

CITY OF JACKSONVILLE  
COMMUNITY REDEVELOPMENT AGENCY  
BOARD MEETING

Proceedings held on Wednesday, March 17, 2021,  
commencing at 2:00 p.m., Jacksonville Public/Main  
Library, Multipurpose Room, 303 North Laura Street,  
Jacksonville, Florida, before Diane M. Tropa, FPR, a  
Notary Public in and for the State of Florida at Large.

BOARD MEMBERS PRESENT:

RON MOODY, Chairman.  
BRAXTON GILLAM, Vice Chair.  
CAROL WORSHAM, Secretary.  
WILLIAM ADAMS, Board Member.  
OLIVER BARAKAT, Board Member.  
JIM CITRANO, Board Member.  
TODD FROATS, Board Member.  
CRAIG GIBBS, Board Member.  
DAVID WARD, Board Member.

ALSO PRESENT:

LORI BOYER, Chief Executive Officer.  
GUY PAROLA, DIA, Operations Manager.  
JOHN CRESCIMBENI, DIA, Compliance Coordinator.  
STEVE KELLEY, DIA, Director of Development.  
JOHN SAWYER, Office of General Counsel.  
LORI RADCLIFFE-MEYERS, Redevelopment Coordinator.  
LeANNA CUMBER, City Council Liaison.  
XZAVIER CHISHOLM, Administrative Assistant.

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MS. BOYER: Yes.  
THE CHAIRMAN: Reggie, are you there?  
(No response.)  
THE CHAIRMAN: Let me introduce our staff.  
Our Chief Executive Officer, Lori Boyer;  
Steve Kelley, Director of Downtown Real Estate  
and Development; Guy Parola, Operations  
Manager. He's probably here virtually with us.  
John Crescimbeni, Regulatory Compliance  
Manager. Ina Mezini is out of town today.  
Lori Radcliffe-Meyers is our Redevelopment  
Coordinator. Jackie Mott is our Financial  
Analyst. Xzavier Chisolm is our Administrative  
Assistant. And John Sawyer -- is he here?  
He's our -- Office of General Counsel.  
MR. SAWYER: Yes. I'm online.

THE CHAIRMAN: Okay. This is the time for  
public comments.

Do we have any public comments that are  
keyed up?

MR. CHISOLM: Yes, we have received  
speaker requests for public comment. We will  
begin with in-person speakers first and Zoom  
attendees second. Public comment is set at  
three minutes per speaker. First up, I  
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PROCEEDINGS

March 17, 2021 2:00 p.m.

- - -

THE CHAIRMAN: Let's call this meeting to  
order.

Welcome to the March 17th, 2021, meeting  
of the Downtown Investment Authority.

By the way, happy St. Patrick's Day. I  
hope you're wearing green.

So let's start with the pledge to the  
flag. I'm going to ask our vice chair, Braxton  
Gillam, to lead the pledge.

(Recitation of the Pledge of Allegiance.)

THE CHAIRMAN: Okay. We're going to have  
an exciting meeting today. Let me start by  
introducing our board. I'm Ron Moody, Chair of  
the DIA. Braxton Gillam, would you raise your  
hand? This is our Vice Chair. Do we have any  
of our Council representatives in attendance,  
either in person or virtually?

LeAnna Cumber, are you there?

(No response.)

THE CHAIRMAN: Okay. Let me know when she  
checks in.

Reggie Gaffney, does he report to these as  
well?

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believe, is John Nooney.

If you would come to the mic.  
(Audience member approaches the podium.)

THE CHAIRMAN: Okay. So we have three  
minutes per speaker. Who is going to time it?

MS. RADCLIFFE-MEYERS: I am.

THE CHAIRMAN: Lori, start the clock.

AUDIENCE MEMBER: Hello. My name is John  
Nooney. Address is on file.

MS. BOYER: John, you need to push down  
the microphone. Push down the microphone  
button, please.

THE CHAIRMAN: Button on the right.

MR. NOONEY: Hold it the whole time?

Let me start over. I'm already over a  
minute. Gosh.

Well, hello. My name is John Nooney.  
Address is on file. And I just want to take  
the opportunity to wish each and every one of  
you a happy St. Patrick's Day.

And, you know, what I want to do -- and  
it's going to be tough holding this thing the  
whole time. So I guess what I'll just share  
with you was, the last time I was here, I was  
hoping for a resolution from the DIA on

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2021-0075, which is our FIND grants, and a resolution of support for Launch J, which would have been a nonmotorized kayak launch next to the Shipyards and Berkman II. And it didn't happen.

So going forward, you know, I -- got a whole year because FIND grants come year after year after year after year. And I also just want to share a concern that, during the process -- you know, in the past, there used to be so many meetings because FIND -- that's ad valorem property tax money. And so this year I didn't get to speak when it was before Neighborhoods. I didn't get to speak when it was before Finance, and that's not good.

So I went to a meeting yesterday in St. Johns County, you know, and there's -- every other county gets this huge pot of money. So anyway -- and they have FIND projects. You know, all the counties that are a member of FIND have projects. So, you know -- I'm just showing where I'm down to a minute and 45. And, you know, I just want to -- again, I'm holding the button, so I can't show you the maps. I can't show you the legislation.

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name and address for the record. You have three minutes.

AUDIENCE MEMBER: Thank you very much. Hello and good afternoon.

My name is Michael Kirwin. I'm a resident of 3507 Riverside Avenue. I'm here today in my capacity of vice president of Scenic Jacksonville.

I'm delighted to let you know that Scenic Jacksonville fully supports the proposed renovations for the Laura Street Trio. We believe it's a great blend of preserving historically significant structures, will bring them up to date in a commercial manner that should benefit downtown and our community at large. We especially applaud the commitment and perseverance of Southeast Development Group and Steve Atkins that they have shown by taking on this project for many, many years. And we believe they're close to fruition here and deserve to cross that finish line.

The location of the Laura Street Trio, as everyone is aware, is a critical spot for downtown, and we encourage the DIA to help make this project a reality. And so we just want to

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You know, I could really go on and on with some of this, but I just feel that, you know, for this whole entire year, you know, I just -- I'm going to be super excited coming to these DIA board meetings because kayaking downtown is fun. You just have to have the access.

And, you know, as -- going to St. Johns County -- that's where I was yesterday -- what they're doing in these counties -- and you wonder why people just leave.

MS. RADCLIFFE-MEYERS: That's time, sir.

MR. NOONEY: Okay. Well, thank you all for allowing public comment. And support Launch J or at least talk about it during the course of the year leading up to the next FIND grant cycle.

Thank you.

THE CHAIRMAN: John, thank you for your comments. They're good. I'm going to ask the staff to follow up on your request.

Are there others?

MR. CHISOLM: That concludes in-person speakers. I see two hands raised via Zoom. First up is Michael Kirwin.

Please begin your comments and state your

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make sure you know that, you know -- that members of the community such as Scenic Jacksonville support this effort.

So thank you very much.

THE CHAIRMAN: Okay. Thank you, Michael.

MR. CHISOLM: Next up, we have Stanley Scott.

Begin your comment and state your name and address for the record.

AUDIENCE MEMBER: Stanley Scott. My address is on file. I'm with the African-American Economic Recovery Think Tank located in Jacksonville, Florida, but we're a national think tank.

I concur one hundred percent with John Nooney. Access -- downtown Jacksonville is appalling. The access to the -- to the river is very important to this city, especially people who make less than six figures. Opportunity to come down, enjoy themselves. And we have eliminated a lot of access to the river. Now, is that by design? I would say yes, because the powerful made it possible to limit access.

Number two, Ms. Boyer has been doing a

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great job, as far as I'm concerned. And when it come to entertainment downtown, I will be reaching out to Ms. Boyer more because, in order to bring a city in -- as we call destination city -- you have to have entertainment, all types of entertainment, all different nationalities. As I go down to my great place in Savannah to chill out, I drive two miles -- two hours to go to Savannah. Why is that not necessary -- I mean, why is that not taking place in Jacksonville? Entertainment.

Like I said, I'm not holding DIA responsible because it's a legacy of what took place downtown. And I know the history. I'm a native. I'm 67 years old, even though I don't look like it. Anyway, the point is Ms. Boyer is doing a good job and Mr. Nooney and I have been disenfranchised when it comes to access to the waterways, and so poorly.

(Council Member Cumber enters the proceedings.)

MR. SCOTT: But also, Mr. Nooney told me about the meetings that take place in the other counties, where they have two public comments. And I'm disappointed with Jacksonville where we

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describe that when we get close.

The first item that I want to talk about is our Agency minutes from November 18th and February the 17th. Hopefully, you have read them.

Are there any changes or corrections? And if not, I'd like a motion that they be accepted.

BOARD MEMBER WORSHAM: I'll move to approve.

THE CHAIRMAN: Carol Worsham has made a motion to approve.

Is there a second?

BOARD MEMBER GIBBS: I'll second.

THE CHAIRMAN: Jim Citrano --

BOARD MEMBER GIBBS: No, no.

THE CHAIRMAN: No, Craig Gibbs has seconded. Thank you, Mr. Gibbs.

Let's have a vote. All in favor, signify by raising your right hand.

BOARD MEMBERS: (Indicating.)

THE CHAIRMAN: And all opposed?

BOARD MEMBERS: (No response.)

THE CHAIRMAN: The ayes have it, so the minutes carry.

Let's go to Item C. This is Resolution

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continue to do what we do to the community.

Thank you.

THE CHAIRMAN: Thank you, Stanley Scott.

Are there others?

MR. CHISOLM: There are no more speaker requests.

THE CHAIRMAN: That concludes our public comments.

I want to welcome LeAnna Cumber, our Councilwoman for the Southbank.

COUNCIL MEMBER CUMBER: I apologize for being late.

THE CHAIRMAN: Not a problem.

Let's go to the next item on our agenda.

This will be our business under the Community Redevelopment Agency. You will notice on the agenda there's an A through F of items we're going to cover.

I need to inform you that I'm going to go down to the next section, which is entitled Downtown Investment Authority. I'm going to take the Item C, which is the resolution regarding the MPS litigation, and I'm going to slide it back up to the Community Redevelopment business, and we'll call it Item G. But I'll

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2021-03-01 regarding the Laura Street Trio.

Now, the way I'd like to handle this, I'm going call for the staff report first.

Let me clarify on the minutes. We voted for November the 18th, 2020, and February the 17th, 2021, to approve both of them.

Thank you, Mr. Gillam, just to keep me straight.

Okay. The resolution, the Laura Street Trio. Here is the way I'd like this to happen: I'd like the staff report to do your report first, and then I would like the chair that -- in this case it's David Ward, the chair of the committee -- we met on it. We vetted it. We have asked a lot of questions. They are going to make a recommendation to the large board, and then we'll have questions and comments from the board, and then we'll vote.

So staff -- Lori, are you going handle this or is Steve Kelley going to handle it?

MS. BOYER: Mr. Kelley will.

THE CHAIRMAN: All right. Steve Kelley.

MR. KELLEY: Thank you and good afternoon.

I'm presenting today for your consideration Resolution 2021-03-01, a Downtown

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Preservation and Revitalization Program request totaling \$24,674,300 for the redevelopment of the historic properties commonly known as the Laura Street Trio. As you're aware, the Trio is located at the intersection of Laura Street and Forsyth Street and includes the two-story Florida National Bank Building, the eleven-story Florida Life Building, and the ten-story Bisbee Building on West Forsyth Street.

Restoring these properties and returning them to productive use has long been seen as a critical step in the revitalization of our downtown. The redevelopment is undertaken by Southeast Development Group, led by Mr. Steve Atkins, who is here with us today, and calls for the restoration of the properties in addition to construction of a new eight-story, 37,000-square-foot building to be combined with the Trio and operated as a single, integrated property.

In total, redevelopment provides over 158,000 square feet of new -- of development to include 145 hotel rooms; 18,000 square feet of restaurant space, not including a 4,600-square-foot rooftop bar; 8,800 square

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feet of spec retail space; and a 4,400-square-foot market/bodega. Amenities include media theatre, fitness center, business center, and conference meeting space.

The development plan has been -- has received conditional approval from the Historic Preservation section of the Planning and Development Department and has also received conceptual approval from DDRB.

Each of the historic properties received local historic landmark status in 2002, and the development plan has also received approval on the Part 1 application from the National Park Service to be treated as a single project.

The DPRP recommendation includes a Historic Preservation, Restoration, and Rehabilitation forgivable loan in the amount of \$9,377,766, a Code Compliance Renovations forgivable loan in the amount of \$10,016,699, and a DPRP deferred principal loan in the amount of \$5,279,835. Again, the total is \$24,674,300 in the maximum amount.

The HPRR and the CCR are forgivable loans over five years. The deferred principal loan has a ten-year maturity, at which point, must

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be repaid in full. Interest-only payments are required on an annual basis, established at the 10-year Treasury rate at the time of closing. Development costs total more than \$70 million, making the DPRP 35 percent of that total as proposed. Total development cost as underwritten net of the developer and management fee equals \$66.9 million, making the DPRP funding 36.8 percent of that adjusted total, which is below the 40 percent maximum allowed based on the equity level provided.

These amounts may be revised downward in proportion to cost savings or revisions to the development budget. That may bring these costs down. All changes require adherence with the DPRP guidelines. And in the SIC meeting, I proposed that downward adjustments to the total development cost greater than 10 percent should require approval by the DIA board.

This board may want to bring that in the form of an amendment because it's not -- it is actually in the term sheet that's in your package today, but it needs to be added as an amendment by a board member if you so choose.

Equity is provided primarily through the  
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\$5.3 million property contributed to the project as supported by a third-party appraisal dated May 2020. Four million dollars of cash equity injected into the project is largely offset by a \$3.5 million developer and management fee. Historic tax credits are expected to provide 9,461,000 additional equity to the project. The return on investment ratio as calculated is 0.871, which exceeds the minimum requirement of 0.5 per the DPRP guidelines. The Trio property today is currently encumbered by a \$2 million lien that must be cleared as a condition of closing.

The architect on this project is Dasher Hurst. The general contractor is Danis Construction. Both are shown to have requisite experience in the redevelopment of historic properties. Piper Sandler of Minneapolis is the investment banker, arranging debt and equity for this project, and they have provided an indicative term sheet representing their support.

That's the end of the staff report. I'm happy to address any questions.

THE CHAIRMAN: Okay. Thank you,  
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Mr. Kelley.  
Mr. David Ward, you have chaired the Strategic Implementation meeting where we have discussed this project. We have asked a lot of questions and we've had them answered. You may want to give just a real brief rundown on what happened, and then please bring the recommendation that that particular committee has offered for the board.  
BOARD MEMBER WARD: Sure. Thank you, Mr. Chairman.  
We met on Monday afternoon on a variety of topics we're going to hear about today, including Resolution 2021-03-01 for the Laura Street Trio and the related DPRP items. The board asked several questions of the developer, and they were all answered satisfactorily.  
I think there was a general consensus among the SIC board members that there's certainly a need and motivation to have these buildings brought back to their former glory, beautified, and utilized in a productive way for downtown and its growth. And the board voted unanimously to recommend this for approval to the greater board meeting here  
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today.  
THE CHAIRMAN: Okay. Thank you.  
And also be aware that Mr. Steve Atkins is here to answer any questions that we may have. So feel free to bring him up.  
Let's go to the board. Well, let's have a recommendation first. I need a motion on this, please.  
BOARD MEMBER WARD: So moved.  
THE CHAIRMAN: So we have a motion from a standing committee. We just need a second. Is that -- we don't need a second.  
Okay. So on 2021-03-01, let's discuss the comments or questions that you -- that you may have.  
Braxton, let's start with you.  
BOARD MEMBER GILLAM: I have two quickly. One, when -- in the recapture provision, the clawback provisions, when we define "borrower," can the borrower sell the membership interest and would that trigger clawback or not?  
MR. KELLEY: We have not had that situation in that level of detail, Mr. Gillam.  
As far as selling the membership interest, I -- I'm going to let Ms. Boyer or Mr. Sawyer  
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online -- maybe he has a more direct comment.  
MS. BOYER: I would defer to Mr. Sawyer.  
We have had the conversation in the past. And, typically, a transfer of controlling interest in the managing or operating entity is deemed a sale or transfer, but that will depend on the drafting of this particular redevelopment agreement.  
But yes, it is a conversation we have had in the past. And in many of our agreements, we have addressed that for that very reason.  
BOARD MEMBER GILLAM: But with regard to the current proposal, it's not addressed; is that fair?  
MS. BOYER: It's not addressed in the term sheet. I would expect it to be addressed in the redevelopment agreement. And if that is a condition that you want to spell out in the term sheet, we can certainly do that.  
BOARD MEMBER GILLAM: Thank you.  
So the second question was -- and I wasn't at that meeting on Monday, so my question for Mr. Ward -- we heard a suggestion from the staff that possibly we would have an amendment to this resolution to provide that -- if  
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there's a 10 percent downward movement in the total overall costs, that it would come back for approval by the board. Did the committee discuss that at all or do you have an opinion on that, Mr. Ward?  
BOARD MEMBER WARD: To my recollection, we did not discuss that in detail specifically, but I think it's something we should certainly discuss here today. I don't really have an opinion on it one way or the other right now just because we didn't talk about it specifically at SIC.  
THE CHAIRMAN: We're certainly open to an amendment. Would you like to make that change?  
BOARD MEMBER GILLAM: Since I'm -- I would move to two points. One, to ensure we define "borrower" with regard to clawback rights -- that if a controlling interest or membership interest is assigned or sold, that that would trigger clawback; and as well, this suggestion from staff that if it's a 10 percent downward movement in the overall cost, that it would come back to the board for approval.  
Thank you.  
THE CHAIRMAN: Okay. So that's a friendly  
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amendment to the original resolution.

MS. BOYER: Mr. Chairman, I'd say that's actually an amendment -- that we need you to vote on the amendments prior to voting on the resolution.

THE CHAIRMAN: Okay. So let's vote on the amendment. We have an amendment suggested. Is there a second?

BOARD MEMBER BARAKAT: I'll second.

THE CHAIRMAN: Was that you, Oliver Barakat?

BOARD MEMBER BARAKAT: Yes, sir.

THE CHAIRMAN: Okay. So it's seconded by Oliver Barakat.

Is there any discussion?

BOARD MEMBERS: (No response.)

THE CHAIRMAN: All right. All in favor of this amendment, please signify by saying aye. Mr. Citrano.

BOARD MEMBER CITRANO: Aye.

THE CHAIRMAN: Mr. Gibbs.

BOARD MEMBER GIBBS: Aye.

THE CHAIRMAN: Mr. Adams.

BOARD MEMBER ADAMS: Aye.

THE CHAIRMAN: Carol Worsham.

BOARD MEMBER WORSHAM: Aye.

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But also, I think it's just important to realize that the significance of our Downtown Preservation and Rehabilitation Program, the success of that, and in particular, not only for the historic piece but the code compliance piece in there, is a very essential part of making these buildings be able to be renovated and come up to be able to use.

So it was a great discussion, and I'm in favor of the resolution.

THE CHAIRMAN: Okay, Carol. Thank you for your comments.

Bill Adams, any questions or comments?

BOARD MEMBER ADAMS: No questions.

And my only comment would be that I'd like to commend Mr. Atkins on his endurance. We have a little personal history on this one, and I'm very pleased to be in a position of voting for it today. So thank you for your determination, sir.

MR. ATKINS: Thank you.

THE CHAIRMAN: Oliver Barakat, comments or questions?

BOARD MEMBER BARAKAT: Yes, sir. Thank you, Mr. Chairman.

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THE CHAIRMAN: Braxton Gillam.

BOARD MEMBER GILLAM: Aye.

THE CHAIRMAN: Oliver Barakat.

BOARD MEMBER BARAKAT: Aye.

THE CHAIRMAN: Todd Froats.

BOARD MEMBER FROATS: In favor.

THE CHAIRMAN: And David Ward.

BOARD MEMBER WARD: Aye.

THE CHAIRMAN: And I, likewise, am in favor. Have I left out anyone?

Okay. So the amendment carries. Now, do -- any further discussion? Let's go to Carol Worsham.

BOARD MEMBER WORSHAM: Well, I was in attendance at the meeting on Monday. Pretty much, I think we had a really great discussion about the value of these buildings. And to me this is, as would have public comment, probably the most significant historic preservation and rehabilitation project to come back before us, and we're all looking forward to it. And I think the design plans look outstanding. And the journey that the developer has taken to get here has not been an easy one, so we thank him for that.

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First, I want to thank Mr. Ward for chairing Monday in my absence. I heard you did a great job and my position might be challenged. Keep up the good work.

I also want to declare ex-parte communication with the developer and Matt Brockelman. Had a meeting with them on March 22nd and exchanged some texts with Mr. Brockelman this morning.

I also want to echo the comments about Mr. Atkins' perseverance. He's been going at it with this project, really since the DIA was created. I can tell the story that the first meeting I saw Aundra Wallace at, at the Omni Hotel. And Julius was with Mr. Atkins, probably the first month of Mr. Wallace's tenure here at DIA, back in 2012 or '13 -- I don't know the exact year. But going back to those days, the original cost of this project was 70 million, I think, between the Trio and the Barnett. So now we are at a point where just the Trio is at a \$70 million mark, and that's an astonishing increase.

We didn't get a lot of construction cost data. And I know you have a reputable

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contractor with Danis, and they certainly know what they're doing, but maybe Mr. Kelley or someone could comment to the board. I understand there has been construction inflation in the marketplace over the last several years, but a doubling in construction costs is a pretty astonishing increase. Could you comment on why it has increased so much?

MR. KELLEY: I can speak to the sources and uses, Mr. Barakat, and I'm happy to do so.

I was looking at some earlier information today in the file, and if I recall correctly, I think the combined cost of both Barnett and Trio was 90 million, so -- in the neighborhood certainly. And as I'm looking at the sources and uses, the purchase price of the property is 5.3 million. That's, as mentioned, is supported by a third-party appraisal that's actually in the amount of 5,350,000. The developer is -- has incurred over a million dollars of predevelopment costs that are included in the uses. Construction costs themselves are shown to be 47 million, almost even, 47 million -- no, 48,762,000. And then there's soft costs totalling 13,631,000, which

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benchmarks on the schedule. After Performance Schedule, letter A, execution of Redevelopment Agreement within 30 days of City Council approval; and then, B, application for building permit from the COJ Inspection Division within 60 days of final DDRB approval.

How long do they have to get final DIA approval?

MR. KELLEY: From this point, Mr. Barakat?

BOARD MEMBER BARAKAT: I believe they have conceptual approval; is that correct?

MS. BOYER: Yes.

BOARD MEMBER BARAKAT: Okay. They do not currently have final approval, correct?

MR. KELLEY: So final approval can only come after the National Park Service has provided its approval on the Part 2 application. And, unfortunately, they have been running -- they have really been the slowest link in this whole process. And so we can't really speak to how long that might take for the NPS Part 2 approval to come to bear.

BOARD MEMBER BARAKAT: But the rest of the performance schedule hinges on when they get final DDRB approval, so we don't have -- unless

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does not include the developer fee and, slash, management fee of 4.5 million. And so all of that in sum total is the 70,482,000.

BOARD MEMBER BARAKAT: Okay. I'm not a renovation expert. We understand that these are complex projects. We have a 400 -- about a \$440 per square foot total cost here. The incentive dollars that the City's providing is at about \$150 per square foot. So these are high, potentially record watermarks for this organization. And if there was a project to get us there, it would be this one, but I -- we are broaching, for me personally, an uncomfortable arena of level of incentives. And I just want to make sure in the future that we really confirm with these developers that, whether it's through value engineering or otherwise, these construction costs are in line with what's actually happening.

I think the idea of a 10 percent reduction is a very good one because if we are justifying levels of incentives based on a percentage of total construction costs, we need to validate that that pro forma estimation is valid.

On performance, there is some very good

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I'm reading it wrong, we don't have any guardrails around how long they have to get that. It could take a year or two years to get final approval, and then the timeline starts? Am I reading this incorrectly?

MR. KELLEY: Conceivably, you are correct, so we could put an outside time by which that must be achieved.

BOARD MEMBER BARAKAT: Question maybe to the developer or maybe Ms. Boyer can answer: How much time would be reasonable at this point?

MS. BOYER: So to Mr. Barakat, what I might suggest in that we have done -- I think it's in the LaVilla townhome sheet that's attached here. Since the National Park Service is the triggering date, we could have some time frame, you know, within 60 days or 30 days after final National Park Service approval, they will apply for the DDRB final approval, because I'm quite confident that once they get the National Park Service approval, they are going to move as quickly as they can to DDRB.

So I imagine that would probably be acceptable if we had a -- 30 or 60 days

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following National Park Service approval. And then if you wanted, in addition to that, some outside termination date, that if they haven't received National Park Service approval within two years or something, they have to come back to you, because, clearly, the whole thing is going to change if that doesn't happen.

Is that acceptable?

MR. ATKINS: That's acceptable. Part 2 has been submitted. It is in process, so --

MS. BOYER: Mr. Atkins, could you come to the mic so those on Zoom can hear what you're saying?

MR. ATKINS: Absolutely.  
(Mr. Atkins approaches the podium.)

MR. ATKINS: Good afternoon.

Steve Atkins, principal and managing director of Southeast Development Group.

So specifically -- through the Chair to Mr. Barakat, so to answer your question, the Part 2 process that -- for the historic preservation through the National Park Service, that application with all the submittals, information, plans, and so forth has been submitted. It's been submitted for several

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months now. They are very far behind because of COVID. The National Park Service office in Washington was shut down for about eight months. So I'm in regular communication with them. They are reviewing the documents now. We have received a number of notes from SHPO -- from the State Office that has also then been transferred to the National Park Service.

So I press them every week when I speak to them in terms of timing. I expect that within the next 90 days, we will have a Part 2 approval. We would want to be moved -- we would want to move immediately after that.

BOARD MEMBER BARAKAT: So if we gave you a year to get National Park Service approval, is that more than enough time?

MR. ATKINS: That's more than adequate.

BOARD MEMBER BARAKAT: I may make another amendment. I just have one more question. Thank you, Mr. Atkins.

Question to Ms. Boyer or maybe Mr. Kelley: The 24.6 million, this will go to City Council, and I assume they will have to find the funds? Where is this money coming from?

MS. BOYER: That's correct. This is a

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request -- this will be legislation that goes to City Council for a request for a future appropriation. It is not even a request that it be appropriated today because the funds are not payable until completion of construction.

So, generally, our approach is the year in which we expect a project to be completed. So if they were under construction and we think they have three or six months left to complete in that budget year, we would make the request as part of the budget request for that year, that these funds have to be appropriated.

It's much like most of our City economic development agreements. When we make payments for QTI matches with the State for job creation, et cetera, we appropriate those on an annual basis in the budget process based on the year in which they are going to come due. We don't appropriate them in advance and encumber them.

BOARD MEMBER BARAKAT: Thank you.  
Mr. Chair, I have no other comments. I could make the amendment.

THE CHAIRMAN: Please.

BOARD MEMBER BARAKAT: In the performance

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schedule we add that the developer will need to obtain final DDRB approval within 60 days of obtaining National Park Service approval and that the developer will have no more than 12 months from the execution of the redevelopment agreement to obtain National Park Service approval.

BOARD MEMBER GILLAM: Second.

THE CHAIRMAN: Oliver Barakat has made an amendment. Braxton Gillam has made a second. Is there any discussion?

BOARD MEMBER GIBBS: Mr. Chairman -- I think you said approval of DDRB within 60 days, Mr. Barakat? I don't know whether or not the developer could make that determination when DDRB will. I think if you couched it in terms of, make application for final approval for DDRB.

BOARD MEMBER BARAKAT: Well, they have already submitted conceptual approval to DDRB. And when they go before DDRB depends on the developer, and that's my concern. So that they could wait and wait and wait to go before DDRB. And this timeline, as it's spelled out today, does not start. So it's really incumbent upon

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the developer to voluntarily go before DDRB and get the approval. And if they comply with DDRB standards, which are very transparent, they will get approval.

BOARD MEMBER GIBBS: I think your friendly amendment, though, is couched in terms of obtaining that approval. I think the language would better be stated as "make application for final approval within 60 days."

BOARD MEMBER BARAKAT: So I will amend that, that they will submit for final DDRB approval.

THE CHAIRMAN: All right. Any further questions or suggested changes?

BOARD MEMBERS: (No response.)

THE CHAIRMAN: LeAnna Cumber.

COUNCIL MEMBER CUMBER: Thank you.

Can you just go through the timing again, Oliver, on the National Park Service approval?

BOARD MEMBER BARAKAT: Yes. I gave it no more than one year from the effective date of the development agreement. And Mr. Atkins has told us he cannot go before DDRB until he gets approval from them because they might impact the design.

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COUNCIL MEMBER CUMBER: So just a suggestion, maybe we go one year from when they submit it to the National Park Service rather than -- because if the National Park Service has already been working on it, it seems to extend it a year after the development agreement. If they already have it in the hopper, it should be done pretty quickly. It's just going to be a concern in Council on dragging -- to your point -- dragging the development out. So it's just a thought to tie it to when it was submitted.

BOARD MEMBER BARAKAT: I'm perfectly fine with that.

Mr. Atkins, is that reasonable?

MR. ATKINS: That's reasonable, yes.

BOARD MEMBER BARAKAT: So I will move another friendly amendment that it is 12 months from the date the developer submitted approval to the National Park Service, correct?

Thank you.

BOARD MEMBER GILLAM: You need a second to revise the amendment to the motion I had standing. I would second.

BOARD MEMBER BARAKAT: Thank you,

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Mr. Gillam.

THE CHAIRMAN: We have a proposed amendment. We have a second by Braxton Gillam. Let's continue our discussion.

Is there any questions for discussion?

BOARD MEMBER ADAMS: Just that -- and this goes to Council Member Cumber's amendment or suggestion. It was incorporated by Mr. Barakat.

I thought I understood that the application had been made, and because of the delays at National Park Service, it's sitting somewhere on somebody's desk. So am I understanding the change that was just made to effectively make the clock already running because the application is in and has been in for some period of time?

BOARD MEMBER GILLAM: That is correct.

BOARD MEMBER ADAMS: That would seem to be working a penalty on the project rather than advancing the ball, making Mr. Atkins move along diligently.

THE CHAIRMAN: Mr. Atkins, would you like to comment on that?

MR. ATKINS: Certainly.

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Through the Chair to Mr. Adams, it is in process. We are making regular comments and discussions back and forth. The longest that I have heard that it has taken to get through a full Part 2 currently is about a hundred days. So I feel confident that we will get through that process, even with a one-year time frame that's been established or suggested.

You know, I appreciate your concern, and we certainly will be working diligently in order to make that happen. But I do feel like we can -- we can perform within that time frame.

BOARD MEMBER ADAMS: To be clear, I'm not concerned about you moving diligently, having pushed this project for the better part of the last 47 years. I think you probably will move forward at the first opportunity.

MR. ATKINS: I appreciate the comment. Thank you.

THE CHAIRMAN: Steve Kelley.

MR. KELLEY: Just a quick point of clarification, because the information that I had in my file showed the Part 2 was submitted in January of 2020, so the one year would have

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already expired. Did I have information incorrect in my staff report?  
MR. ATKINS: That probably should read 2021.  
MR. KELLEY: Thank you, sir.  
THE CHAIRMAN: Okay. So we have a resolution and we have three friendly amendments to the resolution.  
Jim Citrano, do you have any questions or further comments?  
BOARD MEMBER CITRANO: Yeah. Actually, Ms. Boyer answered one of my questions, which is the timeline or time frame for when our financial package is funded, which is at the end of the project.  
So my question to Mr. Atkins -- and I'm guessing or I realize that approval of \$24 million is a critical component to arranging the rest of the capital stack. So my question is, if you get this approval, what steps are needed to conclude the financing, both debt and equity? Is it everything done but for this or is there still, like, process? Or what timeline would be on for that?  
MR. ATKINS: So through the Chair to Mr. Citrano, I -- we have been working on this, Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300

as you know, for some time. Our financing partner, Piper Sandler, has already underwritten this project and has arranged the -- both debt and equity from one of their funds. The closing -- we're pushing for a June/July closing, and to execute and move forward and be in the ground this summer. So we're well along in that process, if not but for making sure that the incentives are approved and we get our Part 2.  
BOARD MEMBER CITRANO: Great. I'll just echo what everybody else has said. I give you a lot of credit for the intense effort you have made for a very long time.  
MR. ATKINS: Thank you.  
THE CHAIRMAN: Thank you, Jim Citrano. Todd Froats, any further questions or comments or concerns?  
MR. FROATS: Are we voting on Mr. Barakat's amendment first or are we continuing with the overall topic?  
THE CHAIRMAN: We're probably in order to vote on that last -- that third amendment, correct?  
MS. BOYER: To the Chair, I can defer to Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300

Mr. Sawyer. I believe you will need to vote on Mr. Barakat's amendment. However, typically, you're only allowed two amendments to a primary motion. And so if somebody else has another amendment they want to make and it comes up in the discussion, it may be that you amend Mr. Barakat's amendment so that when you vote collectively on it, you only have two amendments to the main motion.  
If Mr. Sawyer has an easier way, I'm open.  
MR. SAWYER: Just carry on with the questions.  
THE CHAIRMAN: Okay. Todd, any further questions or comments from you?  
BOARD MEMBER FROATS: Sure.  
Mr. Kelley, you mentioned you had drafted an amendment. What was in that amendment? Was it something we've already discussed already? Which one was that?  
MR. KELLEY: The term sheet that was handed out to you today does not have an amendment, but there's -- I guess you could call it an amendment. There's language that's in that term sheet that was not in the term sheet as approved by SIC, and that is found ... Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300

MS. BOYER: While Mr. Kelley is looking for that, Mr. Froats, that's the amendment that Mr. Gillam offered which relates to the reduction in the total development cost of 10 percent. That's what has now been incorporated in the term sheet.  
BOARD MEMBER FROATS: Thank you -- which I agree with. I mean, to Mr. Barakat's point, if we don't have the total cost of these projects and we don't have the details behind the projects, looking at some sort of total cost of the project and measuring at that point and then reducing the incentive if it falls below a certain point, that's something we should do with all of these projects. So I agree with that.  
Thank you.  
Ms. Boyer, you also answered my question about the timing of the payments. So loans happen at the completion of the project?  
MS. BOYER: That is correct.  
So on these historic projects, once the project work is being done, the project receipts are provided to the Planning -- Historic Preservation section of the Planning Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300

Department. They verify that the receipt for work is, in fact, work that was approved by the National Park Service and is eligible for reimbursement. And then they tell us the calculated percentage, and it's at that point in time that we make the payment. So it is after the work is completed.

BOARD MEMBER FROATS: Thank you.

And last question. We have a great reputation of the developer here, but what is the worst-case scenario? Do we have any protections for the Berkman II-type situation? We've discussed this in different projects. I'm just wondering, is there any protection here?

MS. BOYER: If you mean have we included anything in the incentive agreement term sheet or the RDA that would say, In the event the developer does not commence work or complete work within some time frame, we have some right to demolish the property or something of that nature, no, that is not in the term sheet at this point.

BOARD MEMBER FROATS: So what is your risk assessment on that? Is it pretty low, I would

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in a lot of cases, we're not going to have an ROI of 1, okay? I refer back to the Lot J as an example. You're not going to have an ROI of 1. When you are doing something that benefits the City over -- and, again, this benefits downtown significantly -- everybody has to be aware of that. We have to make investments in this city to move the city forward. So I just want to point that out if there's any comments about the ROI being less than 1.

This grant or these -- this project here -- on the loans, I guess they have to be over 0.5; is that correct, Mr. Kelley?

MR. KELLEY: Yes. Per the program guidelines, it has to meet a 0.5 in the DPRP, and this is 0.871. It was heavily influenced by the bed tax, which brings about \$9 million into that calculation, which, of course, is unique to a hotel property.

BOARD MEMBER FROATS: Thank you.

I love the project. Can't wait for it to get started. And it's a good example of an ROI being less than 1 in a City investment for something that we need.

MR. ATKINS: Thank you, sir.

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imagine?

MS. BOYER: I'll defer to Mr. Kelley who's spent more time on it than I have, but my risk assessment is, if they start work and they have it funded, the likelihood of completion is very high.

BOARD MEMBER CITRANO: Ms. Boyer, can I jump in here?

I think a distinction between this deal and the other one was we are contributing millions, and I get that, but it's not publicly -- the building is not publicly owned right now. And the other thing is the way we are funding it, they have to be complete. So, in essence, I think that is our protection there.

BOARD MEMBER FROATS: The issue is not whether we're going to spend the money. The issue is whether we have a half-built building. And I guess that's just a risk we have to take. But I know this gentleman has been after this project so long. We finally got the new historic project, thanks to Ms. Boyer, to allow the funds to be contributed.

And this is just another great example of,

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THE CHAIRMAN: And Steve Kelley has a comment.

MR. KELLEY: Just to follow up on your initial question, Mr. Froats. The language that I added that was not in the SIC presentation is found on Page 6 of the resolution, which is within the Exhibit A term sheet. And there's a note that's in italics. The portion that was added, it was -- it was mentioned in the SIC but not included in the motion. It says, "Downward revisions to the adjusted total development costs in excess of 10 percent and the related adjustment to capital structure including the DPRP loan amount require reapproval by the DIA board."

BOARD MEMBER FROATS: Thank you.

THE CHAIRMAN: So do I understand that that particular provision has already been made on the first amendment?

Mr. Froats, as far as a worst-case scenario, the good news is Mr. Atkins has a good track record so far. He's one for one. So we can be encouraged by that.

Mr. Gibbs, any further comments?

BOARD MEMBER GIBBS: No, I just want to state that, Mr. Barakat, I think you're safe as

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the SIC chair. I was asked to make comments and called Mr. Moody at the meeting, so I think you're okay.

I told Mr. Atkins that I thought this was a great project and a great development for the City. And like you, Mr. Barakat, I remember seeing this project many years ago with Aundra Wallace. So we're glad and appreciate your tenacity.

MR. ATKINS: Thank you, sir.

THE CHAIRMAN: David Ward, any further comments?

BOARD MEMBER WARD: I would just like to state for the record that I do know who Mr. Gibbs is, but no further questions for me.

Wish the developer all the best on this.

I know it's a big project, and it could be a landmark project for downtown as a whole and specifically that part of downtown.

Thank you.

THE CHAIRMAN: LeAnna Cumber, do you have any further questions or comments?

COUNCIL MEMBER CUMBER: No, I don't.

Thank you.

THE CHAIRMAN: So we have a resolution.

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THE CHAIRMAN: Mr. Gibbs.  
BOARD MEMBER GIBBS: I'm in favor.  
THE CHAIRMAN: Mr. Froats.  
BOARD MEMBER FROATS: In favor.  
THE CHAIRMAN: Mr. Citrano.  
BOARD MEMBER CITRANO: I'm in favor.  
THE CHAIRMAN: Oliver Barakat.  
BOARD MEMBER BARAKAT: In favor.  
THE CHAIRMAN: Bill Adams.  
BOARD MEMBER ADAMS: Very much in favor.  
THE CHAIRMAN: Carol Worsham.  
BOARD MEMBER WORSHAM: In favor.  
THE CHAIRMAN: Braxton Gillam.  
BOARD MEMBER GILLAM: In favor.  
THE CHAIRMAN: And Ron Moody is in favor.  
So let the record reflect that we have nine in favor, zero against. So that motion, the Laura Street Trio, Resolution 2021-03-01, passes.

MR. ATKINS: Thank you, Mr. Chairman.

Could I offer just a quick concluding comment? I want to just say thank you to the board. Thank you for the support and your time and support and service to the City of Jacksonville.

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We have three amendments, but actually one of them has already been accounted for. So, effectively, we have two amendments.

MS. BOYER: So, Mr. Chairman, you have already voted on Mr. Gillam's two amendments. You now have an amendment pending before you, which Mr. Barakat has made, which includes two points -- it's one amendment.

So you can vote on that amendment, and then we can vote on the original resolution as twice amended.

THE CHAIRMAN: Okay. So on the third amendment, let's vote on that.

All in favor, say aye.

BOARD MEMBERS: Aye.

THE CHAIRMAN: And all opposed, likewise.

BOARD MEMBERS: (No response.)

THE CHAIRMAN: Okay. So we have total agreement on that.

All right. So the original resolution as amended, let's now vote on that. All right. So this is Resolution 2021-03-01, the Laura Street Trio.

Mr. Ward, how do you vote?

BOARD MEMBER WARD: Approve.

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I'd also like to publicly thank a number of people who'd helped make the DPRP a reality; namely, Ms. Boyer, she had a lot of help from Ms. Cumber, and the rest of the DIA staff that worked on that, for without this program, the project really would not be possible.

Also want to thank Mayor Curry and his administration for his leadership in pushing this project and this program forward as well as all the folks and citizens who have supported us along the way over a number of years as we've worked on this.

Mr. Kelley, thank you in particular for your hard work. I appreciate that a great deal. And I recognize that this is a great deal of money in terms of incentives, and we will be cognizant of that as we restore these buildings to the highest standard.

Thank you very much.

THE CHAIRMAN: Thank you.

All right. Moving right along, our next item of business will be the LaVilla Townhouse Notice of Disposition, Resolution 2021-03-02. So, again, I'm going to ask the staff to present that.

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Next, I would like the -- Carol Worsham, Chair of the Retail Enhancement and Property Disposition Committee, who has already met and they had a lengthy meeting -- plus, they are bringing us a recommendation. And then, following their recommendation, we will have questions and comments from the board.

MS. BOYER: Thank you, Mr. Chairman.

Resolution 2021-03-02 is a request to authorize the DIA staff to issue a Notice of Disposition for the 3.45-acre parcel that we refer to as the LaVilla Townhome site. This is the same property that was subject to ISP 055219 in August of 2019. You will recall that we put this property on the market, sought offers on the property. We received and scored three of them, and at the time the board found the offer from Vestcor to be the most responsive and awarded the disposition to Vestcor.

The property was -- we subsequently executed a contract, processed that through City Council, closed on the property, conveyed it to Vestcor. Vestcor was obligated to commence construction in July of 2020, which

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partnership of Mr. Sifakis, JWB; and Cornerstone, [sic], Mr. Allen, and that group is interested in proceeding. There are a few minor changes in their proposal this time from what the proposal was, and I'd like to run through those with you.

So the number of townhome units is reduced from 99 to 91. That allows them to expand their commercial parcel and add a swimming pool. But that reduction in units is still higher than the number of units Vestcor was providing, which was 88. So it's not a significant loss in number of residential units for us on the property.

I handed out or passed around -- Ms. Radcliffe-Meyers passed around a site plan Mr. Sifakis brought to the committee meeting Monday. I do that so it's easier for you to see the parcel that we're now calling the Phase II parcel that is on the front -- that fronts on Lee street and Forsyth Street. It's an L-shaped piece.

That parcel -- originally, the proposal contemplated 4,500 square feet of retail would be in Phase I. All of the townhome units are

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probably couldn't have been a worse time in light of the pandemic, and were uncomfortable doing so with a for-sale product.

Pursuant to a number of extensions that I was able to grant from a discretionary standpoint, continued to consider moving forward with the process until the fall. As we were nearing the end of those extensions, the decision was made that they were going return the property voluntarily to the City and that, at this time, they were uncomfortable proceeding.

We have reacquired title to the property. We did a title search prior to doing that. And we then began the process with Procurement of understanding what approach would be necessary to consider an award to the second-place respondent. If you will recall, they were very close, and there were some things we liked much better about the second proposal and some things that were preferred about the first proposal, so I was very comfortable bringing the second proposal back to you.

I met with the respondents, Johnson Commons, which was a partnership -- is a

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in Phase I. The revised proposal that you're considering today still has a 10,000-square-foot-of-retail requirement, but it is all in Phase II. And they have up to seven years to construct that or to construct a mixed-use building on that corner parcel that has at least 10,000 square feet of retail in it. So it could be 10,000 square feet of retail on the ground floor with apartments above or it could be 10,000 square feet of stand-alone retail.

There is a clawback, right of reverter, where if they do not do that, commence construction within that seven-year time frame, that property is returned to the City. And we can -- in the meantime, that property is developed as a park with park amenities and made available for public use, maintained by the developer, and it is adjacent to the Emerald Trail.

So those are the primary changes. I would point out there's one other monetary change from the original offer, and that is -- in some portions of the original offer the purchase price for the land was \$100,000 and in other

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portions of the original offer it was stated as \$1, and we have landed on the \$1 purchase price in this proposal. You will recall that we had a similar \$1 purchase price in the Vestcor proposal that we had accepted.

So it does have a positive ROI on the disposition. What we are asking you to do in -- the resolution -- if you go back to the operative paragraphs -- has multiple facets. The first one is to authorize us to issue a 30-day notice. So it has to go back through that process. So we will issue a 30-day notice, but I'm also asking the board to consider approving disposition on the terms in the term sheet if we don't receive any other responses.

And that also gives the developer an indication of, when we put out this notice, we're going to put it out with these minimum terms. So as we have drafted the notice, it includes these minimum terms. We will bring it back to you if we receive other responses. And that will come back at the next board meeting after disposition notice closes.

But other than that, we do have a --

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THE CHAIRMAN: Okay. So, Carol Worsham, you chaired the Retail Enhancement and Property Disposition Committee. Could you briefly describe what was discussed at that meeting and your recommendation from the committee?

BOARD MEMBER WORSHAM: Thank you, Mr. Moody.

Yes, at our committee meeting on Monday, we had a long discussion about it, about this disposition and the fact that the terms were a little bit different. I was hoping that today we might also have renderings that we looked at before, but we didn't. We just have the site plan.

But for those of you who weren't on DIA at that time, when this property came up for the first vote for the disposition between the two developers, there was a lot of discussion about the architectural style that was presented by Johnson Commons as being more favorable than the one that we actually ended up voting for, Vestcor.

So those of us who were able to be a part of that first discussion were very pleased that Johnson Commons had come back, and through negotiations through the CEO with -- that you

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obviously, performance schedule dates are different than they were a year-and-a-half ago, but they are quite tight, actually, based on the DDRB approval, commencement of construction, et cetera.

The aesthetics of the project are that -- originally, they were contemplating part of it being shotgun-style, peaked-roof townhomes there and part of it being a more contemporary product. Now all of it is the shotgun style, more traditional townhome style that is a nod to the LaVilla character.

And I'm happy to answer any questions that you may have about any other details, but I'll defer to Ms. Worsham.

THE CHAIRMAN: Ms. Boyer, do I understand that -- in the event that we don't get any better offers, that we will vote today and it will pass?

MS. BOYER: Correct.

So if we don't receive any other offers, then your vote today would allow us to proceed with negotiation of the redevelopment agreement and taking that filing legislation with City Council.

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all are still able and interested in developing the property.

So I think Ms. Boyer did a good job of explaining all of the different pieces of this that were different. We discussed the maintenance of the public park. We discussed the Phase II of the 10,000 square feet and those items that she already talked about, and the contribution of the \$150,000 to the Lift Every Voice and Sing Park.

So our committee voted in favor of this resolution to put this out for disposition for 30 days and authorize the staff to negotiate if no other proposals came forward.

THE CHAIRMAN: So if I understand right, that is a motion that this resolution be accepted, and it has been accepted?

BOARD MEMBER WORSHAM: Correct.

THE CHAIRMAN: Okay.

Board, let's go down the list, and if you have any questions or comments, this will be the time to do it.

Braxton Gillam.

BOARD MEMBER GILLAM: No questions.

THE CHAIRMAN: Thank you.

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Carol Worsham, anything else to add?  
BOARD MEMBER WORSHAM: No.  
THE CHAIRMAN: Bill Adams.  
BOARD MEMBER ADAMS: My only question is, if -- am I understanding it right that the Phase II build of the commercial space will be kept in this L-shaped piece; is that right?  
MS. BOYER: That's correct.  
BOARD MEMBER ADAMS: That's all I have. Thank you.  
THE CHAIRMAN: Thank you.  
Oliver Barakat.  
BOARD MEMBER BARAKAT: Yes, thank you, Mr. Chairman.  
I'm sorry I missed the Retail Property Disposition Committee meeting on Monday.  
Just a couple of questions, one to Ms. Boyer. By encumbering the deal points with this developer, if we don't get other offers, it kind of feels like we're negotiating a price to sell our house before it goes on the market. Is there -- why not -- why marry ourselves to these deal terms before knowing how the market is going to react, how many other players we might have, the quality of other offers we

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might get?  
MS. BOYER: That is certainly at the discretion of the board. The answer to that is, as we adopted our disposition policy, there are several ways we can do a disposition. One is that we can create criteria, such as we did on Ford on Bay and completely open it up to the world without any, you know, restraints on the terms of a deal with someone else.  
In this case, we brought this back to you as a negotiated disposition, much like we did on Related and like we've done on some other properties with the idea that -- for several of you, this was the preferred disposition when we did open it up a year-and-a-half ago. And we, as opposed to starting over, and -- which is a much longer process. It would -- from a time standpoint, would certainly be 90 days longer if we just went back to the drawing board, figured out what our scoring criteria were going to be. We would take that back to the committee, and then put out a 30-day notice, and then we score those, bring back the respondent to the committee.  
This was saying -- frankly, we went to

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Procurement with the idea, could we just award to the second-place respondent? Which in a normal Procurement process, if you don't come to a final conclusion with the negotiated contract with a first-place respondent, you just drop down and negotiate with second place. The answer to that was no, we couldn't do that, because we hadn't actually awarded to the first-place respondent and closed.  
So it was a choice on the part of staff that -- we thought this was a project that the board -- many of the board members liked a lot, and so we were proceeding with that and presenting it to you as that. If the board doesn't wish to do that, we certainly can go back to the drawing board with a completely open disposition.  
BOARD MEMBER BARAKAT: Well, if we approve, then we select this developer based on negotiated terms at our next meeting; is that our route? Or are you saying --  
MS. BOYER: You can do that. You can also edit -- and I can show you -- we can talk about the specific section of the resolution, whereas opposed to delegating authority now, for us to

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negotiate the redevelopment agreement if we don't receive other contrary offers, you could ask for it to come back to the board again.  
My hesitation on that, and, frankly, the reason I didn't, was, again, I hear this board speak a lot about a sense of urgency. And my concern is that when the 30-days' period of this disposition closes, having to bring it back for the next board meeting, I won't have time to notice it prior to the board meeting, so it would delay it a month. That was it.  
BOARD MEMBER BARAKAT: So there's a two-months' gap between now and when we might negotiate a final term and approve them with this developer should they be the preferred, if we do it the route I'm suggested versus the current proposition?  
MS. BOYER: Correct. I think the only thing it does is perhaps extend it by another 30 days.  
BOARD MEMBER BARAKAT: Okay. Well, I'm willing to entertain what other board members think. There are some changes to -- one of the reasons we did like this when -- I guess this was two years ago -- was the mixed-use aspect.

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One was the design. The design was clearly superior to the ultimate winning bidder, so I'm glad they kept the design. And the other aspect was the mixed-use.

And now, I understand because of the pandemic or other reasons, retail is uncertain. But seven years seems like a long time to have this land here, potentially along the Emerald Trail, to lie fallow. Based on some park space -- I don't know who is going to maintain it. I don't know what the quality is going to be like. So it just seems like a long time.

I would prefer -- the developers aren't here; I don't know if they're online -- but a three-years, and then if they're not ready in three years, they come back and ask for another three-year extension from the board. Seven years just seems like a long time.

MS. BOYER: I think you have a representative from Cornerstone [sic] here, and I'm not sure if Mr. Sifakis is on Zoom. He may be on Zoom.

(Audience member approaches the podium.)

AUDIENCE MEMBER: George Leone with Corner Lot Development Group.

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particular time frame approved by the board at a subsequent meeting, I mean, I have no problem with that because by the time we get the redevelopment agreement drafted and get ready to file the legislation to go through the MBRC process, et cetera, there's clearly another month in there and plenty of time to come back and have that blank filled in if you would like further conversation on that.

THE CHAIRMAN: Mr. Barakat, let me make a suggestion. You brought up an idea. Let's go ahead and go through all the other comments and questions, and then at that point if it is appropriate to make an amendment, please do so.

Jim Citrano, comments or questions?

BOARD MEMBER CITRANO: Well, my first comment is I filed a Form 8. Corner Lot at one point in time had a relationship with my company; I wasn't involved. Actually, I wasn't sure if I needed to file a Form 8, but I did it out of an abundance of caution.

Having said that, I was in committee when we reviewed this. I look at the economics of what we're talking about today. I do agree, for where we are, I think timing trumps, you

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Thank you, Ms. Boyer.

Through the Chair to Board Member Barakat, the seven years -- it is hard to determine what that timeline will look like. I mean, retail, we do see signs of life, but we do need rooftops in this area to really make it worthwhile. So the last thing we want is to, you know, put forth any type of development there that would sit empty or vacant. You know, we want it to be fully utilized. The time period allows us to evaluate that and come forward in that after we finish the townhomes and have people living there and utilizing the area and we could show activity that will draw the commercial use as well.

So we can discuss that. We're open. It's not a hard and fast seven years, but that is what's preferred.

BOARD MEMBER BARAKAT: Ms. Boyer, would we be able to approve this without the deal point being open for discussion or is it an all-or-nothing proposition to make?

MS. BOYER: No. Certainly, it's in the prerogative of the board. If you want to eliminate that time frame and have that

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know, potentially getting another bid in. So I'm in favor of voting today for the disposition subject to receiving no other offers.

THE CHAIRMAN: Mr. Froats.

BOARD MEMBER FROATS: Question for the developer. So it sounds to me like you're concerned about when the properties will become fully occupied. Is that really the time frame, from then to then building the retail space? Or is it just the recovery time? Or what is the concern for seven years?

MR. LEONE: No. We feel very confident in the townhomes and the product that we're going to put forward. We think that will do very well, especially -- the market right now is very strong, and we think it will be very well received. So no, it is not my intention to give you that impression.

We -- you know, there are -- is a lot of uncertainty with retail at the moment. We had originally intended for a restaurant to be there. And restaurants, as we all know, are probably some of the hardest hit in these times, so -- not that it's restricted to a

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restaurant, but we just want to allow an appropriate amount of time to really put something there that is going to be the best fit for the City.

BOARD MEMBER FROATS: I tend to agree that seven years is a little long, so I was hoping that maybe we could find some other milestone to then set the time from that point. I thought maybe when you have full occupancy, but that doesn't sound like that's the case.

Do you have any other thoughts on the seven years? Maybe there's something we could do today to kind of pass that and incorporate that into this as an amendment.

THE CHAIRMAN: Mr. Froats, could I interrupt and just add a quick comment? Because at the committee meeting I did question Mr. Sifakis on this. And his answer was, really, it's going to be market-driven.

They have a sense of urgency for sure. And I think everyone agrees that right now that retail, the restaurants, and so on right now is not a good choice to make, but -- I think they wanted a cushion, but I think there's a sense of urgency that, as soon as the market turns --

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it's drafted, it says "seven years from the date of closing." And perhaps an appropriate compromise might be -- because I didn't realize it said date of closing -- is seven years from the execution of the RDA.

Because what's really going to happen here is, once you execute the RDA, they then have horizontal construction to do on the townhomes. They have vertical construction to do on the townhomes. So, effectively, what you're going to get is perhaps five years from completion of the townhomes would be the, you know, construction date on the retail, which tightens up -- at least you understand the time span and how they got to the seven years.

So I personally would think it should be backed up at least to seven years from execution to RDA, not seven years from closing, which could well be nine months or even longer after execution of the RDA. So that would be one potential change, but I'm certainly open to other things the board may make.

THE CHAIRMAN: Okay. Thank you.  
Todd Froats.

BOARD MEMBER FROATS: One other question,  
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I mean, they want to develop this land. They want it to be productive.

BOARD MEMBER FROATS: I think that all -- I think all the apartments are going to be productive. I think the townhomes are going to be very productive. I think that just the community in general always wants some sort of public space, and we have park space. I was just hoping that maybe we could come up with something before seven years. I'm in favor of the project. In fact, during our committee meeting, Mr. Moody reminded us he actually voted in favor of your project. I did not at the time, so I'm in error.

So I appreciate you coming back and saving us because, otherwise, there might not be anything else going on there. So I'm in favor of moving this forward. I would hope that maybe today we can get something -- even if it's not today, if there's something that we could move it forward quicker but yet come back with something less than seven years.

THE CHAIRMAN: Ms. Boyer, did you have a comment?

MS. BOYER: I did. My comment was, as  
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maybe two, to Ms. Boyer. Are these properties able to be rented?

MS. BOYER: They need to be sold as individual units. They need to be marketed as for-sale units, so they are not able to be sold to one person as a management company for that purpose. Now, there is no preclusion that an individual unit owner can't rent their unit.

BOARD MEMBER FROATS: To the developer, if you had -- as a potential buyer or a potential buyer, I'm looking at the project going, Listen, I need to get with Mr. Sawyer and say, Am I allowed to buy into this? Because downtown, that area there, is a great area for the future. But having a restaurant there or something would probably make it more appealing to a buyer. Would that help you drive up your market price?

MR. LEONE: To the board, to Mr. Froats, it certainly would. Unfortunately, in our industry a lot of times we have to put the rooftops there before the restaurant will even entertain it. So ultimately, that is the end value to potential purchasers, which we always want them to enjoy that value.

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But no, unfortunately, I don't think we would be able to drive anyone there at this point in time, especially in this market.

BOARD MEMBER FROATS: So the idea is that you build this, other investments will happen in that area, and then you could build the retail space?

MR. LEONE: Certainly, yes.

BOARD MEMBER FROATS: Thank you.

THE CHAIRMAN: All right. Mr. Craig Gibbs.

BOARD MEMBER GIBBS: I was more concerned about Mr. Barakat's initial point with regard to us in some way after 30 days and projects go out -- who makes the decision that a bid is a better bid? And I think that's Mr. Barakat's concern. If a better bid comes in, does staff make that or do we make it?

And I think by voting today, it kind of gives license to this developer -- which, to me, is great. I'd like to see this start tomorrow, but in some ways are we abdicating the task that we have.

BOARD MEMBER BARAKAT: Mr. Chairman, if I may? My concern was, I do think that we have the right to choose somebody else even if we

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BOARD MEMBER GIBBS: I guess we're saying the same thing. I think I used the verb "abdicate" our responsibility. But we should not marry ourselves to a deal before we see what the market is going to propose.

THE CHAIRMAN: Ms. Boyer.

MS. BOYER: To respond to Mr. Gibbs, I just want to draw your attention to the resolution in Section 3. What it does say is, The DIA instructs the Chief Executive Officer of the DIA -- sorry, next one.

Proposed 4: Proposals received, if any, will be reviewed by the DIA Chief Executive Officer who will make a recommendation to the board regarding any responsive, alternate proposals received.

So "responsive" means they at least have to show that they can perform and they're trying. It doesn't mean that it has to be a higher price or a greater donation to the park or we're not trying to get into the details. If there are alternate responsive proposals, we will bring them back to the board.

But what we say up in Paragraph 2 is that, absent a higher responsive bid that can

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agree on this term sheet today. My concern was, should we agree on terms of a deal without going to market first? The market -- the housing market in Jacksonville is very strong, as we all know, much stronger than it was two years ago when this was originally proposed for sale. I think we're giving this land away for free; is that correct?

MS. BOYER: Uh-huh.

BOARD MEMBER BARAKAT: So, I mean, there is a -- this is a pretty good deal. And it's tough to assemble land like this in downtown Jacksonville. So my point was simply, why marry ourselves to certain deal parameters without having testing the market? And it's just something to think about.

On the flipside, you know, JWB and Corner Lot has proposed something that's, I think, high quality. Particularly, JWB has shown a commitment to downtown. We want to reward developers that are showing commitment and have a long-term view. So I have faith that they are going to do the right thing. It's just -- I think it's prudent to at least ask the question.

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demonstrate an ability to perform on substantially the same terms and conditions, it will proceed to sell the property in accordance with the terms.

That's the paragraph or section that Mr. Barakat was questioning as to whether we should even tie it to these terms and whether we should just open up a full "Does anybody want to build a for-sale product here?" Because previously, in ISP 055219, we did require that it be a for-sale product. And I think that was part of our LaVilla strategy. We weren't willing to let this be apartments or affordable housing. However, we did open it up to all bidders that were interested in building for-sale products, so we can do that again if you wish.

BOARD MEMBER FROATS: Mr. Chairman, I just want to point out that we had somebody that we awarded this to that decided, based on our conditions, they are backing out of this. So the fact that this group still wants to move forward, I think that's positive.

THE CHAIRMAN: Okay. So hang on to these comments. We're going to come back and talk as

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needed.

David Ward, comments, questions?

BOARD MEMBER WARD: So this horse is probably already dead, but I do share Mr. Barakat's sentiments on the seven years being a long time. While there's a lot of different ways to skin that timeline cat, I -- my suggestion would be -- I don't know if this is within posture or not. Understanding the market conditions are going to take a while to do construction in the first place, get it fully sold out, and understanding that it may be one year, two years, three years before the retail/restaurant industry recovers, if not more. Who knows.

But the seven-year timeline, to me, to commence is an exceptionally long time for any project in our area, especially one where there's already going to be, to Mr. Froats's point -- you know, it's not -- probably not going to, hopefully, be a problem selling these units. My proposal would be completion of that within -- excuse me, commencement of that within five years or completion of that within seven years.

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I'd like -- I think that -- so there's a lot of time, and -- or maybe it's just even simpler than that, and moving the number in, in general, in terms of years to start commencement on that retail/restaurant space, but I do share Oliver's thoughts on that being a long period of time.

BOARD MEMBER WORSHAM: And if that doesn't happen, that piece reverts back to the City within that time? Is that -- is that what would happen, Ms. Boyer?

MS. BOYER: Through the Chair to Ms. Worsham, the current term sheet dealt with commencement, and the reason -- not completion. And the reason is, yes, that if it wasn't commenced, then property reverted. It's very hard to have a property that has commenced and maybe hasn't completed revert. So we try to trigger it to starting.

BOARD MEMBER WARD: So I guess, then, my suggestion would be -- or I guess I would make a motion that it would be commenced within five years. And I like Ms. Boyer's point about the RDA being the start time, where that period starts totaling. And I'm open to hearing from

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the developer on this, because I want to get your opinion as well.

My motion for the board's thoughts would be commencement within five years of that RDA process being completed. So that's my motion, but I do want to hear from the developer for your thoughts and input.

MR. LEONE: You know, certainly we want to see this project go forward -- I'm sorry, through the Chair to Mr. Ward, so ideally we want as much time as possible to put the appropriate development there on the commercial parcel, where we will not let that stand in the way of proceeding with this project. And if that's the will of the board, we will go along with that.

THE CHAIRMAN: Okay. Do you want to make a motion or do you want to finish up our comments and then decide?

BOARD MEMBER WARD: Whichever you would prefer, Mr. Chairman.

THE CHAIRMAN: Let me finish up the comments quick, and then we'll come back to that.

LeAnna Cumber, any comments or questions

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or concerns?

COUNCIL MEMBER CUMBER: No comments.

THE CHAIRMAN: Okay. Do we have any amendments to the original motion?

MR. CRESCIMBENI: (Off microphone.)

BOARD MEMBER WARD: So I guess --

BOARD MEMBER WORSHAM: Our committee had a recommendation to approve, so that was the motion.

BOARD MEMBER WARD: So I guess I'd like to tentatively offer an amendment rather than a motion. So I misspoke.

So my amendment would be that the Phase II, I believe it's referred to, would be moved in from seven to five years for required commencement before reverter, and then that that would start at the completion of the redevelopment agreement.

Is that correct, Ms. Boyer?

MS. BOYER: Execution date of the RDA?

BOARD MEMBER WARD: Execution date of RDA. So it would be five -- a requirement for commencement of Phase II within five years of the RDA. That's my amendment.

BOARD MEMBER BARAKAT: I'd second that.

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THE CHAIRMAN: So we have an amendment by David Ward. It's been seconded by Oliver Barakat.

Any discussion before we vote?

BOARD MEMBERS: (No response.)

THE CHAIRMAN: All right. All in favor?

BOARD MEMBER ADAMS: Give me a second.

My question that I had -- I definitely understand the motivation behind this in trying to encourage things to move along. Sitting here looking at the satellite of the image of the area and -- you know, I'm not in a position to tell the developer to bring a product to market, where they're trying to build a market where none may exist.

I think that it's important that everybody understands, that is -- where this lot is situated right now, the adjoining parcels are a homeless shelter, an industrial use that's half surface parking, two surface parking lots, the JTA building, and then another surface parking lot. So forcing these guys to accelerate the development of a retail product seems to me you're trying to create an artificial condition that may set that up for failure.

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But because we're giving away this land that the City currently owns -- and fair point about the development, about it warranting retail/restaurant or not. But if that's not the case and it doesn't get done, I feel like that land is better -- or that area is better used for something as opposed to nothing, so --

BOARD MEMBER ADAMS: I don't disagree with you that having a condition on the building is appropriate. I'm just concerned that we're artificially accelerating that because we do have a legitimate desire to see things happen, for sure. But, you know, I'm not in the business of telling other people their business. And so if seven years is what they think they need, then that's what I would like to give them.

THE CHAIRMAN: Okay. Before we vote on this amendment -- of course, I think we need to do that, but, Mr. Gillam, do you have a comment?

BOARD MEMBER GILLAM: I'll be quick.

First of all, I'll say the seven years is an arbitrary number, Mr. Adams. You know, it's one we've been given, so it's not like it's

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So I'm not, you know -- for me personally, I'm not much in favor of doing that. I'd rather let it just go along and develop organically. I know there are -- I think the comments are absolutely spot on, that there's probably going to be a great market for the residential product and these will fill up. Great. That would be wonderful. Three hundred and sixty-ish people aren't going to be able to support 10,000 square feet of retail, period.

So I'm not -- I'm just throwing this all out for discussion. You know, I'm not in favor of the amendment.

BOARD MEMBER WARD: Mr. Chair, with your permission, I think that's a well-taken point, Mr. Adams. I think that reflecting on a point that was made earlier by somebody confirming this. We are giving this land away for a dollar. I suppose that's not giving it away, but relatively diminished consideration. I fully understand that.

I do think there's something to be said -- and this gets way further down the weeds, and if it makes sense for me to withdraw this to your point, because I agree with it, so be it.

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some kind of a -- it's got any kind of real metric to it. It's just a number, just like five is a number.

I would say that, you know, when we start discussing the demographics of this area, we also have the loss of the LaVilla apartment complex, which is 98 percent occupied, and so that's a key component to this facility, too. And so there are other rooftops that were or are there and warm bodies that we'd place in that community that could use retail. And we've been pushing retail in that area for a long time.

I certainly understand the developer's concern with what we've all experienced for the last year and needing more time and all that and not wanting to come out of the box. One of the things I liked about your project last time was there was going to be a restaurant from day one. You were going to give free rent, encourage that -- and I understand that's not going to happen, but I think pushing it out five years is an ample amount of time to kind of move that project forward. So I'm in favor of the amendment.

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THE CHAIRMAN: Okay. Let's vote on the amendment.  
We have a motion. It's been seconded.  
David Ward, are you in favor of the amendment?  
BOARD MEMBER WARD: I am in favor.  
THE CHAIRMAN: Craig Gibbs, how do you vote for the amendment?  
BOARD MEMBER GIBBS: In favor.  
THE CHAIRMAN: Todd Froats, how do you vote for the amendment?  
BOARD MEMBER FROATS: In favor.  
THE CHAIRMAN: Jim Citrano.  
BOARD MEMBER CITRANO: I'm opposed to the amendment.  
THE CHAIRMAN: Oliver Barakat.  
BOARD MEMBER BARAKAT: In favor.  
THE CHAIRMAN: Bill Adams.  
BOARD MEMBER ADAMS: I'm opposed.  
THE CHAIRMAN: Carol Worsham.  
BOARD MEMBER WORSHAM: In favor.  
THE CHAIRMAN: Braxton Gillam.  
BOARD MEMBER GILLAM: In favor.  
THE CHAIRMAN: And I'm against.  
So let record reflect that seven were in  
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county, municipal, and other local public officers, has been filed, as mentioned by Mr. Citrano, a board member of the DIA, on this Resolution 2021-03-02. And Mr. Citrano notes the reason for the conflict in filing the form is the Corner Lot Development Group, its affiliates and principals have conducted business with his employer. And he also makes a note that he is not directly involved in the management of that relationship.  
Thank you, Mr. Chairman.  
THE CHAIRMAN: Thank you for that information. Now, does that mean that Jim Citrano can actually vote?  
MR. CRESCIMBENI: I would defer to Mr. Sawyer on that answer.  
MR. SAWYER: John Sawyer, General Counsel. Yes, provided he filed the Form 8 [sic] and declared the conflict. It's a voting conflict, not a prohibitive conflict, so he is eligible to vote.  
THE CHAIRMAN: Thank you.  
Oliver Barakat.  
BOARD MEMBER BARAKAT: In favor.  
THE CHAIRMAN: Bill Adams.  
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favor, two were against, so the amendment passes.  
BOARD MEMBER ADAMS: I think it was six-three.  
THE CHAIRMAN: Three. Okay. That's right. Three.  
So let's go ahead now and vote on the original resolution as amended.  
David Ward, how do you vote on the original resolution, which is 2021-03-02, LaVilla Townhomes?  
BOARD MEMBER WARD: I'm in favor as amended. Yes, sir. I'm in favor.  
THE CHAIRMAN: Okay. Craig Gibbs, how do you vote?  
BOARD MEMBER GIBBS: In favor.  
THE CHAIRMAN: Todd Froats.  
BOARD MEMBER FROATS: In favor.  
THE CHAIRMAN: Jim Citrano.  
Let me back up. John Crescimbeni, you need to read something in the record, please, regarding Mr. Citrano.  
MR. CRESCIMBENI: Thank you, Mr. Chairman.  
Pursuant to Florida Statute 112.3143, a Form 8B, Memorandum of Voting Conflict for  
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BOARD MEMBER ADAMS: I'm in favor.  
THE CHAIRMAN: Carol Worsham.  
BOARD MEMBER WORSHAM: In favor.  
THE CHAIRMAN: Braxton Gillam.  
BOARD MEMBER GILLAM: In favor.  
THE CHAIRMAN: And I'm in favor.  
So let the record reflect that this resolution regarding the LaVilla Townhomes --  
Mr. Citrano, would you like to officially vote?  
BOARD MEMBER CITRANO: I'm in favor.  
THE CHAIRMAN: Now that Mr. Citrano has checked in, we -- let the record reflect that we have nine in favor and zero against. So this motion carries, LaVilla Townhomes, Resolution 2021-03-02.  
MR. LEONE: May I say something, Mr. Chairman?  
THE CHAIRMAN: Please.  
MR. LEONE: Thank you, all. I really appreciate it. We're glad to be back. We're excited to be working with Ms. Boyer and Mr. Kelley, and we think it's going to be great.  
Thank you.  
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THE CHAIRMAN: Thank you for being here. Okay. Folks, moving right along, I'll tell you what we're probably going to do. Right around 4:00, we're going to take a ten-minute break, so let's go now to our next resolution regarding the DVI District Expansion, that's Resolution 2021-03-03.

Staff, Lori Boyer, will you tee that up for us?

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

Resolution 2021-03-03 is a resolution that recommends to City Council and offers your support for an expansion of the DVI geographic boundaries and an expansion of the properties over which assessments are charged.

So the geographic -- Mr. Gordon is here, and he will make a PowerPoint presentation, but you see in the exhibits attached to the resolution, the red-marked area is the new boundary as expanded. And he has much more detail on that in his presentation. And then over on Exhibit B, you see the four exceptions or exclusions from the expansion to residential.

So currently, commercial properties are  
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assessed. This is not changing the assessment rate; it is simply changing those properties which may be assessed, and the proposal is to include residential properties. But as you see in Sections A, B, C and D of the exclusions, we are excluding all residential properties receiving homestead exemption, properties during what we are looking at as a phase-in period in which they are able to stabilize, so newly constructed or substantially renovated residential properties during the first five years following issuance of a valid Certificate of Occupancy.

This was in response to comments that several of us had about our role, incentivizing residential development, because it was not a financially feasible proposition, and not wanting to add to the operating costs that then in turn flowed back to us requiring additional incentive. So DVI added this exception for the first five years to allow for stabilization of those properties.

C is residential properties that are affordable housing products and that have received funding through the Florida Housing  
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Finance Corporation. And so those properties are deed-restricted as to the rents they can charge for 30 to 50 years, I believe Mr. Kelley was saying the other day -- long, extended period of time.

And D is residential properties that are adaptive reuse projects and have received funding through the Historic Preservation Trust Fund. That is not through our DPRP program. This is through the Historic Preservation Trust Fund. So this would be properties that have previously received appropriations through the Historic Preservation Trust Fund or those that do in the future.

So in the future, under our new revised guidelines, those would be limited to \$100,000 per property. And it's highly unlikely that you're going to see those unless you're seeing them in very small, adaptive reuse projects. But it would apply to previously approved projects that do residential use, that received funding under the Historic Preservation guidelines -- old Historic Preservation Trust Fund.

Those are the four exceptions on the  
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residential.

And, Mr. Chairman, if you wish to go to the committee chair first or if you wish to go to Mr. Gordon first, however you want to do that.

THE CHAIRMAN: Let me go to the committee chair first. That would be David Ward.

You chaired that committee. Could you give us a brief rundown and your recommendation?

BOARD MEMBER WARD: Sure. So as it relates to 2021-03-03, the DVI expansion, we did meet about this in SIC on Monday. We discussed, of course, both primary elements of this, which is, one, the geographic expansion and, two, the inclusion -- the new inclusion of residential properties as it relates to some of the funding sources and DVI and those assessments used in that phrase loosely.

Certainly, the board -- and I won't steal all of Jake's thunder, but we did receive the presentation that, I think, Mr. Gordon is prepared to give today. And certainly feel free to -- everyone should dive into these, but we did -- in addition to the geographic scope, we talked about each of these exemptions, if  
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you will, from the inclusion of residential properties. So we discussed those, asked questions about them, and the board voted unanimously to send this to the major board for approval.

THE CHAIRMAN: Okay. Thank you, Mr. Ward. Jake Gordon, could you come up and just be available to us?

(Mr. Gordon approaches the podium.)

THE CHAIRMAN: I'm going to let you tee up the subject from your vantage point and -- but hang around because there may be questions.

MR. GORDON: Thank you very much, Mr. Chair.

Make sure everyone can see me on Zoom. Hopefully, I can -- I have a couple of slides, so hopefully I can show some of those.

Basically, as we discussed, hopefully this board is aware of what Downtown Vision does and the value we provide. We've been around for 20 years, worked closely with the Downtown Investment Authority, and love working with this board and this staff. And so from our standpoint, you know, we just want to do more of our -- the job that we're doing, which we

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that. So it's 1.1 mils, a \$1.10 on every \$1,000 of value. That's the formula we use to calculate the assessment. But the two other parts are expanded boundaries and residential, as was mentioned. And so I think it was mentioned, we're about a half-square-mile district right now, and this would take us to a 1.3-square-mile district. So, roughly, a double and two-thirds.

You can see on the screen -- which hopefully is clear -- the existing boundary, which is internal; and then the outside boundary; and then, of course, the DIA boundary. We are not expanding to the full DIA boundary. That was not my board of director's recommendation. We are expanding in kind of a common sense expansion to kind of add a lot more density of downtown, but still allow us to provide as much value as possible.

And I did bring -- this is the one change, I think. If I can get it to work. Here we go.

So this is more of a parcel map. So this is the one slide in my presentation that we did not show to the SIC -- I appreciate them supporting this. One of the details of our

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think we're doing well.

And so I did present this. I have a couple of slides, as I think you mentioned, Mr. Chair, talk very fast, so I will just try to respect your time and whip right through it, and please stop me if I'm going too long.

Can you just advance the slides? And I can -- appreciate it. And so, again, you know, just really briefly, expansion is needed and necessary. You know, we are -- our district was created back in 2000, and so it's 20 years old at this point, or more.

And so downtown has changed a lot, and so, you know, just very briefly, with more residents, more commercial properties, more need in downtown, there's a bigger need for our services. And so one of the ways that -- the magic of what we do is this aggregation of value from all of the property owners all pay into a fund that we manage and deliver value back to downtown.

So Mr. Ward and Ms. Boyer and -- put the expansion very well. There are really three parts of our assessment, one of which is the millage rate. There is no proposal to change

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assessment is, if you're on the line, you're in. So the parcels that abut the line -- the legal line are included. You can see the northern and southern boundary, though, are the boundaries of DIA. And so we're not exceeding those boundaries. And then the eastern boundary is Hogan's Creek, where all of the parcels end anyway.

So really, this is really informative to the LaVilla section and also to the Brooklyn section where, even though Riverside Avenue and Lee Street would be that line, you can see some of the parcels extend well beyond that. And those parcels, much like our existing district, would be assessed.

So this kind of shows the new area as opposed to the current area. So definitely a bigger area, a lot more properties and a lot more value, but really, we feel like is more indicative of what downtown really is, thanks to a lot of investment by this board.

Exemptions were mentioned. I'm happy to go over them. Just to reiterate -- Ms. Boyer has known ahead -- the idea would be not to put too big a big burden and not to inhibit

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residential development. We think residents that live in their properties downtown and want to live downtown are part of the solution. And so the idea would be, if you live in your property downtown, you're exempt; and if -- we didn't want to add any additional burden to certain residential that wouldn't be able to succeed and -- you know, of course, this body is subsidizing some of those. So happy to take questions on those.

Just to put this into -- just kind of show -- I think it was mentioned, almost another \$900,000 in new funds. So my budget right now is about 1.5 million when you take the million dollars from the commercial properties and the half-a-million from the City of Jacksonville. And so this would be an increase to both of those and include new residential properties, so close to 2.5, almost 2.6 million. And then you get the exemptions and you're down to 2.4, so it's about -- almost, as I said, \$900,000.

And just very briefly, you know, we want to invest our dollars as efficiently as we can. We feel like our contributors now feel like we

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do that in a transparent and accountable way. And our Ambassador team is one of the -- most of the money we spend is on people, either people -- myself, in our office, or Ambassadors. And so most of this money is designated to go into the Ambassador team and also experience creation, creating a sense of place downtown.

We come to this board every year for our budgets, so every year we have an accountability to all of our property owners that contribute, all of our contributors, and we go to this board and then City Council. So there's plenty of opportunity to discuss how those funds are spent. And so this is really round numbers, where I will come back to see if approval is possible, come back with a budget, much like every year, which shows the exact numbers, and then propose those to this board for your approval and then to Council.

And so, hopefully, you're aware of our Ambassador team. Again, I think this is one of the best things we do in downtown. This would allow us to almost double our team, with the new contribution from property owners, and a

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lot of new equipment.

I'm supposed to keep slowing down. I get the signal.

So this is really just a way to show the current deployment in the existing district and then the new deployment. And so almost doubling our Ambassadors would really allow us to have a lot more value. The key in this expansion is to keep the level of value, increasing to our existing contributors, and add a bunch of new contributors.

You can see we have added residential focus areas, which -- with residential not paying, we have not had those previously. But with the contribution of residents, which -- we do a lot of things that are valued by residents, but we would have even more tightly deployed using the money we raised from residential to make sure that the residents of downtown are feeling the value that we want to deliver.

THE CHAIRMAN: Thank you, Mr. Gordon. Stay close.

MR. GORDON: Okay.

THE CHAIRMAN: Let's go through and  
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discuss your questions, concerns, comments. Braxton.

BOARD MEMBER BARAKAT: Mr. Chairman, may I inform you, I signed a Form 8B with Mr. Crescimbeni. I'm a board member of Downtown Vision. I typically recuse myself from these matter, but I'll defer to Mr. Crescimbeni or Sawyer whether I should recuse myself or not.

THE CHAIRMAN: Mr. Crescimbeni.

MR. CRESCIMBENI: Thank you, Mr. Chairman.

Yes, Mr. Barakat is a member of the Downtown Investment Authority board, has filed Form 8B, Memorandum of Voting Conflict for county, municipal, and other local public officers, for the current item, Resolution 2021-03-03, and reports that he is a volunteer board member of Downtown Vision, Inc. I don't believe that's a conflict to prevent him from voting, but I'll defer to Mr. Sawyer.

THE CHAIRMAN: Mr. Sawyer.

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

Provided Mr. Barakat has filed a Form 8B, it is a voting conflict; however, he is

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<p>eligible to vote.</p> <p>THE CHAIRMAN: Okay. Mr. Gillam.</p> <p>BOARD MEMBER GILLAM: Briefly, I would say that as a downtown property owner, we appreciate what DVI does. My office does, in particular. You guys are great. I think you add lots of value, and the expansion makes sense to me. Particularly, with the work we've done in supporting additional development, especially residential downtown, we need more hats to serve those communities. So I'm in support.</p> <p>Thank you.</p> <p>THE CHAIRMAN: Carol Worsham.</p> <p>BOARD MEMBER WORSHAM: I attended the meeting and got the full benefit of Mr. Gordon's presentation. I'll be very quick.</p> <p>And again, echoing Mr. Gillam's comments, we are very supportive of the work you all do, and we had a long discussion about the boundaries, and we were pleased to know that all of Riverside Avenue is included in that. And anyway, very supportive of the resolution going to Council.</p> <p>THE CHAIRMAN: Bill Adams. Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p>an issue with assessing the residential component, but I do understand it. Ideally, there would be another pot of money to fund this expansion, but the reality of it is this is what we have to deal with, so I'm in favor.</p> <p>THE CHAIRMAN: Okay. Thank you, Jim. Todd Froats.</p> <p>BOARD MEMBER FROATS: I'm in favor of it. I think Jake's group does a great job. I like the fact that most of this money is going towards adding additional people, I think doubling the size of your staff. I think that's a really good feature here.</p> <p>I do think we have to make sure that, if you're going to cover these boundaries, you have to have staff in the corners of those boundaries. We have had a discussion about that. I think it's great and I'm in favor of it.</p> <p>Thank you.</p> <p>THE CHAIRMAN: Craig Gibbs.</p> <p>BOARD MEMBER GIBBS: I attended the SIC meeting, and I think Jake and his group do a great job.</p> <p>How soon will you expand to the whole DIA Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>
<p>BOARD MEMBER ADAMS: I don't have any comments. Thanks, Jake.</p> <p>THE CHAIRMAN: Oliver Barakat.</p> <p>BOARD MEMBER BARAKAT: Really, no comments. Just I'm glad and hope that City Council supports this. There's been a lot of conversation about assessing the residential properties, which we didn't early on because of the nascent market that we had in residential downtown Jacksonville. But ironically, it's the residential properties that benefit -- can benefit the most from the Ambassador program. It's really essential that we have a robust Ambassador program to further grow our residential base.</p> <p>Obviously, I'm a board member, but this was well thought out by the board, by several years with Jake and his staff's hard work and doing all the analysis, and I think it's the right time.</p> <p>THE CHAIRMAN: Thank you, Oliver. Jim Citrano.</p> <p>BOARD MEMBER CITRANO: I think DVI does an exceptional job. I will admit, philosophically, when I got this request, I had</p> <p>Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p>area?</p> <p>MR. GORDON: Through the Chair to Mr. Gibbs, that's a great question. And I think when you see this expansion, it really goes back to just this idea of Mr. Froats, to make sure we can deliver the same value.</p> <p>So there was a real worry from my board to make sure -- obviously, the DIA is -- the original thought was, this is downtown, should we do the whole thing? And the reality is, we just really want to make sure we're going to do at least as good a job as we're doing now or even better. And I think that's where we have studied this area and these boundaries to make sure that we're going to deliver at least as much value now to our current contributors and the new contributors.</p> <p>And so I can't tell you when. You keep building up downtown and investing in it, and that's amazing. And we would love to be invited back and, as downtown grows, be a part of it.</p> <p>THE CHAIRMAN: Thank you, Mr. Gibbs. David Ward.</p> <p>BOARD MEMBER WARD: That was a very nice</p> <p>Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>

political answer, Jake.

Nothing further to add. I am in support of this and appreciate all you and DVI does for downtown, so thank you.

THE CHAIRMAN: LeAnna Cumber.

COUNCIL MEMBER CUMBER: Thanks for the presentation, Jake.

I have no comments.

THE CHAIRMAN: Okay. Let's vote on the DVI District Expansion, also known as Resolution 2021-03-03. We have a motion. We have a second. We apparently have no amendments.

So, David Ward, how do you vote?

BOARD MEMBER WARD: In favor.

THE CHAIRMAN: Craig Gibbs.

BOARD MEMBER GIBBS: I'm in favor.

THE CHAIRMAN: Todd Froats.

BOARD MEMBER FROATS: In favor.

THE CHAIRMAN: Jim Citrano.

BOARD MEMBER CITRANO: In favor.

THE CHAIRMAN: Oliver Barakat.

BOARD MEMBER BARAKAT: In favor.

THE CHAIRMAN: Bill Adams.

BOARD MEMBER ADAMS: In favor.

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he can do that.

Ms. Boyer, would you please tee that up?

And then I'm going to ask Carol Worsham also to report the resolution [sic] that her committee has made.

MS. BOYER: Thank you, Mr. Chairman.

Resolution 2021-03-06 is another Notice of Disposition, but this disposition is for a very modest interest in property, and, in fact, is more of a title cleanup than it is a major disposition.

If you will turn to Exhibit A, which is Page 4 out of 5, where you have the map. I think it's easiest, perhaps, to describe it there.

At one time, the entire Berkman property was held by DB Holdings, who was its original developer. They developed the Berkman Townhomes/Berkman I area and subsequently -- developed the Riverwalk, and subsequently conveyed to the City the Riverwalk property. Prior to conveying to the City the Riverwalk property, they had developed the marina that you see shaded in pink, and they had obtained a submerged land lease from the State. That is

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THE CHAIRMAN: Carol Worsham.

BOARD MEMBER WORSHAM: In favor.

THE CHAIRMAN: Braxton Gillam.

BOARD MEMBER GILLAM: In favor.

THE CHAIRMAN: Ron Moody, I'm in favor.

So let the record reflect that we have nine for and zero against, so this motion carries.

So it's five till 4:00. We're going to take a break for ten minutes. I'm going to start it up right after five after 4:00 or -- yeah, five after 4:00. And we have got a little bit more business to do.

(Brief recess.)

(Board Member Gillam exits the proceedings.)

THE CHAIRMAN: Folks, it is 4:06, so let's go ahead and go back on record and finish this meeting up. This should go a little faster now.

Our next resolution under the Community Redevelopment Agency is Berkman Riparian Rights. This is Resolution 2021-03-06.

Before I turn this over to Lori, Braxton Gillam had to leave to go out of town on an appointment, so he is in travel. He is going to try to check in from his car. So hopefully,

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State submerged land under the pink area.

When they conveyed the Riverwalk area to the City, there is at least a question as to whether they reserve riparian rights or not. It is our City attorney's position that they did not reserve the riparian rights, and so when they conveyed that purple or bluish strip to us, they also conveyed the riparian rights with it. There is an argument that the adjacent property owner has that -- no, in fact, they have a right. And they do have some riparian rights now.

However, in order to resolve the situation, they have asked us to enter into an agreement whereby we provide them an easement over the blue area, which is the -- what we call the "easement parcel," the Riverwalk parcel, and the -- therefore giving them adjacent riparian rights to reapply for a new submerged land lease for the marina. And there will be a transfer -- there is intended to be a transfer of ownership of the marina.

This is not doing anything different other than what is there now. And, obviously, the new owner of the property could rebuild those

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docks, expand those docks, whatever, but it's not enlargement of the area over which they currently have riparian rights.

So this is a request allowing your board -- so a little background. The Office of General Counsel, after -- you may recall back when Lot J was being processed, a court case had come out indicating that any disposition of any interest in real property within the boundaries of the CRA had to go through the Notice of Disposition process. Hence, the riparian rights are an interest in real property. And in order for us to do this title cleanup, we have to do a 30-day of disposition.

So the request is authorization to allow us to do a Notice of Disposition on these riparian rights for the adjacent property owner only. And again, if there is no other bid, then we would be able to enter into the easement agreement to provide the interest in riparian rights that would allow them to renew the submerged land lease.

You notice that we did put a Section 2 in the term sheet saying that the rights in the easement will terminate in the event the  
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Carol Worsham, would you have any further comments?

BOARD MEMBER WORSHAM: Nothing further.

THE CHAIRMAN: Bill Adams.

BOARD MEMBER ADAMS: I'll reserve.

Thank you.

THE CHAIRMAN: Oliver Barakat.

BOARD MEMBER BARAKAT: So the owner --

MS. BOYER: Microphone.

BOARD MEMBER BARAKAT: The owner that would have these rights -- because Berkman is a condo -- condominium project, and there are townhomes, who is the owner we're dealing with?

MS. BOYER: The owner at the time the property was conveyed to us was DB Holdings, which was the original development entity.

That is the entity, again, to whom we are granting the rights. They're the holder of the submerged land lease. They're the operator of the marina at this point. They're the ones that have a contract to sell the marina. And so the issue is whether at the time they conveyed the blue property to the City, did the City acquire all those riparian rights?

It would either be DB Holdings would have  
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submerged land lease is ever canceled or the marina ceases to operate, et cetera. So it's not a forever in perpetuity, but to allow them to continue to operate a marina where there currently is one.

THE CHAIRMAN: Thank you, Ms. Boyer.

Carol Worsham is chair of the Retail Enhancement and Property Disposition Committee. Your committee has met on this. You've vetted it. You've discussed it. What recommendation does this committee make? And then also make any comments as necessary.

BOARD MEMBER WORSHAM: Yes, we met and discussed this on Monday at our committee meeting. I think Ms. Boyer did a very good job explaining why we're going out for this Notice of Disposition, and our committee voted to allow the disposition to go out for 30 days.

THE CHAIRMAN: Let's have a discussion.

Braxton had to step out, so we will not hear from him unless -- Braxton, are you plugged in yet to the meeting as you're driving?

(No response.)

THE CHAIRMAN: No contact. Okay.

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retained them in their reservation, in which case they never conveyed to any townhome holders or anyone else, or it would be that the City acquired them in the conveyance of the waterfront property. Usually, the waterfront property owner has the riparian rights.

BOARD MEMBER BARAKAT: And so DB Holdings is the original developer (inaudible)?

MS. BOYER: Correct.

BOARD MEMBER BARAKAT: Like Mr. Adams, I need to reflect a little bit. I don't think I have any further comments or questions at this time.

THE CHAIRMAN: I guess in its simplest form, this is really just kind of clearing up the title.

Jim Citrano, questions or comments?

BOARD MEMBER CITRANO: Since I was in the committee meeting, and maybe to give a little bit of clarity, Ms. Boyer, does DB Holdings believe that they actually own the riparian rights and we're just debating who has them at this point?

MS. BOYER: I don't know if anyone from DB Holdings or from the prospective purchaser  
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is on the call, but Mr. Wallace was at the -- who represents the prospective buyer -- was in the meeting on Monday. And yes, they believe that they do. However, for title purposes and for closing and for applying for funding for the marina and everything else, it was identified as an issue.

As our attorneys have looked at it, they believe that we have the rights. And so we agreed to disagree in the language in the resolution as to who actually has them, but effectively, we would be quitclaiming our interest or conveying an easement interest in the Riverwalk that allows them to then have the riparian -- and together with a riparian right, to operate the marina.

BOARD MEMBER CITRANO: And it allows them basically to either assume or renew the lease -- the submerged land lease that is in existence. It doesn't allow them to necessarily modify the marina or the operations of what's going on in the water?

MS. BOYER: They would likely have that right. They would likely have -- the submerged land lease that they negotiated with the State,  
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we're just saying within this pink boundary they can modify their submerged land lease. They can apply for a new submerged land lease, but solely for the purpose of operating a marina.

So, for example, if they wanted to modify one of those slips and put a fuel dock out there or they wanted to do something else, we're not restricting them from doing that.

BOARD MEMBER CITRANO: Okay. I'm good.

THE CHAIRMAN: Todd Froats, questions, comments?

BOARD MEMBER FROATS: Ms. Boyer, is this part of the Riverwalk?

MS. BOYER: The blue area is part of the Riverwalk. And so they -- they already have a right of public use over that, as we all do. It's a public access area right now. However, the riparian rights are a unique property interest beyond the right to use the Riverwalk.

BOARD MEMBER FROATS: Would they be required to maintain the Riverwalk?

MS. BOYER: The agreement does not require them to do that, and I did not do any research into this particular segment of the Riverwalk

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to determine who already had that maintenance obligation. There are certainly some areas of the Riverwalk where the upland development does have that obligation. I don't know in this case.

There is a -- to further complicate things, in the center of the property, there is a park parcel that is City-owned that has been managed or there is a contract, I believe, potentially going through Council now regarding the private management of that property, that there may be management assistance on that.

BOARD MEMBER FROATS: But ultimately, the Riverwalk stays?

MS. BOYER: Correct. The Riverwalk stays exactly within the boundaries that it was granted to us.

BOARD MEMBER FROATS: Thank you.

THE CHAIRMAN: Craig Gibbs.

BOARD MEMBER GIBBS: No questions.

THE CHAIRMAN: David Ward.

BOARD MEMBER WARD: Nothing from me. Thank you.

THE CHAIRMAN: LeAnna Cumber.

COUNCIL MEMBER CUMBER: No questions.

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THE CHAIRMAN: Okay. So we have a motion that has been made to the board and seconded. Let's go ahead and vote.

MR. NOONEY: Point of order, please.

THE CHAIRMAN: For the record, name.

MR. NOONEY: John Nooney. Address is on file. And I would just welcome just an opportunity to speak very briefly.

You know, Berkman Plaza, you know, it's a sovereign submerged land lease. And at a previous meeting, it was Randy DeFoor or LeAnna Cumber -- just trying to remember. But this lease, this sovereign submerged lands lease, you have opportunity now to really negotiate with not only Berkman I but Berkman II and really create the end of Catherine Street, which I've been sharing with you, Launch J, where you can just carve out the teeniest, tiniest piece. And I would hope that you would at least entertain that.

So that would -- that would provide public access on the Northbank for a nonmotorized hand wash facility. That could really be a signature piece to -- you know, to an already existing nonmotorized hand wash at the school

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board property, which -- 2016-18, which is a fine project.

You know, like, the February 23rd City Council meeting, after the public hearing on 2021-0075, I asked Mr. Harden, you know, at the -- hey, they're on board.

So, in other words, you could have something that could be a complement to whatever plans are for that marina with an additional public access. And so for that, I would just hope that this board would entertain or at least consider something to that effect.

And thank you. I can't thank you enough for the opportunity to speak and share those concerns.

THE CHAIRMAN: Thank you, John Nooney. Any further discussion?

BOARD MEMBERS: (No response.)

THE CHAIRMAN: Let's vote. This is Resolution 2021-03-06.

David Ward, how do you vote?

BOARD MEMBER WARD: In favor.

THE CHAIRMAN: All right. Craig Gibbs, how do you vote?

BOARD MEMBER GIBBS: In favor.

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So I'm going to move it up to the Community Redevelopment Agency. I'm going to relabel it "Item G," and I'm going to ask the staff, whether it's Lori or John Crescimbeni, to go ahead and give your report. Then I'm going to ask David Ward, who has chaired the SIC committee, to also report the results of that meeting and their recommendation.

BOARD MEMBER CITRANO: Mr. Chairman.

THE CHAIRMAN: Yes, sir.

BOARD MEMBER CITRANO: Before staff begins, I have a conflict in this matter and was advised by Mr. Sawyer to not participate in the discussion and to abstain from voting.

THE CHAIRMAN: Mr. Crescimbeni, anything that needs to be read into the record at this point?

MR. CRESCIMBENI: Yes, Mr. Chairman.

As Mr. Citrano stated, he has filed pursuant -- we need to read into the record. Pursuant to Section 112.3143 of the Florida Statutes, a Form B -- Form 8B, Memorandum of Voting Conflict for county, municipal, and other local public officers, was filed by Board Member Jim Citrano for the Downtown Investment

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THE CHAIRMAN: Todd Froats.

BOARD MEMBER FROATS: In favor.

THE CHAIRMAN: Jim Citrano.

BOARD MEMBER CITRANO: I'm in favor.

THE CHAIRMAN: Oliver Barakat.

BOARD MEMBER BARAKAT: In favor.

THE CHAIRMAN: Bill Adams.

BOARD MEMBER ADAMS: In favor.

THE CHAIRMAN: Carol Worsham.

BOARD MEMBER WORSHAM: In favor.

THE CHAIRMAN: Braxton Gillam.

(No response.)

THE CHAIRMAN: He's out. Are you there driving?

(No response.)

THE CHAIRMAN: And Ron Moody is in favor.

So let the record reflect that eight are for, zero against, and one nonvote. So that motion carries.

Okay. That almost finishes up our Community Redevelopment Agency, but earlier I indicated that I was going to move one resolution, which on the agenda is in the Downtown Investment Authority schedule. It's the resolution relating to the MPS litigation.

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Authority. This relates to 2021-03-04, and on the form Mr. Citrano reports that an affiliate of MPS is a client of his employer and he is directly involved in the management of that relationship.

THE CHAIRMAN: Thank you.

Does that mean that Jim Citrano should not be voting?

MR. CRESCIMBENI: I think Mr. Sawyer has advised him he should not vote --

BOARD MEMBER CITRANO: That's correct.

MR. CRESCIMBENI: -- and refrain from any discussion on the matter.

THE CHAIRMAN: Thank you.

MR. CRESCIMBENI: If you'd like, I can give you a staff report. And I was home sick Monday, and I apologize for not being able to give this report in person. But I listened to it, and I hope I can do half as well as Ms. Boyer did because she really did a great job.

So this resolution is a resolution that relates to Metropolitan Parking Solutions, which the Downtown Investment Authority oversees a contract that was executed back in

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2004 relating to management of three garages in the downtown area, two at the sports garage and also the courthouse garage.

You may recall in July of 2019 the Council Auditor's Office issued an audit report, and that kind of synced up with Ms. Boyer taking over as CEO of DIA, and I came on board shortly thereafter.

So we've been paying close attention to the cash -- monthly cash flow reports that are submitted each month for all three of the garages -- three reports, one each month. And early on, we were unable to verify the amounts being reported as being consistent with what was required by the agreement, and we couldn't verify the amounts of -- for revenues and expenditures. We were unable to substantiate them, so we asked MPS to provide us with additional information. They sent some but not all. We're still in a position where we can't make those determinations as to the accuracy. We ended up making a deduction from a tranche request.

MPS filed litigation against the City and the Downtown Investment Authority on  
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September 4th of last year. The City, on behalf of DIA, responded to that complaint and filed a counterclaim on October 12th. And there was then a recent request that we mediate or enter into mediation in an attempt to resolve the litigation.

So this resolution would simply give authorization to the CEO from the board to pursue such mediation or any other remedies that might be necessary to settle the litigation, including a -- some legislation that's currently been introduced, pending before the Council, that would -- if MPS were found in default of the agreement, it would trigger a provision therein where we could purchase the three garages at a predetermined formula as set forth in the agreement.

THE CHAIRMAN: Thank you.

Ms. Boyer, is there anything you want to add?

MS. BOYER: No.

THE CHAIRMAN: Appreciate your report. Thank you.

So, David Ward, would you please report the results of your committee meeting.

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BOARD MEMBER WARD: Yes, Mr. Chair. We met about this item in the SIC on Monday, and there was not a lot of discussion about it, probably due to the nature of it. But I think, in general, the board -- excuse me, SIC committee decided that it was a prudent move and voted unanimously in voting to send this to the board.

THE CHAIRMAN: Let's have discussion. Carol Worsham, questions, comments?

BOARD MEMBER WORSHAM: It's been a contentious issue, and I'm happy you're moving to mediation to try to get a resolution to it. So we wish you good luck if this resolution is approved.

THE CHAIRMAN: Bill Adams.

BOARD MEMBER ADAMS: A couple of questions, probably should have raised this at SIC. Is the litigation brought in the name of DIA or is it brought in the name of the City?

MR. CRESCIMBENI: I believe it's both.

The contract was between the City and the Jacksonville Economic Development Commission. We're kind of a successor to the Jacksonville Economic Development Commission. I can follow  
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up with you on confirmation of that. I didn't bring that folder with me today.

BOARD MEMBER ADAMS: That's fine. I've got a copy of the contract somewhere. I can dig it out. I was just curious if you knew offhand.

Let's say we roll forward a little bit. Is it contemplating, if we had a mediation session, that there would be participation from some member of the board at that session or a member of City Council or would it just be Ms. Boyer and somebody from OGC?

MS. BOYER: So at this point, I will defer to Mr. Sawyer, who is part of it. Actually, Chris Garrett from OGC is the lead litigation attorney. But, typically, it would -- I know I would -- I've been asked to hold a calendar date in May. And since it's not until May, we certainly have an opportunity to ask whether someone else from the board could participate, and I personally would welcome that if that ended up being a possibility, but I'll defer to Mr. Sawyer about his thoughts.

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

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Yeah, I would have to defer to the litigators, and we could follow up on that point.

I just want to caution the board, generally, we don't want to have very in-depth discussions about pending litigation.

BOARD MEMBER ADAMS: Has the mediator been selected?

MR. SAWYER: I can follow up on that point. Again, I'm not the litigator, and I don't have any direct knowledge of the suit. But any questions you have, I can follow back up with you.

BOARD MEMBER ADAMS: That's all I had. Thank you.

THE CHAIRMAN: Okay. Oliver Barakat.

BOARD MEMBER BARAKAT: The only question I have is, the pursuit of this arbitration or remedy set forth in the agreement, how does that impact our operating budget, or does it?

MS. BOYER: Right now we are continuing to pay tranche requests as they come in; however, we are still withholding amounts that we think are unsubstantiated or we cannot document. So in each case we have responded and still -- but

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have continued to pay the vast majority of each net operating loss request that comes in.

So to your point, we have all of the funds that we have previously budgeted, which would have allowed us to pay the full amount of those requests -- are being held and are unencumbered, so we do have funds available if someone were to determine that we owe those amounts.

And going forward, we have put in the budget and continue to put in the budget what we perceive to be the projected net operating loss for the garages. We haven't changed our budgeting on that. Obviously, if -- if there were a different resolution that were to come out of this, that might change our budget for next year.

BOARD MEMBER BARAKAT: Thank you.

THE CHAIRMAN: Jim Citrano.

Of course, you're not going to discuss it.

BOARD MEMBER CITRANO: Thank you.

THE CHAIRMAN: Todd Froats.

BOARD MEMBER FROATS: So, Ms. Boyer, are we voting on the fact that we're giving you authorization to settle this?

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MS. BOYER: You are not authorizing a specific settlement at this point. You are giving me authority to participate in the mediation, and you are giving us authority to file legislation with the City Council, which has, in fact, been filed, which would allow the City to perform under the contract. In the event certain events were determined to be the case, then we have the authority to perform as required under the contract.

BOARD MEMBER FROATS: And would any settlement be brought back to the board?

MS. BOYER: Yes. It would be my expectation that if there was a settlement, it would be brought to the board.

BOARD MEMBER FROATS: Thank you.

THE CHAIRMAN: Thank you, Todd. Craig Gibbs.

BOARD MEMBER GIBBS: After the SIC meeting, I have nothing further.

Thank you.

THE CHAIRMAN: Thank you. David Ward.

BOARD MEMBER WARD: Nothing from me. Thank you.

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THE CHAIRMAN: LeAnna Cumber.

COUNCIL MEMBER CUMBER: Nothing. Thank you.

THE CHAIRMAN: Ms. Boyer, I have a quick question. Just in its simplest form, we're really just authorizing you to negotiate on behalf of the board and the City of Jacksonville just in good faith to see if you can get it settled?

MS. BOYER: Correct.

THE CHAIRMAN: Question: Do you need any help? Do you need any support? I mean, you know what litigation is all about and you know what a mediation conference is all about. So do you need help?

MS. BOYER: I appreciate the offer. We're obviously relying on our attorneys and OGC to advise us, and they have hired some expert assistance.

THE CHAIRMAN: Okay. So we have a motion. We have a second. It's been presented to our board. Let's vote.

On the MPS litigation, this is Resolution 2021-03-04, David Ward, how do you vote?

BOARD MEMBER WARD: In favor.

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THE CHAIRMAN: Craig Gibbs.  
BOARD MEMBER GIBBS: I'm in favor.  
THE CHAIRMAN: Todd Froats.  
BOARD MEMBER FROATS: In favor.  
THE CHAIRMAN: Jim Citrano.  
BOARD MEMBER CITRANO: Abstain.  
THE CHAIRMAN: Sorry. Forget that I asked.  
Oliver Barakat.  
BOARD MEMBER BARAKAT: In favor.  
THE CHAIRMAN: Bill Adams.  
BOARD MEMBER ADAMS: In favor.  
THE CHAIRMAN: Carol Worsham.  
BOARD MEMBER WORSHAM: In favor.  
THE CHAIRMAN: Braxton Gillam is not here.  
Ron Moody is in favor.  
So let the record reflect that there's seven in favor and there's zero against and there are two nonvotes.  
Okay. That will conclude the Community Redevelopment Agency, the CRA portion of the agenda.  
(The foregoing proceedings were adjourned at 4:30 p.m.)

- - -

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CERTIFICATE OF REPORTER

STATE OF FLORIDA)  
)  
COUNTY OF DUVAL )

I, Diane M. Tropa, Florida Professional Reporter, certify that I was authorized to and did stenographically report the foregoing proceedings and that the transcript is a true and complete record of my stenographic notes.

DATED this 25th day of March 2021.

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

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CITY OF JACKSONVILLE  
DOWNTOWN INVESTMENT AUTHORITY  
BOARD MEETING

Proceedings held on Wednesday, March 17, 2021,  
commencing at 4:30 p.m., Jacksonville Public/Main  
Library, Multipurpose Room, 303 North Laura Street,  
Jacksonville, Florida, before Diane M. Tropa, FPR, a  
Notary Public in and for the State of Florida at Large.

BOARD MEMBERS PRESENT:

- RON MOODY, Chairman.
- CAROL WORSHAM, Secretary.
- WILLIAM ADAMS, Board Member.
- OLIVER BARAKAT, Board Member.
- JIM CITRANO, Board Member.
- TODD FROATS, Board Member.
- CRAIG GIBBS, Board Member.
- DAVID WARD, Board Member.

ALSO PRESENT:

- LORI BOYER, Chief Executive Officer.
- GUY PAROLA, DIA, Operations Manager.
- JOHN CRESCIMBENI, DIA, Compliance Coordinator.
- STEVE KELLEY, DIA, Director of Development.
- LORI RADCLIFFE-MEYERS, Redevelopment Coordinator.
- JOHN SAWYER, Office of General Counsel.
- LEANNA CUMBER, City Council Liaison.
- XZAVIER CHISHOLM, Administrative Assistant.

- - -

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1 Mr. Crescimbeni, are you going to present  
2 that?  
3 MR. CRESCIMBENI: Yes.  
4 THE CHAIRMAN: I'm going to ask David  
5 Ward, who has chaired SIC committee, to report  
6 on the actions of his committee and their  
7 recommendation.  
8 MR. CRESCIMBENI: Thank you, Mr. Chairman.  
9 This is another step -- this resolution is  
10 another step in implementing a series of  
11 recommendations that was made by the  
12 consultant, Tim Haahs & Associates. And this  
13 one relates to meter bagging.  
14 As you recall, this was an agenda item at  
15 the last meeting that we had pulled because the  
16 consultant wanted to give further  
17 recommendations on what we were presenting. So  
18 we went back to the consultant, and they have  
19 proposed the rates that appear on Exhibit A of  
20 the -- attached to the resolution.  
21 If you flip beyond Exhibit A, there's a  
22 staff report that's included. And if you turn  
23 to Page 3 of that staff report, you can see  
24 what we were originally proposing at the last  
25 meeting, at the top -- Table Number 1, so to  
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1 PROCEEDINGS  
2 March 17, 2021 4:30 p.m.  
3 - - -  
4 THE CHAIRMAN: We're going to go to the  
5 Downtown Investment Authority.  
6 The first two items are minutes that  
7 occurred on November the 18th, 2020, and  
8 February the 17th, 2021. Hopefully, you have  
9 read them. If there are no changes, I'd like a  
10 motion that they are accepted.  
11 BOARD MEMBER WORSHAM: I'll move to approve.  
12 THE CHAIRMAN: Carol Worsham has made a  
13 motion.  
14 BOARD MEMBER GIBBS: I can second.  
15 THE CHAIRMAN: Craig Gibbs, also known as  
16 Ron Moody, has seconded.  
17 All in favor, signify by raising your  
18 right hand.  
19 BOARD MEMBERS: (Indicating.)  
20 THE CHAIRMAN: All opposed?  
21 BOARD MEMBERS: (No response.)  
22 THE CHAIRMAN: Okay. So that carries.  
23 The next item and the last item is our  
24 Resolution 2021-03-05. This is our meter  
25 rental (bagging) rate schedule.  
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1 speak, and what the consultant came back with,  
2 Table Number 2. Table 2 is what actually is  
3 part -- is part of the resolution that you're  
4 approving today.  
5 We have created a more of a tiered rate  
6 structure for not only the rental of meters but  
7 the taking of meters out of service for  
8 whatever reason, construction activity, what  
9 have you.  
10 And the table is pretty self-explanatory.  
11 If you had an opportunity to read the report,  
12 you can see that meters are taken out of  
13 service for two reasons, and the other reason  
14 is when the sheriff's office determines that  
15 there's a public safety issue. And they  
16 provided us with a long list of events that  
17 they provide -- that they take meters out of  
18 service on a regular basis or an annual basis.  
19 We continue to work with the sheriff's  
20 office on trying to figure out how to reduce  
21 the impact of those meters being taken out of  
22 service, because they like to bag them first  
23 thing in the morning, even for a 5 o'clock in  
24 the afternoon event. And we're working on  
25 solutions that we hope they find acceptable and  
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1 to lessen that burden.  
 2 But the key takeaway from the consultant  
 3 was that the meter spaces are quite valuable.  
 4 They are trying to accomplish goals set by this  
 5 agency through its BID Plan of activating  
 6 streetfront businesses, retail, restaurants,  
 7 what have you. And when those meters come out  
 8 of service, that has a detrimental effect on  
 9 that. So there needs to be not only a recovery  
 10 of lost revenue from those meters but a premium  
 11 of beyond-the-normal revenue expectation  
 12 because of that out-of-service impact on those  
 13 businesses that are -- whose customers have  
 14 more difficulty in finding quick, in-and-out,  
 15 on-street parking.  
 16 I'm available for questions.  
 17 THE CHAIRMAN: Thank you, sir.  
 18 David Ward, would you report from your  
 19 committee?  
 20 MS. BOYER: Mr. Chairman, if I can just  
 21 add to that one quick thing?  
 22 This is a recommendation to City Council  
 23 because the meter rates themselves have to be  
 24 established by City Council. This is unlike  
 25 when we were doing the parking garage rate  
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1 changes, where we're allowed to make the rate  
 2 change. So this will go forward and the  
 3 resolution contemplates a recommendation to  
 4 City Council.  
 5 THE CHAIRMAN: So it will be our  
 6 recommendation to City Council. Let them make  
 7 the final decision.  
 8 David Ward.  
 9 BOARD MEMBER WARD: Thank you,  
 10 Mr. Chairman.  
 11 We did meet about this item in SIC on  
 12 Monday. You know, relatively straightforward  
 13 item. We discussed it some -- briefly.  
 14 We also did confirm that, Ms. Boyer or  
 15 Mr. Crescimbeni, this is in line with what we  
 16 were told by our -- we were informed, rather,  
 17 by our consultants, I believe, to the tee; is  
 18 that correct, on this topic?  
 19 (Off-microphone response.)  
 20 BOARD MEMBER WARD: So this is exactly  
 21 what the folks at Haahs mentioned. The board  
 22 voted unanimously to approve this item.  
 23 Thank you.  
 24 THE CHAIRMAN: So the board has made a  
 25 recommendation and seconded and they presented  
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1 to our large board. Let's have discussion as  
 2 needed.  
 3 Carol Worsham.  
 4 BOARD MEMBER WORSHAM: Well, we discussed  
 5 it at the committee meeting on Monday. Again,  
 6 this is not anything that's really exciting for  
 7 us in terms of our daily duties, and delving  
 8 through this parking recommendation and study  
 9 has been a long task. So thank you,  
 10 Mr. Crescimbeni.  
 11 And I think that I'm in favor of the  
 12 recommendations and the Haahs study and  
 13 appreciate staff's work on this because I know  
 14 it's been tedious.  
 15 THE CHAIRMAN: Thank you, Carol.  
 16 Bill Adams, any comments?  
 17 BOARD MEMBER ADAMS: What she said.  
 18 THE CHAIRMAN: Thank you, Bill.  
 19 Oliver Barakat, any questions?  
 20 BOARD MEMBER BARAKAT: No comments.  
 21 THE CHAIRMAN: Jim Citrano.  
 22 BOARD MEMBER CITRANO: No questions.  
 23 THE CHAIRMAN: Todd Froats.  
 24 BOARD MEMBER FROATS: No questions.  
 25 THE CHAIRMAN: Craig Gibbs.  
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1 BOARD MEMBER GIBBS: No questions.  
 2 THE CHAIRMAN: David Ward, any further?  
 3 BOARD MEMBER WARD: Nothing further.  
 4 Thank you.  
 5 THE CHAIRMAN: LeAnna Cumber.  
 6 COUNCIL MEMBER CUMBER: We were on a roll.  
 7 I'm sorry, I have a question.  
 8 What's the -- how much -- on an annual  
 9 basis, how much does the current rate bring in  
 10 and how much does the proposed rate bring in?  
 11 MR. CRESCIMBENI: Through the Chair to  
 12 Councilwoman Cumber, I do not have that  
 13 information for you. I can tell you that, as I  
 14 looked through this, I discovered that the  
 15 Office of Public Parking was removing meters at  
 16 the request of contractors and not charging  
 17 anything for their time. So that's a complete  
 18 positive upside. The Office of Public Parking  
 19 provides an opportunity for contractors to  
 20 remove a meter post, at which point, there  
 21 would be no charge -- or cost incurred by our  
 22 office.  
 23 But I can try and get you some of those  
 24 numbers. I'm not sure how firm they would be,  
 25 but I can get them to you. Would you like them?  
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1 COUNCIL MEMBER CUMBER: Yes, thank you.  
2 It would be helpful to understand the  
3 numbers. And then, I guess, we can just talk  
4 offline, but I would just like to know why  
5 we're still using parking meters like this  
6 downtown and why we haven't switched over to  
7 something else.

8 MS. BOYER: Through the Chair, if I may  
9 respond to Councilwoman Cumber on that real  
10 quickly?

11 THE CHAIRMAN: Please. I was going to  
12 suggest that.

13 MS. BOYER: We spent time in our Strategic  
14 Implementation Committee, probably a year,  
15 maybe a year-and-a-half ago on that. And the  
16 decision was, because we had fairly recently  
17 replaced our digital meters, that the capital  
18 investment in them didn't warrant throwing them  
19 away at that point. We couldn't sell them.  
20 But the plan is to convert to kiosks, and we  
21 have a pilot program where we are currently  
22 putting out an RFP to investigate doing that on  
23 Riverplace Boulevard and a couple of other  
24 areas to start testing which of the kiosk  
25 systems we're going to use.

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1 and I'm in favor.

2 Let the record reflect that we have voted  
3 eight to zero in favor. So that motion,  
4 2021-03-05, has passed.

5 Okay. So that's our business for the day.  
6 Let's go to new business. And we have an  
7 update by the consultant regarding our BID/CRA,  
8 Task 1, Design Guidelines.

9 Ms. Boyer, would you like to speak to that  
10 issue?

11 MS. BOYER: Well, I will just tell you  
12 that we've been reminding you at these meetings  
13 that we have a consultant team who is working  
14 on the five-year update of the Business  
15 Investment and Development Plan, which includes  
16 the CRA plans and the BID strategy. And one of  
17 the tasks under that is an update of the  
18 Downtown Design Guidelines.

19 And Tara is right in the center of the  
20 screen on Zoom, which is perfect. She has been  
21 chairing the consultant effort on Task 1, on  
22 the Design Guidelines, and wanted to provide an  
23 update.

24 Tara, I'm going to turn it over to you.

25 THE CHAIRMAN: Tara, we need to get you  
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1 And the idea is, as these others become  
2 obsolete and fail, we are substituting them  
3 out. We also have an app coming. I promise,  
4 we have an app coming.

5 COUNCIL MEMBER CUMBER: I was going to  
6 ask.

7 Thanks.

8 THE CHAIRMAN: Okay. Let's vote.

9 This is Resolution 2021-03-05, meter  
10 rentals (bagging).

11 David Ward, how do you vote?

12 BOARD MEMBER WARD: In favor.

13 THE CHAIRMAN: Craig Gibbs.

14 BOARD MEMBER GIBBS: I'm in favor.

15 THE CHAIRMAN: Todd Froats.

16 BOARD MEMBER FROATS: In favor.

17 THE CHAIRMAN: Jim Citrano.

18 BOARD MEMBER CITRANO: In favor.

19 THE CHAIRMAN: Oliver Barakat.

20 BOARD MEMBER BARAKAT: In favor.

21 THE CHAIRMAN: Bill Adams.

22 BOARD MEMBER ADAMS: In favor.

23 THE CHAIRMAN: Carol Worsham.

24 BOARD MEMBER WORSHAM: In favor.

25 THE CHAIRMAN: Braxton Gillam is not here,

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1 unmuted somehow.

2 MS. SALMIERI: By the miracle of the  
3 keyboard I just did. Can everyone hear me all  
4 right?

5 THE CHAIRMAN: Tara, I'm going to ask you  
6 to speak up even louder because we kind of hear  
7 you.

8 MS. SALMIERI: Okay. Can you hear me a  
9 little better?

10 THE CHAIRMAN: Can everyone hear?

11 Okay. We're good.

12 MS. SALMIERI: Thank you, Ms. Boyer.

13 Again, my name is Tara Salmieri. I'm with  
14 PlanActive Studio. I'm part of a larger team  
15 that's doing multiple efforts for the Downtown  
16 Investment Authority. Today I'm going to speak  
17 specifically to Task 1, which is the update for  
18 the design guidelines.

19 Before I do that update, I want to  
20 reiterate that the intent is not to make any  
21 Land Development Code changes. It is to honor  
22 the Land Development Code. But right now, the  
23 design guidelines that are in place do not have  
24 a lot of illustrations to really describe how  
25 you develop downtown.

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1 So the first step that we did in  
2 November/December is to create a 19-question  
3 survey that was done online. We worked with  
4 staff and Acuity Design Group, Ms. Cantrece  
5 Jones, to do the outreach and identify specific  
6 stakeholders. Our task is a little bit more  
7 finite than others because we're dealing  
8 specifically with development and how the code  
9 is applied. And what we really wanted to find  
10 out, what, if any, were their issues in the  
11 Land Development Code and how moving forward  
12 from, say, going to DDRB and then, in turn, how  
13 did that translate into the built environment.

14 So we have -- we still have the survey up  
15 and online. We got a great response from the  
16 identified target stakeholders. The  
17 stakeholders are a combining effort of real  
18 estate development, funders that have actually  
19 built in downtown, as well as technical  
20 engineering firms and architectural firms that  
21 have used and applied the code. So we have got  
22 great responses, and then we also --

23 (Audio interruption.)

24 MS. SALMIERI: It's not my phone. I don't  
25 know who that is, but ...

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1 Then we did a reach-out, one-on-one with  
2 the DDRB board members to get specific insights  
3 from the process of -- deviation process and  
4 some things that they have seen from  
5 development and what they wanted us to look at  
6 when applicants come in, what seems to be a  
7 level of confusion.

8 So to date, we have assembled and  
9 understand some of the higher-level issues.  
10 And we're moving forward, creating a design  
11 guidebook. We have submitted a couple of very  
12 small illustrations that will be part of a  
13 larger guidebook that will include six chapters  
14 that -- they'll hopefully be more  
15 developer-friendly and just -- you know, will  
16 be consistent with the code.

17 And I'm available for any questions or  
18 thoughts that any of you have.

19 THE CHAIRMAN: Okay.

20 Folks, any questions or comments? This is  
21 your chance.

22 BOARD MEMBER WORSHAM: I have a question.

23 I'd just be interested to know when there  
24 might be a draft of some sort that we might be  
25 able to see.

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1 THE CHAIRMAN: Tara, could you hear that  
2 question? Hello, Tara. Tara? Come in, Tara.

3 MS. SALMIERI: (No response.)

4 MS. BOYER: She's muted again.

5 THE CHAIRMAN: Someone unmute her.

6 MS. BOYER: Tara, if you can hear us, will  
7 you unmute?

8 (Audio malfunction.)

9 (Board Member Ward exits the proceedings.)

10 MS. SALMIERI: I know you are asking

11 questions. I can't hear anyone.

12 I concluded and I am open to any questions  
13 or comments at this point.

14 MS. RADCLIFFE-MEYERS: She's unmuted. She  
15 just can't hear us. I don't know.

16 BOARD MEMBER WORSHAM: That's all right.

17 I can find the answer to my question at a later  
18 date. I'd just be interested in seeing a

19 draft. I participated in some of the  
20 questions, so I just wanted to schedule when we  
21 might see a draft, if that was appropriate.

22 THE CHAIRMAN: Tara, were you able to hear  
23 any of that?

24 MS. RADCLIFFE-MEYERS: I don't think she can.

25 THE CHAIRMAN: Okay. We will pull her

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1 into the next meeting and have a further --  
2 maybe we can relay a message -- the question to  
3 her, and then she can come back and have a  
4 little face time at our next meeting.

5 MS. BOYER: So, Mr. Chairman, what I would  
6 ask is -- you heard her presentation -- if any  
7 of the board members have questions for her,  
8 please contact me or Ms. Radcliffe-Meyers and  
9 we will make sure that she gets those questions.

10 THE CHAIRMAN: Okay. Thank you, Tara.

11 MS. SALMIERI: You're welcome.

12 THE CHAIRMAN: Tara, can you hear me?

13 MS. SALMIERI: I can.

14 THE CHAIRMAN: We are going to forward you  
15 a question and circle back to you because we're  
16 having some transmission problems.

17 MS. SALMIERI: Okay. All right.

18 THE CHAIRMAN: And perhaps we'll put you  
19 right on the agenda for the next meeting as  
20 well.

21 MS. SALMIERI: Okay. I look forward to it.

22 THE CHAIRMAN: Okay. Thank you.

23 Our next item, as we move forward, is our  
24 CEO informational briefing.

25 Lori Boyer.

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1 MS. BOYER: Thank you, Mr. Chairman.  
 2 Due to the late hour of this meeting and  
 3 the fact that we have Ms. Moser online for  
 4 another presentation, I'm only going to tell  
 5 you that we had 14 great responses with respect  
 6 to the Landing design competition. They were  
 7 scored last week and the scores were turned in  
 8 to Procurement, and we go to the PSEC committee  
 9 tomorrow morning for, hopefully, award of the  
 10 top three respondents. And then we will be  
 11 moving on to the design competition phase.  
 12 Mr. Moody asked Ms. Worsham if she would assist  
 13 and be part of the stakeholder group on that.

14 But I would just say that we are  
 15 developing a competition brief that we will be  
 16 providing to those individuals -- those teams  
 17 on the 26th of March. And so if anyone here  
 18 has input they would like to share with me  
 19 regarding what you would like to see or not  
 20 like to see on that site, please get in touch.

21 Thank you.

22 THE CHAIRMAN: Okay. Thank you.

23 And, Carol, thank you for being willing to  
 24 serve on that group. You represent us well.

25 Okay. Our next item is presentation by  
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1 Diane Moser, City of Jacksonville, Director of  
 2 Employee Services.

3 Is Diane here?

4 MS. MOSER: I am on Zoom. Can everybody  
 5 hear me?

6 THE CHAIRMAN: Yes, we can hear you.

7 MS. MOSER: Thank you for having me.

8 Diane Moser, Director of Employee  
 9 Services.

10 I'm going around and talking to all the  
 11 boards and commissions for departments that  
 12 fall under the authority of the mayor, and that  
 13 would mean, like, not constitutional officers.

14 And this is a result of an IG -- Inspector  
 15 General's recommendation and provided to the  
 16 mayor's office. And it's basically just to let  
 17 you know the services that Employee Services  
 18 provides and to let you know where you could go  
 19 if you're in a difficult situation with, let's  
 20 say, one of the employees within the DIA, and  
 21 you didn't quite know how to handle it.

22 So the very first thing you would do,  
 23 obviously, is discuss the issue with your board  
 24 Chair. The board Chair would then take the  
 25 issue to the chief administrative officer or

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1 the chief of staff. And I report to the chief  
 2 administrative officer, so if he was okay with  
 3 you coming to me, then I or some member of my  
 4 staff would be able to assist you with your  
 5 difficult situation.

6 So to give you a little bit more  
 7 information about what my department does, we  
 8 have three divisions within the Department of  
 9 Employee Services; the first is talent  
 10 management, the second is employee and labor  
 11 relations, and the third is benefits. And I'll  
 12 delve a little bit into what each of those  
 13 divisions does just so you kind of have an idea  
 14 when I'm throwing out terms that it's not  
 15 really clear what those divisions do.

16 So talent management is -- that includes  
 17 recruiting and examining, consultative  
 18 services, data management, and that's  
 19 information into our HRIS/Human Resources  
 20 Information System and reports out, as well as  
 21 the medical desk.

22 Each department is assigned an HR business  
 23 partner. And your HR business partner -- and  
 24 Lori knows the business partner well; her name  
 25 is Rhonda Sarli. And the HR business partner's

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1 responsibilities are to help you with filling  
 2 the department's open positions. So that's  
 3 everything from posting the job through making  
 4 the job offer.

5 Talent management also is responsible for  
 6 classifying and reclassifying positions,  
 7 helping with job restructuring, determining  
 8 compensation for new hires and people who are  
 9 promoting, and providing other professional  
 10 consultative services.

11 The second division that I told you about  
 12 is employee and labor relations, and this  
 13 division is responsible for negotiating and  
 14 administering the City's collective bargaining  
 15 agreements. Your staff in the DIA, they are  
 16 not represented by a collective bargaining  
 17 agreement except for your public parking  
 18 people. Those employees are represented by  
 19 collective bargaining agreements. That area is  
 20 also responsible for time and attendance,  
 21 training, Family and Medical Leave Act, COVID  
 22 tracking and testing, and training -- I  
 23 mentioned training already.

24 They're also responsible for assisting  
 25 with, say you have an employee -- and it could

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21

1 be any employee -- on staff that you're having  
2 issues with in terms of you need discipline  
3 done, they're not performing up to par. We  
4 would -- that division would assist you in  
5 going through either the progressive discipline  
6 process or help your staff to develop a  
7 performance improvement plan for the employee.

8 And then the last division is benefits.  
9 It's actually called compensation and benefits,  
10 and that is the division that administers the  
11 City's health benefits and retirement plans.  
12 And the retirement plans that we handle are the  
13 defined compensation plan and the deferred  
14 compensation plan. We do not handle the  
15 defined benefits plan. That's actually handled  
16 by the Administration and Finance Department.  
17 That plan closed on October 1st of 2017. So  
18 now, when we hire new employees, they're placed  
19 in the DC, the defined contribution plan.

20 So besides that, if you -- if there are  
21 complaints of, like, harassment or  
22 discrimination, that would go to another  
23 department. And that department is led by  
24 Wendy Byndloss, and that's the Jacksonville  
25 Human Rights Commission.

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22

1 And ethical complaints, let's say you have  
2 an employees who believes something is  
3 unethical that's been done by someone else in  
4 the department. They would take those ethical  
5 complaints to the Ethics Office, and that's led  
6 by Carla Miller.

7 So, in closing, just want you to know that  
8 there are resources available to you for any  
9 situation that arises. And if we can't help  
10 you, we would be sure to point you in the right  
11 direction.

12 If anybody has any questions, I'll be  
13 happy to take them.

14 THE CHAIRMAN: All right. Board, any  
15 questions?

16 BOARD MEMBERS: (No response.)

17 THE CHAIRMAN: Well, Diane, thank you for  
18 taking the time. Thank you for your  
19 presentation.

20 MS. MOSER: Thank you. I'm going to log  
21 off now.

22 THE CHAIRMAN: Thanks again.

23 All right, folks. It's getting late but  
24 it's not quite. Let me make a couple of really  
25 quick comments.

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23

1 As far as historic preservation and  
2 rehabilitation in the downtown area, with  
3 today's vote, we have made amazing strides.  
4 Today we have new life and hope.

5 And I know, Oliver, this is near and dear  
6 to your heart, but we have new hope for the old  
7 Florida National Bank Building, that's the  
8 Marble building, the Florida Life Building, the  
9 Bisbee-Baldwin Building. They're coming back.

10 Two meetings ago, the Federal Reserve  
11 Building has made new steps forward. The old  
12 Baptist Convention Center is coming. Regions  
13 Jacksonville headquarters, we have addressed  
14 that as well. There's more coming. The old  
15 fire station, right across from the old Haydon  
16 Burns Library, that will be coming up. Don't  
17 forget the Barnett Bank, we did that.

18 So we have eight feathers in our cap from  
19 that loan, and I'm sure I'm missing and  
20 forgetting some things, but anyway, good work.  
21 Don't let anyone tell you that we're not making  
22 progress. And don't let them tell you that we  
23 don't have a plan. We have a plan. Okay?  
24 Don't forget that.

25 Carol, thanks again for your help.

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24

1 Board, I'm telling you, roll your sleeves  
2 up. We have got still a lot more work to do;  
3 it's going to be busy. I am continually blown  
4 away by the talent of the individual board  
5 members. Everybody comes from a different  
6 discipline, and it's amazingly helpful to me,  
7 as that I'm Chair of this board, to hear the  
8 interactions and the questions. So kudos to  
9 you; you're doing a great job.

10 Staff, thanks again. Steve Kelley,  
11 masterful presentation today. Good work on  
12 that. John Crescimbeni, thank you for coming  
13 back sick and still giving a good report.  
14 Lori, always a great job.

15 All right. That's it.

16 (The above proceedings were adjourned at  
17 4:56 p.m.)

18 - - -

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23  
24  
25  
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1 CERTIFICATE OF REPORTER

2

3 STATE OF FLORIDA)

)

4 COUNTY OF DUVAL )

5

6

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

12

13

14

15 DATED this 25th day of March 2021.

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Diane M. Tropa  
Florida Professional Reporter

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