

CITY OF JACKSONVILLE
COMMUNITY REDEVELOPMENT AGENCY
BOARD MEETING

Proceedings held on Wednesday, January 18, 2023,
commencing at 2:10 p.m., Jacksonville Public/Main
Library, Multipurpose Room, 303 North Laura Street,
Jacksonville, Florida, before Diane M. Tropa, FPR, a
Notary Public in and for the State of Florida at Large.

BOARD MEMBERS PRESENT:

CAROL WORSHAM, Chair.
JIM CITRANO, Vice Chair.
GEORGE SAOUD, Board Member.
OLIVER BARAKAT, Board Member.
CRAIG GIBBS, Board Member.
BRAXTON GILLAM, Board Member.

ALSO PRESENT:

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

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1 BOARD MEMBER GILLAM: Braxton Gillam,
2 board member.
3 BOARD MEMBER CITRANO: Jim Citrano, board
4 member.
5 THE CHAIRWOMAN: Carol Worsham, board
6 member.
7 BOARD MEMBER GIBBS: Craig Gibbs, board
8 member.
9 BOARD MEMBER SAOUD: George Saoud, board
10 member.
11 MR. KELLEY: Steve Kelley, DIA staff.
12 MR. POSEY: Antonio Posey, DIA staff.
13 THE CHAIRWOMAN: Ina, our invaluable
14 assistant.
15 MS. MEZINI: Ina Mezini, DIA staff.
16 THE CHAIRWOMAN: Before we get started,
17 I'd like to welcome Mr. Saoud to the board.
18 Welcome. We're so glad to have you as a
19 new board member. I know that you'll be a
20 valuable member to us.
21 If you would like to give us a little
22 introduction about yourself, we'd love to have
23 that.
24 BOARD MEMBER SAOUD: Thank you so much.
25 My name is George Saoud. I've been a
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1 P R O C E E D I N G S
January 18, 2023 2:10 p.m.
2 - - -
3 THE CHAIRWOMAN: Good afternoon.
4 I'll call the January 18th, 2023, meeting
5 of the Downtown Investment Authority to order.
6 And I'd like to thank everyone for their
7 patience. Our committee meeting ran a little
8 long.
9 And I think we're about to get maybe a
10 flag on the screen so we could say the Pledge.
11 We'll wait one second.
12 Here we go. Please stand.
13 (Recitation of the Pledge of Allegiance.)
14 THE CHAIRWOMAN: Thank you.
15 Since this is a Zoom meeting -- and for
16 the record, I'd like to go ahead and ask
17 everyone at the head table to introduce
18 themselves, starting with Mr. Sawyer.
19 MR. SAWYER: John Sawyer, Office of
20 General Counsel.
21 MS. JAMES: Wanda James Crowley,
22 (inaudible).
23 MS. BOYER: Lori Boyer, CEO.
24 BOARD MEMBER BARAKAT: Oliver Barakat,
25 board member.
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1 lawyer for, gosh, nearly 20 years, and I've
2 delved into downtown ownership and business --
3 small business ownership, and I just grew up
4 here. I love the city, downtown. And when
5 this opportunity came up, I just was so excited
6 and so grateful for the support of the board
7 and of Ms. Boyer and the staff and of City
8 Council, so I'm just really happy to be here.
9 Thank you.
10 THE CHAIRWOMAN: Well, we look forward to
11 having you and welcome your participation.
12 Before we move on, do we have public
13 comment?
14 MS. MEZINI: Yes. First up is Barbara
15 Gubbin.
16 (Audience member approaches the podium.)
17 AUDIENCE MEMBER: Good afternoon.
18 Is this on?
19 Good afternoon.
20 My name is Barbara Gubbin. I'm here to
21 speak on behalf of the Sierra Club of Northeast
22 Florida, a member of the Riverfront Parks Now
23 Coalition, regarding Resolution 2023-01-02.
24 The Sierra Club joined the Riverfront
25 Parks Now Coalition to advocate for greenspace,
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1 parks accessible to all Jacksonville residents,
2 and for a riverfront with a destination park
3 that was developed with a recognition that our
4 climate is changing and we need to emphasize
5 resiliency in that development.

6 The Sierra Club is concerned at the lack
7 of public input and involvement in decisions
8 being made with this resolution on what we
9 understood to be the Shipyards West Park. We
10 have recently learned about a 50-space parking
11 garage, a multistory building to be a ticket
12 office, a museum, and possibly more, an
13 extension of Catherine Street, and a broad
14 section along the Bay Street side of the park,
15 which is reserved for unspecified development,
16 presumably meaning building structures.

17 What happened to involving the community
18 and what they want this area to look like?
19 Indeed, what is happening to the greenspace and
20 the park, which seems to be shrinking on a
21 regular basis.

22 We are not opposed to some structures;
23 bathrooms, for example. However, we understand
24 a firm has been hired to design the park, and
25 to do so, taking into consideration the USS

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1 Orleck.

2 We ask that the DIA take no action today
3 on the resolution, allow Agency Landscape +
4 Planning to do its work, and emphasize park
5 space to be the priority, and allow the
6 community to provide input.

7 We should all know what is planned for the
8 area set aside on Bay Street, on parking, on
9 the various structures being proposed before
10 the entire riverfront is built out, contrary to
11 what many of us believe is what our communities
12 want -- what our community wants, which is
13 greenspace, a destination park on the
14 riverfront.

15 Thank you for your attention.

16 THE CHAIRWOMAN: Thank you.

17 MS. MEZINI: Next is Nancy Powell.

18 (Audience member approaches the podium.)

19 AUDIENCE MEMBER: Hi. Nancy Powell.

20 I'm the executive director of Scenic
21 Jacksonville and the chair of the Riverfront
22 Parks Now Coalition.

23 I spoke last week at the meeting, so I
24 don't need to repeat those comments here. I
25 think everybody here was there. But,

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1 essentially, what was asked for -- and many
2 board members agreed -- that there should be
3 flexibility in carrying out the park design
4 elements.

5 I reviewed the revision to the term sheet,
6 and it appears that some of that was granted,
7 so thank you for hearing us.

8 In last week's meeting, we did learn some
9 new information, that there are not one, but
10 two proposed parking lots, and that either
11 could have a food hall above it or a park or
12 something else, and it could be the same or
13 different from the 2- or 3-story structure
14 requested by the veterans museum folks.

15 So, you know, to play off of what Barbara
16 said, I think that process and the public
17 understanding, the decision-making process and
18 the timeline for that and -- is really
19 important.

20 So that is really kind of my question. I
21 think -- for example, is there a steering
22 committee for each park? And, if so, who are
23 they? And how are they selected? It would be
24 reasonable to assume that there is one, but
25 let's tell people about it.

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1 What is the timeline for design? I'm
2 assuming we'll hear some of that at the
3 February 8th meeting as far as the Shipyards
4 go.

5 What points in the process does the public
6 have a say? And then what happens when there
7 are amenity tradeoffs? For example, if
8 structured parking is recommended, but then it
9 costs a lot and other amenities have to be
10 reduced, you know, how do those decisions get
11 made?

12 What are [sic] the role of the DIA board,
13 the DDRB, the City Council? I think it would
14 just be helpful for somebody to delineate that.

15 Riverfront Parks Now has advocated from
16 the beginning that this be a community-driven
17 effort, and we aspire to be inclusive,
18 interactive, and reflective of the future users
19 of the parks, so we want what the public wants.

20 And as an aside, the conservancy that is
21 being led by Barbara Goodman has requested a
22 seat at the table and intends to insist [sic]
23 with this effort once the Friends of the Park
24 agreement is signed, which it is not yet.

25 So thank you very much.

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1 THE CHAIRWOMAN: Thank you.
 2 MS. MEZINI: No additional public comment.
 3 THE CHAIRWOMAN: All right. With no
 4 additional public comments, we'll move on to
 5 the Community Redevelopment Agency meeting.
 6 The first order of business is the
 7 December 21, 2022, Redevelopment Agency meeting
 8 minutes. Has everyone had a chance to review
 9 them? If so, I will look for a motion to
 10 approve.
 11 BOARD MEMBER GILLAM: Move to approve.
 12 BOARD MEMBER CITRANO: Second.
 13 THE CHAIRWOMAN: Moved and seconded.
 14 All those in favor of the minute [sic]
 15 meetings being approved, signify by saying aye.
 16 BOARD MEMBERS: Aye.
 17 THE CHAIRWOMAN: That motion passes
 18 unanimously.
 19 Secondly, we have the consent agenda. The
 20 only item on the consent agenda is Resolution
 21 2023-01-01, which is the first tab in your
 22 book, which is the resolution that we just
 23 finished with our Finance and Budget Committee
 24 that came through as a unanimous approval.
 25 So, with that, unless -- I'd look for a
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1 bring in a temporary building to serve as a
 2 restroom and as a guest services building for
 3 visitors to the Orleck, during which time the
 4 City would complete construction of Catherine
 5 Street -- that's already an approved CIP
 6 project -- and the City would proceed with
 7 design of the Shipyards West Park.
 8 And during that process, they would have
 9 the temporary right -- at the point in time
 10 that the new facilities within the park are
 11 constructed, all of these temporary facilities
 12 would be removed. That right would terminate.
 13 And if you look on the term sheet, one of
 14 the modifications that Strategic Implementation
 15 recommended is on Page 3 of -- no, Page 5 of 7
 16 of the resolution, and it now references a
 17 future license, lease or operating agreement,
 18 saying, "Upon completion of design of the
 19 future restroom ticketing facility by Agency
 20 Landscape and Design, DIA, and the Jacksonville
 21 Historic Naval Ship Association will mutually
 22 agree upon the operating responsibilities and
 23 use of the building by JHNSA and bring the
 24 terms of such agreement back to the DIA board
 25 for approval. Such agreement would become
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1 motion to approve the consent agenda.
 2 BOARD MEMBER CITRANO: Move to approve.
 3 BOARD MEMBER GILLAM: Second.
 4 THE CHAIRWOMAN: All in favor, signify by
 5 saying aye.
 6 BOARD MEMBERS: Aye.
 7 THE CHAIRWOMAN: All right. We're now
 8 moving on to Resolution 2023-01-02, the USS
 9 Orleck. I'd like to start by turning it over
 10 to the staff to start that discussion.
 11 Thank you.
 12 MS. BOYER: Thank you, Madam Chair.
 13 Many of you attended the committee
 14 meetings, the Strategic Implementation
 15 Committee meeting, which recommended an
 16 amendment to the term sheet. But for the
 17 benefit of anyone online or in the room who was
 18 not there, Resolution 2023-01-02 is
 19 recommending a development agreement with the
 20 Jacksonville Historic Naval Ship Association,
 21 who is the owner of the USS Orleck, that would
 22 authorize a license agreement for them to
 23 relocate the ship to Pier One in Shipyards
 24 West, and for them to have temporary rights to
 25 park on a portion of Shipyards West and to
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1 effective upon completion of the permanent
 2 facility and its availability for public use."
 3 So since we don't even know what the
 4 building might be now, I think the best thing
 5 is just to agree that we will come back with
 6 the terms of that operating agreement, whether
 7 that building is operated in its entirety by
 8 the conservancy or whether volunteers from the
 9 ship group or from the fire museum staff the
 10 building. I mean, it's just premature to try
 11 and make any decision about that at this point
 12 when we don't know what it is.
 13 The other changes that were made in the
 14 resolution relate to requests of the board not
 15 to make a firm commitment with respect to 50
 16 parking spaces in the western half of Shipyards
 17 West Park. And so what you see now on Page 4
 18 of 7 of the term sheet is, it says, "Subject to
 19 design thereof by Agency Landscape and Design
 20 and if feasible and consistent with other park
 21 design objectives, within the western half the
 22 City will provide approximately 50 spaces."
 23 And then again over on Page 7 of 7, there
 24 is the red line language you see, talks about,
 25 "Any improvements shall be consistent with the
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1 FRDAP restrictions."

2 And just for the benefit of those in the
3 audience who spoke, as well as the board, when
4 the Kids Kampus grant relocation was approved
5 by the board, before this was bid for design,
6 there was -- the 9-acre deed restriction was
7 moved to a portion of Shipyards West, and it
8 expressly indicated that the historic naval
9 ship museum and the fire museum were going to
10 be in that park and allowed the facilities of
11 it because that was part of that original
12 agreement with the State.

13 In addition to that, the entire Shipyards
14 West is greater than nine acres, and there was
15 a portion of it that the restriction was not
16 on, was considered CRA property, not part of
17 the City CIP project, and that property
18 could -- from our -- was unrestricted. It
19 could be developed, but it could also be
20 developed as supporting commercial facilities
21 for the park.

22 So the discussion has been, food hall,
23 restaurant-type facility that would provide a
24 benefit to the park, but would be a commercial
25 facility within the CRA property, not within

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1 the City-restricted park property.

2 So what you also see is additional
3 language here about, rather than directing that
4 there be 50 spaces, we will request that they
5 evaluate and incorporate into the design, if
6 feasible and consistent with other park design
7 objectives, approximately 50 spaces.

8 So those changes were made in response to
9 comments and recommendations -- an actual
10 motion made at the Strategic Implementation
11 Committee.

12 I did circulate this draft to a couple of
13 the board members who had been involved in the
14 motion just to see if they had any changes.
15 And I believe that, as it is now written, I've
16 incorporated all of those and it reflects the
17 action of the Strategic Implementation
18 Committee.

19 Happy to answer any questions.

20 THE CHAIRWOMAN: Thank you.

21 I would like -- I'm sorry, go ahead.

22 BOARD MEMBER GILLAM: I was going to make
23 a motion --

24 THE CHAIRWOMAN: Go ahead.

25 BOARD MEMBER GILLAM: -- to approve

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1 Resolution 2023-01-02.

2 THE CHAIRWOMAN: I'll second.

3 Before we start the discussion, which --
4 we're just going to go around the board and
5 generally discuss the resolution. Could you
6 address some of the comments that were made
7 about public participation in the Shipyards
8 design as -- when the public -- I know we have
9 a meeting on February 8th.

10 And there are other points in the
11 beginning -- in the design that the public has
12 an opportunity to express their concerns and
13 opinions.

14 MS. BOYER: Yes. To the Chair, as you
15 know, the public was very engaged in the
16 process of whether or not the Kids Kampus park
17 should be developed and whether we should
18 relocate any of the park facilities at all to
19 this property.

20 So there was significant public
21 involvement and discussion at that point in
22 time. And, in addition, that's when this board
23 decided to donate funds to and assist Jessie
24 Ball duPont Fund in their riverfront activation
25 study.

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1 As part of that, they came up with several
2 concept ideas for the Shipyards West Park that
3 talked about orientation based on the wharfs
4 connecting -- I mean, they have principles
5 that -- actually, the board adopted a
6 resolution supporting the principles, not any
7 particular design, that Jessie Ball duPont had
8 concluded. And there was, I believe, extensive
9 public participation and input. And that was
10 really what we engaged them for, is to do that
11 outreach and to understand.

12 So when it moved to the next step in the
13 process, where there was an RFP issued to
14 solicit design firms to actually design the
15 parks, the design firms were directed to use
16 the information from the Jessie Ball duPont
17 Fund study and recommendations as the basis for
18 what the public had communicated they wanted to
19 see in the space.

20 And so what you will see is various
21 recommendations that came out of the duPont
22 Fund are forming the basis for the initial
23 concept plan. The concept plan will be
24 presented at the February 8th meeting that is
25 going to be held at WJCT.

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1 In addition to that -- so Agency will be
2 here. Anyone in the public can come talk to
3 them, but they also have a website that is up
4 now. And they are also doing public outreach
5 meetings, where they are going to things like
6 Riverside Arts Market and the CPAC meetings and
7 some church meetings and other things to
8 solicit public input on what people would like
9 to see within the park space.

10 But I'm going to remind you that that
11 input is about the park space, not the CRA
12 space, although we are certainly willing to
13 have facilities in the CRA space that
14 complement the park and work with the park, and
15 that was the intention all along.

16 So we, DIA, have also engaged Agency to
17 design the CRA space. It just isn't subject to
18 the same noncommercial restrictions that the
19 Shipyards West Park space is.

20 THE CHAIRWOMAN: And one last question
21 before we move on to board comments. The
22 entire acreage of the Shipyards West site is,
23 what, like, 7 acres --

24 MS. BOYER: I'm going to defer to
25 Mr. Parola. Well, it includes submerged land.

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1 which is a -- more of a tactical decision, you
2 know, based on what to build and not to build,
3 a certain amount of parking spaces here and
4 there.

5 And I'm not sure why the timing occurred
6 this month. We've been waiting on the Orleck
7 to come here for a long time, but it would -- I
8 think it would be more advantageous for us to
9 understand what the park master plan is, right?
10 And understand thematically what we're trying
11 to accomplish at this park.

12 And it seems like that's -- I understand
13 it's been discussed with duPont. But, you
14 know, once we have a picture in front of us
15 that Agency has developed, I think it's been
16 easier for us to make these more tactical
17 decisions and determine whether they are
18 appropriate given the overall thematic strategy
19 we're trying to accomplish at this park, not to
20 mention how it coincides with the Riverwalk and
21 how it coincides with Riverfront Park and
22 making sure there's harmony there.

23 So anyway, I think we've -- I think with
24 the change in language that staff has come up
25 with, with help from board members, I think

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1 And so including the submerged land, it may be
2 14 or 15 acres. And if you include the piers
3 in it -- and the piers are not part of the park
4 space that was restricted. The park space is
5 all upland, and that is 9 acres, not including
6 the Riverwalk. And that was the intention,
7 because we had already committed to do the
8 Riverwalk there.

9 So it's 9 acres, plus Riverwalk, which
10 will definitely happen, and then -- as you
11 know, the Orleck's license is for submerged
12 land that is part of the CRA property, but
13 nevertheless becomes a visitor asset and a
14 tourism attraction within the park.

15 THE CHAIRWOMAN: All right. Thank you.
16 Thank you for indulging me.

17 I'll start with board questions and
18 comments with Mr. Barakat.

19 BOARD MEMBER BARAKAT: Thank you, Madam
20 Chairwoman.

21 I just have a, I guess, observation on
22 process based on what you just summarized,
23 Ms. Boyer. I don't want to speak on behalf of
24 the public, but just as a -- as a board member,
25 trying to make a decision about the Orleck,

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1 we're -- there's enough flexibility to not put
2 the cart before the horse or inadvertently put
3 the cart before the horse, so I'm comfortable
4 with the language.

5 But the one question I do have, which I --
6 maybe let you address all of this, is, when
7 Agency does complete their, quote, evaluation
8 of these items we're asking them to evaluate,
9 what then happens? Are they coming back to the
10 board with a report, with a design to say,
11 based on our evaluation, we believe that
12 x-amount of parking spaces are appropriate or
13 not appropriate? They will be located in this
14 part of the park or this half of the park?
15 So -- to allow us to really understand what is
16 the overall impact of this resolution.

17 MS. BOYER: Thank you.

18 Through the Chair to Board Member Barakat,
19 first of all, let me explain timing so you all
20 have a better understanding of timing.

21 There is a current agreement, and that
22 current agreement is still in effect and allows
23 the Orleck to go to Pier One and allows them to
24 license a 60-by-90 piece of upland area within
25 the park for a ticket booth and a restroom

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1 facility. That was already approved in 2021
2 and is executed.
3 I have been granting them monthly
4 extensions under that agreement, as they have
5 requested them and shown progress toward
6 relocation to this site. The City Council
7 granted them a temporary construction easement
8 to allow them to start installation of the
9 mooring dolphins at Pier One.

10 Hal Jones is out there working, and you're
11 going to see pictures of a crane when we get to
12 the CEO report, and that work is underway for
13 the ship to be relocated to Pier One.

14 The importance of this being on this
15 agenda is that my ability to grant extensions
16 expires March 31st. They have to be relocated
17 by March 31st or the agreement expires in its
18 entirety.

19 If the board were to adopt a resolution in
20 whatever form you want today to change the
21 terms of the current transaction, which is what
22 this does, then this resolution could be filed
23 with City Council February 8th, come out of
24 City Council by March -- mid March, and allow
25 relocation by the end of March, in accordance

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1 with the timing that is currently authorized.

2 The problem would be that, if we did not
3 act this month, then there would be no way that
4 there could be legislation filed but for the
5 expiration of the current agreement.

6 BOARD MEMBER BARAKAT: And as far as the
7 long-term aspect of some of these improvements
8 that we were asking Agency to evaluate, what
9 happens when they are done with their
10 evaluation?

11 MS. BOYER: So the contract for the design
12 of the park is a contract with the City Parks
13 Department. It would not come back to the DIA
14 board to tell the City Parks Department how to
15 change the park design.

16 Our contract is for the CRA property, and
17 we certainly are happy to present it to you,
18 everything else, but it's -- this is an
19 administrative function where the Parks
20 Department is designing a park under contract
21 with Agency.

22 There will be public outreach. We will
23 get a presentation of it, but it is certainly
24 not a board approval, just like you as the
25 board don't approve what happens in James

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1 Weldon Johnson Park or Lift Ev'ry Voice and
2 Sing Park or any other park within downtown
3 that is a City park. That process is managed
4 by the City Parks Department.

5 BOARD MEMBER BARAKAT: Okay. Well, I
6 guess it's a little confusing because we're
7 directing Agency in this resolution. So if
8 they are not working for us, you know, I -- I
9 still hope we have the capacity to, quote,
10 direct them to do these things.

11 And I think that -- and we need the Parks
12 Department to come and do a presentation to us
13 because I would like a little more clarity on
14 what they're planning for these parks because
15 they do impact economic development, and
16 they -- and we're incentivizing a lot of
17 projects along this corridor, and we need to
18 connect the dots.

19 So I just -- you know, I can just --
20 Orleck conversation, which I think we're all
21 for. We want to see the Orleck there, but I
22 think it's kind of forcing the issue on what's
23 happening and not happening on these parks, and
24 how do we make a very informed decision?

25 MS. BOYER: So in the past, we've had
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1 several board workshops on the entire connected
2 riverfront park system. Happy to do that again
3 if you would like a board workshop distinct --
4 separate and apart from this February 8th
5 meeting, which is a public meeting on all of
6 the parks and the state of design on those.

7 And the Parks Department will be sharing
8 where they are on various parks, whether it is
9 the Artist Walk, all the way under Fuller
10 Warren, Riverfront Plaza, et cetera. So all of
11 those, we, as staff, receive continuous updates
12 on and understand what is going on in the
13 process.

14 There is a very clear programmatic plan
15 that incorporates all of the recommendations
16 that came out of duPont in terms of, we want to
17 see picnic areas, we want to see greenspace, we
18 want to see public art, we want to see this,
19 that. Those are all located in one park or
20 another, a State park or this or that. And
21 that will be part of that presentation, but we
22 can certainly schedule a workshop, a DIA board
23 workshop, that allows you to ask questions and
24 goes through specifically for the board all of
25 those parks and how they're connected and

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1 what's going on in them.
2 BOARD MEMBER BARAKAT: I'll leave it up to
3 the Chair, but I think that would be useful.
4 There's a lot of moving parts with these parks
5 and we're building more than one. And, again,
6 they -- they do impact the projects we
7 incentivize and they do impact the big picture.
8 So I think that the board members ought to be
9 as informed as possible about the latest and
10 greatest with these parks.

11 The last -- a more -- kind of a tactical
12 question. Regarding the temporary structures,
13 we didn't talk too much about those at SIC. As
14 I was listening to the summary, I was worried
15 about these temporary structures becoming more
16 than temporary, as things get bogged down or
17 things get prolonged over time. Will they go
18 through DDRB, and then -- one, is there a
19 sunset on the temporary structures to ensure
20 that -- you know, what does "temporary"
21 actually mean?

22 MS. BOYER: To answer the second question
23 first, yes, there is a sunset. I believe
24 Mr. Sawyer can maybe direct -- I know as he was
25 drafting, we talked about that. We were

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1 talking about two years, but it may -- unless
2 additional time is needed to complete that
3 portion of the park or something, but it's
4 already -- that portion of the park, it's
5 already funded, the park construction is
6 funded. So, yes, there could be a construction
7 delay for some reason. But the thought was
8 that it should be completed in two years, and
9 so that's what we were talking about as the
10 sunset.

11 And, Mr. Parola, do I understand these are
12 going through DDRB, or was it an administrative
13 DDRB? Tell me what the discussion was.

14 MR. PAROLA: Through the Chair, we were
15 going to view it as an administrative because
16 these are temporary in nature.

17 These are not -- it's my understanding
18 that -- I'd love for Jim to nod his head.
19 They're not purchasing these things. These
20 things, I believe, are on a lease arrangement,
21 so it's going to be in their self-interest,
22 financially, to make sure these are temporary.

23 BOARD MEMBER BARAKAT: So not -- I don't
24 want to change the resolution, but do we need
25 to ensure that there is a sunset provision in

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1 the resolution or is it implied? It is, like,
2 a (inaudible) in the development agreement?

3 MS. BOYER: It doesn't need to be in the
4 resolution if it's in the development
5 agreement. The development agreement is what
6 actually gets approved by City Council, and
7 this is just a framework that gives high-level
8 points. And I can tell you that in the draft
9 that Mr. Sawyer is working on, it already has
10 the sunset.

11 BOARD MEMBER BARAKAT: All right. Great.
12 Thank you.

13 No other questions.

14 THE CHAIRWOMAN: Mr. Gillam.

15 BOARD MEMBER GILLAM: Thank you.

16 I just wanted to, you know, respond to a
17 couple of things.

18 We had a healthy and some might say
19 lengthy discussion at SIC on this issue. And
20 there's different elements of public I hear. I
21 hear people stand up on different sides of
22 different issues and say, we're the public and
23 we -- this is what we want. And the public, as
24 a group, doesn't necessarily agree on
25 everything. So we have different members of

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1 the public who want different things.

2 I can say that members of the -- you know,
3 the audience that are here today, we heard, you
4 know, strongly from members of the Orleck
5 support community who feel strongly about what
6 they want to see here as strongly as members
7 that are here today wanting greenspace. And so
8 it's a function of -- it really is a function
9 of trying to respond to the community because
10 it's the community's money, it's a community
11 space, and give the community what the
12 community wants.

13 The other thing I want to, you know, point
14 out is, the City already made a decision that
15 it wanted the Orleck downtown as the result of
16 over ten years' worth of work and effort and
17 negotiations that resulted in a -- in a binding
18 agreement that currently exists, is enforceable
19 by the Orleck group. It includes moving this
20 vessel to the location at Pier One, and it
21 includes temporary -- and, frankly, in my
22 opinion, you know -- you know, not wonderful
23 structures to be installed in a fashion that I
24 think isn't the best, you know, for downtown
25 and for things we want to see done and --

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1 And what we have is -- the City has
2 changed directions. We had a -- you know, we
3 had development parcels we were going to put
4 development on and now we've decided to put a
5 park on them, which is wonderful and a great
6 decision for the community. But in that
7 process, you know, it's changed the impact on
8 the Orleck and its community of supporters, and
9 so they have asked for, you know, a revision to
10 reflect what we're doing now as opposed to what
11 they were working towards for over a decade and
12 which they negotiated with us, you know, to
13 arrive at a development agreement in the day.

14 So I don't think anything is -- to the
15 extent anyone suggests from the public this was
16 done in bad faith or it's -- it's not done with
17 open -- in an effort to involve the community,
18 I think it's not a fair representation because
19 there's been a lot of discussion and a lot of
20 different venues, public venues, about what's
21 being done here.

22 And our community has -- I think the
23 Jacksonville community has spoken. They want,
24 you know, this, you know, naval involvement. I
25 think the Navy is so important in our

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1 community, we want this.

2 And so it's a function of trying to do it
3 right, and I think -- you know, and what we're
4 trying to do here and the lengthy time we spent
5 at SIC was to try to continue to maintain
6 flexibility so we could have the most resilient
7 and the best-looking park and the best space
8 and most accessible for the community and the
9 most -- and, frankly, from my perspective, and
10 the best for -- for, you know, the public
11 community and the development community and
12 everyone together. And that's what we've tried
13 to do here, and that's the effort that we have
14 in this -- in this new and revised measure.

15 And so I don't -- I don't really know --
16 we have -- in my opinion, we already have made
17 a commitment, and -- you know, and all we're
18 trying to do is modify that commitment to
19 continue to improve what we're going to end up
20 with, you know, in Jacksonville. And so I am
21 bothered -- and I heard it --

22 And just so that people in the community
23 here today have spoke -- particularly the
24 lady -- the woman, I'm sorry, from the Sierra
25 Club who spoke strongly in favor of greenspace

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1 and trees and involved in the public. You
2 know, you weren't here the other day to hear
3 comments from, you know, members of the public
4 who support the Orleck, who spoke strongly in
5 favor of, you know -- you know, we're not
6 giving them what they need. And so I want to
7 be clear that there are people on both sides of
8 this issue who are strong and important and
9 valuable and loud members of our community, you
10 know, who feel -- and we're trying really hard
11 to respond to everyone.

12 Thank you.

13 THE CHAIRWOMAN: Mr. Citrano.

14 BOARD MEMBER CITRANO: I'm generally in
15 favor of the resolution as redrafted.

16 I do hear some of the public comments and
17 agree with them. In my mind, I look at a few
18 different things. Number one, we have an
19 agreement with the Orleck. So we agreed to let
20 them come to Pier One. And it's, essentially,
21 shared space with the park.

22 A restroom facility benefits both
23 parking -- benefits both, I think, the anxiety
24 or the uncertainty that is created as, we can't
25 see it, how much of that greenspace will be

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1 eaten up by structures and parking?

2 And so I hear the concern, but I think
3 there's still a net benefit to parking and to
4 restrooms and things like that. And we do have
5 the obligation to the Orleck that's already
6 been agreed to, so that's why I'm in favor.

7 I tend to agree with Mr. Barakat, so that
8 we -- we have more clarity -- and what the --
9 ultimately, what the design is trending towards
10 would be -- would be helpful, I think, both to
11 the board and to the general public, so --

12 But, again, I'm generally in agreement and
13 in favor.

14 THE CHAIRWOMAN: Thank you.

15 Mr. Gibbs.

16 BOARD MEMBER GIBBS: I only have one
17 question. With regard to Page 2, Section 2,
18 which preposition should be there? Just a
19 typo, because I attended the SIC meeting, and
20 we did vet this particular resolution fairly
21 extensively.

22 THE CHAIRWOMAN: I'm sorry, I didn't --
23 Section 2, you had a correction? What is
24 your --

25 BOARD MEMBER GIBBS: Which preposition,

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1 "at" or "to"? Probably four lines down.
 2 MS. BOYER: "For relocation of" -- I would
 3 say "to," and we should strike "at."
 4 THE CHAIRWOMAN: Agreed.
 5 Thank you, Mr. Gibbs.
 6 Any other comments?
 7 BOARD MEMBER GIBBS: A floating ship
 8 museum at Pier One? And strike the "to" did
 9 you say?
 10 THE CHAIRWOMAN: I think you said "to
 11 Pier One" is that correct?
 12 MS. BOYER: "For relocation of the USS
 13 Orleck as a floating ship museum to Pier One."
 14 I was thinking "relocation to."
 15 BOARD MEMBER GIBBS: Thank you.
 16 THE CHAIRWOMAN: Mr. Saoud, any comments?
 17 BOARD MEMBER SAOUD: Yeah. I just want to
 18 say that -- obviously, I've not been involved
 19 in the prior dealings and the resolutions, but
 20 I've read through this multiple times. I think
 21 it's a very good term sheet and a layout for
 22 what's to come in the future.
 23 I think the Orleck itself has received a
 24 lot of positivity from the community. I think
 25 it's something vitally important, to keep
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1 the City has certain functions in -- within
 2 development, whether it's private, public,
 3 park, that the design firm will consider. And
 4 the design firms are very used to doing this.
 5 And I think that the resolution, as it's
 6 stated, has given the flexibility to Agency to
 7 understand that there are certain commitments
 8 that the City has made that will occur in this
 9 park, and part of it is a function of the
 10 tradeoff for Kids Kampus to the Shipyards to be
 11 a park.
 12 So I think that probably some of the
 13 anxiety might be relieved as people attend the
 14 February 8th workshop and express their
 15 opinions. And I would encourage all the board
 16 members to, again, participate in that
 17 February 8th workshop. And after that, if we
 18 feel like we need another workshop, we can
 19 evaluate that.
 20 So I'm in favor of the resolution as well.
 21 And, with that, I'm going to call for a
 22 vote, starting with Mr. Barakat.
 23 BOARD MEMBER BARAKAT: In favor.
 24 THE CHAIRWOMAN: Mr. Gillam.
 25 BOARD MEMBER GILLAM: In favor.
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1 creating these sort of community-based
 2 activities and locations that are distinct to
 3 Jacksonville. And I think this is something
 4 that will be very (inaudible) to Jacksonville.
 5 And I think in relation -- and, again, I
 6 want to also echo the community's concerns
 7 and -- and there are people on both sides who
 8 want more greenspace or less or more
 9 facilities. And I think, you know, there's a
 10 real opportunity here to give everyone
 11 something of what they want, and I just see it
 12 as a very positive thing and very happy to vote
 13 here today.
 14 THE CHAIRWOMAN: Thank you.
 15 Just a few comments that -- I think that
 16 the purpose of the resolution is well-stated,
 17 and I think the amendments that we went through
 18 in committee the other day have been reflected
 19 and are good.
 20 And in terms of kind of setting out
 21 people's concerns about the design of the
 22 Shipyards Park West [sic] with certain elements
 23 that have been committed, it's no different
 24 from any other park design or project that we
 25 or the Parks Department or any other agency of
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1 THE CHAIRWOMAN: Mr. Citrano.
 2 BOARD MEMBER CITRANO: I'm in favor.
 3 THE CHAIRWOMAN: Mr. Gibbs.
 4 BOARD MEMBER GIBBS: I'm in favor.
 5 THE CHAIRWOMAN: Mr. Saoud.
 6 BOARD MEMBER SAOUD: In favor.
 7 THE CHAIRWOMAN: And I'm also in favor.
 8 So it passes unanimously.
 9 Thank you very much.
 10 Any other matters to be added to this
 11 agenda?
 12 MS. BOYER: No.
 13 THE CHAIRWOMAN: All right. If not, we'll
 14 close the CRA meeting and move on to the
 15 Downtown Investment Authority meeting.
 16 (The foregoing proceedings were adjourned
 17 at 2:46 p.m.)
 18 - - -
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1 CERTIFICATE OF REPORTER

2

3 STATE OF FLORIDA)

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4 COUNTY OF DUVAL)

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6

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

12

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14

15 DATED this 29th day of January 2023.

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Diane M. Tropa
Florida Professional Reporter

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CITY OF JACKSONVILLE
DOWNTOWN INVESTMENT AUTHORITY
BOARD MEETING

Proceedings held on Wednesday, January 18, 2023,
commencing at 2:46 p.m., Jacksonville Public/Main
Library, Multipurpose Room, 303 North Laura Street,
Jacksonville, Florida, before Diane M. Tropa, FPR, a
Notary Public in and for the State of Florida at Large.

BOARD MEMBERS PRESENT:

CAROL WORSHAM, Chair.
JIM CITRANO, Vice Chair.
OLIVER BARAKAT, Board Member.
CRAIG GIBBS, Board Member.
BRAXTON GILLAM, Board Member.
GEORGE SAOUD, Board Member.

ALSO PRESENT:

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

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1 Are there any other matters to be added to
2 this agenda, Ms. Boyer?
3 MS. BOYER: No.
4 THE CHAIRWOMAN: Is there any old
5 business?
6 MS. BOYER: No old business, but we do
7 have a CEO report and a development update.
8 THE CHAIRWOMAN: All right. We are ready
9 for that. Thank you very much.
10 MS. BOYER: Ms. Mezini, do you want to
11 start with a few pictures for the board?
12 MS. MEZINI: (Complies.)
13 MS. BOYER: The first is progress on Home2
14 Suites. I don't think we have a
15 before-and-after here to show you what it
16 looked like last month as compared to this
17 month, but it is going up pretty quickly. I
18 went by, actually, this morning on Park Street.
19 And this picture is dated compared to what you
20 see today, and there were workers all over
21 the second floor of it this morning at about
22 8 clock.
23 Next is Lift Ev'ry Voice and Sing Park.
24 So what you're seeing coming out of the ground
25 is what is called the "lifted lawn" on the
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1 P R O C E E D I N G S
2 January 18, 2023 2:46 p.m.
3 - - -
4 THE CHAIRWOMAN: We'll close the CRA
5 meeting and move on to the Downtown Investment
6 Authority meeting.
7 Has everyone had a chance to review the
8 minutes? And, if so, I would like a motion.
9 BOARD MEMBER GILLAM: Move to approve.
10 BOARD MEMBER CITRANO: Second.
11 THE CHAIRWOMAN: All in favor of the
12 December 21, 2022, DIA board meeting minutes
13 approval, signify by saying aye.
14 BOARD MEMBERS: Aye.
15 THE CHAIRWOMAN: Thank you.
16 We have one item on the consent agenda.
17 That was Resolution 2023-01-03, which was a
18 modification to the Kings Avenue funding. And
19 I'd like a resolution [sic] to approve the
20 consent agenda.
21 BOARD MEMBER GILLAM: Move to approve the
22 consent agenda.
23 BOARD MEMBER CITRANO: Second.
24 THE CHAIRWOMAN: All in favor?
25 BOARD MEMBERS: Aye.
THE CHAIRWOMAN: Thank you.
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1 north side of the park. So this isn't on the
2 Lee Street side; this is on the interior side.
3 And you remember in the Walter Hood design for
4 it, there was a water feature along there and
5 the name of the park is along that side, so --
6 and it's filled with dirt on the inside, so it
7 slopes and will slope down toward the shotgun
8 house that's relocated here.
9 We were hoping we'd have a picture of the
10 shotgun house being relocated here. It was
11 supposed to happen in December. The Parks
12 Department ran into permitting issues, like
13 developers are prone to do, and so they're
14 waiting for the permit to be able to move the
15 shotgun house, but it will be, hopefully, moved
16 this month.
17 Next.
18 Emerald Trail Model Mile. So I've shown
19 you pictures before of the sidewalk being
20 poured. If you've been on Lee Street, what you
21 now see is roadwork going on. So the medians
22 are changing and the curb lines are changing.
23 There are several blocks, actually, that are
24 closed off right now on Lee Street. And this
25 project is set for completion in late spring.
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1 So progress continues to be made on the Model
2 Mile.

3 Next is the Federal Reserve building, some
4 interior pictures of the Federal Reserve
5 building. We told you it was nearing
6 completion, but I don't know that you've had
7 the opportunity to see any of the interior
8 pictures.

9 And I hope there's -- bottom right is an
10 exterior picture of the outside service area, a
11 lot between Sweet Pete's and the Federal
12 Reserve building, which looks even better than
13 that today, when I saw it this morning.

14 BOARD MEMBER GILLAM: Ms. Boyer, is there
15 a tenant for that space? Can you remind us?

16 MS. BOYER: It is primarily event space.
17 I have not heard if there is a specific
18 restaurant tenant.

19 Mr. Kelley, have you heard of a restaurant
20 tenant for this space?

21 MR. KELLEY: I have not, but I can follow
22 up with Alex on that.

23 MS. BOYER: We know they have a restaurant
24 operator at Sweet Pete's, and I don't know if
25 they're planning on using this initially as

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1 catering space or -- it is designed for and
2 envisioned that there would be, actually, a
3 restaurant in a portion of the space.

4 Next.

5 The Baptist Convention Center building, so
6 around the corner on Church Street. This is
7 giving you some interior views of that as well
8 as the exterior connection. The bottom right
9 is, again, that same lot between the Federal
10 Reserve, but you can see they're quite far
11 along in finishing the building.

12 Next.

13 Ashley Square. So this is the Blue Sky
14 properties, affordable senior housing, that has
15 had a ribbon cutting this past week. I
16 believe -- I can't remember if it's 124 or
17 174 units of affordable senior housing in
18 cooperation with the Cathedral Foundation.

19 And Doro, continued progress at Doro. So
20 I think this one you can tell that work has
21 been done in the last month and that we are
22 moving right along.

23 And is that the last one, Ms. Mezini?

24 Oh, Pier One. So for Mr. Webb's benefit,
25 we included a picture of the crane at Pier One

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1 that is installing the mooring dolphins for the
2 Orleck. So it's already on site and work is
3 going on.

4 And those were our photograph version of
5 an update for the month, and then I have a bit
6 of a verbal one for you.

7 So I did want to share -- we know
8 Mr. Saoud is now here as an active board
9 member. However, Mr. Hanania's appointment was
10 withdrawn. So some of you knew that that
11 appointment had been pending. He declined
12 because of work conflicts, and so there is not
13 another appointment pending right now, so we
14 are a board of six, minimum quorum. And there
15 are two mayoral appointment vacancies, one City
16 Council appointment vacancy.

17 I have forwarded names to both, of
18 potential interested parties, but if you have
19 others -- as you know, the board has
20 qualification requirements. So the City
21 Council appointee must be a Southbank business
22 owner or a Southbank resident. The mayoral
23 appointees have several other flexible
24 openings. So we're replacing Ms. Burch and
25 we're replacing Mr. Ward. And I believe that

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8

1 one of them was either a -- one was a lawyer,
2 one was a planner.

3 Mr. Gillam, are you in a lawyer slot? I
4 did not look this up for the meeting. You're a
5 business owner slot?

6 BOARD MEMBER GILLAM: I got moved out
7 because they needed a lawyer spot, so I think
8 I'm a business owner spot.

9 MS. BOYER: So there is a lawyer spot.
10 There is a -- you know, so there are many -- so
11 it can be a -- in the real estate construction
12 industry, in planning, architectural, banking.
13 All of these qualifications could make someone
14 eligible for that position, if you know someone
15 else who might be interested.

16 So we will continue to try to fill that.
17 In the meantime, we greatly appreciate your
18 participation. I'm trying not to burden you
19 too much with workshops and extra loads since
20 everybody has to be present at every meeting,
21 but we do -- we are going into budget season
22 and there will be a few additional meetings
23 that we have to add to our agenda.

24 From a budget perspective, since we just
25 had the Finance meeting, I'm really not going

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1 to talk about that other than, as far as
2 downtown maintenance goes, we have a downtown
3 maintenance budget that, as you know, we have
4 not yet been able to deploy.

5 I have set -- actually, Mr. Parola has
6 been trying to set a meeting with the Public
7 Works director for us to discuss the scope of a
8 current bid, which I don't believe allows us to
9 use our enhanced maintenance money. And there
10 is another budgetary issue associated with that
11 that may require us to transfer it, in any
12 event.

13 So that's a longer discussion. We can
14 have another Finance meeting, but you shouldn't
15 expect to see with DIA -- deployment of DIA's
16 enhanced maintenance money any time in the next
17 60 or 90 days. I know that's been a
18 frustration in the development community and
19 wanting to see a higher level of maintenance
20 downtown, and we continue to strive to get
21 there, but we have a few process challenges to
22 work through on that.

23 From a staffing standpoint, we have
24 extended an offer for our marketing position.

25 Mr. Parola, do we have a start date?

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1 MR. PAROLA: We do not. We should have
2 one by the end of the week, though.

3 MS. BOYER: Okay. So we do not yet have a
4 start date.

5 And we have interviewed for an
6 administrative assistant. This is Xzavier's
7 replacement. We are going to the Mayor's
8 Budget Review Committee next week for approval
9 of a salary increase, which, if that is
10 granted, then we believe that we will be able
11 to fill that position with one of the people we
12 interviewed.

13 And we are revising job descriptions for
14 property disposition and parking strategy. And
15 I sent those to Mr. Citrano, who volunteered to
16 help us recruit. So we welcome that from
17 everyone.

18 From a capital projects update standpoint,
19 DE-ZYN, who is the firm that is creating the
20 projection material that is going to be
21 reflected on the Performing Arts Center and the
22 fountain, has completed a study, which was
23 really excellent work in the sense that we now
24 know exactly what lenses we need, et cetera, to
25 produce the right impact. And we may be coming

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1 back for some additional funding requests for
2 additional projectors as a result of that.

3 Agency has developed their initial concept
4 for Shipyards West Park. The public meeting is
5 scheduled for February 8th, from 5:30 to 7:30,
6 on this and other parks, including Riverfront
7 Plaza.

8 We are still waiting for the FDEP comments
9 with -- on the concept plan, but we will have
10 those -- we have a meeting scheduled with FDEP
11 Monday at 10:00. So we're going to have a
12 teams meeting with them. Because this is
13 subject to the grant restriction, they are also
14 an interested party who gets to comment and
15 tell us what we can and cannot do on the
16 Shipyards West Park space.

17 Hogan Street design, we are anticipating
18 60 percent design in January -- so we're
19 running out of January for that -- and then
20 proceed directly to design-build. This is a
21 project for the Hogan Street segment of the
22 Emerald Trail that was supposed to be under
23 construction several months ago. So it's
24 running behind, but we're hoping that we are
25 going to go to design-build later this month.

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1 Perkins & Will. This is Riverfront Plaza.
2 They have provided us cost estimates based on
3 90 percent plans. And in mid-December they
4 drafted a phasing concept. The next steps are
5 to refine the phasing and base bid. A meeting
6 is scheduled for this coming Friday at 9:00 to
7 discuss --

8 So the phasing relates to the fact that,
9 because of the American Lions building and its
10 construction schedule and available budget, we
11 have to build a portion of the park that we can
12 build that we don't tear up, and then how do we
13 gradually integrate with a future construction
14 site where the American Lions development would
15 go?

16 So the -- half of the park, where the
17 playground is, the flexible lawn over on the
18 Performing Arts Center side would all be in
19 Phase 1. And then the question is, on the
20 Riverwalk, how much of the Riverwalk and the
21 beer garden can be in Phase 1 versus has to
22 interface with the parking garage on that side?

23 Two-way on Forsyth and Adams. We're
24 nearing completion of the bid package. We had
25 meetings last week on parking kiosks and other

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1 things that would be included in that bid
 2 package; removing the meters, reusing meters
 3 elsewhere. So, hopefully, that will be out in
 4 the next 30 to 45 days and we will be in a
 5 position to know what the prices are that
 6 actually come in.
 7 The shotgun houses are well underway on
 8 the construction of those.
 9 Park Street bidding was delayed due to a
 10 JTA concern over the width of the travel lanes.
 11 So that has posed an interesting little
 12 diversion on Park Street.
 13 Liberty Street design is underway, but
 14 that may be one of the things I ask you for
 15 unallocated funds to increase because we are --
 16 it's just a restriping and a lane configuration
 17 project, not moving any curbs, not converting
 18 to two-way, but adding bicycle lanes marked on
 19 it so that that gives you another north-south
 20 connection through downtown, paralleling Hogan
 21 Street. That's part of the Emerald Trail. The
 22 Public Works Department and the bike
 23 coordinator are working on that design, but I
 24 think the costs are greater than the 100,000 we
 25 had set aside for that in the budget.

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1 Southbank Riverwalk enhancement. So this
 2 is additional shade, additional landscaping,
 3 potentially additional width on the Southbank
 4 Riverwalk. That's a design contract that DIA
 5 entered into, and Haskell is doing the work.
 6 We have an update meeting coming on that.
 7 From a programming standpoint, banners are
 8 now up in City Center, Cathedral Hill, and
 9 Brooklyn. Additional banners are going up once
 10 JEA repairs banner arms in the next couple of
 11 weeks. And Southbank will go up as soon as --
 12 we have the banners, but we are waiting for new
 13 banner arms that we had to order. So as soon
 14 as those come in, we will be doing those.
 15 We're expecting to hear from Gary Monahan,
 16 who is the duPont employee on loan to the Parks
 17 Department, this month regarding his initial
 18 implementation of park programming, which was
 19 set to begin in the spring.
 20 So the idea was, by January he would tell
 21 us what he's planning to do in March or
 22 April -- starting in March or April. So we're
 23 hopefully going to see a first phase of
 24 programming start in March or April. Again,
 25 this is coming out of our BID Plan and the

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1 duPont study.
 2 Four Seasons was approved unanimously by
 3 City Council. We are preparing for closing.
 4 Mr. Sawyer was just telling me they're
 5 communicating today about how quickly we can
 6 get ready for closing.
 7 The \$3.2 million sale price will require a
 8 recommendation from the board and legislation
 9 for appropriation by Council as to what of
 10 these -- which of these various projects you
 11 want to apply it to.
 12 We already talked about AR Polar -- or USS
 13 Orleck, but we are intending to file the
 14 USS Orleck February 8th for City Council
 15 action, and AR Polar. So both of those would
 16 be going to the Mayor's Budget Review Committee
 17 next Monday and filing with City Council
 18 February 8th.
 19 We also are nearing completion of all
 20 documentation on MOSH. And it is possible that
 21 will also be on the February 8th cycle, if
 22 Mr. Sawyer doesn't sleep at all.
 23 But we are -- we're very close. And so,
 24 if not, it will be going the next cycle in
 25 February. So those will all be legislative and

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1 going.
 2 Jones Brothers, you will see the term
 3 sheet likely in February. But on both Jones
 4 Brothers and the Trio, the request that we have
 5 received from the developer exceeds the
 6 standard on-the-shelf programs that exist
 7 within our BID Plan.
 8 We think there may be some amenities and
 9 things in the Jones Brothers project that allow
 10 it to satisfy the tiers analysis. I don't know
 11 that Mr. Kelley has had a chance to look at
 12 that yet.
 13 I don't believe that the Trio has that
 14 included in what it is currently presenting to
 15 us. And so these would require City Council
 16 sponsorship and City Council going beyond what
 17 our plan currently contemplates on those two if
 18 we are going to exceed the current plan
 19 parameters.
 20 RiversEdge has their ten-set plans for all
 21 of the parks in permitting right now. And
 22 there's a few required elements, like the kayak
 23 launch, that were left out of those plans, but
 24 we've already provided all of our comments on
 25 them.

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1 American Lions' documents are all drafted
 2 and they're in review by the developer and,
 3 hopefully, we're going to have their comments
 4 back and be in MBRC by February.
 5 And our only piece of pending legislation,
 6 other than the Northbank and Southbank
 7 investment pool earnings and those financial
 8 bills that I said that are being held, is the
 9 404 Julia Street/Augustine Development, which
 10 went through committees this week and will be
 11 ready for Council action next week.
 12 So that's kind of the update of where we
 13 are this month.
 14 Mr. Kelley.
 15 MR. KELLEY: Madam Chair, I think it was
 16 Board Member Gillam asking about restaurant
 17 activity. I heard from Alex, that he has three
 18 letters of interest, one in the 218 Church
 19 Street building, which is the Florida Baptist
 20 Convention/Klutho building. Also, in the
 21 Federal Reserve building and the Greenleaf
 22 building. So three LOIs.
 23 BOARD MEMBER GILLAM: That's fantastic.
 24 I have another question, if I may.
 25 THE CHAIRWOMAN: Yes.
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1 everybody was available, but make sure you
 2 change it on your calendars since all of you
 3 need to be present.
 4 And we will make sure that, if we have not
 5 already done it, on the City posting and all of
 6 the public notice locations, advise of the
 7 change of date.
 8 THE CHAIRWOMAN: And put on your calendars
 9 the February 8th meeting at Channel 7; is
 10 that -- WJCT, right?
 11 MS. BOYER: Yes.
 12 THE CHAIRWOMAN: If you are able to
 13 attend, I think it would be very beneficial.
 14 So unless anyone has anything --
 15 BOARD MEMBER GIBBS: What time is that?
 16 THE CHAIRWOMAN: Five o'clock.
 17 All right. If nothing else, we stand
 18 adjourned.
 19 Thank you all.
 20 (The above proceedings were adjourned at
 21 3:09 p.m.)
 22 - - -
 23
 24
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1 BOARD MEMBER GILLAM: And I wasn't -- I
 2 hope I didn't miss it. Did you give us an
 3 update on Hardwick?
 4 MS. BOYER: I did not because I didn't
 5 have any new information.
 6 I'll defer to Mr. Kelley.
 7 What we did at a board level was, we gave
 8 them until February to come back to us with
 9 plans that include the hotel. That is part of
 10 their current concept. So we are expecting to
 11 hear from them and following up with them on
 12 it.
 13 It was simply not on the list in the sense
 14 that I don't have the new plan yet. I mean,
 15 I've seen the plan that includes the hotel, but
 16 they were going to go back and do some hard
 17 numbers and some hard analysis on that to come
 18 up with --
 19 THE CHAIRWOMAN: Thank you.
 20 And just for clarification, our board
 21 meeting is now on the 22nd, not on the 15th?
 22 MS. BOYER: That is correct.
 23 Mr. Saoud is unavailable on the 15th. We
 24 moved the meeting to the 22nd. I think you all
 25 received emails about that, and I believe
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1 CERTIFICATE OF REPORTER
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 3 STATE OF FLORIDA)
 4)
 5 COUNTY OF DUVAL)
 6
 7 I, Diane M. Tropa, Florida Professional
 8 Reporter, certify that I was authorized to and did
 9 stenographically report the foregoing proceedings and
 10 that the transcript is a true and complete record of my
 11 stenographic notes.
 12
 13
 14
 15 DATED this 29th day of January 2023.
 16
 17
 18
 19 _____
 Diane M. Tropa
 Florida Professional Reporter
 20
 21
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