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CITY OF JACKSONVILLE
COMMUNITY REDEVELOPMENT AGENCY
BOARD MEETING

Videotaped proceedings held on Wednesday,
July 15, 2020, commencing at 2:00 p.m., via Zoom
Videoconference, in Jacksonville, Florida.

BOARD MEMBERS PRESENT:

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

ALSO PRESENT:

LORI BOYER, Chief Executive Officer.
GUY PAROLA, DIA, Operations Manager.
STEVE KELLEY, DIA, Director of Development.
INA MEZINI, DIA, Marketing and Communications.
LORI RADCLIFFE-MYERS, Redevelopment Coordinator.
JOHN CRESCIMBENI, Regulatory Compliance Manager.
LeANNA CUMBER, City Council Liaison.
KAREN UNDERWOOD-EILAND, Executive Assistant.

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1 Carol Worsham is our current secretary of DIA.
2 Bill Adams, board member.
3 Is Oliver Barakat here today?
4 MS. BOYER: I do not think he is.
5 THE CHAIRMAN: Oliver's out of town.
6 Okay. Jim Citrano, board member; Todd
7 Froats, board member; Craig Gibbs, board
8 member; and David Ward, board member.
9 And do we have any councilmen or
10 councilwomen here today with us? I'd like to
11 recognize them.
12 MS. BOYER: I don't believe we have any in
13 the meeting yet; however, I see Debbie Pataky
14 is in the meeting. And Debbie is LeAnna
15 Cumber's executive assistant and I'm sure is
16 here on behalf of LeAnna as our liaison.
17 THE CHAIRMAN: Okay. Spell Debbie's last
18 name for me.
19 MS. BOYER: P, as in Paul, a-t, as in Tom,
20 a-k-y.
21 THE CHAIRMAN: A what?
22 MS. BOYER: K-y.
23 THE CHAIRMAN: K-y. Okay. Welcome,
24 Debbie.
25 Let me also introduce our staff. We have
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P R O C E E D I N G S

July 15, 2020 2:00 p.m.

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THE CHAIRMAN: All right. Here we are.
Folks, welcome to the Downtown Investment
Authority meeting. This is July 15th, 2020.
My name is Ron Moody. I'm the new Chair of the
DIA.

Let me start with some miscellaneous
items, such as an opening statement.
Interesting times that we're in.

In an effort to slow the spread of the
COVID-19 virus and to encourage social
distancing, Governor DeSantis issued Executive
Order 20-69 allowing local governments to hold
public meetings using communication media
technology rather than in a physical location.

In keeping with the executive order, the
Downtown Investment Authority board meeting is
being held via Zoom teleconference which allows
interested persons to view and participate in
the meeting remotely.

So let me introduce the board and
committee members and the staff in attendance.
We have Braxton Gillam. He's our vice chair.

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1 our chief executive officer, Lori Boyer, is
2 here today. Steve Kelley, he's our director of
3 Downtown Real Estate and Development. Guy
4 Parola is our operations manager. Ina Mezini
5 is our marketing and communications specialist.
6 Lori Radcliffe-Meyers is our redevelopment
7 coordinator. John Crescimbeni, our regulatory
8 compliance manager.
9 I'm not sure Jackie Mott is here. Is
10 Jackie here?
11 (No response.)
12 THE CHAIRMAN: And Karen Underwood, is
13 Karen here?
14 (No response.)
15 THE CHAIRMAN: All right. Let's go to the
16 first item of business. And this will be our
17 public comments.
18 MS. MEZINI: Can you hear me?
19 THE CHAIRMAN: Turn up the volume, if
20 possible.
21 MS. MEZINI: Can you hear me now?
22 THE CHAIRMAN: I got you. Got you.
23 MS. MEZINI: Okay. I'll get a little
24 closer to my screen.
25 We have received a couple of public
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1 comments. But before I get to that, I would
 2 like to recognize that Council Member Gaffney
 3 did request to speak on a resolution. I don't
 4 believe he is on the call right now, but I'd
 5 like to repeat that just in case he is. And if
 6 not, we can bring this up again when Resolution
 7 2020-07-06 comes up (inaudible) as well.
 8 I have received a request to speak from
 9 Tom Rensing. He is the president of KBJ
 10 Architects. Is he on the call right now? I
 11 believe he is.
 12 MR. RENSING: Yes, I am.
 13 (Inaudible.)
 14 MS. MEZINI: Okay. Go ahead, please.
 15 MR. RENSING: Should I go ahead and speak?
 16 THE CHAIRMAN: Hey, Tom. Hang on just a
 17 minute.
 18 MR. RENSING: Sure.
 19 THE CHAIRMAN: I need to just really
 20 quickly go through the meeting instructions
 21 just to make sure everyone understands.
 22 Okay. The agenda for this meeting can be
 23 viewed and downloaded from the City of
 24 Jacksonville's website by navigating
 25 DIA@COJ.net. When the meeting has concluded, a
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1 recorded version may be accessed via e-mail,
 2 and the e-mail address is Rmezini@coj.net.
 3 All right. Regarding how public comments
 4 will be received: Okay. Number one, the
 5 public comment, the period is going to occur
 6 right now. All public comments should pertain
 7 only to items on the agenda and are limited to
 8 three minutes in duration.
 9 Number two, individuals who are unable to
 10 access the meeting or who wish to submit their
 11 comments in advance may do so by submitting
 12 their comments via email to Rmenzini@coj.net
 13 with the title of the comment.
 14 Number three, public comments submitted by
 15 email will be submitted into the record during
 16 the public comment portion of the meeting.
 17 Individuals attending the meeting by computer
 18 or telephone will be given an opportunity to
 19 comment one at a time and in an orderly fashion
 20 upon recognition by the meeting host.
 21 Sorry, I didn't get that out right at
 22 first.
 23 So, Tom, if you would like to speak, I'm
 24 going to start my timer. You've got three
 25 minutes. And I wish someone else, likewise --
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1 Ina, do you have the ability to start a
 2 timer?
 3 MS. MEZINI: Yes, I can do that as well.
 4 THE CHAIRMAN: All right. Tom, you're up.
 5 MR. RENSING: Okay. Thanks, Ron.
 6 Thank you for the opportunity to speak.
 7 As you know, the Jacobs team has
 8 resubmitted our convention center proposal for
 9 the City Hall/Courthouse site. We have done
 10 this respectfully because we feel our proposal
 11 merits careful consideration and a full
 12 understanding of the elements within it. We
 13 request the opportunity for a full presentation
 14 before this board, City Council, and the
 15 mayor's office.
 16 Thank you very much on behalf of the
 17 Jacobs team.
 18 And that's it.
 19 THE CHAIRMAN: Okay. All right. Thank
 20 you, Tom.
 21 All right. Is there anyone else for
 22 public comments?
 23 (No response.)
 24 MS. MEZINI: I don't see any hands raised
 25 here, but I did receive a couple of public
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1 comments via email, and so I will read those
 2 into the record.
 3 The first is from Johnny Simmons. And,
 4 Ron, if you want to just let me know when the
 5 timer starts, I can begin reading.
 6 THE CHAIRMAN: All right. It is started.
 7 MS. MEZINI: "Dear DIA Board Members, I
 8 have had a chance to preview and read the
 9 agenda for the meeting tomorrow and have read
 10 it in its entirety, the resolution concerning
 11 the DPRP.
 12 "While I probably have a few questions or
 13 concerns, I am mostly concerned with getting it
 14 passed. Something has to be done about the
 15 constant destruction of historic structures
 16 within our downtown. If we cannot force
 17 property owners to designate their own
 18 properties and current laws and designations
 19 have no teeth, then we need to do what we can
 20 to incentivize property owners to readapt them
 21 or sell them to someone who is willing to be
 22 able to do so.
 23 "Our downtown is better than I have ever
 24 known it. A large part of the reason, if not
 25 the primary and sole reason, is the absolute
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1 demolition of all buildings that contribute
 2 life to downtown streets, and that includes
 3 The Landing for that matter.
 4 "Throughout Jacksonville, the coolest
 5 destinations that people flock to are
 6 businesses breathing life into older buildings,
 7 whether that be restaurants, bars, breweries or
 8 entertainment venues. We cannot afford to lose
 9 any more if we are to become a destination city
 10 for one of the only demographics missing
 11 en masse from the city, young couples and
 12 single millennials who are high-earning young
 13 professionals.
 14 "These are the demographics that companies
 15 chase. And they are willing to follow this
 16 demographic in locating new offices or
 17 relocating headquarters. Let us become more
 18 attractive to this crowd by incentivizing and
 19 unleashing the creativity that already exists
 20 in Jacksonville to turn around downtown
 21 (inaudible) to live, work, and play."
 22 End comment.
 23 THE CHAIRMAN: Thank you.
 24 MS. MEZINI: And I have also received
 25 another comment from Joe Ayers with CBRE. I
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1 first want to make sure that Joe isn't on the
 2 line. And then, if not, I will go ahead and
 3 read.
 4 (No response.)
 5 MS. MEZINI: I don't believe he is here.
 6 So I will start whenever you're ready.
 7 THE CHAIRMAN: All right. Start, please.
 8 MS. MEZINI: Okay.
 9 "As discussed with the DIA retail
 10 committee and the DIA board in February, a
 11 thorough and ultimately successful request for
 12 solicitation process was run by CBRE and the
 13 City of Jacksonville for the disposition of the
 14 former City Hall Annex and the courthouse
 15 sites. As news of an unsolicited bid has
 16 appeared in the press once again, CBRE would
 17 like to submit the following points for
 18 consideration:
 19 "While the scoring criteria for the site
 20 put an emphasis on both residential and retail
 21 density, no product type was excluded from the
 22 very public process. Multifamily, retail,
 23 office, hospitality, entertainment, and
 24 convention developers, along with any other
 25 conceivable use, were encouraged to submit bids
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1 and be scored and evaluated alongside any other
 2 developer that submitted a bid.
 3 "The City and DIA have shared their goals
 4 with the public to increase residential density
 5 in an effort to activate downtown Jacksonville.
 6 These goals were reflected in the (inaudible)
 7 scoring criteria, but, again, did not
 8 disqualify any developer that did not include a
 9 residential component.
 10 "Developer qualification criteria as
 11 detailed in Resolution 2019-09-03 did not
 12 require any residential development experience,
 13 simply previous project square footages and
 14 costs. This was a deliberate consideration so
 15 as not to exclude any groups that wanted to
 16 propose on the site that specializes" --
 17 "specialize in uses other than multifamily.
 18 For example, a convention center.
 19 "The thorough marketing process garnered
 20 interest from a significant number of
 21 developers with approximately 110 groups
 22 registering for additional information. While
 23 interest was extremely high, developer
 24 qualification criteria and project scoring
 25 criteria ultimately dissuaded several of these
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1 interested groups from engaging as they would
 2 have pursued projects that would not score well
 3 or projects that they knew would be good for
 4 the developer but not the city. For example,
 5 lower density projects or projects lacking the
 6 retail or street activation for the city.
 7 "The developer qualification criteria and
 8 scoring criteria did exactly what they were
 9 intended to do. Additionally, the encumbrance
 10 presented by a right of first refusal on one of
 11 the sites dissuaded several groups from
 12 submitting a bid. As such, two highly
 13 qualified and renowned development teams
 14 submitted proposals for consideration. Both
 15 proposed high-quality, Class A, mixed-use
 16 projects, each of which would be the first of
 17 its kind on Jacksonville's Northbank.
 18 After a thorough analysis, mixed-use,
 19 for-rent multifamily was, at the time of the
 20 award, the highest and best use of" -- I'm
 21 sorry -- "of the combined property. CBRE
 22 believes that despite current economic
 23 uncertainty, this is still the case today.
 24 Again, no product type was excluded or even
 25 discouraged during the bid process, but in
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1 evaluating the highest and best use of the
2 property, considerations were given to several
3 other types of development.

4 "Speculative office. Market fundamentals
5 did not support large-scale speculative office
6 development. The high vacancy and current
7 rental rates for Class A spaces in existing
8 buildings are not at a level that justify the
9 cost of high-density construction for most
10 developers.

11 "Build-to-Suit office. Developers could
12 be interested in holding a portion of the
13 property for build-to-suit opportunities in
14 which an end user is identified prior to the
15 commencement of construction. However,
16 scenarios such as this would likely result in
17 delayed construction on or" --

18 THE CHAIRMAN: Excuse me, Ina. Three
19 minutes have lapsed.

20 MS. MEZINI: Okay. Thank you.

21 And that is it for the public comment I
22 received via email. Again, I do not see any
23 other hands raised currently.

24 THE CHAIRMAN: Okay. Thank you very much
25 for that.

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1 Let's go on to the next item, Community
2 Redevelopment Agency.

3 MS. BOYER: Mr. Chairman?

4 THE CHAIRMAN: Yes.

5 MS. BOYER: Mr. Chairman, if I may, while
6 it wasn't identified as public comment and
7 wasn't submitted in accordance with the public
8 comment procedure when we noticed the meeting,
9 we did receive an e-mail yesterday afternoon,
10 which all of the board members received, which
11 included a press release from KBJ Architects,
12 as well as several other attached documents.

13 We will provide those and make those
14 public and include those with the minutes and
15 the transcript of this meeting so they will be
16 available on our website so that if anyone
17 wants to review that additional documentation
18 that was distributed to the board, it is
19 publicly available.

20 THE CHAIRMAN: All right. Perfect.

21 Okay. Let's go to the first item of the
22 Community Redevelopment Agency, the meeting
23 minutes from July [sic] 17th. Has everyone had
24 a chance to review those minutes, and are there
25 any significant changes?

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1 MS. BOYER: Mr. Chairman?

2 THE CHAIRMAN: Yes.

3 MS. BOYER: I'll just bring to your
4 attention, as Mr. Parola mentioned, that
5 revised minutes for both the CRA board and for
6 the DIA meeting were distributed yesterday and
7 we would ask that any motion be made with
8 respect to the revised minutes that were
9 distributed.

10 THE CHAIRMAN: And so has everyone had a
11 chance to look at the revised minutes as sent
12 late yesterday afternoon, and are there any
13 changes?

14 BOARD MEMBERS: (No response.)

15 THE CHAIRMAN: All right. I need a motion
16 to accept these minutes.

17 BOARD MEMBER WORSHAM: I'll make a motion
18 to approve the revised minutes as distributed.

19 THE CHAIRMAN: Okay. Motion by Carol
20 Worsham.

21 BOARD MEMBER GILLAM: Second.

22 THE CHAIRMAN: Second by Braxton Gillam.

23 All right. All in favor signify by saying
24 aye.

25 BOARD MEMBERS: Aye.

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1 THE CHAIRMAN: All opposed?

2 BOARD MEMBERS: (No response.)

3 THE CHAIRMAN: All right. Has everyone
4 responded? Are there any nays?

5 BOARD MEMBERS: (No response.)

6 THE CHAIRMAN: All right. So the minutes
7 will be accepted as published.

8 Let's go to our first resolution,
9 2020-07-01, the Northbank CRA budget. I'm
10 going to ask our CEO, Lori Boyer, to present
11 that, please.

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

13 Resolution 2020-07-01 is a resolution
14 regarding the Northbank Combined Community
15 Redevelopment Agency, amending the fiscal year
16 2019-20 budget. So that is the current year
17 budget that we are in.

18 And if you look at the exhibit -- and by
19 the way, this exhibit has highlights on it, but
20 I'm just clarifying for Ms. Underwood and
21 Ms. Mezini, that, if adopted, I would like the
22 highlights deleted so that the final copy does
23 not reflect the highlights that I'm pointing
24 out. I did that for your convenience and
25 review.

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1 The point of this resolution is that, as
2 you see, there is a slight change in revenue
3 from last -- what was originally budgeted for
4 the year, so it is down from last year. And
5 that reduction of \$9,913, we are -- it was
6 recommended that we take it from Professional
7 Services, so that would reduce from 51,782 to
8 41,869.

9 So this is on the Northbank. And as I
10 indicated in our Finance and Budget meeting, it
11 is likely that this small reduction was the
12 result of an individual's appeal or questions
13 raised regarding an assessment after the time
14 they were originally published. So this
15 reflects the actuals received for the current
16 fiscal year, and we're suggesting that it be
17 taken from Professional Services.

18 And, at this point, I will defer to
19 Mr. Froats, who is the Chair of the Finance and
20 Budget Committee, who already heard this.

21 BOARD MEMBER FROATS: Yeah. I mean, it
22 was a quick review. It was -- this is the
23 actual number that we received. And we decided
24 to take the difference, the \$10,000, out of
25 Professional Services. Ms. Boyer did not think

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1 that would have an impact on our numbers this
2 year to be able to pay the professional
3 services that we have contracted.

4 The Committee made a recommendation to
5 approve the change and take it to the board.

6 THE CHAIRMAN: So, Todd Froats, is that a
7 motion to accept this resolution?

8 BOARD MEMBER FROATS: Well -- and so I
9 make a motion to approve the change to
10 2020-07-01.

11 THE CHAIRMAN: All right. A motion to
12 approve by Todd Froats.

13 Is there a second?

14 BOARD MEMBER GILLAM: I'm not sure a
15 second is necessary, Mr. Moody. I mean, that
16 was -- that's a matter coming from a standing
17 committee. It's already been addressed. I
18 think it doesn't require a second.

19 THE CHAIRMAN: Okay. If it does not
20 require a second, then shall we discuss it?

21 MS. BOYER: Yes.

22 THE CHAIRMAN: Okay. So let's go ahead
23 and discuss it. We've heard from the chairman,
24 Todd Froats.

25 Braxton Gillam, do you have any comments

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1 or suggestions?

2 BOARD MEMBER GILLAM: No comments,
3 Mr. Moody.

4 THE CHAIRMAN: Okay. Carol Worsham?

5 BOARD MEMBER WORSHAM: No. It looks
6 reasonable to me.

7 THE CHAIRMAN: Bill Adams?

8 BOARD MEMBER ADAMS: Nothing from me.

9 THE CHAIRMAN: Oliver Barakat is out of
10 town.

11 Jim Citrano.

12 BOARD MEMBER CITRANO: No comments
13 from me.

14 Thank you.

15 THE CHAIRMAN: And Craig Gibbs?

16 BOARD MEMBER GIBBS: No comments from me,
17 Mr. Chairman.

18 THE CHAIRMAN: And David Ward, please.
19 (No response.)

20 THE CHAIRMAN: All right. Let's go ahead
21 and take a vote. I'm going to take a voice
22 vote so I can keep up with it.

23 Mr. Gillam.

24 BOARD MEMBER GILLAM: I vote in favor.

25 THE CHAIRMAN: Okay. Carol Worsham.

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1 BOARD MEMBER WORSHAM: In favor.

2 THE CHAIRMAN: Bill Adams.

3 BOARD MEMBER ADAMS: Approve.

4 THE CHAIRMAN: Jim Citrano.

5 BOARD MEMBER CITRANO: In favor.

6 THE CHAIRMAN: Todd Froats.

7 BOARD MEMBER FROATS: In favor.

8 THE CHAIRMAN: Craig Gibbs.

9 BOARD MEMBER GIBBS: In favor.

10 THE CHAIRMAN: David Ward.

11 (No response.)

12 THE CHAIRMAN: David Ward.

13 (No response.)

14 MS. BOYER: I don't see Mr. Ward. Is
15 Mr. Ward -- did we lose him?

16 BOARD MEMBER WARD: I'm here. Sorry about
17 that. Yes, I'm in favor.

18 THE CHAIRMAN: You're in favor.

19 Okay. I'm, likewise, in favor.

20 That's one, two, three, four, five, six,
21 seven -- eight in favor, none not in favor. So
22 this motion carries. Resolution 2020-07-01
23 passes.

24 All right. Let's go to Resolution
25 2020-07-02.

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1 MS. BOYER: Thank you, Mr. Chairman.
 2 2020-07-02 is a resolution, again, on the
 3 Northbank and regarding the Tax Increment
 4 District budget for the upcoming fiscal year.
 5 So this is the budget that council will be
 6 considering at the budget hearing in August and
 7 we would operate under for the next fiscal
 8 year.
 9 So there are a number of changes. Between
 10 the time we acted in April and submitted our
 11 proposed budget and now, the new property
 12 appraiser's value on the Northbank has --
 13 has increased, as you can see, from
 14 eight-million-seven to nine-million-four.
 15 In addition, the supervision allocation
 16 that is provided to us by the budget office has
 17 also increased. So while we had a substantial
 18 increase in ad valorem revenue, some of it was
 19 consumed by the increase in supervision
 20 allocation.
 21 And as you scroll down on the budget, the
 22 recommendation is that we allocate some of the
 23 two-million-five we were previously holding in
 24 unallocated, in part due to this increase, and
 25 that we leave \$500,000 remaining in unallocated

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1 for flexibility next year. But my
 2 recommendation to the Committee was that we
 3 include an additional 400,000 in Northbank
 4 Retail Enhancement, in part to respond to the
 5 FAB-REP applicants we are now seeing coming
 6 forward. In fact, we have one before you today
 7 that will spend at least \$370,000. So this
 8 would almost be a replacement of that.
 9 An additional 100,000 to add to the
 10 Waterfront Activation Project, which is the
 11 production of the light/sound show.
 12 An additional 262,006 -- and that is an
 13 odd number because it is a balancing number --
 14 to the Facade Grant Program that we approved
 15 last month.
 16 And then finally, a million-five toward
 17 the construction funding of the Northbank
 18 two-way conversion.
 19 An additional 100,000 in the BID and CRA
 20 plan update.
 21 That was my recommendation that went to
 22 the Finance and Budget Committee. And I'm
 23 happy to answer questions about that; however,
 24 it was approved as submitted at Finance and
 25 Budget.

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1 THE CHAIRMAN: Mr. Froats, as chairman of
 2 the Finance Committee, could you speak to that
 3 issue, and please make the motion.
 4 BOARD MEMBER FROATS: Sure.
 5 Ms. Mezini, can you -- do I talk about it
 6 before I make the motion?
 7 THE CHAIRMAN: Why don't you make the
 8 motion first.
 9 BOARD MEMBER FROATS: Okay. I make a
 10 motion to approve 2020-07-02, the revised
 11 budget as it stands, minus the highlights.
 12 All right. Mr. Moody, I think we can have
 13 discussion. Can I start?
 14 THE CHAIRMAN: Yes, please.
 15 BOARD MEMBER FROATS: All right. So I
 16 think the good news here is we have additional
 17 revenue partially offset by the supervisor
 18 [sic] allocation fees. And so that's one item
 19 we have going on. So we have additional
 20 revenue to distribute elsewhere.
 21 And then second, we have the original
 22 unallocated plan authorized expenditures of
 23 2.5 million, which, I guess, was just too large
 24 of an amount to have unallocated, so we spent a
 25 considerable amount of time during the meeting

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1 discussing, you know, where that should go.
 2 Ms. Boyer had already proposed different
 3 budgets. I don't think we made any changes to
 4 her proposal.
 5 So we talked about each item. And the
 6 good news was that the 1.5 million in the
 7 two-way conversion, that combined with some
 8 proceeds we expect to receive, we think we will
 9 have the funding to do the construction -- the
 10 design and construction of that two-way
 11 conversation to one -- one-way to two-way.
 12 That's the only comments I have.
 13 THE CHAIRMAN: Okay. So the Finance
 14 Committee has made a motion that Resolution
 15 2020-07-02 be accepted. This is the time for
 16 discussion and questions.
 17 So, Braxton Gillam, will you lead us off?
 18 BOARD MEMBER GILLAM: Sure. I sit on that
 19 committee, too, and would echo Mr. Froats'
 20 comments. I mean, it was well-vetted, I think,
 21 well thought out by Ms. Boyer before we
 22 actually met. I mean, I think this is a good
 23 plan. And I'm -- I'm happy to say, you know,
 24 the increase in taxes in this district, you
 25 know, is, frankly, a product of the work of,

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1 you know, this committee and this board. And
 2 so I'm pleasantly surprised and happy -- not
 3 surprised, but happy to see that kind of
 4 movement.
 5 Procedurally, Mr. Froats, this is actually
 6 a motion from the Finance Committee. That's
 7 why it doesn't need to be seconded.
 8 BOARD MEMBER FROATS: Okay.
 9 THE CHAIRMAN: All right. Corral Worsham,
 10 please.
 11 BOARD MEMBER WORSHAM: My only question
 12 is -- I think that you started to address it --
 13 was what would bring -- what is now the total
 14 for the budget number for the one way of the
 15 streets you said? What does this bring it up
 16 to as the total?
 17 MS. BOYER: At the moment, it brings it up
 18 to -- we previously allocated one-million-five
 19 from the unallocated in the Northbank. And
 20 now, this additional one-million-five brings it
 21 to 3-, but we know that the design costs may be
 22 in the vicinity of 5- to 700,000, but we will
 23 be looking for construction --
 24 (Audio interruption.)
 25 MS. BOYER: -- (inaudible) to come out of
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1 that design. And at the moment --
 2 (Audio interruption.)
 3 (Discussion held off the record.)
 4 BOARD MEMBER WORSHAM: So now you're
 5 saying our total budget number for the one-way
 6 streets is 3- --
 7 MS. BOYER: Right now, it's at 3 million.
 8 And what Mr. Froats was referring to is, we
 9 have the proceeds of the sale of the -- to
 10 Ryan Companies of the properties of the JEA
 11 headquarters which we can add to this to
 12 provide sufficient funds for construction.
 13 We don't know the actual construction
 14 budget yet because we are waiting to -- to
 15 complete the design before we roll in the
 16 construction budget.
 17 BOARD MEMBER WORSHAM: That was my
 18 question. I have no more.
 19 Thank you.
 20 THE CHAIRMAN: Okay. Bill Adams, please.
 21 BOARD MEMBER ADAMS: My only question was
 22 with regards -- and I think Ms. Boyer mentioned
 23 what the 100,000 for waterfront activation was
 24 for, but it didn't come through clearly on my
 25 side.
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1 MS. BOYER: So we have previously
 2 appropriated some funds for this. This is the
 3 production side of the content that would be
 4 projected on the Performing Arts Center
 5 building and the synchronization of the lights
 6 that JEA -- JTA has just installed lights on
 7 the Acosta Bridge. And there are lights that
 8 are to be incorporated at St. Johns River Park,
 9 and on Friendship Fountain, and on the
 10 Performing Arts Center side that are to do a
 11 synchronized nightly show. So we're doing the
 12 actual content development, the programming, if
 13 you will, of what the -- what goes into the
 14 hardware devices that are part of the Parks
 15 Project.
 16 BOARD MEMBER ADAMS: Thank you.
 17 THE CHAIRMAN: All right. Jim Citrano, do
 18 you have questions or comments, please?
 19 BOARD MEMBER CITRANO: Just one question
 20 on the -- the Retail Enhancement, Line Item
 21 400. I know we approved an application last
 22 month. We've got one before us today which is
 23 almost getting close to that \$400,000 number.
 24 Is there money in this year's budget to
 25 cover --
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1 MS. BOYER: So we --
 2 BOARD MEMBER CITRANO: How is that going
 3 to work if we're fortunate to have continued
 4 future applications?
 5 MS. BOYER: We had an approximately
 6 \$3 million balance before we started receiving
 7 these applications. So yes, this only replaces
 8 one of those applications. However, we don't
 9 anticipate they will all be of this magnitude.
 10 We also have that 500- in reserve that we
 11 could apply some of. And we retain the
 12 flexibility -- I should share with the board,
 13 anything that is in that Planned Authorized
 14 Expenditures category, if next year we
 15 determine that we really need it in one place
 16 or another, you have the flexibility to reduce
 17 the budget one place and increase the budget
 18 another.
 19 And by the way, this resolution is a
 20 recommendation to City Council. So at this
 21 point, we will take this -- whatever you
 22 recommend, we will take to City Council. And
 23 they may or may not follow it. They will make
 24 their own decision, but this is your
 25 recommendation to them.
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1 BOARD MEMBER CITRANO: Thank you.
 2 THE CHAIRMAN: All right. Craig Gibbs,
 3 questions or comments, please.
 4 BOARD MEMBER GIBBS: With the additional
 5 revenues, it may be prudent to look into a
 6 different format so we don't get (inaudible) in
 7 the future. Cisco (inaudible), something along
 8 those lines.
 9 No further comment.
 10 THE CHAIRMAN: Okay. David Ward,
 11 questions or comments?
 12 BOARD MEMBER WARD: None from me.
 13 THE CHAIRMAN: Okay. Good. So let's --
 14 we have a motion from the Finance Committee and
 15 a second. Resolution 2020-07-02, let's have a
 16 vote.
 17 Braxton Gillam.
 18 BOARD MEMBER GILLAM: I vote in favor of
 19 the motion.
 20 THE CHAIRMAN: Okay. Carol Worsham.
 21 (No response.)
 22 THE CHAIRMAN: Carol Worsham.
 23 (No response.)
 24 THE CHAIRMAN: Okay. You are --
 25 MS. MEZINI: Muted.
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1 THE CHAIRMAN: You're muted, Carol. Nod
 2 your head yes or no.
 3 BOARD MEMBER WORSHAM: Yes, in favor.
 4 I had muted, I'm sorry, and I couldn't get
 5 back to it. In favor.
 6 THE CHAIRMAN: All right. Bill Adams.
 7 BOARD MEMBER ADAMS: In favor as well.
 8 THE CHAIRMAN: Jim Citrano.
 9 BOARD MEMBER CITRANO: I'm in favor.
 10 THE CHAIRMAN: Okay. Todd Froats is in
 11 favor.
 12 Craig Gibbs.
 13 BOARD MEMBER GIBBS: I'm in favor.
 14 THE CHAIRMAN: David Ward.
 15 BOARD MEMBER WARD: I'm in favor.
 16 THE CHAIRMAN: Okay. I, likewise, am in
 17 favor.
 18 So Resolution 2020-07-02, we have eight in
 19 favor, zero opposed. So that motion carries.
 20 That will be presented to the City Council.
 21 All right. Let's go to our next,
 22 Resolution 2020-07-03.
 23 MS. BOYER: Thank you, Mr. Chairman.
 24 2020-07-03 is a revision to the current
 25 year '19/'20 budget for the Southside Tax
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1 Increment District. And what you can see in
 2 the first line here is an increase in the
 3 actual revenue, over-budgeted revenue, of
 4 \$36,953.
 5 And this is a pretty simple one. My
 6 recommendation to the Committee and the
 7 Committee's ultimate recommendation was to put
 8 that entire 36,953 in future years debt
 9 reduction. So to explain that category, that
 10 is a category allowed by statute to roll over
 11 funds that could be used for financial
 12 obligations in the coming year.
 13 What you saw this year was, our
 14 obligations on the Strand and Peninsula were
 15 higher than expected, and we had to amend the
 16 budget mid-year in order to accommodate
 17 increased payments. And I think putting this
 18 in future years debt reduction gives us some
 19 flexibility next year if those numbers are
 20 higher once again.
 21 THE CHAIRMAN: Okay. Todd Froats is a
 22 member of the Finance Committee. Will you make
 23 a motion and speak to the issue, please?
 24 BOARD MEMBER FROATS: Sure.
 25 Ms. Mezini, can you scroll down for me,
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1 please? Just to the bottom.
 2 MS. MEZINI: I'm sorry. Yes. One second.
 3 All right.
 4 BOARD MEMBER FROATS: Okay.
 5 All right. As the Finance Chair, I make a
 6 motion to approve 2020-07-03, the revised
 7 budget.
 8 THE CHAIRMAN: Okay. We don't need a
 9 second, so let's discuss it.
 10 Todd, is there anything else you want to
 11 say?
 12 BOARD MEMBER FROATS: No comments.
 13 THE CHAIRMAN: All right. Braxton Gillam.
 14 BOARD MEMBER GILLAM: No comments.
 15 THE CHAIRMAN: Okay. Carol Worsham.
 16 BOARD MEMBER WORSHAM: No comment.
 17 THE CHAIRMAN: Bill Adams.
 18 BOARD MEMBER ADAMS: None.
 19 THE CHAIRMAN: Jim Citrano.
 20 BOARD MEMBER CITRANO: No comments.
 21 THE CHAIRMAN: Craig Gibbs.
 22 BOARD MEMBER GIBBS: No comment.
 23 THE CHAIRMAN: And David Ward.
 24 BOARD MEMBER WARD: No comment.
 25 THE CHAIRMAN: All right. Let's vote on
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1 Resolution 2020-07-03. All in favor, say "aye"
 2 when I call on you or "nay" if you're opposed.
 3 So Braxton Gillam.
 4 BOARD MEMBER GILLAM: Aye.
 5 THE CHAIRMAN: Carol Worsham.
 6 BOARD MEMBER WORSHAM: Aye.
 7 THE CHAIRMAN: Bill Adams.
 8 BOARD MEMBER ADAMS: Aye.
 9 THE CHAIRMAN: Jim Citrano.
 10 BOARD MEMBER CITRANO: Aye.
 11 THE CHAIRMAN: Todd Froats.
 12 BOARD MEMBER FROATS: Aye.
 13 THE CHAIRMAN: Craig Gibbs.
 14 BOARD MEMBER GIBBS: Aye.
 15 THE CHAIRMAN: And David Ward.
 16 BOARD MEMBER WARD: Aye.
 17 THE CHAIRMAN: And, likewise, I'm in
 18 favor.
 19 So let the record reflect that Resolution
 20 2020-07-03 has passed eight to zero; eight
 21 ayes, zero nays.
 22 All right. Let's go to the next item,
 23 Resolution 2020-07-04.
 24 Lori Boyer, will you please tee this one
 25 up?
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1 recommending, and as part of the
 2 Committee-adopted recommendation, \$250,000 of
 3 the increase to be applied to future year debt
 4 reduction. This, again, gives us some
 5 flexibility added to the number that we
 6 provided from the '19/'20 budget to cover
 7 unexpected increases.
 8 And if you will scroll down, you will see
 9 507- held as unallocated. It's a small
 10 increase from the 428- we previously had, but
 11 this is just our number that allows the board
 12 some flexibility during the year.
 13 I recommended 350,000 be added to the
 14 project that is a capital project known as
 15 Southbank Parking. This facilitates
 16 improvements in the various parking lots that
 17 we have leased from FDOT, including the parking
 18 lot under the Acosta Bridge and the new parking
 19 lot to be developed under the Fuller Warren
 20 Bridge upon completion of construction. So
 21 this is adding funding to that project and an
 22 additional 50,000 in the BID and CRA plan
 23 update which we hope to have two procurements
 24 in the next two weeks.
 25 And that was our recommendation with
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1 MS. BOYER: Okay. Resolution 2020-07-04
 2 is, again, with respect to the Southside CRA,
 3 or Tax Increment District budget. And this
 4 time, this is the '20/'21 budget.
 5 Ina, the screen share as I'm seeing it is
 6 distorted, so you may --
 7 MS. MEZINI: Give me one second. Sorry.
 8 MS. BOYER: There we go.
 9 Okay. What you see here in the first line
 10 in ad valorem revenue is the property
 11 appraiser's new budgeted projection for
 12 '20/'21, which is a \$900,000 increase in
 13 revenue on the Southbank. So this is where we
 14 catch up, if you will, on the fact that the
 15 Strand and Peninsula REV Grants were higher
 16 than expected this year. It's now reflected in
 17 the fact that the revenue projection is also
 18 substantially higher.
 19 In the Southbank, the supervision
 20 allocation has gone down slightly. And these
 21 are based on your actual staff hours and Office
 22 of General Counsel hours on various projects
 23 and things, and that's how those get allocated
 24 between the North and the South.
 25 In financial obligations, I was
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1 respect to the Southbank, which the Committee
 2 also supported.
 3 THE CHAIRMAN: Okay. Thank you, Lori.
 4 Todd Froats, your committee has met and
 5 vetted this. Would you like to make a motion
 6 and comment?
 7 BOARD MEMBER FROATS: I'd like to make a
 8 motion to -- from the Finance Committee to
 9 approve this motion, 2020-07-04.
 10 THE CHAIRMAN: Okay. We don't need a
 11 second. So, Todd, is there any comments you
 12 want to add?
 13 BOARD MEMBER FROATS: Again, I just want
 14 to reiterate the fact that it's great news that
 15 the revenue -- we're seeing a revenue increase.
 16 That's really good news for us. I do think
 17 it's prudent that Ms. Boyer allocated some of
 18 that -- some of those funds to future year debt
 19 reductions, the 250,000. And she also proposed
 20 the Southbank retail enhancement as well as
 21 that parking project. And the Committee
 22 approved her recommendation to bring forward to
 23 the board.
 24 THE CHAIRMAN: Okay. Let's go through the
 25 board members for various comments.
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1 Braxton Gillam, questions?
 2 BOARD MEMBER GILLAM: No questions.
 3 I just would -- you know, would say for
 4 the public, you know, it looks like, you know,
 5 we're supporting the recommendation as it comes
 6 from Ms. Boyer, and we do that because we spend
 7 a lot of time, you know, talking to her about
 8 these issues. And she's spent an enormous
 9 amount of time preparing, and she is very well
 10 prepared. She understands the issues. And,
 11 frankly, we all agree with her recommendation.
 12 And based on that, you know, I am fully in
 13 support of this motion.
 14 THE CHAIRMAN: All right. Carol Worsham,
 15 questions or comments?
 16 BOARD MEMBER WORSHAM: No additional
 17 questions. Again, it's well-vetted at the
 18 committee level.
 19 Thank you.
 20 THE CHAIRMAN: Thank you.
 21 Bill Adams.
 22 BOARD MEMBER ADAMS: No questions for me.
 23 Thank you.
 24 THE CHAIRMAN: Okay. Jim Citrano.
 25 BOARD MEMBER CITRANO: I agree with
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1 THE CHAIRMAN: I'm, likewise, in favor.
 2 So let the record reflect that this motion
 3 passes. That's motion 2020-07-04, eight ayes,
 4 no nays.
 5 All right. Let's go to the next
 6 resolution. This will be an exciting one,
 7 Resolution 2020-07-05, Bread & Board.
 8 Ms. Boyer, will you tee this one up,
 9 please?
 10 MS. BOYER: Actually -- actually, I'm
 11 going to defer to Mr. Kelley, who prepared the
 12 staff report and handled the application at the
 13 REPD Committee, and I'm going to let him
 14 address this for you.
 15 THE CHAIRMAN: Okay.
 16 MR. KELLEY: Thank you very much.
 17 Thank you, Mr. Chairman.
 18 So this is Resolution 2020-07-05.
 19 And, Ina, may I share my screen?
 20 MS. MEZINI: I would prefer to share mine.
 21 I've locked it to everybody else, but I do have
 22 the updated resolution here for you. If I
 23 can --
 24 MR. KELLEY: Okay. If you could put the
 25 updated --
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1 Mr. Gillam's comments. No -- no questions.
 2 THE CHAIRMAN: Okay. Craig Gibbs.
 3 BOARD MEMBER GIBBS: No comments.
 4 Thank you.
 5 THE CHAIRMAN: And David Ward.
 6 BOARD MEMBER WARD: Nothing from me.
 7 Thank you.
 8 THE CHAIRMAN: Okay. So on Resolution
 9 2020-07-04, we have a motion and a second from
 10 the Finance Committee. Let's have the vote for
 11 Resolution 2020-07-04.
 12 Braxton Gillam.
 13 BOARD MEMBER GILLAM: In favor.
 14 THE CHAIRMAN: Carol Worsham.
 15 BOARD MEMBER WORSHAM: In favor.
 16 THE CHAIRMAN: Bill Adams.
 17 BOARD MEMBER ADAMS: In favor.
 18 THE CHAIRMAN: Jimmy Citrano.
 19 BOARD MEMBER CITRANO: Aye.
 20 THE CHAIRMAN: Todd Froats.
 21 BOARD MEMBER FROATS: In favor.
 22 THE CHAIRMAN: Craig Gibbs.
 23 BOARD MEMBER GIBBS: In favor.
 24 THE CHAIRMAN: David Ward.
 25 BOARD MEMBER WARD: In favor.
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1 MS. MEZINI: Yeah.
 2 MR. KELLEY: -- resolution with just the
 3 two boxes on Page 1, please.
 4 MS. MEZINI: You're referring to the staff
 5 report, correct?
 6 MR. KELLEY: Yes. I'm sorry, yes.
 7 Thank you.
 8 MS. MEZINI: Okay. No, you're fine. Let
 9 me get to that page. And then --
 10 MR. KELLEY: And while Ina is pulling this
 11 up, I'll just give the backdrop of this.
 12 This is an application under the --
 13 (Phone interruption.)
 14 MR. KELLEY: My apologies.
 15 This is an application under the recently
 16 approved FAB-REP program that is underneath the
 17 Retail Enhancement Program, which stands for
 18 Food and Beverage Establishments Program. This
 19 application is provided by the Bread & Board
 20 Restaurant in conjunction with the
 21 co-applicant, VyStar Credit Union. The
 22 restaurant that is proposed would be
 23 approximately a 7,000-square-foot buildout at
 24 the corner of Laura Street and Forsyth [sic].
 25 And if you can scroll down just a little
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1 bit, Ina, so I can see both of those boxes.
 2 MS. MEZINI: (Complies.)
 3 MR. KELLEY: So what you see in front of
 4 you -- yes, that's fine. Thank you very much.
 5 What you see in front of you is a
 6 modification to what was originally distributed
 7 to clarify the funding request and actually the
 8 funding -- total funding of eligible costs as
 9 proposed in the application and as being
 10 recommended and was approved by the REPD
 11 Committee on Monday.
 12 And then in the top box, what you see, the
 13 total eligible project costs of a million five
 14 twenty-one thousand are covered almost
 15 74 percent by the co-applicants, including
 16 43 percent from the tenant, and then just above
 17 another 30 percent from the landlord, broken
 18 into direct contribution towards buildout costs
 19 and indirect contribution towards those
 20 buildout costs.
 21 Below that, in the second box, you see the
 22 funding as recommended where the recommendation
 23 will be for 371,590 from the DIA, which just --
 24 just a little bit more of the cost to the
 25 tenant. And we'll get into just a little bit

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1 more detail on this as we go.
 2 I will add to this, particularly for the
 3 benefit -- through the Chair to Board Member
 4 Mr. Froats, that I was able to get just last
 5 night an updated cost sheet from the general
 6 contractor to show exactly what that 250,000
 7 amounts to. And, in fact, the number came in
 8 at 288,756. So, in fact, all of the ratios,
 9 everything moves in a positive direction. But
 10 I'm not going to present it in that way here.
 11 I can -- I can circulate the update after this
 12 meeting and keep on file.
 13 But in any case, Mr. Froats, I just wanted
 14 to make sure you were aware of that.
 15 BOARD MEMBER FROATS: All right. Thank
 16 you.
 17 MR. KELLEY: Yes, sir.
 18 And so that just shows the budget and the
 19 breakdown of the eligible construction costs.
 20 As I mentioned, this is a co-application
 21 between Bread & Board and VyStar Credit Union.
 22 Bread & Board has been around for just over
 23 three years. This will be their third location
 24 and will become their flagship location. And
 25 in context of growing their location count,

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1 they're also improving upon or increasing their
 2 level of service with this location by
 3 providing full kitchen, full-service dinners
 4 seven nights a week, meeting the requirements
 5 of the FAB-REP program with hours from
 6 7 o'clock in the morning until 10 o'clock in
 7 the evening proposed through -- Monday through
 8 Friday, and then 10:00 to 10:00 on Saturdays
 9 and 10:00 to 9:00 on Sundays. So this is a
 10 real contribution in the direction of what the
 11 FAB-REP program was intended to create.
 12 Ina, if you can scroll down to the first
 13 graphic picture, please.
 14 MS. MEZINI: (Complies.)
 15 MR. KELLEY: A critical component of
 16 this -- there it is -- is this corner at the
 17 intersection of -- I'm sorry, I said Forsyth
 18 earlier. It's Bay and Laura. And this is a
 19 really interesting architectural feature on
 20 that busy street corner where the windows will
 21 fully open, creating a porch effect there. And
 22 so that's one of the many things that we're
 23 excited about in this project.
 24 Ina, if you can scroll to the next graphic
 25 image, please.

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1 MS. MEZINI: (Complies.)
 2 MR. KELLEY: Another component of this is
 3 an indoor marketplace where Bread & Board makes
 4 a lot of their own meats, condiments, jams,
 5 jellies, pastries, other bakery items which
 6 will be available in this market space.
 7 And I think that's all I need to share,
 8 Ina. Thank you.
 9 And in the business plan, there were many
 10 positives, as shown -- as shown in the business
 11 plan, and -- including the estimated 45
 12 full-time equivalent employees, a very in-depth
 13 management and staff experience that will be
 14 working and managing this particular location,
 15 strong estimates of revenue and profitability
 16 demonstrated in their pro forma, target market
 17 focused on the downtown workforce or
 18 residents/visitors to our area, as well as
 19 concert and theatre-goers, and other events
 20 that they will staff appropriately and have
 21 hours around.
 22 And as I mentioned before, of the 6,760
 23 square feet, approximately 4,300 square feet of
 24 that amount is for the restaurant itself.
 25 Approximately 2,500 square feet is for that

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1 market space. And we view the market space as
2 supplemental space. We view the restaurant
3 space as Tier 1 restaurant space as approved
4 under the FAB-REP guidelines, which means that
5 we bifurcate the recommended funding levels
6 such that 279,370 is recommended as the funding
7 level for the Tier 1 dining space.

8 This is a contributing structure, a
9 historic contributing structure in the downtown
10 historic district, so that warrants another
11 \$10 per square foot. So that's another 42,980.
12 And then for the market space, which is
13 considered supplemental, we are proposing or
14 recommending funding at a level of \$20 a square
15 foot for that space in line with the Retail
16 Enhancement Grant Program, which is 49,240.

17 Those three items combined give us a total
18 recommendation of 371,590.

19 Within the project scoring that was
20 approved and ratified by the REPD Committee, we
21 came up with a total scoring of 40 points, well
22 above the minimum threshold of 25.

23 And with that, I'm happy to entertain any
24 questions.

25 THE CHAIRMAN: Okay. I had a chance to
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1 attend the retail enhancement property
2 disposition [sic]. You did a great job in
3 helping us understand that. I know the
4 Committee has thoroughly vetted it.

5 Carol, I'd like you, as the Chair of the
6 Committee for that day, because Oliver was out
7 of town, would you like to make a motion, and
8 then give your comments for us, pleas?

9 BOARD MEMBER WORSHAM: Certainly. Thank
10 you, Mr. Chairman.

11 I'm not on mute, right? Can you hear me?

12 THE CHAIRMAN: We can hear you.

13 BOARD MEMBER WORSHAM: Yes. On behalf of
14 the Committee, I'd like to make a motion to
15 approve Resolution 2020-07-06 [sic].

16 As Mr. Moody stated, it was well vetted at
17 the Committee meeting yesterday and also met
18 with great enthusiasm from all the Committee
19 members. An excellent application by the
20 applicant and well presented by the staff. And
21 it's one of those projects that hits all the
22 high points of what our program for this
23 particular type of reinvestment in downtown is
24 all about.

25 The space planning is excellent, the
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1 architecture, interior design looks excellent,
2 the activation on the street with the windows
3 opening up, and it's their commitment to not
4 only the level of employees but the hours of
5 operation.

6 So it's a first-class operation they have
7 well established. I have visited their
8 establishment in Five Points many times. It's
9 an impressive group. And so I wholeheartedly
10 recommend approval with my motion.

11 THE CHAIRMAN: Okay. We have a motion
12 that Resolution 2020-07-05 be approved.

13 Braxton, do we need a second since it was
14 seconded at the Committee level?

15 BOARD MEMBER GILLAM: Well, if that's a
16 motion coming from a standing committee, it's
17 my understanding we don't need a second.

18 Is that right, General Counsel?

19 (No response.)

20 THE CHAIRMAN: That sounds correct.

21 Now, Carol, you made a -- when you cited
22 the resolution, you referred to it as -06, but
23 it's really 2020-07-05. And I know you --

24 BOARD MEMBER WORSHAM: I'm sorry. I'm
25 sorry. You're right. I looked at the wrong
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1 one. I'm sorry.

2 THE CHAIRMAN: Okay. So we have --

3 BOARD MEMBER WORSHAM: I'll amend that to
4 2020-07-05.

5 THE CHAIRMAN: All right. So we've got a
6 motion. The Committee has made this motion, so
7 we don't need a second. Let's have some
8 discussion.

9 MR. KELLEY: Mr. Chair?

10 THE CHAIRMAN: Yes.

11 MR. KELLEY: If I might also introduce or
12 make the board aware that Mr. Dwayne Beliakoff,
13 one of the proprietors of Bread & Board, is on
14 the line also, and he's available to address
15 any questions directly that the board may have
16 of him.

17 THE CHAIRMAN: Okay. Before we go to the
18 board members, since I was attending that
19 meeting, I would like to make just a brief
20 comment.

21 I was so thoroughly impressed of what a
22 good citizen that VyStar is being in making
23 this particular project happen. They are
24 giving a very fair lease. Their contribution
25 is pretty outstanding. And the exciting part

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1 about this project is this corner is the
 2 southwest corner of Bay and Laura. It's right
 3 along our major Laura corridor. That's exactly
 4 where we want it to be. And it's -- it is
 5 going to be strategically located for success.
 6 So, Braxton Gillam, you have questions or
 7 comments?
 8 BOARD MEMBER GILLAM: I don't have any
 9 questions, but I would echo your comments,
 10 Mr. Moody. This is exactly what we've been
 11 looking for. And I'm really excited about this
 12 project. I speak in favor of it.
 13 THE CHAIRMAN: Okay. Carol Worsham, I
 14 know how you stand.
 15 Bill Adams, questions or comments, please.
 16 BOARD MEMBER ADAMS: Just a couple of
 17 questions. And this may be more about the
 18 program itself than about this particular
 19 transaction, which -- of course, we'd love to
 20 have Bread & Board downtown. My question
 21 really is, though, the structure of the
 22 forgivable loan, am I understanding it
 23 correctly that if there is, for example, a
 24 default in year two, the repayment obligation
 25 is for 80 percent of the loan -- total loan
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1 amount at that point?
 2 MR. KELLEY: Yes, sir, that is correct.
 3 Also, though, be aware that the
 4 co-applicant landlord has 180 days to cure.
 5 BOARD MEMBER ADAMS: Okay. But I'm just
 6 asking in terms of the amount of repayment
 7 obligation. And then using my example again
 8 into year two, the 80 percent amount would just
 9 simply be the amount -- 80 percent of the
 10 amount borrowed without any accrued interest;
 11 is that also correct?
 12 MR. KELLEY: That is also correct. Yes,
 13 sir.
 14 BOARD MEMBER ADAMS: Okay. Are those two
 15 features qualities of the FAB-REP program or
 16 are they particular to this transaction?
 17 MR. KELLEY: They're part of the program
 18 structure that mirrors what is in the Retail
 19 Enhancement Grant Program.
 20 BOARD MEMBER ADAMS: Then I will not ask
 21 any more questions.
 22 Thank you.
 23 THE CHAIRMAN: Okay. Thank you.
 24 Jim Citrano, comments or questions,
 25 please.
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1 BOARD MEMBER CITRANO: Did you call me?
 2 THE CHAIRMAN: Yes.
 3 BOARD MEMBER CITRANO: Yes, sir. I, too,
 4 was involved in the discussion at committee, so
 5 I do not have any comments.
 6 THE CHAIRMAN: Okay. Good.
 7 Todd Froats, please.
 8 BOARD MEMBER FROATS: As part of the
 9 Committee as well and vetted it thoroughly.
 10 Also, at Mr. Kelley directly and
 11 Ms. Boyer, it's a big number, but it's a great
 12 project. It's a big project. It's one that we
 13 want to get done. I think it was the whole
 14 purpose of the new program. This is part of
 15 that.
 16 I also want to thank VyStar as well as
 17 the -- as well as the Bread & Board proprietor.
 18 And I believe there are others involved. But
 19 especially VyStar, I mean, they've really come
 20 into downtown and taken a leadership role in
 21 the downtown area. So I want to thank them for
 22 helping get this done.
 23 THE CHAIRMAN: Okay. Thank you.
 24 BOARD MEMBER FROATS: No other comments.
 25 THE CHAIRMAN: Mr. Craig Gibbs, please.
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1 BOARD MEMBER GIBBS: I would only echo
 2 those comments. VyStar has been a good
 3 neighbor. And this is a great project for
 4 their building and for downtown.
 5 Thank you.
 6 THE CHAIRMAN: Okay. David Ward.
 7 BOARD MEMBER WARD: I echo Board Member
 8 Gibbs' comments. I'm really excited for this
 9 project to move forward. So I think it's
 10 exactly what we need.
 11 Thank you.
 12 THE CHAIRMAN: Okay. You have heard my
 13 comments.
 14 So let's have a vote on Resolution
 15 2020-07-05 for the Bread & Board REP
 16 application. All in favor -- let me go right
 17 down the list.
 18 Braxton Gillam, please.
 19 BOARD MEMBER GILLAM: I'm in favor of the
 20 motion.
 21 THE CHAIRMAN: All right. Carol Worsham.
 22 BOARD MEMBER WORSHAM: In favor.
 23 THE CHAIRMAN: Bill Adams.
 24 BOARD MEMBER ADAMS: I'm in favor as well.
 25 THE CHAIRMAN: Jimmy Citrano.
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1 BOARD MEMBER CITRANO: In favor.
 2 THE CHAIRMAN: Todd Froats.
 3 BOARD MEMBER FROATS: In favor.
 4 THE CHAIRMAN: Craig Gibbs.
 5 BOARD MEMBER GIBBS: In favor.
 6 THE CHAIRMAN: David Ward.
 7 BOARD MEMBER WARD: In favor.
 8 THE CHAIRMAN: And I, likewise, am in
 9 favor.
 10 So let the record reflect that Resolution
 11 2020-07-05 passes, eight in favor, zero
 12 against.
 13 Okay. Steve Kelley, thank you for your
 14 work on that. Excellent job.
 15 MR. KELLEY: Yes, sir. Thank you,
 16 Mr. Chair.
 17 THE CHAIRMAN: Okay. Let's go to
 18 resolution 2020-07-06, it's related to the
 19 Convention Center.
 20 Lori, I'd like you to tee this up, please.
 21 MS. MEZINI: Lori, you're muted.
 22 THE CHAIRMAN: Lori, you're muted.
 23 MS. BOYER: Let's get unmuted. Can you
 24 hear me now?
 25 THE CHAIRMAN: Okay. We hear you.
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1 Thank you.
 2 MS. BOYER: Okay. Resolution 2020-07-06
 3 is a resolution rejecting the unsolicited
 4 proposal received from Jacobs dated January 17,
 5 2020; titled, Convention Center, Hotel, Parking
 6 Garage, Public Convention Center Space. And I
 7 would like to run through a little time frame
 8 for you since some of the board members are new
 9 and were not here through this entire time
 10 frame so you understand why I'm really
 11 positioning this as more of a cleanup action
 12 today and not a substantive action that
 13 precludes future consideration of a convention
 14 center.
 15 So let me back up. If you look at the
 16 sequence of events, back in January of 2018,
 17 Mr. Wallace, through the Procurement Division
 18 on DIA's behalf, sought interest in an RFP for
 19 a convention center on the site.
 20 In March of 2018, DIA issued the Notice of
 21 Disposition for a potential convention center
 22 on the former courthouse/City Hall annex site.
 23 Following receipt of those applications in
 24 September, those applications were received and
 25 scored, and the Jacob's proposal, which is
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1 essentially the building and design that was
 2 submitted again in January, was selected as the
 3 best of the proposals submitted.
 4 So there was not a dispute or a question
 5 about whether that was a good design or whether
 6 that would be a viable convention center if
 7 built. It was simply, that was the winning
 8 score, but no term sheet was entered into, no
 9 contract was awarded.
 10 And this action was taken to the Strategic
 11 Implementation Committee and then subsequently
 12 to the board. And the decision was made not to
 13 move forward with a convention center at this
 14 time. And that decision, while based in part
 15 on financial considerations, that was not the
 16 primary stated reason for the board's decision
 17 or for the mayor's consideration.
 18 And I'll refer you back to the SAG report,
 19 Strategic Advisory Group report on -- which was
 20 a convention center study that was done by the
 21 board. And in its conclusion statement under
 22 Meeting Planner Interviews, it says, "As
 23 stated, over 60 percent of the planners
 24 interviewed or surveyed were not interested in
 25 Jacksonville and/or a new convention center
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1 without destination development. This is a
 2 very high percentage compared to other cities."
 3 And it went on to discuss it more.
 4 The prior-to convention studies that had
 5 been done years before had drawn the same
 6 conclusion, that absent development of
 7 attractions or other destination features that
 8 would draw people to the location, it was
 9 premature to proceed with a convention center.
 10 That was also the basis of the mayor's letter,
 11 and that was the basis of this board's action
 12 in Resolution 2018-12-01 where you terminated
 13 negotiations with Jacobs and rejected all
 14 proposals.
 15 At that point, the DIA board had received
 16 an unsolicited proposal for a mixed-use
 17 development on the site. That mixed-use
 18 development, I believe it was called Riverwalk
 19 Place, was reviewed again by the Strategic
 20 Implementation Committee. And in March of
 21 2019, the Strategic Implementation Committee
 22 said no, we do not want to accept that
 23 unsolicited proposal. We want to hire
 24 professional expertise, which turned out to be
 25 CBRE, but we want to hire professional
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1 expertise to assist us in determining the
2 highest and best use of the site if we are to
3 put the site in the market today. There were
4 subsequent resolutions where we went out and
5 hired CBRE to do that.

6 And then through the efforts of CBRE, in
7 September of 2019, the board came up with
8 criteria that they wanted to put out in a new
9 Notice of Disposition and scoring criteria for
10 that. That Notice of Disposition was issued in
11 the fall. We received the responses. We're
12 coming back in in January. Now we're talking
13 in January of 2020.

14 So that Notice of Disposition was issued
15 on October 21st, 2019. And as you heard in
16 Mr. Ayers public comments, it did not preclude
17 a convention center. It did not say there had
18 to be a minimum 1,100 residential units. It
19 did prioritize residential in the scoring
20 because one of DIA's stated goals is to
21 increase residential downtown, but it didn't
22 exclude other uses.

23 And we would have entertained and could
24 have accepted office mixed use, hotel mixed
25 use, other mixed uses, but it was CBRE's belief

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1 at the time that the highest and best use of
2 the site, if we were to put it in the
3 marketplace now, currently, would be for a
4 residential and retail mixed-use facility.
5 Might have also had some hotel component in it,
6 but none of those who bid made that proposal.

7 We received the proposals. And in
8 Resolution 2020-02-01, we forwarded the
9 proposals. We concluded that the proposal
10 received from Spandrel was the top scoring
11 respondent. And pursuant to Resolution
12 2020-02-01 -- this is in February -- we awarded
13 it to Spandrel and said now we will enter into
14 negotiations, the development of a term sheet
15 and development of a contract. That process is
16 still pending.

17 In the meantime, in January, we received
18 this unsolicited proposal from Jacobs for a
19 convention center on the site again. The
20 proposal changes the financial structure and
21 presents an interesting financial structure
22 that the board may or may not want to consider
23 if you are developing a convention center at
24 some point, but it creates a structure where
25 they were suggesting that the City -- they

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1 would finance it, but the City would lease it
2 back and essentially provide a net operating
3 loss guarantee where the City's responsibility
4 would be to cover losses both in operations and
5 in the debt service payments.

6 Substantively, again, since the decision
7 was not on the table to consider a convention
8 center, because you had rejected the concept of
9 doing a convention center at this time, until
10 there was further destination development --
11 and we were advised by procurement that since
12 we had an open RFP process that we were
13 scoring, we could not preempt or cut off that
14 process by scoring an unsolicited proposal that
15 ignored the fact that we had an official
16 process going on.

17 So what I would say is, I view this as a
18 cleanup in that we've had this pending
19 resolution, it is really not proper for the
20 board to consider it while you still have the
21 award to Spandrel extended. If, for some
22 reason, that does not move forward, there is
23 not a contract executed, at that point in time
24 it will be up to the board to consider what
25 other use or whether they want to put out a new

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1 RFP on the site.

2 But right now, the posture is that the top
3 scoring respondent was Spandrel. We have
4 approved a negotiation of a term sheet and
5 discussion with them. And I think continuing
6 to lead this city --

7 (Audio interruption.)

8 MS. BOYER: -- (inaudible) is not in our
9 best interest at the moment. However, if it is
10 the board's pleasure to allow a presentation,
11 we could have a separate Strategic
12 Implementation or a separate board meeting to
13 allow a presentation. And certainly, the
14 proponent can make an appointment to make a
15 presentation to the mayor's office at any time.
16 That's not in our jurisdiction to limit.

17 I heard the request from Mr. Rensing that
18 they would like the opportunity to do that, but
19 I don't think that the timing is right for us
20 to act on it now other than to reject the
21 unsolicited proposal. And once we have either
22 entered into a contract with Spandrel that will
23 resolve everything, or if we don't enter into a
24 contract with Spandrel, then it would be
25 appropriate to reconsider what other use we

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1 might want to make of the site and whether
2 perhaps the destination features have changed
3 by that time, if Lot J is under construction
4 and things are moving forward and some of those
5 that would paint a different scenario in terms
6 of the recommendations of the SAG report.

7 So that's really my summary, longwinded as
8 it is, of Resolution 2020-07-06. It simply
9 goes through a recital of the various actions
10 that were taken and suggests that, at the
11 moment, we reject this. That doesn't preclude
12 a submission of a later proposal at an
13 appropriate time.

14 THE CHAIRMAN: Okay. Ms. Boyer, thank you
15 for that time line. I think that was very
16 helpful.

17 So let's first deal with Resolution
18 2020-07-06. We'll get a motion and then we'll
19 discuss it.

20 So what is your pleasure, Board?

21 BOARD MEMBER GILLAM: I move to approve
22 the motion.

23 THE CHAIRMAN: Okay. So that was Braxton
24 Gillam has made a motion.

25 BOARD MEMBER WORSHAM: I'll second.
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1 This is Carol.

2 THE CHAIRMAN: And who is the second?

3 BOARD MEMBER WORSHAM: Carol.

4 THE CHAIRMAN: Okay. Carol Worsham has
5 seconded.

6 So let's have discussion. And before we
7 start, let me just have a very brief comment
8 since I was one of the -- I was one of the
9 graders for the Spandrel project. I was right
10 in the middle of it and understand it very
11 well.

12 The only comment that I would make is,
13 folks, we have a previous action that we do
14 have a responsibility to prepare and finalize
15 the term sheet for the Spandrel project, and I
16 think we're obligated to follow through on
17 that.

18 But what I would say, in the next 90 days,
19 as the Chair, I'm going to suggest and ask the
20 Strategic Implementation Committee to be
21 available to review a presentation of the
22 convention center site. And in the event the
23 Spandrel deal, for one reason or another, is
24 not finalized, at least at that point we'll
25 know what our options are going forward.

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1 So let's have a brief discussion, please.
2 Braxton Gillam, what are your comments or
3 questions?

4 BOARD MEMBER GILLAM: Quickly, I know
5 we've been here a long time, but this is, you
6 know, kind of an important issue, particularly
7 with some of the press we've seen in the last
8 couple of days. I do want to add some
9 comments.

10 One, I was on the Committee, Strategic
11 Implementation Committee, over the last couple
12 of years, and of course, on the board, too,
13 when we had the various discussions about this
14 opportunity and using this site for a
15 convention center. You know, there were some
16 serious timing issues raised with that thought
17 process and the fact -- you know, where we are
18 in Jacksonville today and what opportunities we
19 have that would be attractive to a convention
20 opportunity, and so there was some real
21 concerns raised about that.

22 I personally had a concern -- and I
23 discussed it publicly -- with that site and use
24 of that site for that purpose and the size of
25 that site. You know, what we were provided by
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1 KBJ and Jacobs is a beautiful proposed project.
2 There was never a criticism of what they wanted
3 to build. I just had my own, you know,
4 personal questions about that location,
5 certainly the timing.

6 But I've got to say, you know, with regard
7 to what we're currently here today on, I will
8 never support a project coming to this board
9 that deals with deficit funding of operations
10 the way they've proposed at this time. We've
11 got mistakes that have been made historically
12 in this city with that kind of, you know,
13 process. And that is just a -- that's --
14 that's dead on arrival from my perspective.
15 I'll never support that kind of project, not
16 today and not tomorrow.

17 Thank you.

18 THE CHAIRMAN: Okay. Thank you, Braxton.
19 Carol Worsham, please.

20 BOARD MEMBER WORSHAM: Thank you.

21 And again, thank you, Lori. That was an
22 excellent summary of where we have been and the
23 travels we've come through to get us to this
24 point.

25 And I do not disagree with any of the
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1 comments by Mr. Gillam, so I don't really have
 2 any further questions. I understand the
 3 process and what we need to do today.
 4 So thank you for helping us understand
 5 where we are in the procedural world on it.
 6 THE CHAIRMAN: Okay. Thank you,
 7 Ms. Worsham.
 8 Bill Adams, comments or questions?
 9 BOARD MEMBER ADAMS: I echo your proposal,
 10 Mr. Moody. I think it sounds like a sound
 11 approach, but I would also encourage the Jacobs
 12 team, if they have anything that would suggest
 13 that there have been changes in the conditions
 14 that the consultants looked at to determine the
 15 appropriateness of timing to present that at
 16 that meeting, because I would be very
 17 interested to hear it.
 18 But like Mr. Braxton -- or Mr. Gillam,
 19 rather -- sorry, Braxton -- I certainly don't
 20 think I will ever be voting for anything that
 21 gives the City holding -- leaves the City
 22 holding the bag, the backstop operations
 23 against losses, but I won't say "never" because
 24 never is a very long time.
 25 THE CHAIRMAN: Okay. Thank you,
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1 Mr. Adams.
 2 Okay. Jim Citrano.
 3 BOARD MEMBER CITRANO: As one of the new
 4 board members, I obviously don't have the
 5 history here. I do think, Chairman Moody, your
 6 comments are very fair and I agree with it.
 7 And by the same token, I would echo what some
 8 of the other board members said about covering
 9 those debts (inaudible).
 10 THE CHAIRMAN: All right. Thank you, Jim.
 11 Todd Froats, please.
 12 BOARD MEMBER FROATS: I wasn't on the
 13 individual committee. I was on the board at
 14 the time. And at the time -- and really,
 15 nothing's changed in the past year. In fact,
 16 things have gotten a little worse as far as
 17 conventions go. I think it was a great
 18 project. It's a great building. The design
 19 was phenomenal. It was ranked number one by
 20 the DIA.
 21 The recent press releases we've seen on
 22 this and the marketing materials on this
 23 definitely leave out the most important point,
 24 and that being the DIA, slash, City, slash,
 25 taxpayers are being held responsible for any
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1 operating losses. Those operating losses would
 2 be significant here and next year as well, and
 3 maybe for a few years. So I think that it's
 4 important to point that out to everybody,
 5 because it's an item that they left off. And
 6 I'm kind of surprised they left it out of the
 7 media.
 8 Second, you know, I would say -- I would
 9 say, hold this space if we could for a future
 10 convention center. But as I found out that
 11 it's not the most ideal space, it is small, and
 12 we do have alternative spaces. So if it was
 13 the only space, then I would have been in favor
 14 before of holding it for future use for a
 15 convention center, but we do have alternate --
 16 alternate spaces for that.
 17 A couple of other items. You know, if we
 18 built it today, my guess would be the demand
 19 would be high at the beginning because it's a
 20 brand-new building and that people would come
 21 here, and their experience wouldn't be that
 22 great. We just don't have the entertainment
 23 downtown to support numerous conventions
 24 downtown. It's just not there yet.
 25 So I think, at the time, we decided we had
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1 to focus our energy and our capital on other
 2 projects so that when we do have a convention
 3 center and people do come here, they leave with
 4 a positive response of their experience here,
 5 and that's what we're working towards.
 6 So I don't think anything is going to
 7 change in 90 days. I think we have a lot of
 8 other things to accomplish. Ms. Boyer and her
 9 team are doing a great job of that. Lot J
 10 would certainly be a major project that would
 11 help a future convention center. So for those
 12 things, I'm not -- I'm not willing to be in
 13 favor of supporting one today.
 14 A couple of other things, the media also
 15 suggested that we were not happy with the
 16 responses we received. We were very happy with
 17 the responses we did receive. We were
 18 disappointed in the number of responses we
 19 received. We received two, but both of them
 20 were very good and very high quality projects.
 21 So I want to clarify that.
 22 That's really all I have to say.
 23 I would be -- I would be open to listening
 24 to their presentation, I'd be open to doing
 25 that, but I just don't see downtown supporting
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1 a convention center at this point.
 2 THE CHAIRMAN: Okay. Thank you,
 3 Mr. Froats. The comments are well taken.
 4 Mr. Gibbs.
 5 BOARD MEMBER GIBBS: Thank you.
 6 Our consultants floated this idea to put
 7 the RFP over 15,000 different developers, and
 8 we got two, as our CEO outlined. So for that
 9 reason, it leads me to the second
 10 consideration, the timing aspect.
 11 As the Chair has adequately put, we have
 12 an obligation to the individual, Spandrel, who
 13 did step up to the plate and presented a great
 14 project that we agreed to. So for those two
 15 reasons, I think I'll vote in favor of this
 16 particular resolution.
 17 THE CHAIRMAN: Okay. Mr. David Ward.
 18 BOARD MEMBER WARD: First, I want to -- I
 19 want to echo what I think Mr. Gillam originally
 20 said just about sort of on a principled basis,
 21 the proposal on substantive -- a substantive
 22 perspective about, you know, some of the City
 23 obligations involved in this.
 24 I think -- you know, to be honest, with --
 25 as someone who serves on the Strategic
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1 Implementation Committee, I'll echo some
 2 previous comments, that I'm absolutely more
 3 than willing to hear this proposal again in the
 4 future when I think it makes more sense.
 5 I'm a little bit perturbed because I feel
 6 like this is a bit of Ground Hog Day with this
 7 proposal. We've seen it several times in
 8 various iterations, all in an unsolicited
 9 format. There have been some procurement
 10 issues with how it's been submitted.
 11 And, you know, I don't -- I think the
 12 folks behind this certainly have the best
 13 interest of downtown in mind, and we welcome
 14 any sort of development to downtown. I mean,
 15 that's what we're here for. I don't think it's
 16 the right time; I don't think it's the right
 17 place; and I don't think it's the right
 18 development, in general, for this specific
 19 location.
 20 I think there's a lot of things that
 21 downtown needs in general, be it residential,
 22 retail, dining, work-live-play spaces, and
 23 hospitality, and other convention spaces. I
 24 just don't think at this time -- you know,
 25 irrespective, if you will, of the COVID-19
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1 situation which we're currently dealing with, I
 2 don't think at this time that's what downtown
 3 needs first and foremost.
 4 I think it's a good idea in a vacuum, but
 5 the DIA has met on several occasions, both on
 6 the committee level and as a full board, to
 7 determine that the highest and best use for
 8 this property is actually what was placed in
 9 the Spandrel proposal.
 10 And I think we do -- echoing several other
 11 folks on this call, we do have an obligation to
 12 see that process through, and I think we should
 13 endeavor to do so. And I also think that
 14 there's a point of posture, you know, as far as
 15 going forward with this proposal if resubmitted
 16 later on down the line or reconsidered or
 17 presented.
 18 I do think there's something to be said
 19 for -- you know, I know that the applicants
 20 behind this proposal are very well aware that
 21 we are in the midst of discussions with the
 22 Spandrel Group about the award that we made for
 23 that Notice of Disposition. As I recall, they
 24 were actually at that meeting and talked.
 25 And I also find the sort of recent blitz
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1 over the last 24 hours of the press -- which,
 2 it's a free country, and anybody can contact a
 3 reporter or social media outlet as they so
 4 choose. I find that to be a bit unprofessional
 5 given that the developers behind this, behind
 6 this process, and the proposal for the
 7 conventional center -- while like, again, I
 8 said I think it's a good idea in the
 9 abstract -- were very well aware that the DIA
 10 has met and we're under what I consider to be
 11 sort of a good-faith, ethical obligation to see
 12 that process through. And if, for whatever
 13 reason, it does fall through, I'm absolutely
 14 more than willing to consider it, both at the
 15 Strategic Implementation Committee level and as
 16 the full board -- at the full board level if
 17 that makes sense.
 18 So I'm not really a fan of the media blitz
 19 that's occurred over the last 24 hours, I'll be
 20 frank. I think it's mischaracterized -- to an
 21 earlier point, mischaracterized the DIA
 22 experience going through the process for these
 23 parcels. I think there's a lot of moving parts
 24 to downtown. And we have unequivocally, and I
 25 think certainly within our procurement
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1 guidelines and from a legal perspective, but
 2 also from a civic duty perspective really
 3 considered what's the best and highest use for
 4 those parcels.
 5 So I'm not in favor of it at this time. I
 6 do vehemently vote an approval over the
 7 rejection, and I'm more than willing to have
 8 conversations in the future, and I think the
 9 applicant certainly wants to see progress
 10 downtown, as do we all.
 11 So I'll get off my soapbox there, but I
 12 would appreciate a little bit more, I guess,
 13 situational awareness from the applicant in the
 14 future if we continue to have conversations
 15 about this as it relates to DIA's obligation or
 16 our good-faith effort to comply with some of
 17 the promises that we've made as it relates to
 18 the process and these parcels.
 19 THE CHAIRMAN: Okay. Mr. Ward, thank you
 20 for your comments. Committee, thank you. A
 21 lot of input.
 22 And folks, listen, any criticisms we get,
 23 I am here to tell you, we have a very
 24 hard-working committee. Every person here
 25 wants the very best for Jacksonville. We're
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1 the motion.
 2 THE CHAIRMAN: Okay. Carol Worsham,
 3 please.
 4 BOARD MEMBER WORSHAM: In favor.
 5 THE CHAIRMAN: Okay. Bill Adams.
 6 BOARD MEMBER ADAMS: In favor.
 7 THE CHAIRMAN: Jim Citrano.
 8 BOARD MEMBER CITRANO: In favor.
 9 THE CHAIRMAN: Mr. Froats.
 10 BOARD MEMBER FROATS: In favor.
 11 THE CHAIRMAN: Craig Gibbs.
 12 BOARD MEMBER GIBBS: In favor.
 13 THE CHAIRMAN: David Ward.
 14 BOARD MEMBER WARD: In favor.
 15 THE CHAIRMAN: And I'm going to vote also
 16 in favor.
 17 So let the record reflect that Resolution
 18 2020-07-06, related to the convention center,
 19 that that passes, eight ayes and no nays.
 20 Okay. Thank you, committee.
 21 Now, that will conclude our Community
 22 Redevelop Agency work.
 23 (The foregoing proceedings were adjourned
 24 at 3:05 p.m.)
 25 - - -
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1 not -- we don't have an agenda. We just want
 2 the best.
 3 And we've heard the term "highest and best
 4 use" mentioned quite a bit. That's an
 5 appraisal term. Highest and best use is the
 6 way we look at property, at where it maximizes
 7 its value. And you've got to look at it like
 8 this. And part of it is the market demand.
 9 You have to pay attention to it. So everything
 10 that's been said has really made a lot of
 11 sense.
 12 Now, I mentioned earlier that within the
 13 next 90 days I'm going to ask the Strategic
 14 Implementation Committee to make themselves
 15 available and completely listen to this
 16 presentation. And I'm going to encourage each
 17 of you to be there. Please, once you get the
 18 announcement, I would like everybody to show
 19 up. And I think it will be just good to at
 20 least give them their time.
 21 So all right. We've got Resolution
 22 2020-07-06. We've got a motion. We've got a
 23 second. Let's call for the vote.
 24 Mr. Gillam.
 25 BOARD MEMBER GILLAM: I vote in favor of
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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
 10 and that the transcript is a true and complete
 11 record of my stenographic notes.
 12
 13
 14
 15 DATED this 28th day of July 2020.
 16
 17
 18
 19 _____
 20 Diane M. Tropia
 21 Florida Professional Reporter
 22
 23
 24
 25 Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203
 (904) 821-0300

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