17 and '21 and '23,  
24 and -- and it's gotten bigger every time, and  
25 there was not -- there's been no completion,

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1 there's been no move forward because of a  
2 problem, either a problem with a plan, a  
3 problem with the economy, a problem with  
4 something resulting in the need for more money  
5 for the project, and so I --

6 What I wonder is, if we were to approve a  
7 project like this and give this money up front,  
8 do they come back and say, "Well, we can't do  
9 it; we need more money," after we've already  
10 approved and put in money and spent money? And  
11 that's a real concern for me.

12 I don't -- to Mr. Wohlers' comments, I  
13 don't think we're doing our job as fiduciaries,  
14 particularly because of their track record  
15 here, but also because we've got so many other  
16 projects we're trying to support downtown. And  
17 what do we say to all those other developers  
18 who have come to us with, you know, projects to  
19 fit the mold, they fit the -- they fit the plan  
20 and who've completed those projects, what do we  
21 say to those people? Because -- while we're  
22 doing something different here. And that's my  
23 biggest concern.

24 I really want to see this project go  
25 forward. I mean, it is a really important

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1 project, but I just -- I don't have faith right  
2 now that this is the right plan to go forward  
3 with.

4 Thank you.

5 THE CHAIRMAN: Thank you, Mr. Gillam.  
6 Ms. Worsham.

7 BOARD MEMBER WORSHAM: Thank you.

8 Not to belabor, but I concur with the  
9 other board members' comments, and it's -- it's  
10 really disappointing and heartbreaking to see  
11 that we can't come to a project that is  
12 financially feasible, that the board, in our  
13 responsibility, can approve.

14 And again, I want to thank the staff for  
15 the inordinate amount of work that you put in  
16 to get to this point. I know we're all  
17 disappointed with the outcome at this point.

18 I look forward to a time, hopefully in the  
19 future, where we can come to a development  
20 program that works for the developer and the  
21 City and that this is not the end. But as far  
22 as the proposal presented to us today, I'll  
23 have to concur with Mr. Wohlers and Mr. Gillam  
24 that this is not something that I could, in all  
25 good conscience, approve and support today, so

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1 I'll vote in favor of the resolution to deny.  
 2 THE CHAIRMAN: Thank you, Ms. Worsham.  
 3 Ms. Fetner.  
 4 BOARD MEMBER FETNER: Thank you.  
 5 I understand the amount of time and effort  
 6 that the DIA staff has spent on this project as  
 7 well as the development staff or the developer,  
 8 and I appreciate everyone's efforts because  
 9 this building is a critical component in our  
 10 downtown ecosystem.  
 11 (Microphone failure.)  
 12 BOARD MEMBER FETNER: I believe it's a  
 13 critical component of our downtown ecosystem  
 14 and it needs to be rehabilitated in the right  
 15 way and in conformance with the Secretary's  
 16 standards for historic redevelopment. And if  
 17 that component's not part of it, I don't really  
 18 understand how this project moves forward.  
 19 And I echo all the comments of my board  
 20 members. You know, I'm not a numbers person by  
 21 any stretch of the imagination, but, to me, it  
 22 just doesn't seem like this is the appropriate  
 23 way for the City to be leveraging its bonds and  
 24 its money, and it -- I would feel more  
 25 comfortable if the developer had more skin in  
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1 the game and the City wasn't funding it up  
 2 front.  
 3 I believe that we have much to do downtown  
 4 in terms of small businesses and creating the  
 5 downtown that we all envision, and it's -- it  
 6 would be incredibly difficult to do if we were  
 7 holding money up.  
 8 So I support this resolution, and I also  
 9 have some questions for the staff. Would now  
 10 be a good time, Mr. Chair?  
 11 THE CHAIRMAN: Sure thing.  
 12 BOARD MEMBER FETNER: Thank you.  
 13 Ms. Boyer, I know there's that 2021 RDA  
 14 that's out. What is the status of that and  
 15 what are the implications of keeping that in --  
 16 keeping it going, basically?  
 17 MS. BOYER: Through the Chair to  
 18 Ms. Fetner, so, essentially, the agreement is,  
 19 effectively, repudiate, but it's still in  
 20 effect. So it hasn't been officially  
 21 terminated, legally terminated as a document.  
 22 The document was executed, but all of the  
 23 performance deadlines in the document have been  
 24 missed, substantially; the project description  
 25 has changed.  
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1 The board previously approved a new  
 2 financial structure in June of '23, contrary to  
 3 what was included in the signed agreement. So  
 4 there are many actions that have taken place  
 5 that are contrary to the signed, existing  
 6 contract.  
 7 It would probably be in the best interest  
 8 of the agency -- and we've had conversations  
 9 with OGC regarding that -- to formally  
 10 terminate that and get it eliminated. It also  
 11 causes us to have -- to record on something  
 12 that we call the "commitment tracking sheet"  
 13 that we provide to City Council, a future  
 14 obligation for a payment that really isn't  
 15 realistic because the amount of money requested  
 16 and approved in that transaction has long ago  
 17 been deemed inadequate to make this deal  
 18 happen.  
 19 BOARD MEMBER FETNER: Thank you.  
 20 So what you're saying is that the future  
 21 funds that would be required for the incentive  
 22 package from 2021 are being reflected in those  
 23 future commitments?  
 24 MS. BOYER: They are reflected in a  
 25 commitment tracking sheet.  
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1 BOARD MEMBER FETNER: Thank you.  
 2 Through the Chair, would it make sense --  
 3 do we need to direct you to do anything about  
 4 that, to remove those -- that funding  
 5 commitment? Since it -- if the agreement is  
 6 essentially invalid at point, for lack of  
 7 performance, and we're moving down a different  
 8 road with an entirely different package and  
 9 project, does it -- do you have to have  
 10 direction to do anything there?  
 11 MS. BOYER: I don't know whether I am  
 12 required to have direction. I will say that  
 13 Mr. Sawyer has previously advised -- or maybe  
 14 it was -- but OGC has previously advised us  
 15 that we can't unilaterally terminate something.  
 16 So it would either have to be a mutual  
 17 termination signed by the developer and by DIA  
 18 or DIA could terminate by declaring a default  
 19 which gives the developer an opportunity to  
 20 cure. And if they fail to cure in that time  
 21 frame, then there is an effective termination.  
 22 But there is a formal process we have to  
 23 go through to make it be terminated. So if you  
 24 wanted to direct us to do that, that would be  
 25 fine. That just simply cleans up an old  
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1 agreement from '21 and we have a fresh playing  
2 field.

3 BOARD MEMBER FETNER: Okay. Thank you.  
4 If my board members agree, I think we  
5 should just -- we should move forward with that  
6 and whatever process that requires. So I would  
7 direct you -- my motion to amend would be to  
8 direct DIA staff to move forward with cleaning  
9 up the 2021 RDA and -- or formally terminating  
10 it.

11 THE CHAIRMAN: So we have a motion to  
12 amend.

13 BOARD MEMBER GILLAM: I'm not sure that's  
14 in order because I think it's outside the scope  
15 of the current motion. I think it's a good  
16 motion, but it might be a second motion after  
17 we dispose of the current business.

18 THE CHAIRMAN: I think -- the motion is  
19 pending, so I'll second for discussion.  
20 I think I would prefer to ask staff to  
21 proceed with bringing that back to whatever the  
22 appropriate committee is or to this board to  
23 finalize that, technically move that forward.  
24 That would be my recommendation, but we -- we  
25 have a motion and a second just for procedure,  
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1 so I'll turn it back to you, Ms. Fetner.

2 BOARD MEMBER FETNER: Through the Chair --  
3 to the Chair, would I need to rescind my motion  
4 to amend and save it for later?

5 THE CHAIRMAN: Correct.

6 BOARD MEMBER FETNER: Okay. I rescind my  
7 motion.  
8 Thank you.

9 THE CHAIRMAN: And I'll rescind my second.  
10 Thank you.

11 Any further comments, Ms. Fetner?

12 BOARD MEMBER FETNER: No.

13 THE CHAIRMAN: Ms. Powers.

14 BOARD MEMBER POWERS: Yes, I want to thank  
15 everyone for being here and Mr. Atkins for  
16 being here to support your position. Council  
17 Member Carlucci, for your passionate retelling  
18 of the history of this. You know, as a new  
19 member, this is very helpful, to get a full  
20 scope of the journey of this process.  
21 I, too, am a huge proponent for historical  
22 preservation, not only for the historic value  
23 but the aesthetic value and the cultural value  
24 for the city. However, with the terms that  
25 we've been presented with, I do not agree with  
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1 this particular stance, as my other board  
2 members have -- fellow board members have  
3 expressed, so that is my -- I can't support  
4 this, I'm so sorry. It's really heartbreaking.

5 THE CHAIRMAN: Thank you, Ms. Powers.  
6 I, too, as well want to thank Ms. Boyer  
7 and Mr. Kelley for not just the time they spent  
8 doing their jobs but the time they spent over  
9 the last few months educating me on this  
10 project and their work in making sure that I  
11 understand what's going on.

12 I've also previously met with Mr. Atkins,  
13 and so I appreciate him educating me on this.

14 I have been contacted by several  
15 Jacksonville developers that also appeared  
16 before this board, sharing their thoughts and  
17 their concerns, as well as several business  
18 leaders in this community that have done the  
19 same.

20 I think it's this agency's job to close  
21 the gap. And, unfortunately, I think this gap  
22 is larger and more significant than this agency  
23 has the authority to close. And that's not  
24 DIA's (microphone failure) and it's the  
25 developer's fault, that's just the situation.  
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1 And I think it's beyond this board's  
2 responsibility to fill that gap for staff and  
3 for the agency when the program and their  
4 authority and their mandate and our mission  
5 don't call for it and don't allow for it.

6 So this is a tough decision. This is not  
7 one I take lightly or this board takes lightly  
8 or the staff takes lightly, but I'm in support  
9 of the resolution and, frankly, hope that  
10 supporting the resolution allows this project  
11 to move forward in a different way and maybe a  
12 way that leads to success.

13 Any other comments or questions of board  
14 members?

15 BOARD MEMBERS: (No response.)

16 THE CHAIRMAN: All right. I'll start with  
17 you, Mr. Wohlers, and your motion.

18 BOARD MEMBER WOHLERS: I vote in favor.

19 THE CHAIRMAN: Mr. Gillam.

20 BOARD MEMBER GILLAM: In favor.

21 BOARD MEMBER WOHLERS: In favor.

22 THE CHAIRMAN: Ms. Fetner.

23 BOARD MEMBER FETNER: In favor.

24 BOARD MEMBER POWERS: In favor.

25 THE CHAIRMAN: And I, too, am in favor.  
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1 So Resolution 2024-06-13 passes  
2 unanimously.  
3 That brings us to the end of this  
4 Community Redevelopment Agency meeting agenda,  
5 so I will formally conclude that meeting.

6 (The foregoing proceeding were adjourned  
7 at 10:27 a.m.)

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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.

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14  
15 DATED this 11th day of July 2024.

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Diane M. Tropa  
Florida Professional Reporter

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CITY OF JACKSONVILLE  
DOWNTOWN INVESTMENT AUTHORITY  
BOARD MEETING

Proceedings held on Friday, June 28, 2024,  
commencing at 10:34 a.m., Jacksonville Public/Main  
Library, Multipurpose Room, 303 North Laura 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, Acting Chair.  
BRAXTON GILLAM, Board Member.  
SONDRA FETNER, Board Member.  
SCOTT WOHLERS, Board Member.  
CAROL WORSHAM, Board Member.  
MELINDA B. POWERS, Board Member.

ALSO PRESENT:

LORI BOYER, DIA, Chief Executive Officer.  
GUY PAROLA, DIA, Operations Manager.  
STEVE KELLEY, DIA, Director of Development.  
INA MEZINI, Strategic Initiatives Coordinator.  
ALLAN DEVAULT, DIA, Project Manager.  
JOHN SAWYER, Office of General Counsel.  
AVA HILL, Administrative Assistant.

- - -

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1 connection with our regular meetings, but  
2 created challenges for the Chair when we're  
3 short on members.  
4 THE CHAIRMAN: Is that all right? Got  
5 that, Ava? We're good?  
6 MR. HILL: Yes.  
7 THE CHAIRMAN: Okay. So we have a motion  
8 and a second. We have an amendment from  
9 Mr. Gillam, so -- as amended. Are we good  
10 there? Okay.  
11 All those in favor, say aye.  
12 BOARD MEMBERS: Aye.  
13 THE CHAIRMAN: All opposed?  
14 BOARD MEMBERS: (No response.)  
15 THE CHAIRMAN: So that motion, as amended,  
16 carries.  
17 Moving on to Item B of the Downtown  
18 Investment Authority meeting, Resolution  
19 2024-06-11, the Sip & Stroll contribution.  
20 Ms. Boyer.  
21 MS. BOYER: Thank you, Mr. Chairman.  
22 Resolution 2024-06-11 really is a  
23 bifurcated resolution. It has two actions in  
24 this. The first action deals with the fact  
25 that Downtown Vision has elected not to have  
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P R O C E E D I N G S

June 28, 2024 10:34 a.m.

- - -

1 THE CHAIRMAN: We will move to our  
2 Downtown Investment Authority meeting, and I  
3 will open that meeting. It's 10:34.  
4 The first item on the Downtown Investment  
5 Authority meeting agenda is the May 15th, 2024,  
6 Downtown Investment Authority board meeting  
7 minutes approval.  
8 BOARD MEMBER WORSHAM: Move to approve.  
9 BOARD MEMBER WOHLERS: Second.  
10 THE CHAIRMAN: Any questions or comments  
11 on the May 15, 2024, meeting minutes?  
12 BOARD MEMBER GILLAM: I'm sorry. I have  
13 one amendment.  
14 THE CHAIRMAN: Go for it.  
15 BOARD MEMBER GILLAM: So under the -- it's  
16 on Page 4 of 4, fourth comment at the top says,  
17 "Member Gillam mentioned that creating the  
18 process of the consent agenda meant more work  
19 for committees and puts a greater burden on the  
20 chair when short on members." What I think  
21 that should say is, Member Gillam noted that  
22 while a consent agenda meant more work for  
23 committees, it had been effective in -- in

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1 Sip & Stroll events over the summer months.  
2 It's extremely hot, as you know, weather  
3 challenges with rain in the afternoon, and they  
4 have decided to not provide those events in the  
5 months of June, July, and August.  
6 And so, as a result -- we had previously  
7 entered into contract with them for this year  
8 for funding that would have called for those  
9 events to occur. So the first thing is, an  
10 amendment of the current year's contract to  
11 extend those funds three months into the fall  
12 for the three months after this term. So that  
13 would be including the months of October,  
14 November, and December. So we're basically  
15 substituting October, November, December for  
16 June, July and August. So that's the first  
17 action.  
18 And the second action is that -- we do  
19 have funds left in our budget this year for  
20 those types of events, and what we are  
21 suggesting is that we also enter into a  
22 separate contract with them for the events from  
23 January through, I believe, May --  
24 MS. MEZINI: Through September.  
25 MS. BOYER: -- through September.  
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1 Thank you, Ms. Mezini.  
 2 So January through September of next year  
 3 with the funds that we currently have  
 4 available.  
 5 So the resolution does both, extend the  
 6 term on this year's contract to include later  
 7 events in the fall, and then funds next year's  
 8 events for Sip & Stroll as part of that so that  
 9 we have kind of a continuous year of Sip &  
 10 Stroll going on.  
 11 THE CHAIRMAN: Thank you, Ms. Boyer.  
 12 I see Jake in the audience and Eric.  
 13 Appreciate everything you do. Anything you  
 14 want to say or add?  
 15 MR. GORDON: No.  
 16 THE CHAIRMAN: Okay. Thank you for being  
 17 here.  
 18 I'll entertain a motion.  
 19 BOARD MEMBER WOHLERS: Motion to approve.  
 20 BOARD MEMBER GILLAM: Second.  
 21 THE CHAIRMAN: Any questions or -- of  
 22 staff or comments?  
 23 Mr. Gillam.  
 24 BOARD MEMBER GILLAM: The only question  
 25 is, if we're going to -- I like the idea  
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1 of going ahead -- if we've got funding in the  
 2 budget to proceed with next year, but we're  
 3 going to plan for next year's June, July, and  
 4 August when we're deciding it's too hot this  
 5 year?  
 6 MS. BOYER: Through the Chair to  
 7 Mr. Gillam, no, this does not include the  
 8 months of June, July, and August next year. It  
 9 does include the month of April because there  
 10 has been an announcement that there will not be  
 11 River Jams next April, and so there will be  
 12 Sip & Stroll in April.  
 13 BOARD MEMBER GILLAM: Thank you.  
 14 THE CHAIRMAN: Anybody else?  
 15 BOARD MEMBERS: (No response.)  
 16 THE CHAIRMAN: All right. We'll start  
 17 with you, Mr. Wohlers.  
 18 BOARD MEMBER WOHLERS: In favor.  
 19 THE CHAIRMAN: Mr. Gillam.  
 20 BOARD MEMBER GILLAM: In favor.  
 21 THE CHAIRMAN: Ms. Worsham.  
 22 BOARD MEMBER WORSHAM: In favor.  
 23 THE CHAIRMAN: Ms. Fetner.  
 24 BOARD MEMBER FETNER: In favor.  
 25 THE CHAIRMAN: Ms. Powers.  
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1 BOARD MEMBER POWERS: In favor.  
 2 THE CHAIRMAN: And I, too, am in favor.  
 3 So Resolution 2024-06-11 passes  
 4 unanimously.  
 5 Thank you, everybody, for that.  
 6 The next item on the agenda is 2024-06-14,  
 7 Cathedral District Jax contribution.  
 8 Ms. Boyer.  
 9 MS. BOYER: Thank you, Mr. Chairman.  
 10 We were approached by Cathedral District  
 11 Jax, who had received a grant from -- I believe  
 12 it's AARP, regarding artistic gateway  
 13 installations that they were looking to provide  
 14 within various areas of the Cathedral Hill  
 15 district, several locations, and we're looking  
 16 for matching funds. Ms. Mezini identified  
 17 funds that were in the Downtown Economic  
 18 Development Fund in a subsidies and  
 19 contributions account that would be eligible  
 20 for this use, and this resolution is  
 21 recommending that we provide \$15,000 as a  
 22 matching grant.  
 23 And I can let Ms. Mezini or -- I see  
 24 Ms. Myrick is here -- go through more detail on  
 25 the terms of that, but the term sheet is  
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1 included. And this is something that they're  
 2 going to be doing very quickly, creating a  
 3 community engagement effort and moving forward  
 4 right over the summer, so --  
 5 (Ms. Myrick approaches the podium.)  
 6 MS. MYRICK: I'm really just here for any  
 7 questions.  
 8 We received the AARP grant. We look for  
 9 matching grants all over the city, so we're  
 10 doing pretty well matching it. We know that we  
 11 can't do much with 15,000, but we're -- we're  
 12 hitting around 40- right now, and I think we're  
 13 going to be close to 60-  
 14 So we're starting -- as your resolution  
 15 suggests, the -- our master plan calls for  
 16 certain locations, and the first one will be at  
 17 Adams and Market. And that is in sync with  
 18 changing the one-way on Adams to two-way.  
 19 So it's a good start, and we know that  
 20 there are essentially two other locations that  
 21 would be on both sides of the street. So this  
 22 year, this is what we can do, and next year  
 23 we'll do something different, hopefully, with  
 24 another round of money from the State.  
 25 I should say that we were approved for a  
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1 substantial amount of money from the State in a  
2 cultural grant to do this, and then the  
3 legislature did not fund the cultural grants.  
4 It was \$25,000. So we'll be back in that cycle  
5 again next year and maybe we'll come back to  
6 you for a match in that regard.

7 THE CHAIRMAN: Thank you, Ms. Myrick.  
8 If you could, for the record, introduce  
9 yourself.

10 MS. MYRICK: I'm Ginny Myrick. I'm the  
11 CEO and president of Cathedral District Jax.

12 THE CHAIRMAN: Thank you for being here.  
13 Any questions for Ms. Myrick or staff on  
14 this issue?

15 BOARD MEMBER GILLAM: Move to approve  
16 2024-06-14.

17 BOARD MEMBER WORSHAM: Second.

18 THE CHAIRMAN: We have a motion and a  
19 second.

20 Any other comments or questions?

21 BOARD MEMBERS: (No response.)

22 THE CHAIRMAN: All right. We'll start  
23 with the opposite side this time.

24 Ms. Powers.

25 BOARD MEMBER POWERS: In favor.

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1 THE CHAIRMAN: Ms. Fetner.

2 BOARD MEMBER FETNER: In favor.

3 THE CHAIRMAN: Ms. Worsham.

4 BOARD MEMBER WORSHAM: In favor.

5 THE CHAIRMAN: Mr. Gillam.

6 BOARD MEMBER GILLAM: In favor.

7 THE CHAIRMAN: Mr. Wohlers.

8 BOARD MEMBER WORSHAM: In favor.

9 THE CHAIRMAN: And I, too, am in favor, so  
10 2024-06-14 passes unanimously.

11 Thank you all for that.

12 I see nothing under Old Business or New  
13 Business. If that's accurate, we will move on  
14 to our CEO monthly update.

15 Ms. Boyer.

16 MS. BOYER: Thank you, Mr. Chairman.

17 Good. I now see it on your screens and  
18 it's on the big screen, so --

19 We have a few slides to show you. For any  
20 board members who weren't here last month, I  
21 did mention the fact that we have a PowerPoint  
22 that we've been using in presentations to a  
23 number of organizations called Downtown is  
24 Under Construction, which includes some of our  
25 graph slides about the taxable value growth and

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1 other things and residential growth, but also  
2 includes a lot of pictures of new construction.  
3 You're going to see a few of those here, but  
4 there are so many more. So I really -- I will  
5 try to send a copy of that out to you, if

6 Ms. Mezini will help me remember that. And in  
7 addition to that, it's -- really, the amount of  
8 work currently underway is noteworthy.

9 So the first slide, One Riverside. You  
10 can see the continuing construction here on the  
11 apartments that TriBridge developed on the  
12 riverfront at One Riverside. And what  
13 particularly happened in the last month is the  
14 building that screens the entry to the parking  
15 garage went up as well as additional work on  
16 the riverfront.

17 Next slide.

18 McCoy's Creek outfall. So this is the  
19 adjacent realignment of the creek, and now you  
20 can really start to see where the new creek is  
21 going to be and the park space that will exist  
22 between the creek and the railroad tracks. And  
23 then there will also be -- the actual Emerald  
24 Trail path will be on the -- on your screen, on  
25 the left-hand side or west-hand side of the

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1 creek, as it comes down.

2 And there is the bridge ramp. You can  
3 tell the bridge ramp that the Riverwalk  
4 currently rises to get to Corkscrew Park will  
5 have to be partially reconstructed to  
6 facilitate that, so that is one of the steps  
7 that will be coming in the near future.

8 But I will mention in my CEO report -- I  
9 guess I'll tell you now, that there was a  
10 settlement agreement approved by Council that  
11 is closing either today or Monday, that --  
12 regarding the delays that Public Works incurred  
13 in the construction of this project. But they  
14 now have all their permits, they have a  
15 contract, they are on target and moving  
16 quickly. So I felt very comfortable with the  
17 new dates they were providing in terms of their  
18 ability to execute on those.

19 So that's One Riverside.

20 Next is the Park Street road diet. So I  
21 think we showed you some pictures last month,  
22 and you could see some progress, but this makes  
23 it much more apparent that work is underway  
24 when you can see all of the pavement has been  
25 removed and work is progressing.

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1 This is from Stonewall to -- I think the  
2 pictures are the block of Stonewall to Jackson,  
3 but the project is Stonewall to Forest, just to  
4 give you an idea.

5 Next.

6 THE CHAIRMAN: I can say, I tried to take  
7 a shortcut to the Rail Yard District yesterday,  
8 and that project is in full-blown detour zone.

9 MS. BOYER: I have made a similar mistake  
10 coming the other direction, trying to use it as  
11 my cut-through to get downtown.

12 Johnson Commons. Johnson Commons  
13 continues to build one building after another  
14 now. So they are moving quickly. I do not  
15 have a developer update on sales and I need to  
16 reach out to them and just find out how sales  
17 are going because we had reported to you  
18 previously that they were doing extremely well.  
19 I haven't heard anything to the contrary, so I  
20 believe that is still the case.

21 Next is Lift Ev'ry Voice and Sing Park.  
22 So it's interesting -- there we go. They're  
23 changing it at a different time from one screen  
24 to the other here.

25 Grand opening yesterday. Thank you to all  
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1 of you who attended. I saw a number of you  
2 there. It was very warm. However, we were  
3 excited to be able to participate in that.

4 Thank you to the Jessie Ball duPont Fund  
5 for all of their efforts raising funds to make  
6 that possible.

7 And I encourage you to go back when it's  
8 not the grand opening and you can actually see  
9 all of the wonderful assets and design  
10 attributes in the park. I enjoyed the ceremony  
11 yesterday. However, it was hard to see the  
12 park itself with that many people and tents and  
13 things there, so -- so go back.

14 And I believe -- I don't have the date,  
15 but I believe in September they have already  
16 scheduled a music festival event there, and  
17 we're looking forward to that.

18 Next.

19 Two-way street conversion, Adams and  
20 Forsyth. This is another where we have a  
21 better picture to show you what is actually  
22 happening at night. And, again, if any of you  
23 choose to drive down here in the middle of the  
24 night, you will now see more of the progress  
25 going on.

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1 Again, this is on target for an actual  
2 December-of-this-year conversion of traffic.  
3 Now, what that won't include is all of the  
4 sideway [sic] expansion work and the tree  
5 planting that are part of our Phase 2 effort,  
6 but the actual traffic pattern change would  
7 happen this year. So this is all of the  
8 signalization, all of those things that have to  
9 happen to make it a reality.

10 Next.

11 Riverfront Plaza. So Riverfront Plaza,  
12 again, it is most apparent that the roadway  
13 realignment has occurred, which is your upper  
14 right slide. But you can also see the cranes  
15 in place working on the bulkhead now and that  
16 that work is underway, as well as the initial  
17 pile driving on the site of the playground in  
18 the corner next to the road realignment.

19 And for those of you who may work in the  
20 Wells Fargo building, if anyone here does, you  
21 may know there was a bit of an incident with a  
22 water main and an unidentified, formally  
23 thought-to-be abandoned water line that was hit  
24 as they were pile driving and as they were  
25 working on that.

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1 So that's what happens downtown when one  
2 starts to work underground, is you discover  
3 things that we did not know were there, but  
4 that has been resolved and they're continuing  
5 work on that.

6 Next slide.

7 This is Decca Live. And I had not seen  
8 this slide in Ina's preview deck, but you can  
9 see the work that is going on inside quite well  
10 on that project. That is underway.

11 Next is Lofts at Cathedral. Lofts at  
12 Cathedral, nearing completion. So we're  
13 expecting completion in August, maybe even  
14 sooner than that and, frankly, looking forward  
15 to that. You can see they're on exterior  
16 finish items and detail now. I don't see any  
17 landscaping or sidewalk work yet, but we're  
18 getting close.

19 Next is Iguana Four Seasons and office.  
20 Continuing to see pile driving and some initial  
21 structures going up on those buildings, and we  
22 have continuing meetings with them on progress  
23 on the marina permit for the reconstruction of  
24 the marina. There are all kinds of  
25 simultaneous project efforts going on in

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1 regards to the Four Seasons and office.  
 2 Next.  
 3 Union Terminal. We had pictures of the  
 4 Union Terminal last month and you got to see  
 5 that inside finish was going on. I think this  
 6 one is intended to illustrate that they are now  
 7 doing the parking lot and paving and some of  
 8 that ancillary exterior work as well.  
 9 Next.  
 10 More interior -- oh, this is Artea. This  
 11 is Artea on the Southbank. So you're now  
 12 starting to see actually exterior finish panels  
 13 go on, as well as interior dry wall and doors,  
 14 so making good progress on Artea on the  
 15 Southbank.  
 16 And this is the boardwalk at RiversEdge.  
 17 And I don't know -- do you have another  
 18 picture, Ina, or not?  
 19 Don't worry, I should have -- I had a call  
 20 with RiversEdge yesterday, and they gave me  
 21 access to a slide that I wanted to get to Ina,  
 22 but it didn't happen late yesterday, where the  
 23 walls -- initial walls are up on the Toll  
 24 Brothers model home product. So you can see  
 25 some vertical walls, and I wanted to include

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1 them to look at that. Whether that means they  
 2 will consider your resolution and  
 3 recommendation or whether they will do this  
 4 de novo, from their own perspective, you know,  
 5 certainly is a policy matter. They can  
 6 approach it however they want.  
 7 I do know -- I heard from several of you  
 8 that at least there was a comfort level with us  
 9 providing a recommendation based on our  
 10 responsibility and best judgment, and we've  
 11 done our job to provide that to them, and they  
 12 can decide where they go with it.  
 13 Councilman Diamond is working on some  
 14 preliminary legislation. I met with him about  
 15 a number of things that would increase DIA's  
 16 authority and autonomy.  
 17 And, in addition, they asked for a full  
 18 presentation on the Office of Public Parking  
 19 and DIA's involvement in parking; and in  
 20 particular, the RFP disposition for the  
 21 management of the City-owned garages, which  
 22 there was some concern over.  
 23 I will say, for the board's perspective,  
 24 we had been advised by both the administration  
 25 and the inspector general that because there

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1 that slide to show you those, but you'll get to  
 2 see those next month.  
 3 Mr. Gillam, I'm going to send them to you  
 4 if you're not here next month because I know  
 5 you've wanted to see that.  
 6 So that's some of the pictures of what is  
 7 happening.  
 8 And then from the CEO report, the special  
 9 committee on downtown meeting take-aways. They  
 10 have been working on -- we have been working on  
 11 comparable city analyses and trying to obtain  
 12 true information on who does what in those  
 13 cities and where their funds are spent, which  
 14 is much more difficult than one would think.  
 15 We definitely know there are differing  
 16 organizations in different places, but to try  
 17 to really get underneath it and understand  
 18 where their revenue comes from and how they use  
 19 their resources has been challenging to get  
 20 something that's an apples-to-apples  
 21 comparison, but we're getting there.  
 22 As was mentioned earlier in the meeting,  
 23 there was a memo from the Council president  
 24 suggesting that the special committee now will  
 25 take up the Trio. So there is a desire for

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1 was not a protest timely filed, that is the  
 2 real basis regardless of whether one has a  
 3 question about how individuals scored or  
 4 whether they scored appropriately or not. You  
 5 can't go behind that if there is not a protest  
 6 filed. And if there had been a protest, we  
 7 could then go into the scoring question.  
 8 There may be reason to discuss -- and  
 9 actually I've had some conversations about  
 10 having training, not just for DIA or DIA board  
 11 members, but having training across the City  
 12 for those scoring RFPs under the new  
 13 Procurement code as what -- how you are  
 14 supposed to view things. I think there could  
 15 be some merit in that.  
 16 But nevertheless, as to this particular  
 17 matter, the fact that there was not a timely  
 18 protest filed pretty much puts it to bed,  
 19 legally, so --  
 20 The MBRC budget hearing was last week. We  
 21 presented our budget to MBRC. In general,  
 22 across the City, there will likely be no  
 23 additions to staff due to budget matters.  
 24 We pitched that our request does not come  
 25 from the General Fund and that we can pay for

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1 our requests out of the Tax Increment District  
2 and would like the ability to do that. So I am  
3 not giving up on the fact that I believe we  
4 need additional staff if we are going to  
5 provide timely responses because items like --  
6 as you just saw when we took up the Trio  
7 earlier today. And between May -- between  
8 April and now, we evaluated five different  
9 proposals.

10 I mean, that's a huge time commitment, and  
11 there's not that many of us working on that  
12 activity. That prevents us, then, from working  
13 on other projects that also deserve attention.

14 So just trying to get some more bandwidth and  
15 capacity to deal with these is important to us.

16 We have been interviewing for a parking  
17 operations manager. And we have several  
18 upcoming retirements. And I will say,  
19 Mr. Parola indicated that we interviewed a very  
20 good candidate, so we may be looking for  
21 someone that we can extend an offer to soon for  
22 that position, which will help in our -- not  
23 DIA direct staff, but in the Office of Public  
24 Parking.

25 And in addition to that, we are now far  
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1 enough into the fiscal year that we can  
2 interview for our property disposition and/or  
3 procurement position. We have one unfilled  
4 position. We just did not have enough salary  
5 to interview for it, so we had to wait until we  
6 got down to the last few months of the fiscal  
7 year which means we could now hire and pay for  
8 that person for the remainder of the year and  
9 then it would roll into next year's budget. So  
10 we're going to be starting that process as  
11 well.

12 Professional service contracts. We had a  
13 community engagement open house for the  
14 restaurant at St. Johns River Park a couple of  
15 days ago. Thank you to a couple of board  
16 members who attended, appreciate that. Fairly  
17 good public attendance, and I think the meeting  
18 was well received. So the architects will  
19 commence design on that as soon as their  
20 contract is approved by Procurement.

21 The projection tower is the next project  
22 in line that would facilitate location of the  
23 projectors in front of the Performing Arts  
24 Center, and we're going to track right behind  
25 that with Riverfront Plaza restaurant. So

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1 they're really going to have three things on  
2 their agenda, and we'll get those community  
3 engagement meetings done. I think we're  
4 looking for July for the next one on the tower.

5 We also have a new RFQ in process,  
6 selecting multiple qualified firms so that we  
7 can begin design on multiple projects such as  
8 Flagler Avenue, Broadcast Place, Riverwalk  
9 enhancements, and Market Street.

10 Ms. Myrick will remember we approved funds  
11 for the Market Street streetscape. But rather  
12 than doing individual design RFPs, as we have,  
13 we have been persuaded in working with  
14 Procurement to do an RFQ where you prequalify a  
15 pool and then we can select among that pool,  
16 who has time, who is most qualified to do this  
17 particular project. Hopefully, this will  
18 accelerate things. We're trying to find a  
19 different way of doing things that makes it  
20 move more quickly.

21 So it's a pilot of sorts. We don't know  
22 that it will be successful and really  
23 accelerate the timeline, but we're trying it.

24 Capital projects update. We already  
25 talked about the two-way on Forsyth and Adams,  
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1 but what I should report is that Baker Design  
2 is doing the portion about the sidewalk  
3 expansions and the landscape enhancements. And  
4 those -- I believe they have been cut loose to  
5 start work, but I have not yet had an initial  
6 meeting with them to see their work. I think  
7 Mr. Parola may want to add --

8 MR. PAROLA: Thank you.

9 Through the Chair, we have a kickoff  
10 meeting Monday that I didn't tell you about  
11 maybe.

12 MS. BOYER: There you go. I knew I hadn't  
13 gone to one yet, but I guess it's coming.

14 And we have, in addition to that, Hogan  
15 Street design. So Baker is doing that for the  
16 City. So this is the Hogan Street cycle track  
17 that connects from Riverfront Plaza all the way  
18 up to FSCJ. We had hoped it would be under  
19 construction two years ago. I am told that  
20 construction of the first block is imminent;  
21 like, within the next 60 days we should see  
22 commencement of construction on the first  
23 block. That was delayed a little bit due to  
24 relocation of some fiber lines that had to get  
25 moved to allow for bigger trees because we

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1 wanted bigger trees.  
 2 Next, McCoy's outfall construction. You  
 3 already saw where we are on that.  
 4 Acosta Bridge parking. Public Works is  
 5 reviewing our design prior to bidding it for  
 6 construction. They thought there was some  
 7 adjustments they wanted to make, so that bid  
 8 has not gone out. I'm hopeful that we're going  
 9 to get that out in the next month so we can get  
 10 that moving.

11 The Southbank bulkhead is well underway on  
 12 construction, and that syncs up with the work  
 13 that Related wants to do. So they were very  
 14 concerned about the timing of our construction  
 15 of the bulkhead to make sure the Tyveks were in  
 16 before they needed to start construction.

17 From a development update, the Gateway  
 18 legislation -- another heroic effort of  
 19 Mr. Kelley -- has now -- and Mr. Sawyer and  
 20 Joelle Dillard. We have to give everybody  
 21 credit on that one. And Jeanne Miller, who  
 22 assisted us in that -- is now filed. So that  
 23 includes -- it's one piece of legislation, but  
 24 it's four projects and there are four sets of  
 25 documents associated with it. So that will be

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1 heard in August because of Council break. But  
 2 that is ready to go before Council.

3 There is a draft of the related documents  
 4 that is being circulated and we're trying to  
 5 schedule a meeting next week to go over those  
 6 with the development team, but our plan is that  
 7 those will be filed during Council break so  
 8 that they will be right behind Gateway, one  
 9 cycle behind Gateway.

10 Jones Brothers historic, I keep hearing  
 11 that there are -- is a loan closing scheduled  
 12 in August and that they have plans to commence  
 13 on the historic building later this summer.

14 The MOSH performance schedule extension,  
 15 the legislation was approved by City Council.  
 16 We have verbally been advised that the June  
 17 30th fund-raising goal has been met. We  
 18 reminded them, they have to give us formal  
 19 documentation of that or show us the money on  
 20 deposit. So we are anxiously awaiting on that  
 21 today.

22 One Riverside, I told you the settlement  
 23 agreement will close today or Monday.

24 The WJCT lease, we have not begun work on  
 25 that other than have some meetings with them,

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1 but that's high on our list of projects that we  
 2 need to begin to focus on, as well as  
 3 disposition criteria for the east Landing lot.  
 4 And the discussion of that disposition; I've  
 5 had conversations with several board members  
 6 about a workshop in July. You know there is an  
 7 upcoming board workshop scheduled on July 8th  
 8 to talk about long-range budgeting and  
 9 priorities for use of a capped General Fund  
 10 allocation.

11 So we talked about this in SIC. If the  
 12 special committee recommends a capped amount  
 13 per year or a capped amount over several years  
 14 or -- and/or recommends a focus on a limited  
 15 geographic area, like City Center, or an  
 16 emphasis in that area, it was suggested at SIC  
 17 that we have a workshop so that we are  
 18 presenting to the special committee what your  
 19 real desire is in terms of what that number  
 20 might be or how we would spend that.

21 This kind of goes back to the peer city  
 22 analysis. For example, we are looking at the  
 23 emphasis on large-scale capital projects in  
 24 some of the other CRAs and how that stimulates  
 25 other growth and whether we want to focus our

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1 own CRA resources and/or the City funds on  
 2 incentives versus capital versus small business  
 3 and how we cut that pie. So we're going to be  
 4 looking for your input.

5 Input on that, I'm promising that I will  
 6 send you information no later than Friday the  
 7 5th, right after July 4th, so that you'll have  
 8 time to look at that a little bit over the  
 9 weekend and think about it for the workshop  
 10 meeting on Monday.

11 The workshop can be by Zoom; you don't  
 12 have to be in person since it's a workshop. I  
 13 encourage everyone who can be present to be  
 14 present in person. I think the conversation is  
 15 more robust in person.

16 And, finally, thank you to Mr. Gillam for  
 17 his service. I know we have a board resolution  
 18 coming next month, and I'm hoping we can get  
 19 you here. And you may still be here because  
 20 there has not yet been legislation filed  
 21 appointing your replacement, so you serve until  
 22 a replacement is filed, unless you turn in a  
 23 resignation. And so I'm hopeful that we will  
 24 still have you for the July board meeting, but  
 25 we are certainly -- if not, if you are not a

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1 serving member in July -- Mr. Gillam's term  
 2 officially expires at the end of this month.  
 3 He has been on the board the entire time I have  
 4 been here, and before that, so very active  
 5 board member, participant, chair of this board.  
 6 And I, personally, am very grateful for his  
 7 service.  
 8 Our approach to many projects has been  
 9 very closely aligned, and it's -- he's been  
 10 very easy to work with for me because we kind  
 11 of, like, channel each other's thoughts on many  
 12 topics, so definitely appreciative of the  
 13 wonderful service you have provided to downtown  
 14 and to this board.  
 15 (Applause.)  
 16 THE CHAIRMAN: Thank you, Ms. Boyer.  
 17 I was going to include a thanks to  
 18 Mr. Gillam in my report before we conclude the  
 19 meeting. And I hope that we will see him  
 20 again, whether it's serving on a board because  
 21 he hasn't been released or simply to thank  
 22 him -- to bring him back to thank him, but we  
 23 all appreciate your participation, your  
 24 diligence, and your leadership, Mr. Gillam. So  
 25 thank you very much for that.

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1 critical to our downtown. So I encourage you  
 2 all to stay connected with the dates and the  
 3 meetings, to make your voice heard, to provide  
 4 the committee members with your knowledge, your  
 5 inside knowledge of how this agency works, how  
 6 this agency can work better, and what we can do  
 7 to continue to support this agency and the work  
 8 they're doing for downtown. So, please, please  
 9 commit to that as board members. I think it's  
 10 very important.

11 I don't have anything else other than to  
 12 say I hope everybody has a great weekend, a  
 13 great 4th of July, a safe 4th of July.

14 If any other board members have anything,  
 15 I'm happy to hear it before we adjourn.

16 BOARD MEMBERS: (No response.)

17 THE CHAIRMAN: If not, thank you,  
 18 everyone, for being here.

19 Have a happy Friday, happy weekend, happy  
 20 July 4th.

21 This meeting is adjourned.

22 (The foregoing proceedings were adjourned  
 23 at 11:06 a.m.)

24 - - -

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1 Next on the agenda is the chairman's  
 2 report. I think you're going to find that as I  
 3 step into this role, these reports are going to  
 4 be brief. I generally charge by the hour, not  
 5 the word, so -- but I did want to thank staff  
 6 again for the work they've been doing over the  
 7 last several weeks. I hope you can take a  
 8 breath, maybe have a bit of a calm afternoon,  
 9 and walk into the weekend with maybe a little  
 10 bit of a lighter feeling about you, but I want  
 11 to thank you for everything that you've done  
 12 over the last several weeks, and I think you  
 13 know what I mean.

14 I also want to thank my fellow board  
 15 members for entrusting me with this  
 16 chairmanship. I will try to make you proud.

17 And I want to encourage all of you,  
 18 including you, Mr. Gillam, as you depart, to  
 19 continue to stay connected with and participate  
 20 in the special committee regarding downtown. I  
 21 think -- I've been to all the meetings, I've  
 22 talked to some of the committee members. I  
 23 think the work they're doing is important. I  
 24 think it's critical to this agency and what  
 25 this agency can do, which then means it's

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1 CERTIFICATE OF REPORTER

2  
 3 STATE OF FLORIDA)  
 4 )  
 5 COUNTY OF DUVAL )  
 6

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

13  
 14  
 15 DATED this 11th day of July 2024.  
 16

17 \_\_\_\_\_  
 18 Diane M. Tropia  
 19 Florida Professional Reporter  
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