

CITY OF JACKSONVILLE
COMMUNITY REDEVELOPMENT AGENCY
BOARD MEETING

Proceedings held on Wednesday, November 18, 2020,
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, via teleconference.

ALSO PRESENT:

- LORI BOYER, Chief Executive Officer.
- GUY PAROLA, DIA, Operations Manager.
- JOHN CRESCIMBENI, DIA, Compliance Coordinator.
- STEVE KELLEY, DIA, Director of Development.
- INA MEZINI, DIA, Marketing and Communications.
- JOHN SAWYER, Office of General Counsel.
- LeANNA CUMBER, City Council Liaison.

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1 THE CHAIRMAN: I'd also like to
2 introduce --
3 BOARD MEMBER WARD: Yes, David Ward is
4 here.
5 THE CHAIRMAN: David is here by Zoom.
6 Welcome, David.
7 Councilmen, Councilwomen, do we have
8 anyone here representing us?
9 (No response.)
10 THE CHAIRMAN: Okay. Let me introduce the
11 staff. Our CEO, Lori Boyer.
12 COUNCIL MEMBER CUMBER: I'm here. Sorry.
13 Council Member Cumber is here.
14 THE CHAIRMAN: Okay. LeAnna, welcome.
15 Lori Boyer, our CEO. Steven Kelley,
16 director of downtown real estate and
17 development.
18 Steve, raise your hand.
19 MR. KELLEY: (Indicating.)
20 THE CHAIRMAN: Guy Parola, operations
21 manager; John Crescimbeni, regulatory
22 compliance manager; Ina Mezini, marketing and
23 communications specialist; Lori
24 Radcliffe-Meyers, redevelopment coordinator;
25 Jackie Mott, financial analyst; and John
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1 P R O C E E D I N G S
November 18, 2020 2:00 p.m.

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3 THE CHAIRMAN: Well, let's get this
4 meeting started.

5 Welcome to the November the 18th, 2020,
6 meeting of the Downtown Investment Authority.

7 My name is Ron Moody. Let's start by a
8 pledge to the flag.

9 Mr. Gillam, would you start the Pledge for
10 us?

11 (Recitation of the Pledge of Allegiance.)

12 THE CHAIRMAN: All right. Can everyone
13 hear me clearly? If you can't hear during this
14 presentation, I need you to just raise your
15 hand, and we'll talk more clear.

16 Now, we're having to wear masks, so it's a
17 little hard to understand. But if you can't
18 hear, just raise your hand.

19 Let me introduce myself. I'm Ron Moody.
20 Let me introduce the board. Braxton Gillam,
21 vice chair; Carol Worsham, secretary; Bill
22 Adams, member; Oliver Barakat, member; Jim
23 Citrano, member; Todd Froats, member, Craig
24 Gibbs, member; and David Ward -- is David here?

25 (No response.)

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1 Sawyer, Office of the General Counsel.
2 Is John here?
3 MS. MEZINI: He is on the phone.
4 MR. SAWYER: I'm attending by Zoom.
5 THE CHAIRMAN: Okay. So let's go to the
6 section entitled Public Comments.
7 Ina, do we have any public comments
8 waiting to be had?
9 MS. MEZINI: There are no public comments
10 in person, but I do see a hand raised on the
11 call, and that is Ms. Nancy Powell.
12 I will lower your hand and start the
13 three-minute timer.
14 THE CHAIRMAN: Can everyone hear Ina?
15 Could you somehow speak clearer, louder,
16 slower?
17 MS. MEZINI: On the call is Nancy Powell.
18 She has her hand raised and she may speak.
19 MS. POWELL: Hi, everyone.
20 I know these hybrid meetings are not easy,
21 so thank you all for doing what you're doing,
22 and I'm just going to be brief.
23 You guys know we have spoken at a lot of
24 these meetings, and as part of Scenic
25 Jacksonville and Riverfront Parks Now, we are
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1 asking the City and you guys in particular to
2 really take a holistic view.
3 And I think you have seen in the paper a
4 lot of the calls for the DIA to be involved
5 with the Lot J project, and really, I guess
6 what I would -- what struck me was, you know,
7 really the opportunity that you all have as a
8 board. And I know you're volunteers and I
9 really appreciate the time you spend on this,
10 but really to take the time to be strategic and
11 visionary, you know, to take long-term
12 resiliency seriously and invest in the public
13 realm. I know you guys respond to a lot of
14 proposals, but whatever you can do to, you
15 know, step back and be a strategic force. Look
16 at, you know, the next Daniel Burnham of, you
17 know, creating Jacksonville.

18 So that's all I have to say. Thank you.

19 THE CHAIRMAN: Thank you, Nancy.

20 MS. MEZINI: Up next is Natalie Rosenberg,
21 please. I will lower your hand and you may
22 speak. Please state your name and address for
23 the record.

24 AUDIENCE MEMBER: Hello. My name is
25 Natalie Rosenberg, and I live at 1871

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1 there are certainly no shortage of property
2 that could be redeveloped. I could just
3 envision all kinds of buildings up and down
4 Bay Street that would have not only a river
5 view but park views. I think you would also
6 have a lot more potential to develop the
7 property behind Bay Street, and it would become
8 kind of like the beach, where the property
9 would be marketed as X blocks from the park,
10 just like the ocean side of A1A, where that
11 property is more valuable because all those
12 people have quick access to miles of oceanfront
13 they can go to any time. And it's not just for
14 people that are lucky enough to own oceanfront
15 property or belong to a private club.

16 It also occurred to me that all this
17 residential development in Brooklyn that has
18 been so successful is off of the river, but it
19 has very easy access to the Riverwalk. I'm so
20 excited about what has been planned for the
21 above -- Brooklyn, and I just think success
22 begets success. And if this part of downtown
23 is done right, the front (inaudible) of the
24 world will come up with exciting things for
25 this area also, and I think it would be even

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1 Montgomery Place.
2 Can you hear me?
3 MS. MEZINI: Yes.
4 MS. ROSENBERG: I am here today because I
5 just wanted to support Nancy and all of the
6 work that Riverfront Parks Now is doing. I
7 also just want to thank Mr. Citrano for last
8 week, just kind of mentioning the park
9 presentation during the DIA meeting. I
10 appreciated that.

11 I've been to a few of your meetings at
12 this point by Zoom, and I just wanted to say I
13 appreciate all that you are doing, especially
14 the new preservation and revitalization program
15 I read about. So thank you for all that you
16 are doing.

17 I just wanted to stress that the
18 involvement of this park -- or promoting that,
19 but we're in favor of downtown development. I
20 just think we want to see it done the right way
21 and the resilient way. And I really do believe
22 that at the end of the day a meaningful park on
23 the river would actually lead to a greater
24 amount of downtown development.

25 Across Bay Street, away from the river,

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1 more likely if there's a signature park there
2 to provide a timeless anchor.
3 Jacksonville is kind of behind the times,
4 but it's not because we don't have a Four
5 Seasons downtown. I believe it's because we
6 have this amazing asset in the St. Johns River
7 that we're not maximizing and protecting for
8 the benefit of all our citizens and visitors.

9 So anyway, I appreciate your time and
10 consideration.

11 Thank you.

12 THE CHAIRMAN: Okay. Thank you, Natalie.

13 MS. MEZINI: And up next is Ginny Myrick,
14 and she has asked me to share a presentation,
15 which I can do that, Ginny, and move through
16 the slides for you.

17 MS. MYRICK: Hi. I'm Ginny Myrick. I'm
18 the president and CEO of Cathedral District
19 Jax.

20 I have a few pictures to show you today of
21 this event that we're kicking off next Friday,
22 which I want to let you know about.

23 Last year we did a Christmas in the
24 Cathedral District where we drew a thousand
25 people to close the streets and we did a street

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1 festival. We drew -- it was such a success, we
2 thought, well, this is great, this will be our
3 signature event.

4 This year, obviously, we couldn't do that
5 because of COVID, so we put our thinking caps
6 on and we have come up with something that we
7 think is the first that's ever been done in
8 downtown -- maybe the first in the state -- by
9 a nonprofit.

10 We're doing a self-driving tour of a large
11 swath of the Cathedral District that will be
12 all lit up. And you drive in your car and
13 listen to an audio description of nine historic
14 buildings that are going to be on the tour.

15 There are 150 trees that are going to be --
16 that are lit up. We did a little dress
17 rehearsal last night, and all five buildings
18 are flooded with light. It's part of the tour.

19 So if you want to move to the next slide,
20 you can see that the map right here -- this is
21 part of the district, and there are five
22 different entryways. We did that intentionally
23 so you wouldn't have a stream of cars, and
24 we're trying to control traffic that way. But
25 you can you come in from State and Union. You

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1 can enter off of Main Street in two different
2 ways. You can enter off of Bay Street in two
3 different ways, and then you take your own path
4 to work your way around these -- the purple
5 buildings are the historic buildings.

6 It's the five churches and four historic
7 buildings, such as the Bedell Law Firm, some
8 people call it the Carnegie Library; the Yates
9 Building; the Morocco Temple; the Elena Flats,
10 which are the new quadruplexes that have just
11 been finished, are just now open and up for
12 lease; and then the five historic churches.

13 So it starts every night -- we safely say
14 about 6 o'clock because the sun sets about
15 5:30. And we were there last night -- Linda
16 was there -- Linda Crofton, who is our director
17 of community development, who is really the
18 brain trust behind all of this. She was there
19 last night until about 9:00. And the darker it
20 gets, the better the lighting gets. So if you
21 want to show up around 7:00, that would be
22 great.

23 But we're starting the day after
24 Thanksgiving, which we're calling, Let There Be
25 Light -- rather than Black Friday, it's Let

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1 There Be Light Friday, and it goes for a month.
2 It's our gift to the City. It runs through
3 December 31st.

4 So let me show you a couple of pictures.
5 This is what we have done on Main Street. All
6 of the trees are lit from the ground up. One
7 of our partners in this is the JEA. They have
8 made it possible for us to link to the
9 streetlights that are at the top so cords are
10 not running on the ground.

11 As I said, we've done about 150 trees.
12 These are the trees in St. John's Cathedral
13 Park, and you will notice to the left are the
14 51 townhomes, market-rate townhomes that are in
15 the district. And we happened to hit this on
16 the full moon that night.

17 Go to the next one.
18 This is a -- kind of up-close look of some
19 of the trees. They have about 13 strands of
20 lights on them. They have been professionally
21 put in place. They're not the twinkle lights
22 that you would buy for your house.

23 Next one, please.

24 Here is Cathedral Park, what it looks
25 like. It's pretty darn spectacular, I have to

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1 tell you. And today I saw for the first time,
2 but I can't -- I don't have a slide to show
3 you. I saw the buildings lit up. They're
4 flooded with purple and white light, which are
5 Advent colors, and they are spectacular in the
6 evening when it gets real dark.

7 MS. MEZINI: That's time.

8 MS. MYRICK: The next slide I want to show
9 you are all of our sponsors. We raised money
10 from all of these friends of the Cathedral
11 District from all over Jacksonville. And one
12 of the reasons they found it so intriguing,
13 particularly the Jaguars and the Community
14 Foundation, is because it's COVID friendly.
15 There's a big banner on the top of everything
16 that says, stay safe, stay in your car; don't
17 park your car and get out and walk.

18 So up on the top right you'll see
19 Jacksonville Symphony is also our partner, and
20 we're really lucky to have Courtney Lewis do
21 the introduction on the audio that you can
22 download so that when you drive into the
23 neighborhood, you download it on -- or maybe
24 before you get there, you download it on your
25 phone, and you can you stop and start on a

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1 click to listen to the history to each one of
 2 these buildings. And Courtney Lewis, our
 3 conductor, will give you an introduction to it.
 4 MS. MEZINI: I'm sorry. That's time.
 5 MS. MYRICK: Thank you so much for -- we
 6 wanted to kind of reveal it to you and the DIA
 7 and hope that you'll come.
 8 Thanks.
 9 THE CHAIRMAN: Thank you for your work.
 10 We appreciate everything you do in the
 11 Cathedral District.
 12 All right. Others?
 13 MS. MEZINI: There are no additional hands
 14 raised.
 15 THE CHAIRMAN: All right. Is there anyone
 16 in the audience that is here for public comment
 17 that has signed up?
 18 AUDIENCE MEMBERS: (No response.)
 19 MS. MEZINI: No public comments cards.
 20 THE CHAIRMAN: Let's go to our agenda.
 21 Our Community Redevelopment Agency, first
 22 item is our Community Redevelopment Agency
 23 meeting minutes. Hopefully, you have read
 24 them. Are there any changes or comments? Or
 25 if not --
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1 BOARD MEMBER GILLAM: Move to approve.
 2 THE CHAIRMAN: I have a motion.
 3 BOARD MEMBER FROATS: Second.
 4 BOARD MEMBER WORSHAM: Second.
 5 THE CHAIRMAN: All those in favor say aye.
 6 BOARD MEMBERS: Aye.
 7 THE CHAIRMAN: They're approved.
 8 So let's go to Resolution 2020-11-01.
 9 This is the Notice of Disposition for the River
 10 City property.
 11 Carol Worsham and her committee met on the
 12 17th, yesterday, with the Property Division
 13 Committee. They have completely vetted this
 14 proposal. We've had a good, lively discussion.
 15 I'm going to ask Lori to introduce this
 16 resolution, but then I'd like Carol to comment
 17 on the meeting that they had yesterday and also
 18 to bring us their vote that we also need to
 19 further consider.
 20 Lori.
 21 MS. BOYER: Thank you, Mr. Chairman.
 22 So Resolution 2020-11-01 is a result of
 23 the 30-day Notice of Disposition that we
 24 published in response to your October
 25 resolution where you had vetted and discussed
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1 the proposal of Related to develop multifamily
 2 units on the property currently occupied by the
 3 River City Brewing Company restaurant.
 4 You will recall it is subject to the
 5 77-year remaining term of the ground lease and
 6 Related has a contract with the ground
 7 lessor -- or ground lessee with River City.
 8 And so this then went out for the notice.
 9 We received no other bids. And as a result, we
 10 brought to the Property Disposition Committee
 11 yesterday a recommendation from staff to
 12 approve the offer of Related Group, and we
 13 attached a term sheet to that.
 14 We can go over for you -- the only changes
 15 in the term sheet are relatively minor in terms
 16 of some parcel values and parcel slight acreage
 17 changes as a result of receiving our appraisal
 18 and receiving some additional documentation,
 19 but those are very minor.
 20 And then, primarily, I can draw your
 21 attention to the fact that we had a discussion
 22 yesterday about a right of first refusal and a
 23 commitment of funds to park maintenance. And
 24 those are in the term sheet. We also had a
 25 discussion about performance schedules. So
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1 those would be the three things that
 2 Ms. Worsham may want to bring up as committee
 3 chair, and I'm happy to go into detail about
 4 how we resolve those in the term sheet, but you
 5 may want to hear from the committee first.
 6 THE CHAIRMAN: Ms. Worsham.
 7 BOARD MEMBER WORSHAM: Through the Chair,
 8 thank you, Ms. Boyer.
 9 We did have a good meeting yesterday to
 10 discuss this disposition. And some of the --
 11 as you said, some of the things that were
 12 discussed primarily were the construction
 13 schedule and the timing of that, a lengthy
 14 discussion about permitting time and time for
 15 construction itself.
 16 I see -- and there was also a long
 17 discussion about the first right of refusal for
 18 the MOSH property in the event that MOSH did,
 19 in fact, relocate to another piece of property,
 20 and that was -- I see you all have modified the
 21 resolution to reflect those things.
 22 So, yes, I'd like -- I saw we just briefly
 23 got this, so I'd like to hear -- I'm sure the
 24 other committee members would as well, as well
 25 as the rest of the board -- I went over it
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1 briefly. I see that the timeline has been
2 changed and the right of first refusal for the
3 MOSH property has a time limit on it as well.
4 I think those were the main changes that we
5 left our meeting yesterday with a unanimous
6 vote for you to proceed to take those items up
7 with the developer.

8 MS. BOYER: Thank you.
9 And so I'm going to draw your attention --
10 if all members would turn to Page 10 of 23 in
11 the resolution, that's where the relevant
12 information begins. And at the bottom of it in
13 Paragraph 12 is where the new dates are
14 established in the performance schedule. And
15 I'm going to -- I saw Mr. Diebenow talking to
16 Mr. Kelley -- I don't know if there are any
17 changes in these from our discussion last
18 night. So I'm seeing that there may be, but
19 let me share with you, first, that essentially
20 what we did was we looked at it last night to
21 both compress the schedule as to what we
22 thought was a more reasonable time frame but
23 still doable, and then we added the language
24 that is typical in our redevelopment agreements
25 but was not in the term sheet that specifically

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1 identifies that the CEO has the authority to
2 grant extensions to the performance schedule,
3 not to exceed six months in the aggregate. So
4 the idea was to make the schedule a little
5 tighter but recognize that there is discretion
6 if on some particular item the time frame
7 slips.

8 So I'm going to let Mr. Diebenow address
9 if any one of these, as written, is not
10 acceptable.

11 MR. DIEBENOW: Thank you, Madam CEO.
12 Steve Diebenow, 1 Independent Drive, Suite
13 1200.

14 The dates are fine. There's one point
15 underneath the demolition deadline regarding 90
16 days following the closure of the restaurant
17 operation. Yesterday at committee I reported
18 that Related was not -- wasn't open to having
19 the restaurant that exists today continue on
20 post-closing. And after talking with them
21 about the meeting yesterday, they are open to
22 allowing River City to stay in place through
23 and until demolition, but we don't have an
24 agreement to that effect yet with the current
25 operator.

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1 So my only suggestion on demolition would
2 be that we delete the little i. So instead of
3 saying, to start the earlier of 90 days
4 following the closure of the restaurant
5 operation on the premises or (ii) 30 days
6 after, I would just strike that entire part,
7 the earlier of (i), 90 days following closure
8 of the restaurant operation on the premises
9 or -- and then strike the (ii).

10 And then we could insert the concept that
11 the developer will work with the current lessee
12 to maintain operations until demolition. And,
13 obviously, we'd have to get a lease in place
14 and that would take efforts, but we're willing
15 to do that. We have no idea if the restaurant
16 operator is willing to do that. But other than
17 that, the dates that are outlined in the
18 agreement are fine.

19 MS. BOYER: Thank you.

20 So, Mr. Chairman, then, essentially, what
21 we did was, we were able to compress dates
22 throughout so that we ended up with
23 approximately six months of cumulative -- six
24 to nine months of cumulative compression in the
25 schedule, but also with some things that now

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1 overlap and that make sense.

2 To Mr. Diebenow's point, a concern I
3 raised last night was in response to his
4 comment that the restaurant would likely close
5 at the time of property closing and the fact
6 that demolition was not going to occur till
7 after design and after permitting. I thought
8 it would be problematic to have a vacant,
9 deteriorating building there that was not
10 occupied for a year or a year-and-a-half or two
11 years next to the park. So my request was that
12 it be demolished promptly so that once the
13 restaurant closed, you had to demolish the
14 building and have grass or keep the restaurant
15 in operation. And that's the way the language
16 is in the term sheet right now.

17 I understand their willingness to work on
18 trying to keep the restaurant open, and if you
19 are comfortable with that, giving me authority
20 to work in the redevelopment agreement to come
21 up with appropriate language on that, I'm happy
22 to do that. My interest is simply seeing that
23 we do not have a vacant building there for an
24 extended period of time. I think that would be
25 very undesirable next to the park.

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1 THE CHAIRMAN: Okay.
 2 MS. BOYER: So that dealt with the time
 3 frame.
 4 MR. DIEBENOW: The only other point on
 5 that I would say is the date under Final
 6 Design. September 30 is the date, not
 7 September 31. I don't know that there's
 8 31 days in September, so that might be a typo
 9 under Final Design.

10 MS. BOYER: Steve and I were counting
 11 those last night to make sure we caught that.
 12 I'm going to treat that as a scrivener's
 13 correction. Thank you.

14 If I can move to the other two items to
 15 point out to the board, and that is on the
 16 following page, on Page 12 of 23. And so with
 17 respect to the right of first refusal language,
 18 we clarified some -- the right of first
 19 refusal, so we have limited it to a period of
 20 ten years from the effective date of the RDA.
 21 We indicated that it was only in effect if the
 22 site was made available for private commercial
 23 redevelopment to be more fully defined in the
 24 RDA, knowing that we're going to define this.

25 We define -- provided more clarity on what
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1 the purchase price is they would have to match
 2 as was articulated in the committee yesterday.
 3 It's not only price paid for the land, but it's
 4 also the value of newly constructed
 5 improvements and the tax benefits that that
 6 yields for the City.

7 And then we said that it's not applicable
 8 to any sale, lease, or redevelopment for civic
 9 use, park space, or other use that the public
 10 is invited to visit, such as the museum,
 11 aquarium, et cetera. And here was the key, the
 12 CEO is authorized to further negotiate the
 13 terms of the ROFR with the developer and bring
 14 back any material changes to the board for
 15 approval.

16 So as we refine this in the development
 17 agreement, if that language gets refined, I
 18 will bring it back to you so that you have an
 19 opportunity to look at that specifically.

20 As to the following item, which is the
 21 maintenance requirement, that did not change
 22 from yesterday, but just to point it out for
 23 those members who were not part of the
 24 committee, the requirement was -- that was
 25 included was that 10 percent of the annual

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1 project revenues -- that's a defined term when
 2 you have a REV Grant situation. So the
 3 developer would be getting a 75 percent REV
 4 Grant, which is 75 percent of the annual
 5 project revenue. DIA would normally receive
 6 25 percent of that. We're saying 10 percent
 7 would be dedicated to enhanced maintenance of
 8 the fountain and the park.

9 And in addition to that, COJ -- because
 10 the property is currently tax-exempt but will
 11 be -- the underlying assessed value will become
 12 taxable once the closing occurs, so COJ will be
 13 receiving somewhere between 90,000 to 110-,
 14 whatever, per year, depending on the term. And
 15 the request here is that we include in the
 16 redevelopment agreement an obligation of the
 17 City to also provide 50,000 per year to enhance
 18 maintenance contract services.

19 What we found in the past is that
 20 maintenance of the fountain requires that and
 21 other things, and if we don't keep it up, we
 22 end up having to replace things. So this is an
 23 opportunity to keep them up on a regular basis
 24 instead, and this is on top of -- and we will
 25 refine that language in the redevelopment

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1 agreement and legislation. It is on top of the
 2 normal parks maintenance; it's not in lieu of
 3 normal parks maintenance.

4 So those are the only things that differed
 5 from October.

6 MR. DIEBENOW: May I just make one
 7 comment, Madam CEO?

8 On the right of first refusal,
 9 unfortunately, we've -- because of the timing,
 10 the closing date for responses was on Monday,
 11 the 16th. We had the committee meeting
 12 yesterday and this concept was discussed and
 13 then, obviously, we're meeting here today,
 14 which we very much appreciate in order to keep
 15 us on track to be introduced after the first of
 16 the year at City Council.

17 We're not prepared to talk about the
 18 details of the right of first refusal. If the
 19 board decides to adopt this language, that's
 20 fine. The last sentence that says the CEO
 21 shall be authorized to further negotiate the
 22 terms of the right of first refusal; that's
 23 what we anticipate happening. And, in fact,
 24 there are several points in the language, just
 25 to be blunt, that we would not agree to, but we

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1 would like to continue talking about. But I
2 realize we don't need to wordsmith it today.
3 What I would ask is that whatever the
4 board decides to do in adopting the right of
5 first refusal language, I would just say,
6 anticipate us to come back in December to talk
7 about it in more detail and just recognize that
8 the developer hasn't agreed to the right of
9 first refusal language. The concept, yes, but
10 not the words that are listed in this term
11 sheet. And as long as everybody understands
12 that, we'll come back and work with the CEO and
13 Mr. Kelley, and then look forward to coming
14 back to talk to you about it in December.

15 THE CHAIRMAN: Is there any comments you
16 would like to make from the committee side?

17 BOARD MEMBER WORSHAM: I think you
18 captured everything that we discussed
19 yesterday, so thank you for bringing up the
20 additional maintenance items that were added
21 because I think that that's critical to the
22 waterfront park and to the development along
23 both sides of the river, something we should be
24 doing on all of our waterfronts.

25 I think that the discussion on right of
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1 first refusal, the committee understood that
2 yesterday, that that was something that will
3 need to be a continuing point of discussion and
4 that we're very comfortable with allowing our
5 CEO and the developer to come to terms on that,
6 and then they will come back to the board for
7 final approval.

8 MR. DIEBENOW: Thank you.

9 I have actually have two more points,
10 Mr. Chair, whenever is convenient and
11 appropriate in the process.

12 THE CHAIRMAN: Hang on.

13 MR. DIEBENOW: Yes.

14 THE CHAIRMAN: Mr. Kelley, do you have a
15 comment?

16 MR. KELLEY: I do, and it's probably what
17 Mr. Diebenow is going to address as well.

18 I wanted to remind the committee that
19 yesterday -- and present to this board that we
20 had introduced a concept of a completion bond
21 or a payment performance bond in the committee
22 meeting yesterday, which has been added into
23 the term sheet. I think Mr. Diebenow would
24 like to address the language of what was
25 included in the term sheet and further explain

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1 how that mechanism is going to work.

2 MR. DIEBENOW: So on -- well, on Page 3 of
3 the term sheet -- I'm not sure where it is in
4 your package, but --

5 MS. BOYER: Page 9 of 23.

6 MR. DIEBENOW: Page 9 of 23.

7 MS. BOYER: And it's Item 2.

8 MR. DIEBENOW: Numbered Paragraph 2 is the
9 concept about a performance bond. And I
10 provided Mr. Kelley with some alternative
11 language. Without -- I'm not going to nit-pick
12 the language that's in here. Let me read to
13 you what we would propose as alternative to the
14 numbered Paragraph 2.

15 Our proposal would be strike Paragraph 2
16 in its entirety and replace it with this
17 language:

18 "That the developer shall cause the
19 general contractor to secure a performance bond
20 and developer will provide its construction
21 lender with a completion guarantee for the
22 satisfactory completion of all development
23 activity contemplated by this agreement. And
24 developer shall provide DIA with written notice
25 of same."

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1 Again, we're just trying to make clear
2 that the total amount that's bonded is the
3 construction amount. We're going to -- in
4 addition to the bond that -- our general
5 contractor is the one that technically receives
6 it. We will also provide a completion
7 guarantee to the bank and we'll provide notice
8 of that to DIA.

9 So that would be our request on that
10 language.

11 THE CHAIRMAN: Mr. Kelley.

12 MR. KELLEY: So this concept was raised
13 yesterday by Mr. Froats. In addressing that,
14 we developed the concept of the completion
15 bond, or introduced that. And so when we
16 discussed it yesterday, we would have been the
17 direct beneficiary of such bond. And talking
18 to the developer here and Mr. Diebenow, what
19 this is proposing is that we'll effectively be
20 in a shadow position, that the lender would be
21 the beneficiary, but their interest would be
22 aligned with ours.

23 From my perspective, I see that as
24 effectively getting to the same place, and it
25 also adds to it the completion guarantee of the

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1 developer, which was something that we did not
2 contemplate yesterday. But again, we would be
3 in a shadow position there, and it would be on
4 the lender to enforce those rights. We would
5 not have the capability. The weak point on
6 this is we wouldn't have the capability of
7 enforcing those rights and remedies. Just
8 adding that for clarification.

9 THE CHAIRMAN: Okay.

10 MR. DIEBENOW: And then the only other
11 point on a numbered -- Paragraph Number 5,
12 which is on the same page, there's a sentence
13 that was added that says, "Every effort shall
14 be made to maintain continuous operation of the
15 dock, transient rentals, and fuel service
16 throughout redevelopment." We just ask that
17 that word "every" be replaced with the term
18 "commercially reasonable."

19 I'm not sure what "every" means, but I do
20 know what "commercially reasonable" means, or
21 at least I think I know what it means. That
22 would be our other ask is that the word "every"
23 be replaced with "commercially reasonable."

24 THE CHAIRMAN: Ms. Boyer, before I call
25 for a motion, are there any further comments

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1 MS. BOYER: Mr. Gillam, I could not hear
2 the question.

3 BOARD MEMBER GILLAM: Sorry. So my
4 question is, could someone articulate the
5 amended resolution?

6 MS. BOYER: I'd be happy to.

7 So the resolution itself does not change.
8 The terms of the term sheet, as I understand
9 it, have the following changes:

10 So Paragraph -- on Page 9 of 23, Paragraph
11 2 is stricken and the language that
12 Mr. Diebenow read into the record, which he can
13 read again right now, replaces it, which is
14 replacing, the performance bond will be
15 obtained by the contractor and the guarantee
16 will be provided --

17 MR. DIEBENOW: And the language will read:

18 "The developer shall cause the general
19 contractor to secure a performance bond and
20 developer will provide its construction lender
21 with a completion guarantee for the
22 satisfactory completion of all development
23 activity contemplated by this agreement, and
24 developer shall provide DIA with written notice
25 of same."

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1 you would like to make?

2 MS. BOYER: No, Mr. Chairman. I think
3 that captures the items that were discussed and
4 added yesterday and then some further
5 refinements to them.

6 And as Mr. Diebenow indicated, I know this
7 is unusual for us to be making amendments at
8 this posture, but it's a result of the fact
9 that we only had two days between the closing
10 of the bid period and the board meeting.

11 THE CHAIRMAN: All right. So I need a
12 motion, please, from the board. Resolution
13 2020-11-01 as presented and slightly discussed
14 and revised today.

15 BOARD MEMBER WORSHAM: I'll make a motion.

16 THE CHAIRMAN: Carol Worsham has made a
17 motion.

18 Is there a second?

19 BOARD MEMBER BARAKAT: I'll second.

20 THE CHAIRMAN: Okay.

21 BOARD MEMBER GILLAM: I have a question.

22 THE CHAIRMAN: And Oliver Barakat has
23 seconded.

24 BOARD MEMBER GILLAM: Can someone
25 articulate the amended resolution?

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1 MS. BOYER: That's revised Paragraph 2.

2 If you look on the same page, Paragraph 5,
3 strike the word "every" and insert
4 "commercially reasonable."

5 Now, if you turn over to Page 11 of 23 in
6 the term sheet, in the first paragraph, under
7 Final Design, change the date from
8 September 31st to September 30th.

9 And in the paragraph on demolition, it was
10 Mr. Diebenow's request that the language read,
11 "to start the earlier of 90 days -- "to
12 start" --

13 MR. DIEBENOW: Thirty.

14 MS. BOYER: -- "thirty days after
15 permitting is completed." So just strike
16 everything from "the earlier of 90 days
17 following closure of the restaurant operation
18 on the premises" or to (i).

19 MR. DIEBENOW: And then the parenthetical,
20 "whichever occurs first" --

21 MS. BOYER: Would be deleted.

22 I will tell you, it's my intention in the
23 negotiation of the redevelopment agreement as
24 we do this that even if we strike that
25 language, we are going to be discussing the

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1 continued operation of the restaurant as they
2 offered and the fact that we are not going to
3 leave a vacant building sitting there for an
4 extended period of time. So while the
5 performance schedule would be demolition
6 30 days after permitting, I will address that
7 in the redevelopment agreement.

8 And then, turning over to Page 12 of 23, I
9 think there are no changes specifically in the
10 language, but it was pointed out to you in the
11 right of first refusal, the developer has not
12 agreed to the detailed language; however, since
13 it already says that I am authorized to
14 negotiate that with them and I will bring back
15 any material changes to the board, I'm
16 envisioning at the December meeting you should
17 expect that you will probably see that detail
18 in December.

19 Those are the only changes from what was
20 provided to you.

21 BOARD MEMBER GILLAM: Thank you.

22 THE CHAIRMAN: So I have a motion and
23 second. Let's have a discussion.

24 Mr. Citrano, any comments or questions?

25 BOARD MEMBER CITRANO: I don't have any
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1 questions. I'll just comment that I think this
2 transaction has been fully vetted. I think
3 some of the points that were brought up
4 yesterday were well thought out, and I
5 appreciate the developer having the willingness
6 to stay in there and work with us.

7 Thank you.

8 THE CHAIRMAN: Thank you, Jim.
9 Bill.

10 BOARD MEMBER ADAMS: I've got a couple of
11 questions. Obviously, I'm in favor the project
12 overall, but, first -- and maybe this is for
13 Mr. Diebenow, you could help me understand.

14 With regards to the performance bond
15 language change, I think I understood
16 Mr. Kelley to say that that bond will not run
17 in favor of the City and will be unenforceable
18 by the City. Is there any reason why we would
19 not be a third-party beneficiary and retain
20 some right to enforce?

21 MR. DIEBENOW: I'm right at the edge of my
22 knowledge. I don't know. I know that our main
23 intent in having this conversation was to
24 clarify we weren't doing a second bond, that
25 there wasn't an expectation that the developer

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1 would have a second bond on top of the one
2 that's typically given by the general
3 contractor. And whether the City could have
4 third-party beneficiary rights, I don't know
5 the whole -- but we'll have the conversation,
6 certainly.

7 BOARD MEMBER ADAMS: I don't want to pack
8 another bond cost on top of your existing bond
9 cost for the project, but I do want the City to
10 be able to enforce that requirement and benefit
11 from the bond in the event the developer
12 defaults.

13 My second question is actually -- I don't
14 know, it might be a little more troubling for
15 you, relating to the right of first refusal.
16 As I understood from the discussion, there
17 is no agreement at present in terms of what
18 those -- what the terms of the ROFR might be;
19 is that right?

20 MR. DIEBENOW: We couldn't actually have
21 the conversation until after the bid period
22 closed on Monday.

23 So we've had a conceptual conversation
24 about it. We have ideas, but haven't had
25 enough time to iron them out. And for the

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1 benefit of folks that weren't at the committee
2 yesterday, our original ask was actually to
3 have a covenant or deed restriction of the
4 property -- on the MOSH property, that it could
5 only be used for civic purposes because we
6 really like the civic use, whether it's a
7 museum or an aquarium or a park or whatever it
8 might be. We really like that as a next-door
9 neighbor. So our original request was a little
10 bit more impactful than what's being offered,
11 and so we've agreed in concept. We've kind of
12 come to that being the idea, but how to get
13 there and what the details are, we haven't --
14 we just haven't ironed them out yet.

15 BOARD MEMBER ADAMS: I certainly agree,
16 backing off the anticompetitive aspect of that
17 ask, but since there's not any agreement as to
18 language right now, would it make more sense
19 for us to change the language at the very
20 beginning of this paragraph to say, COJ may
21 grant to developer a right of first refusal
22 rather than making that mandatory at this
23 point?

24 MR. DIEBENOW: At this point -- again,
25 however the board wants to adopt it today is

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1 fine with us. And, again, it really is not --
2 the competition part isn't the issue. The
3 issue is what's our neighbor going to be.

4 For example, this might be a great place
5 for a Topgolf, but would Topgolf be the
6 right -- I mean, you've got the big park there
7 in front of you, you could hit balls in the
8 river, but the lights would be on until
9 2 o'clock in the morning. So is that the best
10 neighbor for this use? And so we want to have
11 a seat at the table whenever that conversation
12 happens. If it's a civic use, great because we
13 know how that's going to operate generally, but
14 if it's a private use, we have no idea what
15 that would be.

16 BOARD MEMBER ADAMS: Well, I can certainly
17 appreciate it. It's a public process; it's
18 public land. I'm sure your client will have a
19 seat at the table, but I'm not in favor of
20 anything that is going to bind up or restrict
21 the City's ability to dispose of its assets at
22 will. But we'll suggest the change to make
23 that optional rather than mandatory, and we'll
24 await Ms. Boyer's good work.

25 That's all I've got. Thanks, Ron.

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1 THE CHAIRMAN: Mr. Gibbs.
2 I remind everyone to talk up so everyone
3 can hear.

4 BOARD MEMBER GIBBS: The right of first
5 refusal is also my concern, and I like the fact
6 that Mr. Adams has already addressed that. My
7 thought was the Hyatt land and where we are
8 with that. So I'm glad that that will be
9 negotiated by our CEO.

10 Thank you.

11 THE CHAIRMAN: Ms. Worsham.

12 BOARD MEMBER WORSHAM: I don't have any
13 additional comments at this time.

14 THE CHAIRMAN: Braxton Gillam.

15 BOARD MEMBER GILLAM: I've got a couple
16 observations and one question. I'll start with
17 observations.

18 I agree with Mr. Adams and Mr. Gibbs too.
19 We already have a problem with right of first
20 refusal and the interposing difficulty for
21 developments. I have concerns about that. I
22 like the proposed revisions. At least it gives
23 us more flexibility in the meantime for ongoing
24 negotiations. I like that revision to the
25 proposed resolution.

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1 So with regard to the annual project
2 revenue piece, that's -- it's a request for us
3 to dedicate -- or a requirement that we
4 dedicate 10 percent of the annual product
5 revenue. That's akin to 40 percent of the
6 revenue the City will receive over the next
7 four years out of the project. We only get
8 25 percent of the revenue, so that's 40 percent
9 of the revenue for 20 years. I mean, maybe
10 that's a good thing, but we ought to be aware
11 of that.

12 The other issue -- the question I had was
13 on the COJ going to provide \$50,000 a year
14 throughout the term of the REV Grant for
15 maintenance. Maybe that's necessary, that's
16 great, but my question would be, is that
17 General Fund 50,000 or is that money from our
18 taxing increment?

19 MS. BOYER: No. That would be General
20 Fund money.

21 BOARD MEMBER GILLAM: That's a City
22 Council issue, not an issue for us.

23 MS. BOYER: Correct.

24 BOARD MEMBER GILLAM: Okay.

25 MS. BOYER: And you're correct on the

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1 40 percent, but the actual number comes out to
2 be, as we've looked at it, 75-, \$79,000 that we
3 would be looking at. And our sense is that
4 together that provides us about \$125,000, which
5 would allow us to hire both a full-time
6 groundskeeper person to do maintenance in the
7 park as well as three- or four-day-a-week
8 fountain maintenance, which is what we had
9 identified two or three years ago as would be
10 required to properly maintain this.

11 The goal was that at such time as this
12 redevelopment occurred, we would be able to
13 capture revenue from the development to do
14 that. I think that's a model we would be
15 looking at in other parkside development
16 parcels throughout the city, that you're trying
17 to capture some of the revenue generated by the
18 development to help program and maintain the
19 park space.

20 BOARD MEMBER GILLAM: So a corollary to
21 that is, obviously, this old right of first
22 refusal contemplates potential development of
23 that parcel. We obviously make clear that,
24 because we're tying an obligation to maintain a
25 park, that we're not tying up the obligation to

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1 maintain a park for 20 years. That's a
2 question.

3 Lastly, the issue by the performance bond,
4 Mr. Adams, I agree with you too. I certainly
5 see today we would be -- have a similar
6 interest as a lender with regard to making sure
7 the project is completed, but there could come
8 a time when that would not be the case, like a
9 dispute between the developer and the
10 contractor regarding performance and status of
11 the project. And I could see and have seen
12 before developers wanting to buy out -- surety
13 companies wanting to buy out of those kind of
14 problems with cash. That doesn't benefit the
15 City any. So I do think we need to be an
16 obligee, co-obligee on this bond, have rights
17 on this bond.

18 That was my thoughts. Thank you.

19 MS. BOYER: That was a new item that was
20 raised yesterday by Mr. Froats out of concern
21 for the kind of Berkman II example, where you
22 could have commenced construction but for some
23 reason not completed construction. What
24 assurance did we have that construction would
25 actually be completed?

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1 Well, we obviously have our ability. We
2 have an ability in here to repurchase the
3 property if construction is not commenced and
4 we have a property in the -- we have a right in
5 the event of default to take away the REV
6 Grant, but we didn't have any enforceable
7 remedy that would complete the construction.
8 And that's when we came up with the performance
9 bond idea. I understand the financial concerns
10 about having two performance bonds, and so the
11 issue there is, what can we come up with in
12 between there that gives us some assurance and
13 gives us some right.

14 THE CHAIRMAN: Mr. Barakat.

15 BOARD MEMBER BARAKAT: Thank you.

16 I want to thank, again, the developer for
17 sticking to it. We had a good conversation
18 yesterday.

19 I agree with the other board members'
20 comments. I'll tend to agree with Mr. Adams's
21 proposed revision. I expressed similar
22 concerns about the ROFR yesterday. I'm not
23 totally opposed to it, but I do think, based on
24 experience we've had with the Hyatt, we do need
25 to be very cautious about granting these

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1 encumbrances.

2 So I do want Ms. Boyer to be thoughtful.
3 Is it a one-time ROFR or is it a ongoing ROFR?
4 I would like -- it would be good if staff and
5 the developer could drill down a little bit
6 more on the covenant idea. Are there certain,
7 out-of-the-ordinary uses that the developer
8 would have an issue with? I made the point
9 yesterday that developing an urban environment
10 is very fluid and the developer does not always
11 have control of what occurs across the street
12 or down the block.

13 So while I'm sympathetic to the
14 developer's -- and maybe you call it a curve
15 ball by not knowing what MOSH is going to do
16 until this was down the line. I do think no
17 developer downtown has total control over
18 compatibility, and the remedy there is going
19 through DDRB and talking to DDRB members to
20 ensure compatibility if there's concern about a
21 project next door.

22 So I do want us to be sympathetic to the
23 developer's concerns, but at the same time I
24 think I'm okay with Mr. Adams's proposed
25 revisions so we're not married to this concept,

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1 at least for now, and let's further debate in
2 December.

3 No further comments, Mr. Chairman.

4 THE CHAIRMAN: Ms. Boyer, before I go to
5 Todd Froats, you look like you wanted to say
6 something.

7 MS. BOYER: No. It just appeared that
8 some people couldn't hear Mr. Barakat clearly,
9 so I'm going to encourage everyone to try to
10 speak in the microphone. Pull the whole base
11 closer to you if you need to.

12 THE CHAIRMAN: Okay. Mr. Froats, talk up.

13 BOARD MEMBER FROATS: So I was in the
14 committee meeting yesterday and, yes, I did
15 raise the completion of bond issue, and I would
16 just encourage that staff to make sure that
17 whatever we come up with protects the City so
18 that we don't end up with another Berkman II.

19 And I think, Ms. Boyer, yesterday you said
20 we would have some limitation on private
21 development; however, if we are offering REV
22 Grants, et cetera, we might be able to
23 incorporate that as well for other projects.

24 As far as the right of first refusal, we
25 discussed that yesterday as well. I'm in

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1 agreement that we should change the language
 2 and have the staff work with the developer on
 3 that. Good things.
 4 So I think we need to definitely make
 5 clear that this is a property that the City
 6 does not have any control over for the next
 7 77 years. I think that is missed quite a bit
 8 in some of the public comments. Not in this
 9 meeting, but maybe outside of this meeting. So
 10 that's important to understand that. The
 11 lessee can do whatever they want with this for
 12 the next 77 years.
 13 So I think the project is a great project.
 14 I think we're lucky to get another developer
 15 from South Florida into this market. It's a
 16 sign that Jacksonville is on the right path.
 17 So thank you to Steve for your group for coming
 18 in here.
 19 I do think the extension of the Riverwalk,
 20 Ms. Boyer, you kind of took the helm on that,
 21 and that's a major win for us on that
 22 development. I also appreciate that the
 23 developer agreed to do a restaurant when they
 24 didn't really want to do a restaurant. And we
 25 had to make concessions there, but I think that

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1 could be a great project and I think that's a
 2 win for everybody.
 3 That's everything. Thank you.
 4 THE CHAIRMAN: Thank you, Mr. Froats.
 5 All right. I have a motion and second.
 6 We have a term sheet that's -- obviously, it's
 7 complicated. There's a lot of moving parts.
 8 We've had slight revisions. Ms. Boyer, I feel
 9 like you have a lot of control over how this
 10 works and you're protecting us, so is there --
 11 you look like you want to say something.
 12 MS. BOYER: The only change I heard -- and
 13 it seems to be a consensus among the board --
 14 is that you would like to change the word in
 15 the right of first refusal paragraph from
 16 COJ/DIA "shall grant" to "may grant." So if
 17 you would like to add that to your list of
 18 amendments.
 19 THE CHAIRMAN: Okay.
 20 BOARD MEMBER GILLAM: That was a friendly
 21 amendment. I think we're also talking about --
 22 or at least I would add on to that friendly
 23 amendment that the City will be a beneficiary
 24 of the bond -- or co-beneficiary.
 25 THE CHAIRMAN: So as a friendly --

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1 BOARD MEMBER ADAMS: I would join in that.
 2 And I think the shall/may language works,
 3 although there has been confusion in the past
 4 about the meaning of those words, but my
 5 intention is to amend the language at our
 6 option.
 7 THE CHAIRMAN: Before we vote, is everyone
 8 in favor of those two issues?
 9 BOARD MEMBER CITRANO: I didn't hear
 10 Braxton's second comment.
 11 BOARD MEMBER GILLAM: I had two issues.
 12 One was the initial comments that Mr. Adams had
 13 proposed to address the right of first refusal
 14 and change the language to "may." Obviously,
 15 subject to further negotiation between
 16 Ms. Boyer and the developer, and it's going to
 17 come back to us in December. That's my
 18 understanding.
 19 And, secondarily, the language that was
 20 proposed by Mr. Diebenow regarding the
 21 performance bond, that language be modified to
 22 reflect the City will be a co-beneficiary of
 23 that bond. I think it's co-obligee, but --
 24 anyway, that's the two issues, I think.
 25 BOARD MEMBER CITRANO: Can I ask

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1 Mr. Diebenow, is it even possible to have a
 2 co-beneficiary?
 3 MR. DIEBENOW: We were just having that
 4 conversation, and I'm not -- I don't know. I
 5 would maybe just ask that you insert the term
 6 "commercially reasonable efforts" to achieve
 7 what Mr. Gillam suggested because I'm not
 8 sure -- I'm not sure what the impact will be.
 9 BOARD MEMBER CITRANO: From my standpoint,
 10 my own personal opinion, we do gain the
 11 benefit, even as Mr. Kelley referred to it as a
 12 shadow benefit. The lender -- and I'm assuming
 13 that the applicant is going to finance the
 14 project. The lender will control, at
 15 closing -- at their closing, both equity and
 16 debt proceeds, and so they -- they will
 17 administer the flow of funds.
 18 Now, there could be an issue, you know,
 19 with a -- with the GC, but I think, to that
 20 point, we need to take a step back and look at
 21 who we are proposing to do this deal with. And
 22 I think reputationally [sic], you know, we can
 23 rely heavily on their background.
 24 MR. DIEBENOW: Obviously, everyone's
 25 interests are aligned and we're going to have

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1 the mechanisms in place to make sure that the
 2 building gets finished. I'm not sure -- I'm
 3 not saying no. I'm just saying, I'm not sure
 4 if that part of the friendly amendment is even
 5 achievable.
 6 Anyway, I don't know what else really to
 7 add.
 8 MS. MEZINI: Sorry, I don't have a mic,
 9 but John Sawyer just had his hand raised.
 10 THE CHAIRMAN: Okay. Let's acknowledge
 11 John Sawyer.
 12 MR. SAWYER: John Sawyer, Office of
 13 General Counsel.
 14 In other projects the City has been made a
 15 (inaudible), so I do believe, if that's the
 16 will of the authorities, we're capable of doing
 17 that. I don't know the aspect or the cost. I
 18 believe there's a slight increase in cost, but
 19 it doesn't rise to the level of, in essence,
 20 having two bonds.
 21 BOARD MEMBER ADAMS: Perhaps a solution
 22 might be -- Steve, I know we don't know. The
 23 language in -- the original language, prior to
 24 Mr. Diebenow, suggests change, might give us
 25 the answer, where it says in a form approved by
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1 trust him, I believe him, but I don't know --
 2 Anyway, we can take a look at it and come
 3 back and have a conversation in December, if
 4 you want to add that as well. I don't know if
 5 it will change --
 6 BOARD MEMBER ADAMS: I mean, I'm trying to
 7 give you as much flexibility as I possibly can.
 8 A, I don't want to stall the deal; B, I -- over
 9 this. And, B, I don't want to put you in a box
 10 that you don't know what the shape of it is.
 11 MR. DIEBENOW: My request would be that
 12 we -- the language that I read in the record
 13 that we keep, and then you add another sentence
 14 that says, the developer will use commercially
 15 reasonable efforts to add the City as a
 16 third-party beneficiary. And then -- with the
 17 understanding that we'll come back and we'll
 18 talk about it again in December.
 19 BOARD MEMBER ADAMS: I don't really have
 20 any problem with that. I would add just at the
 21 end, "in a form to be approved by DIA," which
 22 was in the original language. But other than
 23 that, it sounds fine.
 24 BOARD MEMBER CITRANO: Steve, I heard you
 25 mention that you were going to deliver a
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1 the DIA.
 2 I don't have the text of your language,
 3 Steve, in front of me, but to the extent that
 4 we have this discussion -- I know it's a little
 5 crunched for time. And then if, you know,
 6 we're able to get a proposed form and then we
 7 vote on it in December when we vote for the
 8 rest of it, it might work.
 9 MR. DIEBENOW: Again, I really appreciate
 10 the flexibility and the creative thinking, but
 11 I don't know that in 30 days we're going to
 12 have that -- we're not going to be anywhere
 13 near having that conversation on what the form
 14 of that bond looks like.
 15 If you're suggesting that we go think
 16 about it and come back and talk about it again
 17 in December, maybe that's what you were
 18 suggesting. I -- but we're not going to have
 19 the form of the bond or have an answer to the
 20 question on will the lender add the City as a
 21 third-party beneficiary or not in the next
 22 30 days. That's not going to happen.
 23 And I certainly trust whatever Mr. Sawyer
 24 said, but I have no idea who the lender was, I
 25 have no idea what the deal was. I mean, I
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1 completion guarantee to your (inaudible).
 2 That's the plan. As an alternative to a bond,
 3 would the applicant consider giving a
 4 completion guarantee to the DIA?
 5 MR. DIEBENOW: I'll have to find out.
 6 Another great thought. I'll have to report
 7 back in December. I just can't sit here --
 8 BOARD MEMBER CITRANO: I think that gets
 9 us to the same point, which is we want this
 10 thing completed, COed. Just as an option.
 11 MR. DIEBENOW: Okay.
 12 THE CHAIRMAN: All right. Can we resolve
 13 that to everyone's satisfaction today or do we
 14 need to push it to December the 9th?
 15 MS. BOYER: Mr. Chairman, I'm hearing that
 16 Mr. Gillam's amendment was to add to the
 17 language that was already provided by
 18 Mr. Diebenow, that DIA would be added as an
 19 additional obligee on the performance bond.
 20 And what you could add to that, "or other
 21 reasonable assurances provided to DIA regarding
 22 completion of the project." So you're giving
 23 another alternative. It could be a guarantee,
 24 it could be something else, so that you may
 25 want to add some language like that, that there
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1 will either be an additional obligee or some
 2 alternative commercially reasonable guarantee
 3 that completion will be provided.
 4 THE CHAIRMAN: Okay. Sounds like we're in
 5 agreement.
 6 BOARD MEMBER GILLAM: I like the way she
 7 worded it.
 8 THE CHAIRMAN: All right. So we have a
 9 motion. We have a second. We have a slight
 10 revision.
 11 Let's go ahead and take a vote.
 12 BOARD MEMBER GIBBS: Mr. Chair, can we
 13 hear from Mr. Ward? I think he's on the call.
 14 THE CHAIRMAN: Sorry. Mr. Ward, I left
 15 you out and I knew you were there. Would you
 16 like to comment?
 17 BOARD MEMBER WARD: (No response.)
 18 THE CHAIRMAN: All right.
 19 MS. BOYER: And perhaps Ms. Cumber -- and
 20 perhaps Councilwoman Cumber you may want to
 21 check in with. I think she's on the call as
 22 well.
 23 THE CHAIRMAN: Councilwoman LeAnna Cumber,
 24 are you still there?
 25 COUNCIL MEMBER CUMBER: I am. Thank you.
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1 Through the Chair, I don't have anything
 2 additional, really, to say. I do think it's a
 3 great project and I look forward to seeing how
 4 the right of first refusal shakes out.
 5 THE CHAIRMAN: Okay. Thank you.
 6 All right. Let's take a vote.
 7 Braxton Gillam, how do you vote?
 8 BOARD MEMBER GILLAM: I'm in favor as
 9 amended.
 10 THE CHAIRMAN: Carol Worsham.
 11 BOARD MEMBER WORSHAM: In favor as
 12 amended.
 13 THE CHAIRMAN: Bill Adams.
 14 BOARD MEMBER ADAMS: Also in favor as
 15 amended.
 16 THE CHAIRMAN: Oliver Barkat.
 17 BOARD MEMBER BARAKAT: Also in favor.
 18 THE CHAIRMAN: Jim Citrano.
 19 BOARD MEMBER CITRANO: Before I cast a
 20 vote, I was reminded that I need to notice the
 21 board that I did file a Form 8 when the
 22 applicant came before the board last month. I
 23 again provided one before today's meeting
 24 started, so I do have a voting conflict. Last
 25 month Mr. Sawyer did indicate that I was
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1 allowed to vote.
 2 THE CHAIRMAN: And I think he cleared you,
 3 right?
 4 BOARD MEMBER CITRANO: Yes.
 5 Mr. Sawyer, do you concur?
 6 MR. SAWYER: Yes, that's correct. He
 7 declared a conflict on the record. And you are
 8 able to vote.
 9 BOARD MEMBER CITRANO: Okay. I'm in
 10 favor.
 11 THE CHAIRMAN: Todd Froats.
 12 BOARD MEMBER FROATS: In favor.
 13 THE CHAIRMAN: Mr. Gibbs.
 14 BOARD MEMBER GIBBS: I'm in favor.
 15 THE CHAIRMAN: And David Ward, if you're
 16 there.
 17 MS. MEZINI: He can't vote.
 18 THE CHAIRMAN: Okay. And I'm in favor.
 19 All right. So we have eight in favor.
 20 Mr. Ward is not voting because he's not here,
 21 so that motion carries.
 22 All right. Let's go to Resolution
 23 2020-11-02. This is the REV Grant term sheet
 24 for Lot J. Mr. Barakat conducted a meeting on
 25 the 12th of November with the Strategic
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1 Implementation Committee. They vetted this
 2 issue extensively, had a good, lively
 3 discussion.
 4 Ms. Boyer, I'm going to ask you to
 5 introduce it.
 6 And, Mr. Barakat, I'm going to ask you to
 7 follow up and report to the -- based on what
 8 happened at the committee level.
 9 MS. BOYER: Thank you, Mr. Chairman.
 10 There are no changes in this item from the
 11 copy that was distributed to you or the copy
 12 that was provided and voted on by the Strategic
 13 Implementation Committee, so this is much more
 14 straightforward.
 15 The request is a 75 percent REV Grant for
 16 20 years with a maximum total amount of
 17 \$12-and-a-half million on the residential
 18 component of the mixed use -- two mixed-use
 19 buildings to be constructed as part of the
 20 Lot J development. And I will let Mr. Barakat
 21 describe the committee action.
 22 BOARD MEMBER BARAKAT: Thank you,
 23 Ms. Boyer.
 24 We had a very robust meeting. We heard
 25 about a lot of proposed projects on the eastern
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1 end of our downtown, including this one. One
2 of the things to clarify, based on the many
3 comments happening in the community, is that
4 the board is only voting today on the REV Grant
5 and does not include any of the other
6 incentives or agreements regarding the Lot J
7 development that is going through City Council
8 today. So this only pertains to the
9 \$12-and-a-half million REV Grant, which only
10 pertains to the residential portion of the
11 mixed-use development, which is 400 apartment
12 units.

13 So the request is a 75 percent REV Grant
14 for 20 years, which I mentioned equals -- we
15 valued, which was a little bit of a challenge.
16 Steve Kelley and his crew did come up with an
17 approximate value of the REV Grant at
18 12.5 million.

19 And that's based on, I think, a
20 \$95 million minimum value; is that right,
21 Mr. Kelley?

22 MR. KELLEY: No, sir.

23 Through the Chair, the requested REV Grant
24 is filed in the ordinance as \$12,500,000. The
25 work done by staff was to back into what the
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1 minimum development costs would be to support
2 that amount, which is where we arrived at the
3 total of 70 -- I'm sorry, 75,400,000.

4 The 95 million is the minimum requirement
5 to maintain the REV Grant that's found in the
6 ordinance, and it applies to the full mixed-use
7 component, whereas the REV Grant itself is only
8 drawn by the value -- the incremental tax value
9 of the residential unit condominium component.

10 BOARD MEMBER BARAKAT: Thank you.

11 The committee was in general agreement
12 without too many reservations. There was some
13 conversation about performance. There is no
14 performance requests within the ordinance
15 today, but there is performance being discussed
16 pertaining to the overall legislation before
17 City Council, and I believe it's 48 months that
18 construction needs to commence from the date of
19 the redevelopment agreement, is approximately
20 the time frames. But other than that, there
21 was generally no concerns on behalf of the
22 committee.

23 We also got a presentation from
24 Mr. Lamping regarding the Shipyards development
25 and the ideas that Mr. Khan has for that
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1 development.

2 The Lot J is a partnership between Cordish
3 and the Jaguars. The Shipyards would not be in
4 a partnership. It would be Mr. Khan's
5 development on his own. And the comment was
6 made that Lot J going through would certainly
7 have an impact as to what happens on the
8 Shipyards or how quickly the Shipyards occur.
9 Obviously, one project impacting, beneficially,
10 the other.

11 I believe, Mr. Chairman, that generally
12 sums up the conversation. We also had a
13 presentation by MOSH. So we were hit with a
14 lot of things at that meeting. There's a lot
15 of moving parts in this area, and there was a
16 lot of conversation about the DIA having a
17 little more jurisdiction over this deal and
18 other deals that may or may not occur in this
19 part of our downtown.

20 THE CHAIRMAN: Thank you, Mr. Barakat.

21 I need a motion for Resolution 2020-11-02.
22 Mr. Gibbs.

23 BOARD MEMBER GIBBS: I move to approve
24 2020-11-02.

25 THE CHAIRMAN: Mr. Craig Gibbs has made a
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1 motion that this be passed.

2 BOARD MEMBER BARAKAT: I'll second.

3 THE CHAIRMAN: I'm sorry, who?

4 BOARD MEMBER BARAKAT: Second.

5 THE CHAIRMAN: Mr. Barakat is seconding.

6 Let's go around and have a time for
7 discussion or questions.

8 Mr. Citrano.

9 BOARD MEMBER CITRANO: I don't have any
10 questions or comments.

11 BOARD MEMBER ADAMS: I really don't have
12 any questions or comments other than to say I
13 do have a voting conflict I disclosed at the
14 last -- at the Strategic meeting, and have
15 refiled my form with Mr. Sawyer and have
16 received an e-mail from him telling me that I
17 can vote.

18 Other than that, I'm in favor of the
19 project.

20 THE CHAIRMAN: Mr. Craig Gibbs.

21 BOARD MEMBER GIBBS: I attended the SIC
22 meeting, and I think this is a great project
23 for our city.

24 THE CHAIRMAN: Carol Worsham.

25 BOARD MEMBER WORSHAM: I also attended the
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1 Strategic meeting, and I don't have any
 2 additional comments.
 3 THE CHAIRMAN: Braxton Gillam.
 4 BOARD MEMBER GILLAM: I wasn't there, so I
 5 will -- I'll make my comment now.
 6 I feel compelled to speak to not only the
 7 developer on this proposed project, but also
 8 the people from Parks now who have come and
 9 presented to us a number of times and who are
 10 here today.
 11 There seems to be some effort to -- you
 12 know, to suggest that you can't have both; you
 13 can't have development, you can't have parks on
 14 the river. And I just think that that's a very
 15 small way of looking at the issue. I'd say we
 16 need both, and I think that's what this
 17 committee has consistently -- commission has
 18 consistently said in response to people who
 19 have come to see us.
 20 We do need both, we do need good parks on
 21 the river, but we also need development because
 22 without successful development we can't afford
 23 to maintain parks in a way that would be
 24 useful, and I think one works with the other.
 25 And so, again, I think we do need a
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1 BOARD MEMBER CITRANO: In favor.
 2 THE CHAIRMAN: Okay. Bill Adams.
 3 BOARD MEMBER ADAMS: I'm in favor.
 4 THE CHAIRMAN: Oliver Barakat.
 5 BOARD MEMBER BARAKAT: In favor.
 6 THE CHAIRMAN: Craig Gibbs.
 7 BOARD MEMBER GIBBS: I'm in favor.
 8 THE CHAIRMAN: And Todd Froats.
 9 BOARD MEMBER FROATS: In favor.
 10 THE CHAIRMAN: Carol Worsham.
 11 BOARD MEMBER WORSHAM: In favor.
 12 THE CHAIRMAN: Braxton Gillam.
 13 BOARD MEMBER GILLAM: In favor.
 14 THE CHAIRMAN: Ron Moody is in favor. We
 15 have eight to zero in favor. This resolution
 16 passes.
 17 All right. Let's close down the Community
 18 Redevelopment Agency portion.
 19 (The foregoing proceedings were adjourned
 20 at 2:55 p.m.)
 21 - - -
 22
 23
 24
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1 meaningful and signature park, but we also need
 2 developers who are going to be in the community
 3 and develop the kinds of things that will draw
 4 people downtown and who maybe live downtown,
 5 who would use these parks.
 6 I'll say that I've got some questions
 7 about a larger part of this deal, but I'm not
 8 on the City Council, so I won't speak to those
 9 issues. I'll let them debate those issues. I
 10 think, from our perspective, I've looked at
 11 this very closely and I think that this
 12 would -- this proposal is within the -- the
 13 kind of programming that we supported elsewhere
 14 in the city. And for those reasons, I probably
 15 would speak in favor of it.
 16 THE CHAIRMAN: Mr. Todd Froats, please.
 17 BOARD MEMBER FROATS: Very good comments,
 18 Mr. Gillam.
 19 I have no further comments. I think it's
 20 a great project. I'd like to see it get
 21 started.
 22 THE CHAIRMAN: Okay. We have a motion.
 23 We have a second. Resolution 2020-11-02, REV
 24 Grant for Lot J. Let's vote.
 25 Mr. Citrano.
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1 CERTIFICATE OF REPORTER
 2
 3 STATE OF FLORIDA)
 4)
 5 COUNTY OF DUVAL)
 6
 7 I, Diane M. Tropia, Florida Professional
 8 Reporter, certify that I was authorized to and did
 9 stenographically report the foregoing proceedings and
 10 that the transcript is a true and complete record of my
 11 stenographic notes.
 12
 13
 14
 15 DATED this 2nd day of December 2020.
 16
 17 _____
 18 Diane M. Tropia
 19 Florida Professional
 20
 21
 22
 23
 24
 25 Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
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CITY OF JACKSONVILLE
DOWNTOWN INVESTMENT AUTHORITY
BOARD MEETING

Proceedings held on Wednesday, November 18, 2020,
commencing at 2:55 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, via teleconference.

ALSO PRESENT:

LORI BOYER, Chief Executive Officer.
GUY PAROLA, DIA, Operations Manager.
JOHN CRESCIMBENI, DIA, Compliance Coordinator.
STEVE KELLEY, DIA, Director of Development.
INA MEZINI, DIA, Marketing and Communications.
JOHN SAWYER, Office of General Counsel.
LeANNA CUMBER, City Council Liaison.

- - -

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1 resolution.
2 MS. BOYER: I'll let Mr. Parola do that as
3 our DRI and development rights expert, and
4 you're going to get a presentation on that in a
5 few minutes as well.

6 MR. PAROLA: Thank you for that vote of
7 confidence in being called an expert.

8 THE CHAIRMAN: Mr. Parola, I'm going to
9 remind you to speak up.

10 MR. PAROLA: Yes, sir, Mr. Chairman.

11 Guy Parola with the Downtown Investment
12 Authority.

13 As you stated, at the last Strategic
14 Implementation Committee meeting, that
15 committee took up this resolution, which is
16 Resolution 2020-11-03, and this allocates the
17 development rights for Lot J from an overall
18 pool of rights for the Shipyards, Met Park, and
19 the Lot J geographic area.

20 The specific requests -- and I won't go
21 into as much detail as I did at the committee
22 to save some redundancy. But the request is
23 500 multifamily units, 250 hotel rooms, 50,000
24 square feet of office, and 200,000 square feet
25 of commercial.

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1 P R O C E E D I N G S
November 18, 2020 2:55 p.m.

2 - - -

3 THE CHAIRMAN: Let's go to the Downtown
4 Investment Authority. October 14th, we have
5 minutes. Hopefully, you have read them.

6 Are there any changes or comments? Or, if
7 not, I need a motion to accept them.

8 BOARD MEMBER GILLAM: Move to approve.

9 THE CHAIRMAN: Mr. Gillam moved to
10 approve.

11 Is there a second?

12 BOARD MEMBER GIBBS: I'll second.

13 THE CHAIRMAN: Mr. Craig Gibbs.

14 All in favor say aye.

15 BOARD MEMBERS: Aye.

16 THE CHAIRMAN: All right. So the minutes
17 stand.

18 Let's go to Resolution 2020-11-03. This
19 is development -- allocation of development
20 rights for Lot J.

21 Again, Mr. Barakat has chaired the meeting
22 of the Strategic Implementation Committee on
23 Thursday the 12th of November. I'm going to
24 ask him to comment in just a second, but,
25 Ms. Boyer, I'd like you to introduce this

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1 The 100,000 square feet of commercial is
2 going to be derived from a conversion of office
3 development rights, as is allowed in the
4 development order for the DRI. And then once
5 the DRI is abandoned here in a few months, the
6 conversion will live through the Comprehensive
7 Plan.

8 Assuming the resolution is adopted and the
9 allocation goes through, let me just go over
10 some of the balance of entitlements. There's
11 162 multifamily units, 100 hotel rooms, we've
12 zeroed out commercial, 400 marina slips, and
13 783,556 square feet of office. So those would
14 be the entitlements left over that could be
15 applied to the balance of the Lot J, Shipyards,
16 and Met Park property. In other words, that's
17 the balance that could be applied to the
18 Shipyards and Met Park.

19 What I will say is, don't be, you know,
20 terrified that we've got 160 multifamily units
21 and 100 hotel rooms and everything. Instead, I
22 would draw your eyes to the 783,556 square feet
23 of office that could be converted to other
24 uses. So as the other areas get developed, you
25 know, presumably we would come in and we'd

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5

1 start converting that square feet of office
2 until we've reached the development rights
3 necessary for the Phase I and Phase II
4 development as presented by the developer at
5 the Strategic Implementation Committee meeting.

6 I will call your attention that there are
7 a couple of sections in the resolution. One of
8 the sections actually allocates the development
9 rights. Another section says that the
10 development rights can be assigned by the
11 developer to others as Lot J gets developed by
12 other individuals. And, finally, 60 months
13 from the redevelopment agreement any unused
14 development rights will return back to the
15 Downtown Investment Authority for use on other
16 projects in the Shipyards or Met Park.

17 And that concludes my presentation, sir.

18 THE CHAIRMAN: Thank you, Mr. Parola.

19 Let's go around and -- any comments or
20 questions?

21 Mr. Citrano.

22 BOARD MEMBER CITRANO: No comments.

23 THE CHAIRMAN: Bill Adams.

24 BOARD MEMBER ADAMS: I don't have any
25 comments either.

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6

1 Thank you.

2 THE CHAIRMAN: Mr. Gibbs.

3 BOARD MEMBER GIBBS: Would you like a
4 motion?

5 THE CHAIRMAN: Yes. I need a motion.

6 BOARD MEMBER GIBBS: I'd like to move
7 Resolution 2020-11-03.

8 BOARD MEMBER GILLAM: Second.

9 THE CHAIRMAN: I have a motion with
10 Mr. Gibbs. I have a second with Mr. Gillam.

11 BOARD MEMBER GIBBS: And now I have no
12 further comments.

13 Thank you.

14 THE CHAIRMAN: Carol Worsham, questions,
15 comments?

16 BOARD MEMBER WORSHAM: No. I'm looking
17 forward to the presentation on the DRI status
18 itself after this.

19 Thank you.

20 THE CHAIRMAN: Mr. Gillam.

21 BOARD MEMBER GILLAM: No comments.

22 THE CHAIRMAN: Oliver Barakat.

23 BOARD MEMBER BARAKAT: No comments other
24 than I somewhat want to build on Mr. Gillam's
25 comments regarding the Riverfront Parks Now

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7

1 group and the development rights they think are
2 an easy reminder that all these things are
3 connected, and one of the messages from these
4 community groups is not only the importance of
5 the public realm but the importance of
6 approaching the development downtown
7 holistically and strategically. And when we
8 dole out rights without knowing what else is --
9 or considering what else is coming down the
10 pike, particularly for large projects, it
11 really is important to think about this
12 holistically; development rights as a small
13 impact or a small aspect of that, but I think
14 it's really -- it's really important for us to
15 think about each project not in a silo but how
16 it's connected to the adjacent properties and
17 other projects. There's a lot of moving parts
18 in this part of downtown and a lot has come to
19 us in the last 90 days. It's a lot to absorb.

20 So I wholeheartedly agree with that
21 message that we are getting from community
22 groups, so I just wanted to reiterate that.

23 THE CHAIRMAN: Thank you, Oliver.

24 Mr. Froats.

25 BOARD MEMBER FROATS: No comments.

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8

1 THE CHAIRMAN: Mr. Gillam.

2 BOARD MEMBER GILLAM: In favor.

3 THE CHAIRMAN: Hang on before we vote.

4 BOARD MEMBER GILLAM: I'm sorry.

5 THE CHAIRMAN: LeAnna Cumber, I'm sorry, I
6 keep leaving you out, but did you have any
7 comments or questions?

8 COUNCIL MEMBER CUMBER: That's okay.

9 Through the Chair, I have no comments on
10 this.

11 Thank you.

12 THE CHAIRMAN: Thank you.

13 All right. Let's vote.

14 Mr. Gillam.

15 BOARD MEMBER GILLAM: In favor.

16 THE CHAIRMAN: Carol Worsham.

17 BOARD MEMBER WORSHAM: In favor.

18 THE CHAIRMAN: Bill Adams.

19 BOARD MEMBER ADAMS: In favor.

20 THE CHAIRMAN: Oliver Barakat.

21 BOARD MEMBER BARAKAT: In favor.

22 THE CHAIRMAN: Jim Citrano.

23 BOARD MEMBER CITRANO: In favor.

24 THE CHAIRMAN: Todd Froats.

25 BOARD MEMBER FROATS: In favor.

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1 THE CHAIRMAN: Craig Gibbs.
 2 BOARD MEMBER GIBBS: In favor.
 3 THE CHAIRMAN: And Ron Moody is in favor.
 4 Again, we have eight to zero in favor of
 5 Resolution 2020-11-02 [sic].
 6 All right. Was that -02 or was that -03?
 7 MS. BOYER: That's -03.
 8 THE CHAIRMAN: That's -03. I said that
 9 wrong. It is -03.
 10 All right. Let's go to Resolution
 11 2020-11-04. This the DIA bylaw amendment.
 12 Ms. Boyer, would you like to speak to that
 13 issue, please?
 14 MS. BOYER: I'm going to actually let John
 15 Crescimbeni speak to it. So if John wants to
 16 come take a seat -- he's taking Mr. Kelley's
 17 seat. There we go.
 18 THE CHAIRMAN: Mr. Crescimbeni, I'm going
 19 to remind you to speak up.
 20 MR. CRESCIMBENI: I think I can do that.
 21 So thank you, Mr. Chairman.
 22 As you know, earlier this year the
 23 governor, with the onset of the COVID, issued
 24 an executive order which suspended a statute
 25 that required an in-person quorum. And that
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1 worked great for Zoom meetings, but once that
 2 executive order expired on November 1st of this
 3 year, we had to kind of scramble to get this
 4 hybrid Zoom/in-person meeting going, but -- the
 5 current bylaws do not allow members to vote
 6 via -- participation through electronic means.
 7 They can only vote if they are in person.
 8 So there's AG opinions out there that talk
 9 about the requirement for an in-person meeting.
 10 There's AG opinions out there that talk about,
 11 providing your bylaws don't prohibit a
 12 nonattending board or commission member from
 13 voting via electronic means, providing they
 14 have an extraordinary circumstance.
 15 So what we've drafted here, with the help
 16 of OGC and the Ethics Office, is a revision to
 17 our bylaws that will essentially permit this
 18 board to continue operating in this mode and --
 19 providing there's an extraordinary circumstance
 20 on the part of the board member that cannot
 21 attend in person, they would be able to
 22 participate and vote in the meeting.
 23 Now, the board would have to, in its best
 24 determination, sometimes take a vote on that
 25 extraordinary circumstance. But in order to
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1 avoid voting on health matters and out-of-town
 2 business-Related trips, we've baked those into
 3 the amendment change, so anything beyond that
 4 would have to be considered on a case-by-case
 5 basis.
 6 If the pandemic continues for longer, the
 7 board could certainly, at a meeting, take up a
 8 vote saying that board members that want to
 9 participate through electronic means for the
 10 reasons of a pandemic -- and you could set a
 11 time period for that or have it sunset. When
 12 the pandemic is over, you could do things like
 13 that, but you -- they would have to have an
 14 extraordinary circumstance and you still have
 15 to maintain the in-person quorum.
 16 The quorum for this group is six. So if
 17 six people were in person, three could attend
 18 virtually, providing the board determined that
 19 they have extraordinary circumstances to
 20 participate virtually.
 21 THE CHAIRMAN: Thank you, John.
 22 All right. Let's -- I need a motion for
 23 Resolution 2020-11-04.
 24 BOARD MEMBER WORSHAM: So moved.
 25 THE CHAIRMAN: All right.
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1 BOARD MEMBER GILLAM: Second.
 2 THE CHAIRMAN: Okay. I have a motion and
 3 second.
 4 Let's have discussion.
 5 Mr. Citrano, questions or comments?
 6 BOARD MEMBER CITRANO: None.
 7 THE CHAIRMAN: All right. Bill.
 8 BOARD MEMBER ADAMS: No questions for me.
 9 THE CHAIRMAN: Craig Smith [sic].
 10 BOARD MEMBER GIBBS: My last name is
 11 Gibbs, not Smith.
 12 THE CHAIRMAN: I'm sorry. Craig Gibbs,
 13 sorry.
 14 BOARD MEMBER GIBBS: Mr. Crescimbeni,
 15 perhaps you could point out, the last
 16 sentence -- next to the last sentence in this
 17 particular resolution, and why, if I notify the
 18 Chair, that's not a violation of the Sunshine
 19 Law.
 20 MR. CRESCIMBENI: Yes. If a board member
 21 who wants to participate virtually, they have
 22 to notify the Chair and staff of the person --
 23 of the reason for the participation virtually.
 24 That's a one-way communication.
 25 So this has been vetted by Ethics and the
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1 Office of General Counsel. When Lori and I
 2 were on the City Council, if we were going to
 3 be late for or miss a meeting, a committee
 4 meeting, et cetera, we would simply send the
 5 Chair a request to be excused for being late or
 6 excused for being absent, but that's a one-way
 7 communication. The Chair would not be able to
 8 reply back. So no Sunshine violation on a
 9 one-way communication.

10 So if, in the event the board member
 11 wanted to attend a meeting virtually, committee
 12 meeting or board meeting, they would send that
 13 notice, but the Chair would not be in a
 14 position to reply. And you're notifying staff,
 15 so staff can have that communication as well
 16 with the chairman of the committee or the
 17 board.

18 BOARD MEMBER GIBBS: Okay. Thank you.
 19 Mr. Smith has no further guess.
 20 THE CHAIRMAN: Thank you.
 21 Carol.
 22 BOARD MEMBER WORSHAM: I think it's a
 23 reasonable accommodation, and thank you for
 24 putting these together.
 25 THE CHAIRMAN: Braxton Gillam.

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1 BOARD MEMBER GILLAM: Nothing.
 2 THE CHAIRMAN: Oliver.
 3 BOARD MEMBER BARAKAT: No comments.
 4 THE CHAIRMAN: Todd Froats.
 5 BOARD MEMBER FROATS: No comments.
 6 THE CHAIRMAN: All right. If there's no
 7 other discussion, let's vote. This is
 8 Resolution 2020-11-04.
 9 Mr. Gillam, how do you vote?
 10 BOARD MEMBER GILLAM: I'm in favor.
 11 THE CHAIRMAN: Carol Worsham.
 12 BOARD MEMBER WORSHAM: In favor.
 13 THE CHAIRMAN: Bill Adams.
 14 BOARD MEMBER ADAMS: In favor.
 15 THE CHAIRMAN: Oliver Barakat.
 16 BOARD MEMBER BARAKAT: In favor.
 17 THE CHAIRMAN: Jim Citrano.
 18 BOARD MEMBER CITRANO: In favor.
 19 THE CHAIRMAN: Todd Froats.
 20 BOARD MEMBER FROATS: In favor.
 21 THE CHAIRMAN: Craig Gibbs.
 22 BOARD MEMBER GIBBS: In favor.
 23 THE CHAIRMAN: And Ron Moody is in favor.
 24 Again, this resolution carries eight to
 25 zero.

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1 All right. Next item is Mr. Steve Kelley,
 2 our director of downtown real estate and
 3 development, has a -- no. Our next item is the
 4 consolidated downtown development of --
 5 MS. BOYER: Before that -- Mr. Chairman,
 6 before that, on the other agenda --
 7 THE CHAIRMAN: That's the new one. New
 8 business. Thank you, Lori.
 9 Each of you have a letter that Lori has
 10 prepared. I think it's very, very timely. Let
 11 me quickly read it, if you would follow along
 12 with me. Does everyone have a copy?
 13 BOARD MEMBER FROATS: I'm just receiving
 14 it.
 15 THE CHAIRMAN: I hope someone is from the
 16 press here so they can zero in on this comment.
 17 All right. This letter was written
 18 November the 18th, 2020.
 19 "To whom it may concern, this letter is
 20 provided to eliminate apparent confusion and
 21 misinformation surrounding our position on the
 22 potential swap of property we refer to as the
 23 'Shipyards' for some or all of the current
 24 Metropolitan Park.
 25 "I have been copied on correspondence from

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1 the local civic group, Riverfront Parks Now,
 2 and several individuals that do not reflect our
 3 agency's position. We do not support a swap
 4 that provides fewer acres or unusable strips as
 5 replacement.
 6 "The Downtown Investment Authority is a
 7 Community Redevelopment Agency for downtown
 8 Jacksonville; responsible, among other things,
 9 for the redevelopment of all City-owned
 10 property. As such, the Shipyards has long been
 11 in our inventory and considered a catalytic
 12 site for private commercial development that
 13 would connect the core of downtown to the
 14 Sports and Entertainment District. Recently,
 15 we received a development proposal for a
 16 portion of Metropolitan Park, and our board
 17 agreed that we would consider relocation of the
 18 park to the Shipyards.
 19 "The DIA strongly believes that a major
 20 riverfront downtown park is not only important
 21 to provide equitable access to a major asset of
 22 the city, but also essential to the success of
 23 downtown redevelopment. This park should be a
 24 destination for tourists and residents alike,
 25 and it is important to our goal of residential

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1 growth downtown.
2 "DIA believes that any relocated park
3 should include the same total acreage as
4 Metropolitan Park and the adjacent Kids Kampus
5 with no loss of either size or value. We're in
6 the process of preparing several conceptual
7 plans that would illustrate possible park
8 configurations, and a local philanthropic
9 organization is engaging a well-known design
10 team to refine those efforts.

11 "To be clear, we are neither advocating
12 for nor do we support a reduction in the size
13 or quality of this park nor its relocation out
14 of downtown. The Museum of Science and
15 History" -- that is MOSH -- "has indicated its
16 desire to relocate to this vicinity as well,
17 and we believe it would be an asset to the
18 park. We understand and acknowledge that such
19 a use would be an addition to, not in lieu of,
20 the park. Our conceptual plan will show one or
21 more potential locations for the museum and its
22 relation to the park.

23 "Sincerely, Lori Boyer, Chief Executive
24 Officer, Downtown Investment Authority."

25 I wanted to get that in front of the
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1 board, take your temperature, see if you agree
2 or disagree.

3 Jim Citrano, why don't you make the first
4 comment.

5 BOARD MEMBER CITRANO: Yeah. I mean, we
6 talked about this at the end of the SIC meeting
7 last week. And, you know, as a new board
8 member, I feel like I've been thrown into the
9 fire a little bit, and that's a good thing.
10 There's a lot going on. There's a lot going on
11 on the Northbank. And that is a very, very
12 good sign for our community.

13 It is extraordinarily complicated with all
14 of the projects, movement of MOSH, but, you
15 know, as a community member first, I heard the
16 Riverfront Parks Now group very loud and clear.

17 I would ask the public just to bear with
18 us as all these things come together and know
19 that we are really looking at, from my
20 standpoint, the best interest of the City,
21 so ...

22 THE CHAIRMAN: Okay. Bill Adams.

23 BOARD MEMBER ADAMS: I guess I would echo
24 some of Braxton's earlier thoughts about the
25 fact that these things go together and it's not

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1 an either-or.

2 It is extraordinarily discouraging. I'm
3 like Mr. Citrano, I'm a new board member. It's
4 extraordinarily discouraging to me, both as a
5 board member and as a citizen, to see ideas
6 come up for consideration and be shot at with
7 no alternative.

8 When the Riverfront Parks Now folks came
9 and presented, I've expressed my concern about
10 their position right then in that these lands
11 have been vacant for decades and there has been
12 plenty of time to take action, to come up with
13 whatever plan they care to propose and to act
14 upon it, but they didn't. But that doesn't
15 mean that they're wrong or that doesn't mean
16 that they're not entitled to their position
17 because they certainly are entitled to their
18 position and they are entitled to voice their
19 opinions, but it's problematic for me to see
20 folks simply snipe at things without an
21 alternative or a solution.

22 So I'm certainly in favor of Ms. Boyer's
23 expression of direction, and, you know, that's
24 kind of the way I feel about it.

25 THE CHAIRMAN: Thank you, Bill.

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1 Mr. Craig Gibbs.

2 BOARD MEMBER GIBBS: Ditto.

3 THE CHAIRMAN: Carol Worsham.

4 BOARD MEMBER WORSHAM: Thank you.

5 I think that it's extremely important that
6 we, as a board, adopt a policy. And I think
7 this is the first step toward that, and that --
8 I believe that all of us and the staff and the
9 City understand the opportunity that's in front
10 of us for the development of the Northbank
11 Riverwalk and the Southbank Riverwalk, and I
12 think that there's no misunderstanding about
13 the synergy that has to happen between
14 development and open space.

15 And I think that I would encourage
16 everyone who has brought it to the forefront --
17 and especially the riverfront park -- river
18 parks now -- I didn't say it right -- group and
19 Scenic Jacksonville -- another grass-roots
20 organization -- that we hear you and we do not
21 disagree, and I think it's a planning process
22 that's going to go forward, and we ask your
23 patience and know that we understand that the
24 next five to ten years and what happens to our
25 riverfront can define us as a city.

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1 And I think it's very important for us to
2 know that as a board. And I think that pretty
3 much everyone on -- we all know that, so we
4 thank the public for their comment. And I
5 thank Ms. Boyer for putting this together. And
6 as I said, patience of -- we've got
7 opportunities in front of us, and I think that
8 I'm excited about what will happen on our
9 riverfront and the difference it will make in
10 the next five to ten years downtown.

11 THE CHAIRMAN: Mr. Froats.

12 BOARD MEMBER FROATS: I like what
13 Mr. Adams had to say. I'm in agreement with
14 that.

15 I would say that, you know, I'm in favor
16 of parks. I mean, who isn't, right? We want
17 parks, we want public access to the river.
18 We've got the biggest asset in our city, is the
19 river, and so we want access to that. We want
20 parks around it, but we definitely need
21 development. We do have an opportunity here
22 with somebody that has come into our city with
23 the wherewithal to get some major projects done
24 and we shouldn't push them away.

25 Should we work with the parks people? We
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1 definitely should. I think we do have a lot of
2 opportunity on the river. We have a MOSH site,
3 that if they moved, we have an opportunity
4 there for a potential park. So we have some --
5 we have a lot of opportunity.

6 Let's not forget that there's another
7 group of voices out there that don't show up on
8 our meetings that are totally against parks.
9 When the Landing came down, there were a number
10 of groups that said, Oh, it's going to be a
11 park, great; we don't want a park; it's another
12 place for homeless people to populate. So
13 there's an another group out there that's not
14 voicing their concern here as well.

15 But I'm in favor of parks. I would like
16 to see as much public access as possible for
17 all the developments that we've had. The most
18 recent one, River City, with Ms. Boyer getting
19 additional access to the riverfront by
20 expanding the Riverwalk, the efforts that
21 Ms. Boyer has taken to complete the trail
22 around -- and I would love to be at that point
23 where we can actually bike or jog or walk
24 around the entire river. That would be great.

25 So we want the same thing, but we definitely
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1 want to see the development as well.
2 I would love to see a Four Seasons
3 downtown on the water. We need one. We do not
4 have anything comparable to that. When people
5 come to town, they want to go to the Omni or to
6 the Ritz Carlton to stay instead of staying
7 downtown Jacksonville. So I believe we need
8 something like that. I'm in favor of that
9 project.

10 But, again, we're all about parks and
11 public space, so I think putting it together
12 and thinking about those things as we do these
13 developments is -- that's the mission we're
14 trying to accomplish.

15 Thank you.

16 THE CHAIRMAN: Thank you, Todd.

17 Oliver, I know how you feel, but I want to
18 hear it again.

19 BOARD MEMBER BARAKAT: Well, I think the
20 letter is well-timed. I think the letter
21 specifically addresses that we're not
22 interested in reducing the size of the
23 Metropolitan Park acreage, that we're going to
24 endeavor to keep the size and the quality of
25 the experience that one used to have when the

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1 park existed about the same.

2 And so I think, based on the mock drawings
3 that have been sent to us or provided to us, it
4 looks like the park aspect of our planning is
5 an afterthought, and I think that's some of the
6 concern, that not only people in the community
7 have, but some of the board members have too.
8 And it's not, I think, whether you're for parks
9 or against parks, I just think that generally
10 the feeling is that when it comes to park
11 development downtown, it's an afterthought.
12 And that if somebody is against parks downtown
13 it's because they haven't been properly planned
14 or put in the right place or properly
15 activated, and that's what -- and that's where
16 the homeless population issue comes to task.

17 And so the message is, please don't let
18 the public access aspect of development along
19 the river be an afterthought. It should be at
20 the forefront of our thinking, along with the
21 quality of the private development. And it
22 should be well-integrated. The private
23 development and the public access should be
24 well-integrated and feed off one another. I
25 think that's -- to me, that's the message I've

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1 been hearing.
2 I don't believe Riverfront Parks Now is
3 all parks and (inaudible). I think they made
4 that pretty clear. They just want purposeful
5 and strategic planning to occur. And we are
6 the board to do that. And they want -- and not
7 just Riverfront Parks Now. A lot of people in
8 the community have been saying this for years.
9 Stop planning in silos. All the City agencies
10 and everybody on the fourth floor of City Hall
11 should all be working together with this agency
12 to plan and develop this downtown purposefully.

13 So I think this letter is very timely. I
14 agree with it.
15 This consultant you're talking about,
16 Ms. Boyer -- you and I have talked about this.
17 I wouldn't mind if they also considered the
18 Landing.
19 And to Mr. Adams' point, one of the
20 reasons this group has popped up now versus a
21 year or two ago is that we now own the Landing
22 and we own more public space along the
23 riverfront than we have in -- almost ever. So,
24 yes, some of them are late to the game, but
25 there's been a realization of the many, many

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1 acres of land this City owns and what -- the
2 opportunity exists around that.
3 So I would ask that to be considered, that
4 the consultant at least consider other lands we
5 own publicly to ensure we don't duplicate
6 public space or we don't put a kayak launch in
7 one area of downtown when it could be better
8 placed somewhere else. So we need to encourage
9 our consultants to also think about this
10 holistically, not only when it comes to private
11 development, but, most importantly, when it
12 comes to public space development.

13 Thank you.
14 THE CHAIRMAN: Thank you.
15 Braxton Gillam.
16 BOARD MEMBER GILLAM: So, briefly, at
17 first I want to thank Ms. Boyer for her letter.
18 Nothing frustrates me more than misinformation,
19 whether it's intention or negligent.
20 And I fielded phone calls, as I'm sure,
21 maybe not as many, but -- as Ms. Boyer has, and
22 have experienced that misinformation and spent
23 a lot of time trying to correct
24 misunderstandings, for lack of a better term,
25 of what we're trying to do.

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1 Nothing against Metropolitan Park, but
2 it's a failed park. And what we have is an
3 opportunity now, in the form of parks now and
4 in the form of development that's being
5 presented to us, is it creates something that's
6 more usable and provides more access, and
7 that's what we're -- that's what we're about.

8 And we are pro park, we are pro downtown,
9 we are pro -- you know, something that will
10 work. What we have now is not working. So,
11 again, I just thank you for trying to correct
12 the misconceptions or misunderstandings.

13 Thank you.
14 THE CHAIRMAN: Thank you.
15 Lori, do you have any comments?
16 MS. BOYER: No. I had mentioned at the
17 end of the Strategic -- and I will give you
18 more in my CEO report later on, about what's
19 going on on these other aspects, but I
20 mentioned at the Strategic Implementation
21 Committee a thought that I would bring a
22 resolution to the board to this effect in
23 December.

24 But what has happened between Strategic
25 Implementation Committee a week ago and now is
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1 I have received any number of emails. There
2 seems to be an email campaign going on. And I
3 believe the Chair is copied on them, and maybe
4 most of you board members are as well, where
5 there is a misimpression about what we do
6 support or what we don't support. We have
7 articulated it before, but I wanted to put it
8 in writing, with your permission, and have
9 something that I have your authority to
10 distribute and respond to, what I perceive is a
11 misinterpretation of our intention that is
12 going on.

13 So I'm glad to hear that you're
14 comfortable with this and that I have your
15 blessing to move forward and respond to emails
16 accordingly and to distribute this as -- as
17 where we are in our current thinking. It
18 doesn't mean we've heard from the National Park
19 Service, it doesn't mean anything's set in
20 stone. It just is a statement of the board's
21 intention and where they want to go.

22 So I appreciate that. Thank you.
23 THE CHAIRMAN: And we may even be able to
24 see this on the editorial page in the next
25 couple of days.

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1 MS. BOYER: Make sure Mr. Bauerlein gets a
 2 copy.
 3 MS. MEZINI: Mr. Moody, Nancy Powell has
 4 her hand raised.
 5 THE CHAIRMAN: Okay. Did you say that
 6 Nancy Powell has a comment she wants to make?
 7 MS. MEZINI: She has her hand raised, yes.
 8 THE CHAIRMAN: Fine. Let's bring her in.
 9 MS. POWELL: Yeah. I just want to say --
 10 maybe it's a question, because there has been
 11 a -- when you talk about misinformation -- and,
 12 Lori, I appreciate your statement because
 13 that's new information to us. We have not
 14 heard that before.
 15 But there is a submission by the City to
 16 the National Park Service for a swap of
 17 11.8 acres, and so that is what Riverfront
 18 Parks Now has opposed and has -- and it's
 19 urging others to oppose because it is not
 20 23 acres, it's not comparable, and if the --
 21 and it has -- the map has DIA on it. So
 22 that's, I think, part of the miscommunication
 23 perhaps, is that there is this submission. It
 24 is a fact. It is not misinformation.
 25 I don't think, Lori, unless something, you
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1 know -- I mean, we have that submission, so I
 2 guess it would be good to clarify what's going
 3 on.
 4 THE CHAIRMAN: So, again, I think your
 5 comment, Lori, is perfect timing.
 6 All right. We have two presentations.
 7 Next is the consolidated downtown development
 8 of regional impact abandonment, CHW. Who is
 9 going to do an introduction?
 10 MR. PAROLA: Mr. Chairman, if it's okay,
 11 I'll kind of queue this up a little bit. I
 12 will try -- I've never been accused of being
 13 quiet before, so thank you.
 14 I recall when I was first interviewing for
 15 this job and I was in a panel interview and
 16 they asked me one thing I could change about
 17 downtown -- Mr. Barakat was in on the
 18 interview -- and I said that the DRI needs to
 19 go. It's antiquated, it seems like it's --
 20 it's more of a hindrance than a help at this
 21 point. And that was a point of constant
 22 communication with this board and a constant
 23 effort.
 24 About a year ago, we finally, after much
 25 thought, were able to couch and create a scope
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1 of services and get a plan together of how we
 2 could abandon it, but also keep this board --
 3 as my words, and I think if Ms. Durden was in
 4 here she'd chastise me for saying it -- a
 5 master developer, if you will, for downtown.
 6 In other words, to retain your allocation
 7 ability, to retain your ability to incentivize
 8 projects by giving them what will be mobility
 9 fee credits, what were Phase I development
 10 credits.
 11 And with that, I'll try to reproduce the
 12 presentation. Let me say this: There are
 13 three ordinances right now pending in front of
 14 the City Council, or will be introduced to City
 15 Council, that are the finishing touches on
 16 abandoning the DRI, preserving its good points
 17 in the Comprehensive Plan and preserving its
 18 good points in the Land Development
 19 Regulations.
 20 There have been, I believe, three or four
 21 other pieces of legislation that have got us to
 22 this point, and so Mr. Brashier will give
 23 you -- will detail to us how we got here and
 24 what our role is from here on out.
 25 So thank you.
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1 THE CHAIRMAN: Welcome.
 2 MR. BRASHIER: Thank you.
 3 Good afternoon, Mr. Chair, board members.
 4 I'm Craig Brashier with CHW. I am honored
 5 to be here on behalf of this project because --
 6 this started more than a year ago. I believe
 7 the RFP came out in March of 2019. We were
 8 selected and under contract and at work by
 9 September of 2019. And now here we are,
 10 despite everything else that's gone on in the
 11 world this past year, at the home stretch. It
 12 took a lot of people to make that happen.
 13 So before we get into the details of the
 14 project itself, I want to recognize and thank a
 15 lot of people who supplied the brain power and
 16 the effort to get us to this point. First and
 17 foremost, Lori Boyer and the DIA for
 18 spearheading this project and continuing to
 19 advance the City's goals for development and
 20 redevelopment in downtown.
 21 Bill Killingsworth with the Planning and
 22 Development Department, and Shannon Eller,
 23 Office of General Counsel, for their assistance
 24 with crafting the overall approach and strategy
 25 for this project because it was quite
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1 complicated and a lot to get your arms around.
 2 And then when it came down to the nuts and
 3 bolts of getting things done, Guy Parola, your
 4 in-house DRI expert, as we all know him.
 5 Kristen Reed and Helena Parola at the Community
 6 Planning Division. And Laurie Santana with the
 7 Transportation Planning Division, and then --
 8 as well as our consultant team, which includes
 9 Ms. Brenna Durden, as Guy referenced, who had
 10 to step out to an historic preservation board
 11 meeting, but I assume she will make it back
 12 here at the -- for the very tail end of these.
 13 And then Cantrece Jones and then our group at
 14 CHW.

15 So from the get-go there were three key
 16 goals for this. We wanted to abandon the DRI,
 17 as Guy was telling you about, but we wanted to
 18 do it in a way that created a legally
 19 defensible methodology that preserved the
 20 development rights that were afforded by the
 21 DRI.

22 We wanted to abandon it in accordance with
 23 Florida Statutes, and we wanted to -- or we
 24 realized at the same time we had to amend the
 25 Comp Plan and the City's Ordinance Code so that

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1 we didn't create any gaps in regulation that
 2 may affect any current projects or soon-to-be
 3 projects while this was -- while this process
 4 was going on.

5 So for those of you who may not know or
 6 have the history in DRIs that some of us do,
 7 I'll give you a brief overview. First of all,
 8 DRI stands for Development of Regional Impact.
 9 It was a program created by the Florida
 10 Legislature back in 1972.

11 Pretty much a DRI is defined as any
 12 development that has a substantial effect on
 13 more than one county. So it was a review
 14 process to ensure and to mitigate for these
 15 anticipated impacts.

16 The City of Jacksonville originally had
 17 three DRIs for the downtown area, and then in
 18 1992 these were consolidated into one
 19 development order, which is what you know now.
 20 As Guy stated, this is a very antiquated and
 21 outdated tool for regulating development. So
 22 even the State legislature recognized that back
 23 in 2011 where they exempted projects within
 24 dense urban land areas from the DRI review
 25 process. And Jacksonville is a DULA, as its

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1 known as for short. And then in 2015, the
 2 state legislature completely eliminated the DRI
 3 review process for new projects.

4 Now, in this situation, if you already had
 5 a DRI, like you do here, you have to abide by
 6 the rules until it's gone, so -- but for
 7 anything new coming in, it wouldn't be
 8 required. So, therefore, today, if we were
 9 starting from scratch, a DRI would not be
 10 required for the City of Jacksonville in order
 11 to achieve those development goals.

12 And even more specifically than that, your
 13 own Comprehensive Plan has a policy in the
 14 Future Land Use Element which specifically
 15 states that -- prior to entering the Phase II
 16 and Phase III entitlements of this DRI, that
 17 the DRI should either be abandoned or some
 18 other mechanism adopted that would require it
 19 to be consistent with the City's mobility fee
 20 system. So actually what we're doing here and
 21 at the end of this process is required by your
 22 Comprehensive Plan as well.

23 So there were four key steps that had to
 24 occur sequentially in order for us to really
 25 get here, to where we are today, and then there

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1 was a couple other steps which will tie in,
 2 kind of dovetail and all come together at the
 3 end, for final approval.

4 So the first thing that had to happen
 5 was -- or that we actually chose to make happen
 6 as a benefit to the DIA and for development in
 7 downtown was to convert some of the existing
 8 DRI entitlements, and that was done and
 9 approved on December 10th of 2019. And that
 10 was done in order to maximize the mobility fee
 11 credit that we were going to preserve for the
 12 DIA to be utilized for development in the
 13 downtown area, and that mobility fee credit was
 14 approved earlier this year in March based on
 15 these unused entitlements that were from
 16 Phase I, which have already been mitigated for
 17 through transportation improvements.

18 The City also wanted to see, well, how is
 19 that going to impact today's system moving
 20 forward, so we put together a transportation
 21 analysis and worked with the Transportation
 22 Planning Division, and they approved that
 23 analysis in March as well of -- earlier this
 24 year.

25 We then put together the Comprehensive

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1 Plan text amendments, which Guy was referencing
 2 earlier, which probably came before this board
 3 earlier, before it went to the City Council for
 4 transmittal. And that preserved what was
 5 important and good about the DRI, being the
 6 entitlements, being regulatory authority,
 7 things that require consistency with other
 8 plans in the City. So that is now preserved
 9 and monumented [sic] in the Comprehensive Plan.
 10 That went to City Council in August and they
 11 approved to transmit it to the Florida
 12 Department of Economic Opportunity, which is
 13 what all Comprehensive Plan text amendments --
 14 that's the process they all have to follow. So
 15 it goes to them for review as well as other
 16 State and regional review agencies. And I'm
 17 happy to say we got zero comments on what we
 18 have proposed, so they gave us the green light,
 19 and so now that's why we're here today, we're
 20 going back through the council public hearing
 21 process in order for final approval.

22 And the other two components that are
 23 going to dovetail in with this are some minor
 24 changes to the City's Ordinance Code as well as
 25 the actual DRI abandonment application. So all

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1 of that will come together in what we were
 2 anticipating to be January of 2021, but we
 3 encountered a minor setback at the last City
 4 Council meeting when it was postponed due to
 5 some health concerns. So some of the dates
 6 here and some of the dates I show you at the
 7 very end may slide a little bit, but generally
 8 we're still on track for what we had expected.

9 So what does all this mean for the DIA?
 10 Pretty much it means you will not notice any
 11 change in your regulatory authority. The DIA
 12 will maintain this authority over development
 13 control in downtown Jacksonville. You will
 14 continue to allocate development rights, much
 15 like we saw earlier today, and now you also
 16 have this additional incentive card that we can
 17 play for these mobility fee credits, which you
 18 can use at your discretion. There's no
 19 preconceived determinations made about how
 20 they're supposed to be used. So this is
 21 completely up to you to incentivize
 22 developments that you really want to have in
 23 downtown Jacksonville.

24 So the mobility fee credits -- and as I
 25 mentioned earlier, it was really to preserve

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1 and put a number to the remaining entitlements
 2 in Phase I, which had already long been
 3 mitigated for. And that number came up to
 4 almost \$33 million in mobility fee credits,
 5 which, as I mentioned, can now be disbursed by
 6 the DIA any way they see fit for any project
 7 they see fit.

8 It doesn't guarantee that any project
 9 coming in gets them, nor does it guarantee how
 10 much any project that does get -- but that's
 11 completely up to you and this board. So I see
 12 that as a very strong tool moving forward.

13 So the entitlements also remain the same.
 14 That was one of the most important things from
 15 the DRI. It was one of -- our focus to begin
 16 with from the get-go.

17 So the three categories, as they were
 18 provided for in the DRI, remain the same and
 19 are now just moved over into the Comprehensive
 20 Plan. The ability to trade off these
 21 entitlements, based on traffic trips, remains
 22 the same, and that was also moved over from the
 23 DRI.

24 And as Guy mentioned earlier, the master
 25 developer term -- we kind of wordsmithed a

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1 little bit here to say that the DIA will still
 2 be the managing entity for the downtown
 3 entitlement bank, so -- some of the attorneys
 4 preferred that language.

5 And then the DIA will prepare an annual
 6 report to provide to the Planning and
 7 Development Department, yearly, on the status
 8 of these entitlements, what's been used, what's
 9 remaining, and that will be an ongoing report.

10 The text amendments were necessary, as we
 11 discussed earlier, to preserve those important
 12 qualities of the DRI. The Comp Plan amendments
 13 also ensure that development continues to
 14 remain consistent with the City's goals and
 15 visions as they're outlined in the DIA's BID
 16 strategy and the CRA plan.

17 The text amendments were approved by City
 18 Council for transmittal back in August. And,
 19 there again, we -- when we were developing this
 20 strategy from the get-go, it was important that
 21 all of these things happen concurrently so that
 22 we didn't leave any regulatory gaps, as we
 23 stated earlier, that may have a negative impact
 24 on proposed projects.

25 So the DRI abandonment, you know, it's
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1 really getting rid of something that's really
2 no longer necessary. Since the time DRIs were
3 created and since that was a mechanism --
4 local, state and federal regulations have come
5 a long way. So what we did in the DRI
6 abandonment application is we went through all
7 of the conditions in there -- and there were
8 quite a bit. There was a lot of conditions in
9 the DO.

10 And so we showed how they had either
11 already been met or they were no longer
12 applicable or they will continue to be
13 monitored, and maybe even more so than what's
14 in the DRI by existing local, state, and
15 federal regulations. So that was the big task
16 when it came to putting together the actual DRI
17 abandonment application, and that is one of the
18 items that is now moving forward and will go
19 concurrently with the adoption of the Comp Plan
20 text amendments at the same time.

21 So what are the benefits? Currently,
22 there are no real benefits to the DIA, the City
23 or developers coming through the process
24 offered by the DRI. As Guy mentioned, it's a
25 cumbersome process; it adds another layer of,
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1 you know, red tape, so to speak, for people to
2 go through; it can slow down the process. So
3 what we tried to do here is simplify the
4 regulatory procedures for development to move
5 forward and at the same time more clearly
6 describe what those regulating policies are
7 because anybody who ever had to deal with the
8 DRI -- and kudos to Guy for doing it for so
9 long -- it was a lot to get your arms around,
10 and especially something that's been amended
11 and changed that many times over the years
12 makes it even more challenging to regulate it
13 in a correct manner, but also all of this
14 really leads down to enhancing economic growth
15 in downtown and continuing and implementing the
16 visions which you've already put together and
17 adopted.

18 So there again, kudos again to Ms. Boyer
19 and the DIA for finally taking this project on
20 and getting it done.

21 So with that, between the folks we have
22 here, I'm sure we'll be able to answer any
23 questions that you may have.

24 THE CHAIRMAN: All right. Any questions
25 or comments?

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1 BOARD MEMBER CITRANO: Yeah, I have a
2 question.

3 So it sounds like there still will exist
4 development rights; is that correct?

5 MR. BRASHIER: I'm sorry. What was the
6 first part of that?

7 BOARD MEMBER CITRANO: We'll still have
8 development rights?

9 MR. BRASHIER: Absolutely. Yes, they're
10 preserved, just like they were in the DRI,
11 except now they're preserved in your Comp Plan.

12 BOARD MEMBER CITRANO: Okay. And then the
13 mobility fee credits will be -- is that an
14 enhancement that we have available to us?

15 MR. BRASHIER: It is. It is now. It is
16 now an incentive that you can use, which put a
17 number to entitlements in the DRI that have
18 already been mitigated for. So it's
19 actually -- you know, it's a credit. You're
20 kind of just repaying yourself for things

21 you've already done, and we will memorialize
22 that through that mobility fee credit contract.

23 So it's similar to a contract that you
24 would normally enter into with folks who owed,
25 to pay the mobility fee. This one was

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1 structured so as to preserve your credits.

2 BOARD MEMBER CITRANO: So, Ms. Boyer, I
3 assume -- or I would hope that there would be
4 some structure to how -- or system as to how
5 those get delivered to applicants that come
6 before us.

7 MS. BOYER: So there is a method to our
8 madness, and the timing of this is perfect
9 because we now have our BID and CRA plan update
10 out, and we are going to be revising our
11 incentive programs. And, hopefully, by next
12 June we will have a work product where we have
13 recommended changes and incentive programs.
14 And among those -- assuming we're still
15 focusing on residential, or we may have some
16 other areas -- will be recommendations as to
17 perhaps how we use these mobility credits as an
18 opportunity that balances the market
19 differences we're seeing from district to
20 district.

21 So, for example, we might have a REV
22 Grant, and you could still do a REV Grant in
23 Brooklyn as well as a REV Grant in LaVilla or a
24 REV Grant on the Southbank, but in one case you
25 might get a mobility fee credit also because in

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1 that particular district the market is more
2 challenged. So that's going on kind of
3 simultaneously as a follow-on effort to this.

4 THE CHAIRMAN: Any other questions,
5 comments?

6 BOARD MEMBER WORSHAM: I just want to
7 congratulate Guy. I know this has been a long
8 process, and the consulting team, to get us to
9 this point so that we are basically not going
10 around our back to -- you know, to meet
11 regulatory requirements for development. So I
12 think it's a great tool and thank you for going
13 through the process.

14 I know it was arduous and -- but, again,
15 to have the benefit of the mobility credits as
16 part of our incentive package is huge, but also
17 just to bring us into the 21st Century and the
18 new plan or regulatory requirements for
19 planning and development orders, so a great
20 effort, and congratulations on getting this
21 far.

22 THE CHAIRMAN: All right. Our next item
23 on the agenda, Mr. Steve Kelley will present.

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

25 As DIA staff, I'm just providing an
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1 given to Attorney Walker for -- as the
2 interested party, noting his property ownership
3 of the adjoining parcels to the east and west
4 and his nearby office location.

5 Discussions are continuing with
6 Ms. Williams and Mr. Walker regarding this
7 proposal to ensure compliance with requirements
8 of the property disposition policy. As
9 submitted, the proposal did not establish a
10 fair market value and did not provide a
11 development plan to determine if it met with
12 the BID and CRA plan, as required per policy,
13 so this is an ongoing process with this
14 interested party. And as I mentioned before,
15 per policy, we have 30 days to just make the
16 board aware that this activity is taking place.

17 THE CHAIRMAN: Thank you.

18 MR. KELLEY: I just wanted to check to see
19 if either of the parties were online and if
20 they had a comment to make.

21 MS. MEZINI: I do not see anyone.

22 MR. KELLEY: Happy to address any
23 questions.

24 THE CHAIRMAN: Any questions?

25 BOARD MEMBER BARAKAT: Real quick, why do
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1 initial review on an unsolicited -- a proposal
2 received for a property acquisition. So per
3 policy, I have 30 days to provide something as
4 an initial review for the board as information
5 only.

6 So we received this unsolicited proposal
7 from Ms. Cinda Williams, GRI, as the
8 representative for Mr. Willy Walker, Esquire,
9 for the purchase of a City-owned lot located at
10 0 Union Street West, as shown on the map above,
11 on your screen.

12 So when you look at this map, the
13 cross-streets are -- that's State Street
14 running east to west at the top, Union Street
15 east to west at the bottom. That's Jefferson
16 on the left and Broad on the right. The lot in
17 question is shown by the pinpoint there along
18 Union Street.

19 So Attorney Walker is the property owner
20 of the parcels east and west of the City-owned
21 lot and -- as well as the office building
22 that's two parcels to the west shown there at
23 625 Union Street. An unrelated party owns the
24 parcel to the north.

25 The proposal has merit with consideration
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1 we own this property?

2 MR. KELLEY: Ms. Boyer, I'm not sure.

3 MS. BOYER: We own property throughout
4 downtown that is not otherwise assigned for a
5 specific use. So if it is property potentially
6 available for redevelopment, it is in our
7 inventory. If it's a fire station, we don't
8 own it. But if it is available for
9 redevelopment, it is assigned to our inventory.

10 So this is a property that could be
11 redeveloped. And to Mr. Kelley's point, the
12 adjacent property owners are the logical
13 purchaser of the property; however, the offer
14 that we received was both substantially below
15 current assessed value and there was no
16 intended use for the property. And we can't
17 really dispose of property well below market
18 just to let it sit vacant. That doesn't really
19 further our goals.

20 So if somebody wants to pay fair market
21 value for it, we might dispose of a property
22 that is vacant, if it's properly maintained,
23 but we have to get somewhere, either from a
24 value standpoint or from a use standpoint, that
25 accomplishes something that we are trying to

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1 accomplish with property that we dispose of.
 2 THE CHAIRMAN: Mr. Kelley, just so I
 3 understand, has an offer been made on the
 4 property?
 5 MR. KELLEY: Yes, Mr. Chair, Mr.
 6 President, an offer was made on the property.
 7 It did not establish fair market value, which
 8 is a requirement of our policy, which is rooted
 9 in Florida Statute. So I've communicated back
 10 to the preparer of that offer and I'm trying to
 11 work with them so that they will best
 12 understand what we need in order to properly
 13 consider their offer.
 14 In lieu of an appraisal being established,
 15 we're required to look at the property -- or
 16 Duval County property appraiser's number, which
 17 was substantially greater than what was
 18 proposed in the offer received, so it's an
 19 ongoing situation.
 20 THE CHAIRMAN: All right. Any further
 21 questions or comments?
 22 BOARD MEMBERS: (No response.)
 23 THE CHAIRMAN: Thank you, Mr. Kelley.
 24 MR. KELLEY: Yes, sir. Thank you.
 25 THE CHAIRMAN: We are now at the point of
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1 all receive a stipend and would all design to a
 2 50 percent design, at which point that work
 3 product would then be evaluated. There would
 4 be public input on that, and that would be the
 5 opportunity to decide which one we want to
 6 build, but we can actually move forward with
 7 that.
 8 The work we previously did identified that
 9 we will be using a minimum of 4-and-a-half
 10 acres for public space at the Landing, and so
 11 that is the riverfront area and the Laura
 12 Street corridor, if you will. We're hoping
 13 this is going to get to -- through the
 14 procurement process in December so that it
 15 would be on the street by January 1. I
 16 understand they have cancelled some meetings,
 17 so we may or may not make that, but that's the
 18 goal on that. I'm happy to provide people
 19 copies of drafts if you'd like to see it, but
 20 it's in process finally.
 21 Next thing that I wanted to share is the
 22 concept plan for the Shipyards, Met Park, and
 23 adjacent properties. So this was a comment,
 24 discussion that we had a little bit at
 25 Strategic Implementation last week. And then I
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1 our CEO informational briefing.
 2 Lori Boyer, please.
 3 MS. BOYER: Thank you.
 4 We have a lot going on, so I'm going to
 5 try to go fast and not keep you here too late,
 6 but I'll answer questions on anything you want
 7 more information on.
 8 Jacksonville Landing, now Riverwalk
 9 Plaza -- Riverfront Plaza, the RFP is in to
 10 procurement. And I want to thank Ms. Worsham
 11 for her assistance in reviewing that. And so
 12 everybody is clear, because there is also
 13 miscommunication out there where people
 14 interpret the term "RFP" as meaning a private
 15 sale for commercial development, RFP refers to
 16 the methodology that we have to use to do
 17 anything. So in this case, we are soliciting
 18 designers who will design the public park
 19 space. And the goal is to qualify three teams.
 20 Each team would consist of a landscape
 21 architect, an artist, and then an urban
 22 designer or architect. And there's quite a bit
 23 of detail in the document that we have prepared
 24 regarding both scope and preparation.
 25 The concept is that the three teams would
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1 advised you that from a staff perspective, we
 2 are working on a concept plan that shows how
 3 the whole thing could fit together. And this
 4 extends beyond the MOSH discussion and the
 5 Jaguars discussion of the Four Seasons, but
 6 also includes conversation about a convention
 7 center. And I'm going to bring that up at this
 8 time because Mr. Moody and I have had several
 9 conversations and I want to ask the board for a
 10 show of hands.
 11 So, as you know, we've received several
 12 unsolicited proposals for a convention center
 13 on Ford on Bay or former courthouse/City Hall
 14 annex site. Same developer has presented
 15 several times a proposal on that site. This
 16 board has rejected that proposal on several
 17 occasions.
 18 The last time it was discussed, Mr. Moody
 19 had graciously offered to allow them to make a
 20 presentation to the board to further explain
 21 their proposal. They have responded that they
 22 wanted to wait until they could do it in
 23 person, and the last response was that they had
 24 an extensive presentation and might need
 25 several hours.
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1 So I know that I have several board
2 members who were of the opinion that they did
3 not want to attend that again and felt that
4 they had already listened to that. What I
5 really wanted to understand from the board's
6 perspective is at least to see a show of hands
7 of how many people would be willing to attend
8 if we scheduled such a presentation because
9 there's no -- I think it would not be wise
10 probably to schedule the presentation and then
11 have no one show up or only a few board members
12 show up. It's not a voting matter.

13 So is there a sense among the board that
14 you want to hear this or how would you like us
15 to respond?

16 BOARD MEMBER ADAMS: Could I ask two
17 questions? One, is that presentation several
18 hours long, as you understand it?

19 MS. BOYER: That's what we were led to
20 believe in the most recent email. And my guess
21 is that it is -- as it was written, it was more
22 than just the convention center. They want to
23 explain how it fits in the bigger picture, so I
24 think it is associated with Berkman II
25 development as well.

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1 BOARD MEMBER ADAMS: Okay. And then my
2 second question is, do they have a plan to get
3 around the right of first refusal on that site?

4 MS. BOYER: Probably in as much as the
5 Hyatt was one of the partners originally, but
6 one of the reasons that -- so this board took
7 the position twice that, number one, from a
8 financial perspective -- we both had received
9 correspondence from the mayor's office. We had
10 looked at the convention center study, and had
11 looked at the financial obligation associated
12 with the proposal to either build it outright
13 or to provide an operating guarantee that this
14 was not the time and we were not willing to do
15 it. And I have not heard any change in that
16 position. So the question is whether you want
17 to continue the dialogue, not --

18 BOARD MEMBER ADAMS: I'm open to
19 continuing dialogue. I'm not open to a
20 two-hour dialogue.

21 THE CHAIRMAN: Well, let me make a
22 comment. At the time that I opened it up for
23 perhaps a little more information to be
24 provided by them, it seemed like Ford on Bay
25 was starting to sputter and we didn't really

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1 know what was going to happen, and we still
2 don't know what's going to happen. I thought
3 it would be in our interest just to see what
4 other options might be.

5 Now, whether you put it on Ford on Bay --
6 because this certain group, they're hot and
7 heavy to put it on Ford on Bay and maybe
8 acquire some additional land -- or is it better
9 to maybe, for the future, consider it in a
10 grand plan, tie it into the Shipyards? I don't
11 know, but I thought it be would interesting
12 that we at least gather the information.

13 But I think what we're trying to do here
14 is, as a board, where's your head? Because I
15 think we need to go with the majority of what
16 we want.

17 Todd.

18 BOARD MEMBER FROATS: I'm willing to
19 listen. I mean, I'm not -- I don't think we're
20 ready for a convention center yet. Personally,
21 I don't think it should be on the water, so --
22 there's been talk about moving it to where the
23 jail is. I think that would be great. I don't
24 think we're anywhere close to having the
25 financial capability to do that, but I think as

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1 a future -- you know, as far as planning,
2 strategic planning, that would be a great idea.

3 But I'm willing to listen. I mean,
4 whether it's -- you know, if they're just going
5 to talk about the convention center, you know,
6 we're not talking about specific sites or -- I
7 know they have a site in mind, but I'm willing
8 to listen.

9 THE CHAIRMAN: Oliver, do have you an
10 opinion on this?

11 BOARD MEMBER BARAKAT: Well, I went
12 through the process, I think it was two years
13 ago when we invited three parties to make
14 presentations, and I went through the entire
15 process. And in all of the cases there was
16 significant public investment required, well
17 beyond the resources of this board, so I'm not
18 sure it would be anything but an exercise in
19 futility to really examine the merits of a
20 convention center on any site without knowing
21 there's political will to support the public
22 finance needed for a convention center.

23 So I don't think I'd be interested in
24 discussing a convention center on a specific
25 site. If we want to discuss about the merits

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1 of a convention center in downtown, the
2 benefits of it, where it should be located,
3 river, off the river, make it more strategic, a
4 proactive discussion and incorporate it into
5 our BID plan, that's the kind of conversation
6 I'd be interested in, but not one about a
7 specific site because I don't think there's
8 political will anywhere close to funding that,
9 and there's a lot more that needs to be done
10 before we get there.

11 MS. BOYER: And that's part of why I
12 raised it because in this kind of overall
13 vision plan that we're going to show you in
14 December, we're going to show you some other
15 places where we might suggest it would go, but
16 I'd still want to be able to -- Mr. Moody to be
17 able to respond to the Jacobs' email regarding
18 whether you are willing to schedule that
19 meeting in December or January also.

20 THE CHAIRMAN: All right. Other --
21 Mr. Gibbs.

22 BOARD MEMBER GIBBS: Like Mr. Barakat, I
23 sat through the presentation. We're just not
24 ready yet, and that would be the message I
25 would give them. I want to see what you have

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1 to offer in December, and then maybe we'll be
2 in a further position to entertain a two-hour
3 show.

4 THE CHAIRMAN: Carol Worsham.

5 BOARD MEMBER WORSHAM: I think we should
6 take the time and have the board and staff
7 discuss our own vision for what needs to happen
8 along the riverfront, the synergy between
9 public space and private development and a
10 convention center and civic space. And at this
11 point, we still are committed to the proposal
12 that we had on Ford on Bay, so it doesn't seem
13 to be the right timing.

14 THE CHAIRMAN: Anyone else?

15 BOARD MEMBERS: (No response.)

16 MS. BOYER: Okay. I think we have
17 direction that we can at least say not before
18 January.

19 THE CHAIRMAN: Yeah, I think it's clear.

20 MS. BOYER: Okay.

21 THE CHAIRMAN: I think, if I'm hearing the
22 board right, having a unified plan and figuring
23 out where all the pieces of the puzzle best fit
24 is really where we need to be.

25 MS. BOYER: So to that end, we're going to

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1 give you some high-level concept plan ideas in
2 the December meeting that show those uses, that
3 show park uses and potential park programming,
4 that show where a museum might go, a couple of
5 places, show those kinds of things.

6 In addition to that, as I mentioned in the
7 letter, a local philanthropic organization is,
8 on their own, doing a -- has hired a park
9 consultant, designer, who will be looking both
10 at interconnectivity and programmatic
11 connectivity between all of the riverfront
12 parks and the riverfront park system and then
13 specifically looking at the Shipyards,
14 Metropolitan Park property, and coming up with
15 some hypothetical designs of that. So that's
16 going to be going on this winter as well.

17 So you have our high-level concept, that
18 specific effort, and our Landing effort all
19 happening at the same time. So I wanted to
20 share that.

21 Okay. Next, on The District, The District
22 is moving forward quickly. We are scheduled
23 for a bond closing in early December and a
24 conveyance of the City park property to the
25 City in December. And we are working

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1 feverishly on lots of construction details on
2 all of the pieces that will be CRA
3 infrastructure, that are the parts that the CRA
4 is paying for and benefit the public, and we
5 hope those will be under construction by
6 February, March. It is possible that we will
7 have to come back to the board in that time
8 frame and ask for another month, but this --
9 that's a design and permitting issue that we
10 are -- the funds will be available and we're
11 going to be moving forward with that in
12 December. So before -- between now and the
13 next board meeting that will happen.

14 The two-way street design conversion from
15 one-way to two-way of Forsyth and Adams has
16 been awarded. Prosser was the winning bidder.
17 And Mr. Parola and Public Works are in the
18 process of getting that contract finalized and
19 signed, so I would expect that we'll be
20 underway with design efforts on that by the
21 first of the year.

22 The market feasibility and -- which is a
23 separate procurement effort that's going on,
24 Mr. Kelley is the point of contact on that, as
25 well as the BID and CRA update. Both of those

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1 are happening right now. You very likely will
 2 be contacted and we will be reaching out to
 3 you.
 4 Cantrece, raise your hand.
 5 MS. JONES: (Complies.)
 6 MS. BOYER: Cantrece is handling the
 7 public outreach on the BID and CRA update, so
 8 she may be coordinating that, or Ina may be
 9 coordinating it, depending on which one, but in
 10 various capacities your input will be sought.
 11 So look for those to come forward.
 12 Board member ethics, you have in front of
 13 you a couple of documents from Mr. Crescimbeni.
 14 The essence of this is, you're required to have
 15 four hours of ethics training in a calendar
 16 year. You have all completed one hour.
 17 Mr. Gibbs has completed two. Everybody else
 18 has three left to complete between now and
 19 December 31st. And the ethics office has
 20 opportunities to do that. This information is
 21 available on the ethics training sheet here.
 22 And you can also contact Mr. Crescimbeni if you
 23 need more instruction.
 24 On some of it, you will be able to do it
 25 online, some of it will be Zoom -- you know,
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1 self-guided online at your leisure, and the
 2 other one will be Zoom, but by the end of the
 3 year.
 4 The other sheet you have is an invitation
 5 to the unveiling of the Water Street garage
 6 art, which was going to be installed last week
 7 but due to the winds expected associated with
 8 the tropical storm got delayed a bit, but it is
 9 to be unveiled this coming Monday. The name of
 10 it is Emergence, and it's tentatively set for
 11 5:50 Monday. So that will be at the Water
 12 Street garage, and you're all welcome to attend
 13 that. I'll be planning to be there.
 14 I wanted to give you a heads-up that we
 15 had a webinar this past Monday on our food and
 16 beverage incentive where we were working with
 17 recruiting a bunch of restauranteurs. So we
 18 had 20-some, I think, who participated in the
 19 webinar, people who operate restaurants in
 20 other parts of town who were interested
 21 potentially in coming downtown. I think we got
 22 some good candidates with serious questions out
 23 of that, looking at how the program operates.
 24 We have another program set up with brokers in
 25 early January, so we are marketing that.
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1 We also have letters that either went out
 2 earlier this week or are going out this week to
 3 building owners downtown who are eligible for
 4 facade grants, to talk to them about the facade
 5 grant program and explain to them their -- the
 6 eligibility and how they apply.
 7 In addition, our video showing downtown
 8 projects is underway and it will be completed
 9 by the first of the year. Ina and I have seen
 10 a number of -- we've attended some
 11 storyboarding sessions where we're getting to
 12 see what it's looking like as it's rendered,
 13 and I think it will be a wonderful tool for us
 14 to be able to explain not only to developers
 15 and investors but to the public how all of
 16 these public projects, whether they're park
 17 projects, whether they're two-way street
 18 conversion, whether it's a cycle track, Lift
 19 Every Voice and Sing Park, how they connect
 20 together and create this sense of place and
 21 vibrancy for downtown. And it's been something
 22 we haven't been able to communicate
 23 effectively. I think this is going to be a
 24 wonderful tool to do that.
 25 We talked about the convention center, and
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1 the last one is we need to also have a
 2 Strategic Implementation Committee meeting in
 3 December on parking. So we have delayed some
 4 of the parking discussions, some date back.
 5 The meter rates date back to June when we took
 6 that up and then we wanted to revisit it, and
 7 we haven't brought it back up; however, there
 8 are -- we have a list of items that -- some of
 9 which we really need to address by January.
 10 So we're going to have a parking
 11 discussion for Strategic Implementation in
 12 December also, and we'll try to be concise.
 13 And that's just a few things we have going
 14 on.
 15 THE CHAIRMAN: Is that all?
 16 MS. BOYER: Yeah.
 17 THE CHAIRMAN: You know, I'm hearing
 18 rumors that we might be having to give our
 19 focus to the Lot J issue, and that sounds like
 20 that's on a short fuse, so that might be some
 21 additional work. What do you think?
 22 MS. BOYER: I think that is a council
 23 decision and we are comfortable with the role
 24 we have right now, which is the review of the
 25 REV Grant and the allocation of development
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1 rights, so ...

2 THE CHAIRMAN: Okay. Oliver.

3 BOARD MEMBER BARAKAT: Real quick, on the

4 Landing, so the RFP is for design for the

5 public space only?

6 MS. BOYER: Correct.

7 BOARD MEMBER BARAKAT: And you said

8 4-and-a-half acres is determined to be an

9 appropriate amount of public space on this

10 site; is that the number you mentioned?

11 MS. BOYER: Yes.

12 BOARD MEMBER BARAKAT: Okay.

13 MS. BOYER: So we worked with some

14 colleagues of yours at CBRE. Streetsense did

15 some site designs for us and placements for us

16 and evaluated what kind of minimum functional

17 pad sizes were that would be considered viable

18 for an office building, for a hotel, for

19 residential use, et cetera, and we have looked

20 at those as they are placed in the corners of

21 the building. And the four-and-a-half is the

22 amount that is left that is to be used for

23 public space that we feel is a comfortable

24 number that doesn't preclude our ability for

25 private development on the pads but maximizes

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1 the public space.

2 So the idea here is that we get to this

3 50 percent number, we give the park designers a

4 space to work within, and then at that point we

5 would be considering putting out an RFP on the

6 private pad and how they integrate together and

7 know that, but we wanted to have enough

8 information about what was going in the public

9 space programatically and what it was going to

10 look like to have the private have to integrate

11 with and work with that.

12 BOARD MEMBER BARAKAT: In the RFP -- is

13 that map in the RFP?

14 MS. BOYER: It will be, yes.

15 BOARD MEMBER BARAKAT: Okay. You said we

16 have access and can obtain a copy of that,

17 so --

18 MS. BOYER: Sure.

19 BOARD MEMBER BARAKAT: -- can you send

20 that to me?

21 MS. BOYER: Sure.

22 BOARD MEMBER BARAKAT: That would be

23 great.

24 Thank you.

25 THE CHAIRMAN: Ms. Boyer, you said

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1 4-and-a-half acres for public space. Remind

2 me, the overall Landing site was, what,

3 7-and-a-half, 8?

4 MS. BOYER: Yes. It was 6.8, but that's

5 really before the Main Street -- the on-ramp of

6 the Main Street Bridge is coming down, so it

7 gets larger than that as that ramp comes down.

8 THE CHAIRMAN: Okay.

9 MS. BOYER: And this takes into account --

10 so essentially there is a riverfront area where

11 there is an easement. And if you recall the

12 old Landing, there was that walkway through,

13 and everything in front of that is in front of

14 the easement, so everything in front of that is

15 a public space, as well as the widened Laura

16 Street corridor, and then it also expands as

17 you face the Performing Arts Center.

18 BOARD MEMBER BARAKAT: And I'm sorry,

19 speaking of the Performing Arts Center, will

20 that building be taken into consideration?

21 MS. BOYER: Yes.

22 BOARD MEMBER BARAKAT: Okay. Thank you.

23 THE CHAIRMAN: Okay. Ms. Boyer, any other

24 comments?

25 MS. BOYER: No.

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1 THE CHAIRMAN: Okay. Thank you for your

2 work.

3 Folks, I have just a couple of really

4 quick comments to make. We've got a lot of

5 pieces of the puzzle coming together. And I

6 have heard the word "synergy" mentioned three

7 or four times today. And that's really what's

8 happening. We're getting some synergy that can

9 work together. And you know what, it's

10 exciting. I've not seen it this busy downtown

11 since the mid '70s, the mid '80s, when a lot of

12 buildings were coming out of the ground. So,

13 you know, this truly is an exciting time.

14 And I think our job as the agency that we

15 are is to keep the vision in front of us, keep

16 the vision -- this long-term vision. And, yes,

17 it's frustrating; yes, it's hard; there's a lot

18 of issues that we're trying to balance

19 together, but I think the good that we're doing

20 is really starting to come to bear, and I'm

21 pretty exited about it.

22 So let's just keep up the good work, and

23 thanks for your hard work. And, Lori, thanks

24 for your staff's work. You guys are doing

25 great.

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1 All right. Any other business before we
2 close it down?
3 (No response.)
4 THE CHAIRMAN: Well, folks, thanks for
5 coming. Good work. And we'll see you soon.
6 (The foregoing proceedings were adjourned
7 at 4:22 p.m.)

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10 that the transcript is a true and complete record of my
11 stenographic notes.
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