

CITY OF JACKSONVILLE  
DOWNTOWN INVESTMENT AUTHORITY  
BOARD MEETING

Proceedings held on Tuesday, October 31, 2017,  
commencing at 10:22 a.m., City Hall, Lynwood Roberts  
Room, 1st Floor, 117 West Duval Street, Jacksonville,  
Florida, before Diane M. Tropa, a Notary Public in and  
for the State of Florida at Large.

BOARD MEMBERS PRESENT:

JAMES BAILEY, Chairman.  
JACK MEEKS, Vice Chair.  
OLIVER BARAKAT, Board Member.  
BRENNAN DURDEN, Board Member.  
CRAIG GIBBS, Board Member.  
BRAXTON GILLAM, Board Member.

ALSO PRESENT:

AUNDRA WALLACE, DIA, Chief Executive Officer.  
TOM DALY, DIA, Redevelopment Analyst.  
GUY PAROLA, DIA, Redevelopment Manager.  
JIM KLEMENT, DIA, Development Coordinator.  
JOHN SAWYER, Office of General Counsel.  
JOHNNY GAFFNEY, Office of the Mayor.  
KAREN UNDERWOOD-EILAND, Executive Assistant.

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1 development right for the Lofts at LaVilla,  
2 Phase II.  
3 MR. WALLACE: Mr. Chairman, this is a  
4 resolution of the Downtown Investment Authority  
5 allocating 132 multifamily units of phase I  
6 development rights within the Northside West  
7 Component Area of the Consolidated Downtown  
8 development of regional impact to the Lofts at  
9 LaVilla 2, Limited, to be utilized on the  
10 property identified by Duval County tax parcel  
11 number 074815 0025, and finding that the plan  
12 of development is consistent with the DIA's  
13 Business Investment and Development plan, known  
14 as the BID plan; authorizing the chief  
15 executive officer to execute the contracts and  
16 documents and otherwise take all necessary  
17 action in connection therewith to effectuate  
18 the purposes of this resolution.  
19 Mr. Chairman, I'll ask Mr. Parola to walk  
20 us through this, but you've already approved a  
21 REV Grant.  
22 (Chairman Bailey exits the proceedings.)  
23 MR. PAROLA: Thank you.  
24 The operative provisions in terms of when  
25 they need to perform and when we get the  
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PROCEEDINGS

October 31, 2017 10:22 a.m.

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THE CHAIRMAN: And that brings us to the  
minutes of the September 27th Downtown  
Investment Authority meeting.

BOARD MEMBER GILLAM: Move to approve.

THE CHAIRMAN: Do I have a second?

BOARD MEMBER GIBBS: Second.

THE CHAIRMAN: Any discussion? Any  
comments? Any changes?

BOARD MEMBER GILLAM: My name is spelled  
wrong, but otherwise it's fine.

THE CHAIRMAN: Your name is spelled wrong.  
Okay. We can fix that.

Okay. With that, no discussion?

A correction in Braxton's last name or  
first name.

MR. GILLAM: Last name.

THE CHAIRMAN: Okay. All in favor, say  
aye.

BOARD MEMBERS: Aye.

THE CHAIRMAN: Opposed, like sign.

BOARD MEMBERS: (No response.)

THE CHAIRMAN: The brings us to Item B,  
Resolution 2017-10-01, allocation of

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development rights are in Section 1 of the  
resolution's A through E, I believe is where  
they are.

If there's any questions, I'll stay here  
for answers.

(Vice Chairman Meeks assumes the Chair.)

VICE CHAIRMAN MEEKS: Any questions or  
comments? Since Mr. Bailey has temporarily  
left us.

BOARD MEMBER GIBBS: None.

VICE CHAIR MEEKS: Okay. Hearing none,  
we're not in a position to vote since we don't  
have a quorum, so I'm going to declare a  
five-minute recess. Hopefully, Mr. Bailey will  
reappear.

(Brief recess.)

(Chairman Bailey resumes the Chair.)

THE CHAIRMAN: The DIA meeting is now open  
and we're back on 2017-10-01, allocation of  
development rights for the Lofts at LaVilla --

VICE CHAIR MEEKS: In your brief absence,  
Mr. Bailey, we seemed to have gotten through  
that with no questions. It would appear,  
subject to public comment, we're ready to vote.

MR. GILLAM: Motion to approve.

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1 THE CHAIRMAN: And a second?  
2 VICE CHAIR MEEKS: Second.  
3 THE CHAIRMAN: Any further discussion?  
4 BOARD MEMBERS: (No response.)  
5 THE CHAIRMAN: No discussion.  
6 Anyone from the audience have any  
7 comments?  
8 AUDIENCE MEMBERS: (No response.)  
9 THE CHAIRMAN: No comments from the  
10 public.  
11 All in favor of 2017-07-01 [sic], say aye.  
12 BOARD MEMBERS: Aye.  
13 THE CHAIRMAN: Opposed, like sign.  
14 BOARD MEMBERS: (No response.)  
15 THE CHAIRMAN: Brings us to Resolution  
16 2017-10-07, JTA.  
17 MR. WALLACE: Mr. Chairman, this is  
18 Resolution 2017-10-07. It's a resolution of  
19 the Downtown Investment Authority approving the  
20 proposed first amendment to the Memorandum of  
21 Understanding by and between the Jacksonville  
22 Transportation Authority and the Downtown  
23 Investment Authority dated April 1st, 2016,  
24 authorizing the CEO of the DIA to execute all  
25 documents needed to effectuate the amendment to  
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1 the Memorandum of Understanding, and providing  
2 an effective date.  
3 Mr. Chairman, this basically allows us,  
4 from a from procurement process and  
5 (inaudible), to be able to move forward with  
6 the LaVilla development strategy that has  
7 already been awarded to -- Rummell Munz is the  
8 actual entity that will be performing this  
9 work. So what we're looking to do is -- this  
10 gives us an opportunity to effectuate the  
11 contracts since we, the Downtown Investment  
12 Authority, led the procurement process. And  
13 that's what this is going to be doing.  
14 THE CHAIRMAN: Do we have a motion on  
15 2017-10-07?  
16 BOARD MEMBER GIBBS: So moved.  
17 THE CHAIRMAN: Second?  
18 VICE CHAIR MEEKS: Second.  
19 THE CHAIRMAN: Any discussion?  
20 Ms. Durden.  
21 BOARD MEMBER DURDEN: So not having the  
22 advantage of knowing what the original MOU used  
23 to say, what did these two sections that we're  
24 modifying -- 2C and Section 3, what did they  
25 say before?  
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1 MR. PAROLA: If I could, a couple of  
2 clarifications.  
3 Our portion of the contract has been  
4 executed. JTA will execute their portion once  
5 this MOU is signed. They have asked us to sign  
6 the MOU because -- there is a very small  
7 spreadsheet here, 11 by 17. What you would see  
8 are all the tasks that were approved in the  
9 scope and that are in our contract. You would  
10 also see the responsible paying party.  
11 In an abundance of caution, what JEA [sic]  
12 wants us to do is amend the original MOU --  
13 VICE CHAIR MEEKS: JTA.  
14 MR. PAROLA: -- JTA, the original MOU so  
15 that we're all in agreement; we have a document  
16 that's signed that says, yes, everything we've  
17 said we will pay for in here we will actually  
18 pay for, and everything they say they will pay  
19 for in here they will actually pay for.  
20 Why do I say it's an abundance of caution?  
21 Because everything we say we'll pay for in here  
22 we've already signed the contract with the  
23 consultant to pay for. So this is kind of  
24 just, I guess, putting a bow on a rather long  
25 paper trail.  
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1 THE CHAIRMAN: Their requirement --  
2 procurement requirements are different -- or  
3 nothing is different from what we signed -- the  
4 resolution in 2015?  
5 MR. PAROLA: We got the request from JTA  
6 staff. We said if it speeds things up, great,  
7 since we've already signed the contract.  
8 MR. WALLACE: Plus, I'm almost positive  
9 this is something that they need for their  
10 procurement process. They use federal money  
11 and they need to make sure they check some  
12 boxes.  
13 THE CHAIRMAN: So they've got ours and --  
14 MR. WALLACE: Yeah.  
15 THE CHAIRMAN: Okay. Any other comments?  
16 BOARD MEMBERS: (No response.)  
17 THE CHAIRMAN: Do we have any comments  
18 from the public?  
19 AUDIENCE MEMBERS: (No response.)  
20 THE CHAIRMAN: No comments from the  
21 public.  
22 All in favor of Resolution 2017-10-07, say  
23 aye.  
24 BOARD MEMBERS: Aye.  
25 THE CHAIRMAN: Opposed, like sign.  
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1 BOARD MEMBERS: (No response.)  
2 THE CHAIRMAN: Thank you.  
3 Wow. Very good.  
4 And then you see the transcripts attached.  
5 We're going to move on to the chief  
6 executive officer's report.  
7 I think you have already concluded, unless  
8 you had anything to add to it.  
9 MR. WALLACE: I have nothing else to add.  
10 THE CHAIRMAN: We had the DDRB briefing.  
11 I made comments.  
12 Old business? Do we have any old  
13 business?  
14 MR. WALLACE: Mr. Chairman, the annual  
15 Jax Chamber/Delegation trip kicks off tomorrow  
16 at 8 a.m. We travel from Jacksonville to  
17 Toronto. So I will be part of (inaudible). A  
18 number of different members from this community  
19 go on that particular trip.  
20 (Discussion held off the record.)  
21 MR. WALLACE: I am so sorry.  
22 Tomorrow starts the annual Jacksonville  
23 Chamber of Commerce/Delegation trip. This year  
24 we're visiting the city of Toronto. And  
25 probably somewhere between 130 to 150 people  
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1 will be on that trip.  
2 The conversations that we're going to  
3 undertake will be waterfront activation, for  
4 which will be moderated by Councilwoman Boyer.  
5 Thursday morning we kick off with a  
6 conversation of downtown housing. We will have  
7 professionals from Toronto that will be  
8 engaging in the conversation with us. It will  
9 be moderated by Bob Rhodes. I will be  
10 co-moderating this with Bob, as I'll be  
11 providing him with some additional questions.  
12 We will break from there. We'll have a  
13 conversation with regards to placemaking. And  
14 that is going to be fixating more so within  
15 what they call the Distillery District and the  
16 development that is taking place in Toronto.  
17 At lunch, I will be giving an update on overall  
18 downtown development for Jacksonville.  
19 One of the things -- some of you have gone  
20 on a Chamber trip, and I think the great  
21 incorporation of this year is we go, we look at  
22 other cities, then there's people on the  
23 Delegation that are like, well, what are we  
24 doing in Jacksonville? Well, we get an  
25 opportunity this year to talk about, hey, look,  
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1 we have a downtown. This is a development  
2 investment plan that we're meticulously  
3 implementing and here are the successes that  
4 we've achieved thus far and here are some of  
5 the things that are in the pipeline and being  
6 proposed equally as well.  
7 So I'm going to be able to do that during  
8 lunch. I'll probably be presenting -- along  
9 with Mark Lamping, talk about the Jags. With  
10 the shipyards, Danis Construction will talk  
11 about the (inaudible) with the Barnett Trio --  
12 with the Barnett building, the Laura Street  
13 Trio, as well as the newly constructed,  
14 finished Cowford Chophouse.  
15 Later that afternoon, we're going to have  
16 a conversation about sports and entertainment.  
17 So that's going to take us through that  
18 particular Thursday.  
19 And then Friday -- we're probably going to  
20 have a good conversation Friday morning, before  
21 we leave, with regards to some of the poverty  
22 demographics in our city overall.  
23 So I think it's a good opportunity for --  
24 from a leadership standpoint, we get to have  
25 some good conversations.  
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1 THE CHAIRMAN: Agreed.  
2 I tried to talk to the board of the  
3 Jacksonville Bar Association in sending their  
4 executive director, but they denied that  
5 request. I can't attend.  
6 Okay. Any other old business?  
7 BOARD MEMBERS: (No response.)  
8 THE CHAIRMAN: Okay. Any new business?  
9 Do we have any new business?  
10 BOARD MEMBERS: (No response.)  
11 THE CHAIRMAN: Okay. Do we have any  
12 public comments?  
13 Oh, I'm sorry.  
14 MR. WALLACE: Ms. Durden, could you update  
15 us on the Florida Redevelopment Association  
16 conference? I'm quite sure there were some  
17 conversations with regards to what could happen  
18 this upcoming legislative cycle. So if you  
19 could give us an update on that -- I was unable  
20 to attend.  
21 BOARD MEMBER DURDEN: Thank you very much.  
22 We had several sessions in regards to  
23 legislation that is coming down the pike. As  
24 you, I think, know, Board Members,  
25 Representative Corcoran -- or I should say  
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1 Speaker Corcoran did file legislation that  
 2 would have some very severe impacts on CRAs  
 3 throughout the state. That was followed up by  
 4 Tom Lee in the Senate filing a companion bill.  
 5 The FRA is extremely active in pursuing a  
 6 resolution with both the speaker -- well, with  
 7 the House and with the Senate, in an attempt to  
 8 find a balanced bill that might be adopted this  
 9 year.  
 10 The session, you know, starts in January  
 11 as opposed to a typical March. So all the  
 12 committees are definitely in full swing. The  
 13 FRA has hired the Peebles, Smith & Matthews  
 14 lobby firm again. Actually, they've been the  
 15 lobbyists for the FRA for about five or  
 16 six years now and been very effective.  
 17 Mr. Peebles was at the session.  
 18 And we did have a plenary session with all  
 19 300-and-something attendees. The message of  
 20 that was that, if you have -- if any of the  
 21 CRAs have contacts with their delegation,  
 22 please advise them about what you're doing with  
 23 your CRA. And most of them, of course, do have  
 24 contacts with their delegation. So it's very  
 25 active.

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1 is that the Florida League of Cities, their  
 2 legislative committee is holding at least a  
 3 day long, maybe two days of meetings on  
 4 December the 6th and 7th in Orlando. And, of  
 5 course, this issue about CRAs and the whole  
 6 local government preemption is a -- will be the  
 7 main topics.  
 8 So if there's any questions, I'd be glad  
 9 to answer them.  
 10 THE CHAIRMAN: Any questions?  
 11 BOARD MEMBERS: (No response.)  
 12 THE CHAIRMAN: Thank you, Ms. Durden.  
 13 Great to have you there.  
 14 Okay. Let's move on to public comments.  
 15 Any public comments?  
 16 AUDIENCE MEMBERS: (No response.)  
 17 THE CHAIRMAN: I see no public comments.  
 18 So, with that, this meeting is adjourned.  
 19 Thank you.  
 20 (The above proceedings were adjourned at  
 21 11:10 a.m.)

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1 And if there are -- if any of the board  
 2 members here have any interest, I would  
 3 recommend that we -- that you contact the FRA,  
 4 Carol Westmoreland, who is the executive  
 5 director, and pursue -- you know, let her know.  
 6 Give her your thoughts on this. I know that  
 7 Mr. Wallace is in communication with the FRA,  
 8 and those activities are very pointed.  
 9 The other thing that I want to tell you is  
 10 that the Florida League of Cities has made this  
 11 CRA issue one of its top two, if -- that,  
 12 together with the issues of preemption on a  
 13 more wholistic basis, are their two primary  
 14 issues going into the legislative session this  
 15 year.  
 16 The FRA has also committed an additional  
 17 \$60,000 over and above what was already in  
 18 their annual budget for legislative efforts in  
 19 regards to CRAs. And the executive committee,  
 20 of which I'm a part, will be meeting on  
 21 November 17th in Tallahassee with our -- with  
 22 Mr. Peebles and also with a public relations  
 23 firm in regards to efforts in how we're going  
 24 to -- exactly what the strategy is going to be.

Then the last thing I just want to mention  
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1 CERTIFICATE OF REPORTER  
 2  
 3 STATE OF FLORIDA)  
 4 )  
 5 COUNTY OF DUVAL )  
 6  
 7 I, Diane M. Tropia, Florida Professional  
 8 Reporter, certify that I was authorized to and did  
 9 stenographically report the foregoing proceedings and  
 10 that the transcript is a true and complete record of my  
 11 stenographic notes.  
 12  
 13  
 14  
 15 DATED this 9th day of November 2017.  
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