

CITY OF JACKSONVILLE
COMMUNITY REDEVELOPMENT AGENCY
BOARD MEETING

Proceedings held on Wednesday, June 16, 2021,
commencing at 2:00 p.m., Jacksonville Public/Main
Library, Multipurpose Room, 303 North Laura Street,
Jacksonville, Florida, before Diane M. Tropa, FPR, a
Notary Public in and for the State of Florida at Large.

BOARD MEMBERS PRESENT:

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

ALSO PRESENT:

LORI BOYER, Chief Executive Officer.
INA MEZINI, DIA, Marketing and Communications.
JOHN SAWYER, Office of General Counsel.
XZAVIER CHISHOLM, Administrative Assistant.

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1 members here.
2 Our Council people. Is LeAnna Cumber with
3 us virtually?
4 (No response.)
5 THE CHAIRMAN: LeAnna Cumber, are you out
6 there?
7 (No response.)
8 THE CHAIRMAN: All right. Maybe she will
9 come in later.
10 Let me introduce our staff. Our CEO is
11 Ms. Lori Boyer; Steven Kelley, Director of
12 Downtown Real Estate and Development. Steve is
13 probably with us virtually. Guy Parola is out
14 of town today. John Crescimbeni, regulatory
15 compliance manager, he will be with us
16 virtually; Ina Mezini, marketing and
17 communications specialist, I think she will be
18 with us virtually; Lori Radcliffe-Meyers,
19 redevelopment coordinator, she will be with us
20 virtually; Jackie Mott, financial analyst, will
21 be with us virtually; Xzavier Chisholm,
22 administrative assistant, he's in the audience;
23 and John Sawyer, Office of General Counsel.
24 All right. Do we have any public
25 comments?
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1 PROCEEDINGS
2 June 16, 2021 2:00 p.m.
3 - - -
4 THE CHAIRMAN: Let's call this meeting to
5 order. Welcome to the June 16th, 2021, meeting
6 of the Downtown Investment Authority. We
7 welcome you.
8 And let's start with a pledge to our flag.
9 Our incoming Chair, Mr. Braxton Gillam, I'm
10 going to ask him to lead the pledge.
11 (Recitation of the Pledge of Allegiance.)
12 THE CHAIRMAN: So, folks, this will be a
13 hybrid meeting, having in-person people, and
14 also we'll have many people virtually. We have
15 eight resolutions to cover today. It's going
16 to be a fun meeting, but it will probably be a
17 reasonably quick meeting.
18 My name is Ron Moody. I'm the current
19 Chair. Let me introduce my board.
20 Braxton Gillam, incoming Chair; Carol
21 Worsham, secretary; Bill Adams, member; Oliver
22 Barakat; Jim Citrano. Todd Froats is out of
23 town; he will not be with us today. Craig
24 Gibbs, board member. And David Ward is also
25 out of town. So we'll have seven of our board
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1 ZOOM MEMBER: Is this when a person gets
2 to speak? Hello?
3 MR. CHISHOLM: Hello. Through the Chair,
4 we're going to do public comment sections in
5 person first --
6 ZOOM MEMBER: Okay.
7 MR. CHISHOLM: -- and then you will have a
8 chance to raise your hand. So if you don't
9 mind, go ahead and press the "raise hand"
10 button, and that way I'll have you in position.
11 ZOOM MEMBER: How do I do that?
12 MR. CHISHOLM: If you look at the bottom
13 of your screen, you should be able to click on
14 an option, "Reactions," and there should be a
15 raised-hand function.
16 I'll keep you in mind, though, so if you
17 can't find it, don't worry about it.
18 ZOOM MEMBER: Thank you.
19 MR. CHISHOLM: You're welcome.
20 So in person, I have two speaker request
21 cards. First, I have Mr. Cliff Miller.
22 (Audience member approaches the podium.)
23 MR. CHISHOLM: If you would approach the
24 podium and state your name and address for the
25 record, and you'll have three minutes to speak.
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1 AUDIENCE MEMBER: Hello.

2 THE CHAIRMAN: Cliff, push the button on

3 the right as you speak.

4 MR. MILLER: I'm also legally blind,

5 so ...

6 Kind of -- probably don't even need this,

7 but it's good to be in a meeting or see you

8 guys again. I was kind of looking on the

9 website, and I saw this is a volunteer, nonpaid

10 group, so thanks a lot. I appreciate that. I

11 don't think a lot of people know that.

12 THE CHAIRMAN: Cliff, excuse me, could you

13 give your full name?

14 MR. MILLER: Cliff Miller -- sorry, been a

15 couple of meetings -- 308 -- 311 West Ashley

16 Street, Unit 308, downtown Jacksonville.

17 As I was saying, it might be, you know,

18 good to make sure everybody knows this is a

19 volunteer group, because there could be, like,

20 frustrated people out there, including myself

21 previously, but ...

22 Sorry that there's no two-way streets yet.

23 There's still -- I'm out walking the streets.

24 You know, there's nothing happening with the

25 Ambassador Hotel or anything like that. You

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1 have done a good job clearing out a few more

2 spaces. The homeless population is a lot

3 better. So those are good.

4 I'm really happy about those scooters;

5 they've brought people downtown, so it's not

6 super creepy walking around at night. That's

7 been really nice to get a little more foot

8 traffic. Hopefully, we can get Art Walk back.

9 Just passing by today to possibly make a

10 comment about the CSX parking lot near the

11 Corkscrew Park. That Corkscrew Park is awesome

12 in that you've got the CSX parking lot just,

13 like, right there by the riverfront. It just

14 seems like a really bad use of the space.

15 He -- they could see just a portion of that

16 parking lot and link it up with the -- with the

17 Corkscrew Park. Might be a -- fundamentally,

18 like, just more breathing room when you're

19 walking by.

20 I'd like to see more connectivity to

21 Brooklyn. I'm a little bit disappointed with

22 Brooklyn in general. I wish it was kind of

23 done like a town center -- like town center

24 vibe. It's kind of more of like a bunch of

25 retail outlets scattered in a parking lot. You

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1 know, it's not the type of place that you used

2 to linger. You probably have a purpose to go

3 there and eat, but you don't linger and

4 continue shopping.

5 You won't -- that -- and you really want

6 to connect that to the Riverwalk. I ate at

7 BurgerFi, and I was kind of like, I want to go

8 onto the Riverwalk, but it's, you know, that --

9 it needs a real road diet there at Riverside

10 Avenue. And the only connection -- I know

11 they're going to do the -- the whatever --

12 Emerald Necklace, that's probably going to do

13 the job there.

14 But I think that's about it. I was mainly

15 just -- you know, and maybe some more -- you

16 know, get some solar panels. You know, give

17 downtown Jacksonville something to be proud of,

18 something to brag about; like, oh, we're the

19 greenest and blah, blah, blah.

20 So the CSX parking lot basically, and

21 hopefully we get some two-way streets in there

22 and whatnot. But, you know, you're doing the

23 best you can.

24 Thanks.

25 THE CHAIRMAN: Thank you, Cliff.

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1 MR. MILLER: You're welcome.

2 MR. CHISHOLM: Thank you.

3 Next, we have Mr. John Nooney.

4 If you would approach the podium.

5 (Audience member approaches the podium.)

6 MR. CHISHOLM: Please state your name and

7 address for the record, and you have three

8 minutes.

9 AUDIENCE MEMBER: Hello. My name is John

10 Nooney. Name and address continues to remain

11 on the roster. It's 8356 Bascom Road,

12 Jacksonville 32216, in City Council District 4.

13 All right. DIA, downtown is alive. And

14 downtown is access. Now, you know, let me just

15 say, Jake Gordon is in the house. And we have

16 a new downtown song. And it goes something

17 like this: (Singing) Follow the Emerald Trail,

18 follow the emerald, follow the Emerald Trail.

19 We're paying the tax, the wonderful, wonderful,

20 wonderful tax. We're paying the wonderful tax.

21 Well, thank you. Thank you. Thank you

22 very much. Appreciate that.

23 Jake, thank you.

24 And, you know, let me just say, you know,

25 rumor has it that, you know, I've been asked to

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1 open up the City Council budget hearing with
 2 that, you know, coming up very shortly.
 3 But anyway, what I just want to share with
 4 you -- and you know -- I'm sorry. I like --
 5 all right. I dropped that one. Okay.
 6 Well, right now, you know, it's tough. I
 7 wanted to share with you something, show you
 8 the map, things like that. But right now,
 9 where I'm going to go with it is, you know,
 10 public access to our waterways downtown. You
 11 know, right now, there's active legislation
 12 before the City Council with a naval ship
 13 association to bring the *Orleck*.
 14 And let me just say, 2021-0075 was the
 15 FIND grants that had to do with the 26 feet of
 16 Catherine Street next to what's going to be
 17 500 Bay and the Shipyards. After the public
 18 hearing, I asked Paul Harden -- the Jaguars,
 19 they are in full support of what you see on the
 20 Southbank and immediately happening on the
 21 Northbank. And it's (inaudible). It's huge.
 22 It's massive.
 23 And the brain child of that and why it was
 24 called Launch J, Spot J -- I give credit to
 25 Councilman Jim Love, District 14, and his
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1 assistant, Kevin Kuzel. It was their idea.
 2 Brilliant. That was, like, 11 years ago. It's
 3 awesome. You are downtown. It's the Navy. My
 4 gosh -- and so anyway, the legislation,
 5 2021-0358, that is going to be, on behalf of
 6 the Jacksonville --
 7 MR. CHISHOLM: Mr. Moody, that's time.
 8 MR. NOONEY: How much more time do I have?
 9 MR. CHISHOLM: That's time.
 10 MR. NOONEY: Oh, gosh.
 11 THE CHAIRMAN: Your time is up. Thank you
 12 very much for your comments.
 13 MR. NOONEY: Thank you for listening. And
 14 please support public access on the water.
 15 MR. CHISHOLM: Thank you.
 16 Next we have Ms. Killian [sic] on Zoom
 17 with her hand raised.
 18 Ms. Killian, if you would come off mute,
 19 you will have three minutes. Please state your
 20 name and address for the record. And you have
 21 three minutes.
 22 Thank you.
 23 ZOOM MEMBER: My name is Killian
 24 O'Donnell. I live at 2459 Buttonwood Court,
 25 Clearwater, Florida.
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1 I'm the sole Florida state coordinator for
 2 the National Votes For Women's trail project,
 3 which seeks to tell the story of women's
 4 suffrage and to share that story and
 5 commemorate the participants and the major
 6 events for women's suffrage.
 7 And I am here to offer the City of
 8 Jacksonville a National Votes For Women's trail
 9 historic marker free of charge. We provide the
 10 marker, the pole, and we mail it to you. The
 11 site would be responsible for installing it and
 12 maintenance of it.
 13 The reason why Jacksonville should have
 14 this marker is because in 1892 to 1897 Ella
 15 Chamberlain from Tampa, Florida, was the first
 16 to start the women's suffrage movement in
 17 Florida. But after she left the state in 1897,
 18 nothing happened until June 1912 in
 19 Jacksonville.
 20 The women got together to discuss the meat
 21 markets being open on Sunday, and before they
 22 knew it, they were talking about suffrage. And
 23 right there, they formed, with approximately 35
 24 to 40 women present, the Florida -- the
 25 Jacksonville Equal Franchise League. And that
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1 was at 224 Market Street.
 2 So that is one of the viable sites this
 3 marker could be placed. Another viable site is
 4 117 West Duval Street, which is one of your
 5 City buildings right now. It was the former
 6 site of Cohen Brothers Department Store and it
 7 was the first suffrage headquarters in Florida.
 8 They met there by courtesy of J.E. Cohen until
 9 1915, when they then moved to the Heard
 10 National Bank at 50 North Laura Street, and
 11 that became their second headquarters. And
 12 they met there from 1915 to 1917. And it is
 13 this site that Christian Popoli, who is --
 14 works for the City of Jacksonville, thought
 15 would be the best site.
 16 Other sites could be in the Riverside
 17 neighborhood, as Florence Cooley -- who was the
 18 president and who was the first to lobby the
 19 Florida state legislature for an amendment to
 20 the state constitution to allow women's
 21 suffrage. And she continued to do that until
 22 her death. She lived in the Riverside
 23 neighborhood. Many of the articles just said
 24 they met in her Riverside home. Others give
 25 the address of 101 Gilmore Street. And in
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1 1920, she lived at 28 (inaudible).
 2 I have been pursuing this for a year and a
 3 half. I have submitted two MyJax service
 4 requests. I have emailed and called many, many
 5 people, so I feel like I'm like one of these
 6 suffrages persevering, hoping that one day,
 7 Jacksonville will say we want this marker and,
 8 yes, you can place that marker here.
 9 So that's why I'm here.
 10 MR. CHISHOLM: Thank you. That concludes
 11 public comment.
 12 THE CHAIRMAN: All right. Following our
 13 agenda, this -- let's go to the Community
 14 Redevelopment Agency. The first item will be
 15 our meeting minutes from the last meeting.
 16 Hopefully, you have read them. They have
 17 been published. Are there any questions or
 18 changes? And if not, I need a motion that they
 19 be accepted.
 20 BOARD MEMBER GILLAM: Move to approve.
 21 BOARD MEMBER WORSHAM: Second.
 22 THE CHAIRMAN: We have a first and second.
 23 All in favor, say aye.
 24 BOARD MEMBERS: Aye.
 25 THE CHAIRMAN: All opposed?

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1 BOARD MEMBERS: (No response.)
 2 THE CHAIRMAN: The ayes have it.
 3 Let's go to our first resolution. This is
 4 Resolution 2021-06-01, involving the Fiscal
 5 Year 2021 Northbank Tax Increment District
 6 budget.
 7 Ms. Boyer, will you please present that?
 8 MS. BOYER: Thank you.
 9 Resolution 2021-06-01 is adopting a
 10 revised Northbank budget for the '21 fiscal
 11 year, the upcoming fiscal year. So you will
 12 recall, we adopted a tentative budget last
 13 month, and we acknowledged that we would come
 14 back when we had actual tax numbers.
 15 We went to the Finance and Budget
 16 Committee a little over a week ago. We
 17 discussed that our budget, our actual tax
 18 revenue numbers, were pretty close in the
 19 Northbank. On the Northwest, it increased from
 20 6,263,000 to 6,400,000, so we had a \$160,000
 21 increase. And on the Northeast, it dropped
 22 from our projection of 3,450,000 to 3,333,000.
 23 So it nets out that we have a \$100,000 decrease
 24 in the tax revenue that we had projected.
 25 We also have a decrease of -- from 350,000

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1 to 235,000 in our projected interest income.
 2 The treasury office has provided us a very low
 3 interest rate to use for this current year
 4 because in the budget that would be adopted by
 5 City Council in the fall, we would recognize
 6 the interest that we had earned during this
 7 year and then apply it and have the City
 8 Council appropriate it for use in the following
 9 year.
 10 That number dropped from 350- to 235-.
 11 They advised us to use 12 basis points as the
 12 interest rate, which, as you know, is quite low
 13 considering we have a multimillion dollar --
 14 approximately \$20 million balance on deposit in
 15 the Northbank, so -- but that is the number
 16 we're using.
 17 And so the budget you see that was adopted
 18 by the Finance Committee has a total revenue
 19 now of 11,072,629. From a standpoint of
 20 allocations down below, we've reduced the
 21 Unallocated number from the million dollars we
 22 had previously down to 421,648 because our
 23 goal, when we get to Council, is to be at
 24 5 percent or less.
 25 And we increased our allocation for the

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1 actual construction of the two-way street
 2 project -- I see Mr. Miller is gone. We do
 3 have a signed contract for design, and design
 4 is underway, but we will still need some
 5 additional construction dollars.
 6 And we also added two new accounts, which
 7 are the subsidies to private organizations and
 8 the Northbank events. Small amounts in those,
 9 but just to provide us flexibility for budget
 10 transfers within the coming year.
 11 And I think -- Mr. Froats is not here as
 12 Chair of the committee, but perhaps Mr. Gillam
 13 or Mr. Moody, who were both present at the
 14 committee meeting, can speak on behalf of the
 15 committee.
 16 THE CHAIRMAN: So the Finance Committee
 17 has met on this and vetted it and gone through
 18 it.
 19 Mr. Gillam, is there any comments or
 20 questions, or would you like to make a motion?
 21 BOARD MEMBER GILLAM: The only comment I
 22 guess I'm heading for is what Ms. Boyer already
 23 said.
 24 It seemed the biggest difference between
 25 what we saw at the last meeting and what we see

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1 now is the investment pool earnings numbers are
2 lower because of, you know, what we've been
3 given by the City to expect there. I think
4 there's still some hope that those numbers
5 might improve, and if they do, those monies --
6 as I understand it, it would go into
7 Unallocated.

8 Would it come back to us, Ms. Boyer, in
9 August or September if for some reason there
10 was a significant increase in the investment
11 earnings or more current projections?

12 MS. BOYER: If there was a significant
13 increase and we knew the amount of the
14 increase, I could bring it back to the board in
15 August.

16 What I think is more likely to happen is,
17 as we're going through the budget hearings, the
18 Council auditors could identify an increase,
19 and they would recommend that that increased
20 revenue be incorporated into the budget and put
21 in the Unallocated category, which then leaves
22 it up to the board to decide how they want to
23 allocate it going into the next fiscal year.

24 BOARD MEMBER GILLAM: Thank you.

25 With that additional background, the
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1 thought there could be a potential net
2 operating loss increase next year.

3 I will say that we remain in litigation,
4 and so how that number is resolved is quite
5 variable.

6 THE CHAIRMAN: Oliver.

7 BOARD MEMBER BARAKAT: Thank you,
8 Mr. Chairman.

9 So the shaded -- I guess in the copy that
10 we were given today, in green, are those the
11 numbers that have changed from the last meeting
12 to this meeting? And if so, I have a copy
13 from -- the one that was emailed to us, it
14 looks like more numbers were shaded. So what's
15 changed?

16 MS. BOYER: The numbers that are
17 highlighted in green on the copy that are
18 attached to your agenda are simply totals of
19 those columns, and they don't reflect changes.
20 The one that's in the packet that's handed out
21 today that says Exhibit A is just a final
22 version that would be turned in to the Budget
23 Office.

24 What you received in your agenda packet
25 included the highlighted changes that were

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1 Finance Committee recommended to this board
2 approval of the revised -- or proposed
3 Northbank Fiscal Year '21-'22 budget that you
4 see attached to your materials, which is
5 Resolution 2021-06-01.

6 THE CHAIRMAN: All right. So that's a
7 motion from the Finance Committee. Do I need a
8 second?

9 MS. BOYER: No.

10 THE CHAIRMAN: I don't need a second.

11 So Resolution 2021-06-01, any questions or
12 comments from the board?

13 Bill Adams.

14 BOARD MEMBER ADAMS: I just have one.

15 Maybe somebody could help me with the
16 \$200,000 increase on the MPS garage subsidy.

17 MS. BOYER: Through the Chair to
18 Mr. Adams, the \$200,000 increase was in last
19 month as well. It was simply a projection
20 based on current year occupancy that we are
21 seeing and the thought that there may still be
22 some transition time between -- before we are
23 kind of back to pre-pandemic occupancy levels
24 in the Sports and Entertainment District for
25 the number of events. So that was just why we

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1 given to the Budget and Finance Committee.
2 Once they recommended those changes, coming out
3 of the committee and it went to the board, I
4 took highlights off because the highlights are
5 not relevant for the purpose of the -- when we
6 forward this to the Budget Office, we're not --
7 we're just adopting it as the new budget
8 without regard to this.

9 I'm happy to go through the highlighted
10 yellow items that we provided. And we also
11 provided a sheet to the Finance Committee that
12 showed what the May approved numbers were in
13 comparison to what the June projected numbers
14 are.

15 Would you like me to go through those?

16 BOARD MEMBER BARAKAT: Unless the Chair
17 does, I only had two questions on the
18 highlighted items.

19 MS. BOYER: Okay.

20 BOARD MEMBER BARAKAT: So they related to
21 the planned capital projects. You referenced
22 the two-way conversion. That was highlighted
23 at 1.2 million. Was that an increase?

24 MS. BOYER: Correct. It was 856,573.24 in
25 the tentative adopted in May, but we had a

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1 million dollars in Unallocated. So the
2 direction was to come back with reducing the
3 Unallocated to below 500,000.

4 My recommendation was that we increase
5 this by not quite 400,000, and then the
6 remainder of the increase went into the 50,000
7 for Subsidies and Contributions to Private
8 Organizations and 100,000 for Northbank Events.

9 BOARD MEMBER BARAKAT: Okay. And I'll
10 just say the two-way conversions will cost more
11 than what we've allocated thus far, right? The
12 1.5, plus the 1 -- 1.5 last year, plus the 1.3
13 this year?

14 MS. BOYER: Correct. Our balance is
15 actually around \$6 million that we have on
16 hand. We do have design costs, but we -- we do
17 not have the construction budget yet. The
18 estimates that we had ranged anywhere from 6-
19 to 9-, so we will see how that comes out. But
20 with this, we are -- we will have 6- on hand.

21 BOARD MEMBER BARAKAT: Okay. And the
22 shotgun house rehabilitation for 250-, what
23 does 250,000 do for us? Is that a rehab budget
24 number?

25 MS. BOYER: So my request was to get an
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1 estimate for what it would cost to put new
2 roofs, repair or replace siding, paint, fix
3 windows, not any interior work. But the idea
4 would be that, from the exterior, we would have
5 a secure envelope, and it would be a restored,
6 nice-looking building so that it wasn't a
7 blight on the landscape.

8 It's property that we own. We have a
9 responsibility for it. "We," meaning the CRA.
10 And it is also a designated historic landmark.
11 I just think we need to lead by example among
12 those that have historic landmarks they are
13 allowing to deteriorate downtown. And we need
14 to clean up the outside of it so that it looks
15 good.

16 I don't want to waste money on an interior
17 design that we don't yet know how they will be
18 used, but I do think that it's worth it to make
19 sure that they're watertight and secure and
20 that they don't look bad and continue to
21 deteriorate.

22 BOARD MEMBER BARAKAT: Okay. Great. I
23 agree with that. They have been sitting and
24 rotting for too long, and I think that the City
25 has been irresponsible all these years by just

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1 letting them do that. So I think that's a good
2 strategy.

3 Be curious to know -- and we don't have to
4 talk about it now -- what our exit strategy is
5 with those buildings. Is our plan to lease
6 them, sell them, or whatever? But we don't
7 have to discuss that now.

8 Mr. Chairman, that's all the questions I
9 have on the budget.

10 Thank you.

11 THE CHAIRMAN: Okay. Thank you.

12 Carol Worsham, comments or questions?

13 BOARD MEMBER WORSHAM: No. My question
14 was the balance of one- and two-way streets,
15 but you answered that.

16 THE CHAIRMAN: Mr. Gibbs, comments or
17 questions?

18 BOARD MEMBER GIBBS: My question was on
19 the shotgun houses, and I'm glad that's been
20 answered.

21 Thanks.

22 THE CHAIRMAN: Jim Citrano, questions or
23 comments?

24 BOARD MEMBER CITRANO: No questions.

25 THE CHAIRMAN: All right. So let's vote
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1 on this resolution. We have a first and --
2 motion and second for Resolution 2021-06-01.
3 Braxton Gillam.

4 BOARD MEMBER GILLAM: In favor.

5 THE CHAIRMAN: Carol Worsham.

6 BOARD MEMBER WORSHAM: In favor.

7 THE CHAIRMAN: Bill Adams.

8 BOARD MEMBER ADAMS: In favor.

9 THE CHAIRMAN: Oliver Barakat.

10 BOARD MEMBER BARAKAT: In favor.

11 THE CHAIRMAN: Jim Citrano.

12 BOARD MEMBER CITRANO: I'm in favor.

13 THE CHAIRMAN: Craig Gibbs.

14 BOARD MEMBER GIBBS: I'm in favor.

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

17 So let the record reflect that that
18 resolution has passed seven to zero.

19 Let's go to our next resolution. It's
20 going to be similar to the first, Resolution
21 2021-06-02. This is Fiscal Year 2021 Southside
22 Tax Increment District budget.

23 Ms. Boyer, would you please tee that up
24 again, please.

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

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1 So similar to the resolution we just
2 adopted on the Northbank, this is a revision to
3 the tentative budget for the next fiscal year
4 that was adopted at the May meeting. The
5 significant changes are that the -- let's go
6 through, first -- the amount of ad valorem
7 revenue you see is now 5,724,468. Previously,
8 we estimated 5,786,858. Pretty close, \$20,000
9 off.

10 As far as interest income or earnings, we
11 had projected 350,000, and they are telling us
12 150,000. So that's a fairly significant drop
13 in that number.

14 When you go down to the Plan Authorized
15 Expenditures, we had previously 614,000 in
16 Unallocated Plan Authorized Expenditures.
17 Consistent with the request to drop that number
18 below 5 percent, we now have 301,670 left in
19 Unallocated, and we've created the two new
20 projects for Subsidies and Contributions to
21 Private Organizations and Events with 25,000
22 each. So that 300- and the two 25s, the 350-
23 make up the difference in the lost revenue that
24 you had at the top. So those are the changes
25 from what we previously approved in May.

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1 And just so you understand, the point of
2 creating these two new accounts, it's kind of
3 in-the-weeds accounting, but from a City
4 standpoint, if we don't have a particular
5 activity, I have to go to City Council to move
6 money into it. If I do have an activity, then
7 we can transfer money from one thing to
8 another.

9 When we wanted to make several
10 contributions to programming activities that
11 Mr. Gordon is initiating, we wanted to be able
12 to make sure we had the right account so that
13 we could simply, on a board action, make the
14 decision and pay -- make the payment without
15 having to then take each piece through City
16 Council.

17 So that's why we created the two
18 additional accounts.

19 THE CHAIRMAN: All right. Mr. Gillam, you
20 served on the Finance subcommittee as we met on
21 this. Would you like to report and then make a
22 motion?

23 BOARD MEMBER GILLAM: I think Ms. Boyer,
24 as usual, did a really good job. I was going
25 to ask her to explain that the addition of the

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1 Parks and Programming and Subsidies as line
2 items, but -- we had talked about that last
3 time, but -- I think she has done that.

4 This resolution comes with a
5 recommendation for approval from the Finance
6 Committee, so we would move, as a committee,
7 for approval of Resolution 2021-06-02 with the
8 amended Southside Tax Increment District
9 budget.

10 THE CHAIRMAN: All right. Before we vote
11 on this resolution, are there any questions or
12 comments?

13 Bill Adams.

14 BOARD MEMBER ADAMS: None for me.

15 THE CHAIRMAN: Oliver Barakat.

16 BOARD MEMBER BARAKAT: Just one
17 observation. We have a lot of REV Grants in
18 the district sitting on both sides, but one of
19 the challenges in the future will be if there's
20 a REV Grant for employment or an office user.
21 And if there are employment thresholds that are
22 required, how do we reconcile work-from-home
23 trends with that? That's just -- you know,
24 it's a compliance question and challenge for
25 this organization going forward, so I just

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1 throw it out there.

2 MS. BOYER: Through the Chair to
3 Mr. Barakat, it's not just a challenge going
4 forward. We already have it with One Call
5 because the terms of the grant incentive with
6 One Call requires them to have employees on
7 premises. So we are engaged in conversations
8 with Mr. Sawyer right now as we are trying to
9 ascertain the appropriate amount, if any, to
10 pay for the last year.

11 BOARD MEMBER BARAKAT: Thank you.

12 That \$100,000 line item is something to
13 think about, so thank you.

14 BOARD MEMBER WORSHAM: Nothing further.

15 THE CHAIRMAN: Mr. Gibbs.

16 BOARD MEMBER GIBBS: No questions.
17 Thank you.

18 THE CHAIRMAN: Jim Citrano.

19 BOARD MEMBER CITRANO: No questions.

20 THE CHAIRMAN: All right. So we have a
21 motion and a second for Resolution 2021-06-02.
22 Let's go ahead and vote on that.

23 Mr. Craig Gibbs.

24 BOARD MEMBER GIBBS: Approve.

25 THE CHAIRMAN: Jim Citrano.

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1 BOARD MEMBER CITRANO: I'm in favor.
 2 THE CHAIRMAN: Oliver Barakat.
 3 BOARD MEMBER BARAKAT: In favor.
 4 THE CHAIRMAN: Bill Adams.
 5 BOARD MEMBER ADAMS: In favor.
 6 THE CHAIRMAN: Carol Worsham.
 7 BOARD MEMBER WORSHAM: In favor.
 8 THE CHAIRMAN: Braxton Gillam.
 9 BOARD MEMBER GILLAM: In favor.
 10 THE CHAIRMAN: And Ron Moody, I'm also in
 11 favor.
 12 So let the record reflect that 2021-06-02
 13 is carried seven for, zero against.
 14 All right. Following the agenda, our next
 15 resolution is 2021-06-03. This is the
 16 Northbank Tax Increment District budget.
 17 Again, Ms. Boyer.
 18 MS. BOYER: Thank you.
 19 Through the Chair to the board, this,
 20 again, went through the Finance Committee, but
 21 this is an amendment to the current year
 22 budget. So this is to the '21 budget that we
 23 are in right now. And the request here -- we
 24 recently, several months ago, took unallocated
 25 funds from the Northbank and put them in a
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1 category, a new project that we had created
 2 called Northbank Downtown Parks and
 3 Programming.
 4 And Mr. Gordon approached me with an idea
 5 for programming that includes a \$100,000
 6 contribution to help secure an ice rink vendor
 7 to provide an ice skating rink on Riverfront
 8 Plaza from Thanksgiving through the 1st of
 9 January, essentially, this year.
 10 So that is what -- there is an attached
 11 memo that I've provided some of the details on
 12 it. Mr. Gordon is here and can speak to any
 13 questions you may have or talk to the -- where
 14 we are with the vendor and whether it's likely
 15 that we're going to be successful.
 16 But our funds would be used to make the
 17 down payment and enter into the contract to
 18 secure the vendor. And then Downtown Vision
 19 would still have to raise additional funding to
 20 pay for the event. Obviously, it is a
 21 significant contribution, but my understanding
 22 of kind of the direction I heard -- and I think
 23 the board's desire is to see regular
 24 programming at a significant level in some of
 25 our major parks downtown. And I think this is
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1 an opportunity to have a great, family-friendly
 2 holiday event downtown.
 3 THE CHAIRMAN: Shall we have Mr. Gordon
 4 come up and speak to the issue?
 5 (Mr. Gordon approaches the podium.)
 6 THE CHAIRMAN: State your name and address
 7 and talk slowly.
 8 MR. GORDON: Jake Gordon, CEO of Downtown
 9 Vision in the Ed Ball Building downtown.
 10 Yes. I appreciate the opportunity to talk
 11 and talk slowly. Happy to answer questions.
 12 Ms. Boyer put it out there. We feel like
 13 DVI is the natural programming partner of the
 14 DIA. It was very supportive on our Jax River
 15 Jams concert series and a lot of other programs
 16 we have, including Art Walk -- First Wednesday
 17 Art Walk and others.
 18 This is still a work in progress. I think
 19 this board being an investor in this project
 20 would be great, but I'm still working on the
 21 project. So I think the one question Ms. Boyer
 22 asked is that -- you know, we wouldn't even be
 23 drawing this money down. This is to obligate
 24 it to this purpose, but we wouldn't be drawing
 25 it down until we were sure we were moving
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1 ahead.
 2 THE CHAIRMAN: All right. While
 3 Mr. Gordon is there, is there any question from
 4 the board as far as this program and event?
 5 BOARD MEMBER ADAMS: Two questions.
 6 Eighteen bucks a head for a 90-minute
 7 skate time, that's your projection. That works
 8 out to be about \$226,000 over the course of the
 9 skating period. Where is that cash going?
 10 MR. GORDON: That -- so this is -- I think
 11 the memo says about a \$400,000 project. It's
 12 actually about a \$800,000 project. And I'm
 13 glad -- if you can see the layout, special
 14 events help do this. It would be not just the
 15 ice rink but a little holiday village, a stage,
 16 some vending, the holiday tree to create a lot
 17 of holiday decorations and lighting.
 18 And so the whole project in total is about
 19 \$800,000, but with the revenue streams,
 20 including the ticketing, there's about a
 21 \$400,000 gap. So this would be 100,000 of that
 22 \$400,000 gap, if that makes sense. So this
 23 would be 25 percent of the gap. There would
 24 still be \$300,000 of a gap to close, and I'm
 25 still working on that budget. But that would
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1 be directly invested back into the project, the
 2 ticketing revenue, if that was your question.
 3 BOARD MEMBER ADAMS: Yeah, it was.
 4 Second question: Don't you think your
 5 advocacy on this would be better if you had a
 6 song?
 7 MR. GORDON: I don't know how to answer
 8 that. Through the Chair to Mr. Adams, we do
 9 feel like the holidays are a great time for
 10 songs, so ...
 11 THE CHAIRMAN: Okay. Any other comments
 12 or questions?
 13 It is a kind of unique and novel approach
 14 to programming.
 15 Oliver Barakat.
 16 BOARD MEMBER BARAKAT: Yeah, as I always
 17 do with these DVI votes, since I'm on the board
 18 of Downtown Vision, I filled out the Form 8B.
 19 Xzavier has it, and I'm told I can vote as long
 20 as I disclose it.
 21 Thank you.
 22 THE CHAIRMAN: Thank you.
 23 Okay. Mr. Gibbs.
 24 BOARD MEMBER GIBBS: What is your
 25 sponsorship deadline?
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1 MR. GORDON: Through the Chair to
 2 Mr. Gibbs, that's a great question. So the
 3 reason -- I probably should have mentioned
 4 this. The reason we have this opportunity this
 5 year is because, with the COVID-19 pandemic, a
 6 lot of cities that have usually reserved this
 7 ice rink equipment have -- potentially are
 8 pulling out, including a lot of cities in
 9 California.
 10 So I'm still trying to nail down with the
 11 ice rink contractor all of the details related
 12 to if this is possible this year. This is a
 13 great contractor. They're the same ones that
 14 do the ice rink in Tampa, in St. Pete, and a
 15 lot of other Florida cities. I think that we
 16 don't have a solid deadline related to raising
 17 the money, but I think over the next four weeks
 18 or so, we either have to be very, very sure
 19 that it's happening or have made a decision to
 20 just try to do it next year.
 21 I personally think this is a fantastic
 22 idea and it will be very, very well received.
 23 So if it's not possible this winter, the goal
 24 for DVI would just be to start planning for
 25 next winter. Might have a venue problem
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1 depending on the awesome acceleration of all
 2 these other great plans, but that would be the
 3 two -- and I would think in the next month or
 4 so we really should know whether or not we're
 5 absolutely able to do it this year or not.
 6 BOARD MEMBER GIBBS: Thank you.
 7 THE CHAIRMAN: All right. Any other
 8 questions?
 9 Mr. Gillam, you were at the Finance --
 10 BOARD MEMBER CITRANO: Mr. Chairman, I've
 11 got a question.
 12 THE CHAIRMAN: Yeah. Mr. Citrano.
 13 BOARD MEMBER CITRANO: If you could just
 14 clarify -- you made a comment that the 100,000
 15 investment from the DIA would not be drawn upon
 16 until -- is it until all the funds are sourced,
 17 the entire 400- or 800-? Or is that money
 18 potentially at risk if you don't end up
 19 sourcing the entire investment?
 20 MR. GORDON: Through the Chair to
 21 Mr. Citrano, great question. So what I meant
 22 is that right now we're still in this period of
 23 uncertainty. Kind of similar to Mr. Gibbs --
 24 we are hopeful that this board can pledge this
 25 money towards the project, and over the next
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1 month we'll be able to know if we're definitely
 2 doing the project or not.
 3 I meant -- all I meant related to
 4 obligating versus drawing it down is that we're
 5 not going to ask for this money tomorrow to put
 6 somewhere. It's just more that this is the
 7 investment into the project. And then, if I
 8 can find the additional \$300,000 through
 9 sponsors or otherwise and we can make sure that
 10 the ice rink general contractors can perform on
 11 all the other details, then it would be, like,
 12 yes, we're officially doing it this year. And
 13 then we will begin the process to draw the
 14 money down, if that answered your question.
 15 BOARD MEMBER CITRANO: It does. Thank you.
 16 THE CHAIRMAN: Okay. Mr. Gillam, you were
 17 at the Finance Committee that vetted this
 18 issue. Could you give us a report and a
 19 motion?
 20 BOARD MEMBER GILLAM: So we've sort of
 21 done it again, which I think is appropriate.
 22 We vetted this issue and discussed it and asked
 23 questions, and we got similar reporting to what
 24 you've gotten today.
 25 And this motion for approval of Resolution
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1 2021-06-03 for amending the 2021 Northbank Tax
 2 Increment District budget comes from the
 3 committee, and we're looking for support.
 4 I will say to you that I do think this is
 5 the kind of project that this board should be
 6 supporting. If we want to get people to come
 7 downtown and continue to come downtown in more
 8 numbers, we've got to support things like the
 9 Art Walk, which -- we were so successful, and
 10 most recently, the Jax River Jam programming,
 11 which was, I think, just fantastic.
 12 My office is right across the street from
 13 that. It was really amazing to see the number
 14 of people who came downtown for that program.
 15 I think DVI does such a great job. And of
 16 course, Boss of the Sauce. The use of the
 17 space is wonderful, and I think it's a great
 18 project.
 19 THE CHAIRMAN: Mr. Adams, I have a
 20 question. Do you think your wife would
 21 consider attending?
 22 BOARD MEMBER ADAMS: She's from Colorado,
 23 so probably.
 24 THE CHAIRMAN: Okay. Good.
 25 So we have a motion and second. Comments
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1 THE CHAIRMAN: Braxton Gillam.
 2 BOARD MEMBER GILLAM: In favor.
 3 THE CHAIRMAN: And Ron Moody is in favor.
 4 So let the record reflect that 2021-06-03
 5 carries seven for and zero against.
 6 Okay. Next item is Resolution 2021-06-04.
 7 This is the Regions extension of closing date.
 8 Mr. Kelley is back at the office working.
 9 Ms. Boyer, will you present this, please.
 10 MS. BOYER: Through the Chair to the
 11 board, Resolution 2021-06-04 -- actually, the
 12 next two resolutions are pretty simple
 13 extension agreements.
 14 So in this case, as you will recall, we
 15 approved an incentive package for Regions,
 16 which went through City Council and has been
 17 executed. We also approved a disposition of
 18 the Forsyth and Main property, I believe, to
 19 VyStar, where they intend to build a parking
 20 garage. That's also been approved.
 21 VyStar, through their RDA, requested an
 22 extension of the closing date to the end of
 23 June, which we had the right to grant, and we
 24 granted them that. The Regions redevelopment
 25 agreement that went through City Council
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1 or questions, starting with Mr. Adams.
 2 BOARD MEMBER ADAMS: No comment. Totally
 3 in support.
 4 THE CHAIRMAN: Oliver Barakat.
 5 BOARD MEMBER BARAKAT: No comments. Great
 6 idea.
 7 THE CHAIRMAN: Carol Worsham.
 8 BOARD MEMBER WORSHAM: Looking forward to
 9 coming and skating.
 10 THE CHAIRMAN: Mr. Gibbs.
 11 BOARD MEMBER GIBBS: No comments.
 12 THE CHAIRMAN: And Mr. Citrano.
 13 BOARD MEMBER CITRANO: None for me.
 14 THE CHAIRMAN: All right. So let's go
 15 ahead and vote on Resolution 2021-06-03.
 16 Mr. Gibbs.
 17 BOARD MEMBER GIBBS: In favor.
 18 THE CHAIRMAN: Jim Citrano.
 19 BOARD MEMBER CITRANO: I'm in favor.
 20 THE CHAIRMAN: Oliver Barakat.
 21 BOARD MEMBER BARAKAT: In favor.
 22 THE CHAIRMAN: Bill Adams.
 23 BOARD MEMBER ADAMS: In favor.
 24 THE CHAIRMAN: Carol Worsham.
 25 BOARD MEMBER WORSHAM: In favor.
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1 required that any extension of the closing date
 2 go through this board.
 3 So this is a request to extend the closing
 4 date from May 31st to June -- end of June,
 5 which we're almost at. So literally, the idea
 6 would be, by the end of this month, the Regions
 7 closing date would -- we would ask that you
 8 extend the Regions closing date to match up
 9 with the VyStar extended closing date.
 10 And I can tell you that we have already
 11 notified those parking in the lot to vacate the
 12 lot at the end of the month. And we're
 13 proceeding toward a closing at the end of the
 14 month, so ...
 15 THE CHAIRMAN: Okay. Let me have a
 16 motion, and then we'll discuss it.
 17 BOARD MEMBER WORSHAM: I'll move to approve.
 18 THE CHAIRMAN: Okay. Carol Worsham has
 19 made the motion.
 20 Is there a second?
 21 BOARD MEMBER GIBBS: Second.
 22 THE CHAIRMAN: Mr. Gibbs has seconded.
 23 Mr. Adams, any questions or comments?
 24 BOARD MEMBER ADAMS: None for me.
 25 THE CHAIRMAN: Mr. Barakat.
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1 MR. BARAKAT: No.
 2 THE CHAIRMAN: Carol Worsham.
 3 BOARD MEMBER WORSHAM: No comment.
 4 THE CHAIRMAN: Braxton Gillam.
 5 BOARD MEMBER GILLAM: No comment.
 6 THE CHAIRMAN: Mr. Gibbs.
 7 BOARD MEMBER GIBBS: No comments.
 8 THE CHAIRMAN: Jim Citrano.
 9 BOARD MEMBER CITRANO: No comments.
 10 THE CHAIRMAN: Okay. So this is a pretty
 11 easy one to make a decision on, so let's go
 12 ahead and vote.
 13 Mr. Gibbs.
 14 BOARD MEMBER GIBBS: In favor.
 15 THE CHAIRMAN: Jim Citrano.
 16 BOARD MEMBER CITRANO: I'm in favor.
 17 THE CHAIRMAN: Oliver Barakat.
 18 BOARD MEMBER BARAKAT: In favor.
 19 THE CHAIRMAN: Bill Adams.
 20 BOARD MEMBER ADAMS: In favor.
 21 THE CHAIRMAN: Carol Worsham.
 22 BOARD MEMBER WORSHAM: In favor.
 23 THE CHAIRMAN: Braxton Gillam.
 24 BOARD MEMBER GILLAM: In favor.
 25 THE CHAIRMAN: And Ron Moody is in favor.

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1 So let the record reflect that Resolution
 2 2021-06-04 has carried seven for and zero
 3 against.
 4 All right. The next order of business is
 5 very similar, Resolution 2021-06-08. This is
 6 the Ambassador completion extension.
 7 Ms. Boyer, will you also handle that?
 8 MS. BOYER: Thank you.
 9 Through the Chair to the board, so this
 10 one is also an extension, but it's a little bit
 11 more complicated. So, as you know, the
 12 Ambassador has had some challenges getting
 13 their financing closed and construction
 14 started. They requested, and we granted, all
 15 of the extensions that were allowed under the
 16 terms of the RDA that could be granted
 17 administratively.
 18 Subsequently, they made the case that they
 19 were unable to close on the financing and
 20 commence construction due to force majeure.
 21 After reviewing that with the Office of General
 22 Counsel, we concluded that force majeure was
 23 not applicable in this circumstance and that
 24 they did not meet the criteria. However, we
 25 believe that -- and we had provided them a

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1 notice of default for failure to commence on a
 2 date certain that was required.
 3 But the contract gives them a reasonable
 4 period to cure. And we believe that their
 5 actions in securing financing and moving
 6 forward to close on their financing by the end
 7 of June and commence construction by the end of
 8 July are consistent with a reasonable time to
 9 cure. We advised them of that in writing. So
 10 that's the commencement side.

11 What we do not have the ability to do is
 12 to then extend the completion date. So since
 13 the commencement date has moved substantially
 14 from where it first was, the time for actually
 15 doing the work is very compressed and becomes
 16 an unreasonable number. The only way we can
 17 change that is through a legislative amendment
 18 to the redevelopment agreement that goes to
 19 City Council.

20 So what we are asking you here is to
 21 initiate that process and recommend an
 22 extension of the completion date for the
 23 building. If they are unable to close on their
 24 financing by the end of June or commence
 25 construction by the end of July, this would not

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1 be processed and would not be applicable
 2 because they would have already defaulted out
 3 of the agreement.

4 But assuming that they're going to be able
 5 to do that -- and it looks like they're moving
 6 forward diligently still to accomplish that --
 7 we are asking for a recommendation that the
 8 ultimate completion date be extended -- and I
 9 think it's set forth over here in the whereas
 10 clause on the top of Page 2 -- from May 2nd,
 11 2022, to December 31st, 2022.

12 THE CHAIRMAN: Okay. Let me have a motion
 13 on this and then let's discuss it.

14 BOARD MEMBER GILLAM: Move to approve
 15 Resolution 2021-06-08.

16 THE CHAIRMAN: All right. So we have a
 17 motion by Mr. Braxton Gillam.

18 BOARD MEMBER CITRANO: Second.

19 THE CHAIRMAN: Okay. Jim Citrano has made
 20 a second.

21 All right. Let's have discussion.

22 Jim Citrano, questions?

23 BOARD MEMBER CITRANO: I just -- if I
 24 could ask Ms. Boyer, I just want to understand
 25 the process. If the applicant is unable to

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1 secure financing, start construction by the end
 2 of July, any -- anything from that point would
 3 have to come back before this board as if it
 4 were a brand-new application? Or would it --
 5 MS. BOYER: Essentially, that's correct.
 6 BOARD MEMBER CITRANO: Okay.
 7 MS. BOYER: Because they have already
 8 received a notice of default. They're having
 9 an opportunity to cure that. If they cure it,
 10 the agreement stays in effect. But if they do
 11 not cure it, then the default results in a
 12 termination of the agreement.
 13 BOARD MEMBER CITRANO: And so then this
 14 resolution, then, is very simply to provide the
 15 proper process from here until whatever is
 16 going to happen, happens.
 17 MS. BOYER: And you will certainly
 18 understand that to provide the lender some
 19 assurance, that if they do close on the loan at
 20 the end of June, that this board is supportive
 21 of extending the completion date, and that we
 22 are initiating legislation to extend the
 23 completion date so there's a reasonable time to
 24 complete the building.
 25 BOARD MEMBER CITRANO: Okay. I'm good.
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1 THE CHAIRMAN: Mr. Gibbs.
 2 BOARD MEMBER GIBBS: No questions.
 3 THE CHAIRMAN: Braxton Gillam.
 4 BOARD MEMBER GILLAM: No questions.
 5 THE CHAIRMAN: Carol Worsham.
 6 BOARD MEMBER WORSHAM: No further questions.
 7 THE CHAIRMAN: Oliver Barakat.
 8 BOARD MEMBER BARAKAT: And just to make
 9 sure, they have to start construction by
 10 July 31st, correct?
 11 MS. BOYER: That's correct.
 12 BOARD MEMBER BARAKAT: So have they -- are
 13 they in permitting?
 14 MS. BOYER: They received most of their
 15 permits previously. They have had their
 16 permits for a while, and the -- they have got
 17 their National Park Service approvals. All of
 18 those things they have had for -- well, they
 19 had one version of them for almost two years.
 20 Mr. Diebenow is here and might be able to speak
 21 to that. But more recently, they have obtained
 22 them again.
 23 So yes, they do have permits that would
 24 allow them to commence construction. The
 25 challenge has been that they have not closed on
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1 their financing that would allow them to
 2 actually move through that process, through all
 3 of the vertical improvements within the
 4 building and actually complete it.
 5 BOARD MEMBER BARAKAT: So subject to
 6 obtaining financing, they are ready to go, from
 7 what -- Steve?
 8 MS. BOYER: That is my understanding.
 9 Mr. Diebenow, do you have anything else to
 10 add?
 11 MR. DIEBENOW: Right. Steve Diebenow, 1
 12 Independent Drive, Suite 1200, here on behalf
 13 of Augustine Development.
 14 That's correct. The way that the
 15 commencement definition reads is that,
 16 basically, you have to start and there has to
 17 be no foreseeable circumstance within which you
 18 would stop. Once they get financing, there are
 19 permits that are sitting at -- at Public Works
 20 that would allow them to start interior
 21 demolition.
 22 Their exterior permits are pending an
 23 approval from DDRB. So they would have to go
 24 to DDRB to get the final approval. There's
 25 some discussion about whether they would need
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1 conceptual and final, but it's primarily
 2 related to the streetscape around the building.
 3 And then they would be able to continue going
 4 on the exterior of the building.
 5 But once they have funding, the permits
 6 they have in place they can pick up, and then
 7 they can continue with DDRB and exterior
 8 permitting and continue moving forward in
 9 accordance with the historic approvals from
 10 SHPO and the National Park Service.
 11 BOARD MEMBER BARAKAT: Okay. Thank you.
 12 So there's two possible outcomes: They
 13 either get financing and we're off to the
 14 races; or, two, after July 1st, we're kind of
 15 back to ground zero or the ball is in our court
 16 and our discretion as to what to do next; is
 17 that correct?
 18 MS. BOYER: Yes. There are actually two
 19 break-point deadlines coming up. So one is to
 20 close the financing by the end of June. If
 21 they don't close the financing by the end of
 22 June, we're back to square one. They could
 23 close the financing by the end of June and
 24 then, for some reason, fail to commence by the
 25 end of July, which would also put us back to
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1 square one. But assuming that they close the
2 financing, I think it's highly likely they will
3 actually commence in the month of July, and
4 then this legislation would be processed
5 through City Council. Assuming it's approved,
6 we see no reason that they wouldn't then, as
7 you said, be off to the races.

8 BOARD MEMBER BARAKAT: Okay. Thank you.

9 THE CHAIRMAN: All right. Mr. Adams.

10 BOARD MEMBER ADAMS: No questions.

11 MR. DIEBENOW: Did you want to hear a few
12 verses?

13 BOARD MEMBER ADAMS: I would love to.

14 MR. DIEBENOW: I don't have anything
15 prepared.

16 BOARD MEMBER ADAMS: I'm sure you could
17 come up with something. You're good on your
18 feet.

19 THE CHAIRMAN: All right. We have a
20 motion and second. Let's vote on this
21 resolution, Resolution 2021-06-08.

22 Mr. Craig Gibbs.

23 BOARD MEMBER GIBBS: Approve.

24 THE CHAIRMAN: Jim Citrano.

25 BOARD MEMBER CITRANO: I'm in favor.

Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
(904) 821-0300

1 CERTIFICATE OF REPORTER

2

3 STATE OF FLORIDA)

)

4 COUNTY OF DUVAL)

5

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

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DATED this 25th day of June 2021.

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Diane M. Tropia
Florida Professional Reporter

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Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
(904) 821-0300

1 THE CHAIRMAN: Oliver Barakat.
2 BOARD MEMBER BARAKAT: Approve.
3 THE CHAIRMAN: Bill Adams.
4 BOARD MEMBER ADAMS: Approve.
5 THE CHAIRMAN: Carol Worsham.
6 BOARD MEMBER WORSHAM: In favor.
7 THE CHAIRMAN: Braxton Gillam.
8 BOARD MEMBER GILLAM: In favor.
9 THE CHAIRMAN: And Ron Moody is in favor.
10 So let the record reflect that this
11 resolution, 2021-06-08, has carried seven for
12 and zero against.

13 All right. On our agenda, that concludes
14 our Community Redevelopment Agency portion of
15 the agenda.

16 (The foregoing proceedings were adjourned
17 at 2:50 p.m.)

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CITY OF JACKSONVILLE
DOWNTOWN INVESTMENT AUTHORITY
BOARD MEETING

Proceedings held on Wednesday, June 16, 2021,
commencing at 2:50 p.m., Jacksonville Public/Main
Library, Multipurpose Room, 303 North Laura Street,
Jacksonville, Florida, before Diane M. Tropa, FPR, a
Notary Public in and for the State of Florida at Large.

BOARD MEMBERS PRESENT:

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

ALSO PRESENT:

LORI BOYER, Chief Executive Officer.
INA MEZINI, DIA, Marketing and Communications.
JOHN SAWYER, Office of General Counsel.
XZAVIER CHISHOLM, Administrative Assistant.

- - -

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1 times before, in order for us to grant
2 permission for someone to do environmental
3 testing on a site where they are actually
4 invasive tests, where they go beneath the
5 surface of the soil, it has to come back to the
6 DIA board for approval. And that's why we're
7 presenting that resolution.

8 Lot R, for your benefit, is the piece of
9 paper that I handed out today that you got to
10 see. And this shows -- the little yellow pins
11 on it are locations of where they intend to do
12 the testing. So Lot R is to the west of the
13 stadium, on the north side of the stadium, up
14 against the expressway. And you can see the
15 hypothetical positioning of the performance
16 center on top of Lot R, underneath it in the
17 map that I provided.

18 So this is the Jaguar parking lot right
19 now. And the idea is, this is, as you have
20 heard -- you've heard Iguana's announcement --
21 or the Jaguar's announcement several weeks ago
22 when they had the press conference, they are
23 proposing a performance center, which is a
24 training facility, as well as practice fields
25 in this location.

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2

PROCEEDINGS

1 June 16, 2021 2:50 p.m.

3 - - -

4 THE CHAIRMAN: Let's go to our Downtown
5 Investment Authority section. Let's start with
6 the minutes. They have been published.
7 Hopefully, you have read them.

8 Are there any changes or corrections? If
9 not, give me a motion to approve.

10 BOARD MEMBER GIBBS: Move to approve.

11 THE CHAIRMAN: Mr. Gibbs has made a
12 motion.

13 Second?

14 BOARD MEMBER WORSHAM: Second.

15 THE CHAIRMAN: All in favor, say aye.

16 BOARD MEMBERS: Aye.

17 THE CHAIRMAN: All opposed?

18 BOARD MEMBERS: (No response.)

19 THE CHAIRMAN: So the ayes have it.

20 Let's go to Resolution 2021-06-05. This
21 is the access agreement for Lot R.

22 Ms. Boyer, would you please present it?

23 MS. BOYER: Thank you.

24 Resolution 2021-06-05 is an access
25 agreement. As you have seen any number of

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4

1 And this would be allowing the
2 environmental testing to assess what
3 remediation or what type of soil compaction or
4 other things they might need to do to be able
5 to construct that facility.

6 THE CHAIRMAN: Okay. This seems like an
7 easy one. Someone needs to give me a motion.

8 BOARD MEMBER GIBBS: I move -- I will
9 approve -- sorry, move Resolution 2021-06-05.

10 THE CHAIRMAN: Motion by Mr. Craig Gibbs.
11 Is there a second?

12 BOARD MEMBER CITRANO: Second.

13 THE CHAIRMAN: Okay. Jim Citrano has
14 seconded.

15 All right. Let's have discussion.

16 Questions or comments?

17 Mr. Adams.

18 BOARD MEMBER ADAMS: No comments.

19 I filed previously -- I can't remember --
20 a conflict form on this one, but I neglected to
21 file one in advance of today, so I'll abstain
22 from voting and discussion.

23 THE CHAIRMAN: Mr. Barakat.

24 BOARD MEMBER BARAKAT: Just a procedural
25 question. I believe the City contribution or

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1 involvement regarding construction of this
2 facility would not involve DIA; is that
3 correct? So the question is: Why would the
4 access agreement on the same land come through
5 DIA?

6 MS. BOYER: I can defer to Mr. Sawyer, but
7 essentially, the ordinance which allows access
8 agreements anywhere within downtown
9 contemplates that they would come through this
10 board.

11 So we did them on Lot J also when we were
12 not reviewing Lot J from an incentive
13 standpoint initially. So the idea is anywhere
14 within downtown where there is an access
15 agreement granted on any City property, even it
16 if it happened to be fire station property or
17 some other property that's used by the City --
18 the sheriff's office property or something --
19 would still come through us.

20 BOARD MEMBER BARAKAT: Okay. I guess I'm
21 still trying to reconcile that it's not the
22 involvement in the project but being involved
23 in the potential sale -- I guess when it comes
24 to selling the land, will it go through DIA?
25 Or conveyance of the land in any form or

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6

1 fashion?

2 MS. BOYER: I'll defer to Mr. Sawyer.

3 If it were a sale of the land, I believe
4 it would come to DIA because it would be
5 disposition of a property interest. I think
6 the only reason it would not come to DIA is if
7 it were retained entirely by the City for a
8 City improvement.

9 So, for example, let me use my fire
10 station example. The fire station has a
11 building and they decide to build an addition
12 to it on some other property that they have.
13 That doesn't come to us because it is a City
14 use on a City piece of property. They're not
15 changing ownership or the property interest in
16 the property.

17 So, in this case, I think -- Mr. Sawyer,
18 correct me if I'm going astray here, but I
19 think that's -- the basis on which the
20 performance facility and the practice field are
21 not contemplated to go to DIA is that it is
22 still a sports use on sports property.

23 BOARD MEMBER BARAKAT: Okay. Thank you.

24 THE CHAIRMAN: Ms. Worsham.

25 BOARD MEMBER WORSHAM: I don't have any

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7

1 additional questions.

2 THE CHAIRMAN: Mr. Gillam.

3 BOARD MEMBER GILLAM: I have no questions.

4 THE CHAIRMAN: Mr. Gibbs.

5 BOARD MEMBER GIBBS: Nothing additional.

6 THE CHAIRMAN: Mr. Citrano.

7 BOARD MEMBER CITRANO: No questions.

8 THE CHAIRMAN: Okay. We have a motion and
9 a second on Resolution 2021-06-05. Let's go
10 ahead and vote on this.

11 Mr. Craig Gibbs.

12 BOARD MEMBER GIBBS: Approve.

13 THE CHAIRMAN: Jim Citrano.

14 BOARD MEMBER CITRANO: I'm in favor.

15 THE CHAIRMAN: Oliver Barakat.

16 BOARD MEMBER BARAKAT: In favor.

17 THE CHAIRMAN: Bill Adams.

18 BOARD MEMBER ADAMS: I'll abstain.

19 THE CHAIRMAN: Carol Worsham.

20 BOARD MEMBER WORSHAM: In favor.

21 THE CHAIRMAN: Braxton Gillam.

22 BOARD MEMBER GILLAM: In favor.

23 THE CHAIRMAN: And Ron Moody is in favor.

24 So let the record reflect that this
25 resolution, 2021-06-05, we have six that are in

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8

1 favor, one abstains, and so the motion carries.

2 All right. Our next resolution is

3 2021-06-07. This is the rescinding of the

4 allocation and development rights for

5 Resolution 2020-11-03.

6 Ms. Boyer, will you present this?

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

8 So 2021-06-07, rescinding the allocation
9 and development rights for Lot J is simply a
10 cleanup amendment, if you will.

11 The board previously took a portion of the
12 development rights that were available to the
13 Shipyards/Lot J/Metropolitan Park as a unit,
14 and we allocated them to the proposed
15 development on Lot J. The Lot J development
16 was not approved by City Council. We're simply
17 taking those development rights back into
18 inventory. That allows us to have them
19 available for any future allocation.
20 Regardless of whether it is private
21 development, public use, et cetera, we would
22 have those rights back in the pool, if you
23 will.

24 THE CHAIRMAN: Okay. Thank you, Ms. Boyer.

25 All right. Let's have questions or

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1 comments.
 2 Jim Citrano.
 3 BOARD MEMBER GILLAM: First thing, I put
 4 up a motion to approve 2021-06-07.
 5 BOARD MEMBER WORSHAM: Second.
 6 THE CHAIRMAN: Braxton Gillam has made a
 7 motion. Carol Worsham has seconded.
 8 Questions and comments?
 9 Jim Citrano.
 10 BOARD MEMBER CITRANO: None for me.
 11 THE CHAIRMAN: Craig Gibbs.
 12 BOARD MEMBER GIBBS: None.
 13 THE CHAIRMAN: Braxton Gillam.
 14 BOARD MEMBER GILLAM: Purely
 15 administrative. Makes sense to me.
 16 THE CHAIRMAN: Carol Worsham.
 17 BOARD MEMBER WORSHAM: None.
 18 THE CHAIRMAN: Oliver Barakat.
 19 BOARD MEMBER BARAKAT: None.
 20 THE CHAIRMAN: And Bill Adams.
 21 BOARD MEMBER ADAMS: No.
 22 THE CHAIRMAN: So let's take Resolution
 23 2021-06-07 and let's vote.
 24 Braxton Gillam.
 25 BOARD MEMBER GILLAM: In favor.

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1 THE CHAIRMAN: Carol Worsham.
 2 BOARD MEMBER WORSHAM: In favor.
 3 THE CHAIRMAN: Bill Adams.
 4 BOARD MEMBER ADAMS: In favor.
 5 THE CHAIRMAN: Oliver Barakat.
 6 BOARD MEMBER BARAKAT: In favor.
 7 THE CHAIRMAN: Jim Citrano.
 8 BOARD MEMBER CITRANO: I'm in favor.
 9 THE CHAIRMAN: Craig Gibbs.
 10 BOARD MEMBER GIBBS: In favor.
 11 THE CHAIRMAN: Ron Moody is in favor.
 12 So let the record reflect that Resolution
 13 2021-06-06 [sic] has carried seven for and zero
 14 against.
 15 I'm sorry. I quoted that wrong. It was
 16 2021-06-07, and it carries seven for and zero
 17 against.
 18 All right. So that concludes our Downtown
 19 Investment meeting.
 20 Let's go to New Business.
 21 Ms. Boyer.
 22 MS. BOYER: I don't have anything on New
 23 Business. I think mine is more in the
 24 informational briefing, but if we can do them
 25 both?

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1 THE CHAIRMAN: Please.
 2 MS. BOYER: So the first thing I would
 3 like to share with you, if we can make it work,
 4 is a video that -- Mr. Moody had an Appraisal
 5 Institute meeting earlier in the week, and I
 6 broke out this video. This is an effort that
 7 we've been working on over the course of last
 8 year. And the focus of the video is primarily
 9 public infrastructure projects in downtown.
 10 Let me mention a couple of things before
 11 you start it, Ina, if I may.
 12 The first is that, for those who are
 13 participating by Zoom, this is not going to be
 14 visible on Zoom. If we tried to make it
 15 visible and run it through Zoom, it lags and we
 16 lose quality and we can't actually show it. So
 17 anybody who is on Zoom who wants a copy of it
 18 can contact us. We're happy to provide you
 19 copies of it. But this is going to be visible
 20 in the room, for those in the room.
 21 Secondly, so you understand, this was
 22 prepared for our use primarily with potential
 23 developers and investors. And so the concept
 24 of the video was that it's quite easy for a
 25 developer talking to brokers, talking to

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1 others, to find out what other properties are
 2 selling for and to find out what may be going
 3 on in the private market in downtown.
 4 It's much more difficult to get a handle
 5 on what the public projects are and when they
 6 are actually coming to fruition and how they
 7 might impact private development sites or
 8 vibrancy in a particular neighborhood or an
 9 area. So the idea was to try to aggregate
 10 something and have a vehicle where we could
 11 communicate about all of the different
 12 infrastructure and public projects that are
 13 going on and how they influence different
 14 districts within downtown.
 15 So that's really the background of why
 16 this was created.
 17 I think Mr. Gillam has a question. I'm
 18 looking at him poised.
 19 BOARD MEMBER GILLAM: I know we're getting
 20 ready to watch it, but in anticipation of that,
 21 how long is the video?
 22 MS. BOYER: Seven minutes.
 23 BOARD MEMBER GILLAM: So we -- I know that
 24 one of Mr. Moody's stated, you know, goals --
 25 MS. BOYER: Ms. Mezini says something

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1 else.

2 MS. MEZINI: It's 12 minutes.

3 BOARD MEMBER GILLAM: It's 12 minutes.

4 Enough said.

5 Thank you, Ms. Mezini.

6 I know one of Mr. Moody's stated goals or
7 hopes for this organization, which I support --
8 you know, it'll be something we'll talk
9 about next month more -- is a little speakers
10 bureau opportunity for us to go out into the
11 community. I'm happy to report, Mr. Moody,
12 I've already started making engagements.

13 But we talked about a process of having
14 talking points so we have a consistent theme
15 and also message to share with the community
16 about what's going on downtown. This seems
17 like something that might be used for that
18 maybe?

19 MS. BOYER: Absolutely. It's intended to
20 be available for that purpose. It's also
21 intended to be able to be broken into segments.
22 So you will see that it's structured by various
23 districts so that you could perhaps show only
24 one area. If you were going to talk to people
25 in Brooklyn and you only wanted to focus on

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1 Brooklyn, you could -- we can clip out and have
2 just the Brooklyn portion of it. So there will
3 be opportunities to segment it if you wish and
4 have a shorter clip.

5 (Video presentation.)

6 "Downtown Jacksonville is the heart of the
7 arts, history, business, innovation, and civic
8 engagement for all of Northeast Florida.
9 Within our vibrant urban center, you will find
10 several distinct neighborhoods, each providing
11 a unique and captivating character that
12 welcomes people from all walks of life.

13 The development and revitalization of
14 downtown has gained serious momentum. High
15 demand for urban living is driving
16 unprecedented growth in the downtown housing
17 market. This influx of residential options
18 creates a need for more amenities, grocers and
19 services, and improved public infrastructure.

20 As the community grows, our focus is on
21 creating and maintaining a network of
22 sustainable infrastructure that is both
23 functional and resilient far into the future.
24 Funded and underway today, these projects are
25 reclaiming downtown for pedestrians,

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1 bicyclists, and boaters.

2 Jacksonville is one of the fastest growing
3 cities in the nation. And the more connected
4 and vibrant downtown becomes, the more it
5 attracts residents and businesses alike.

6 Lying on the western edge of downtown,
7 between downtown's Central Core and the
8 historic Riverside suburb and its Five Points
9 shopping and entertainment area, is the modern
10 and colorful Brooklyn neighborhood. Here,
11 Fortune 500 companies, luxury apartments, and
12 shopping are set against nostalgic vestiges of
13 the neighborhood's industrial past.

14 Public investments in stormwater
15 management and roadways have paved the way for
16 private redevelopment and major new
17 infrastructure projects, which will restore
18 waterways, add trails, and modernize dated
19 roadways to enhance mobility, resiliency, and
20 property values.

21 Partially buried under decades-old
22 development, McCoy's Creek flows through
23 Brooklyn into the St. Johns River. The
24 restoration of McCoy's Creek will open up the
25 waterway to create a picturesque recreational

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1 destination, reduce flooding in the area, and
2 remediate environmental issues. Restored
3 bulkheads and creekside development will allow
4 for outdoor dining, bike and pedestrian
5 amenities, and a new kayak launch.

6 New roadway improvements are slated for
7 Forest Street and Park Street. The Park Street
8 road diet will complement growing residential
9 and retail needs and spur further investment.
10 Modified travel lanes, wider sidewalks, shade
11 trees, and increased on-street parking will
12 give renewed vitality to Park Street, welcoming
13 pedestrians and bicyclists, creating spaces for
14 on-street dining, and improving traffic safety.
15 In addition, the new Florida Blue parking
16 garage on Park Street will add 700 spaces
17 available to the public on nights and weekends,
18 connecting Brooklyn to LaVilla.

19 The City and Groundwork Jacksonville have
20 partnered to build the first segment of the
21 Emerald Trail, a 1.3-mile link from Park Street
22 in Brooklyn, north along Lee street, to the
23 existing S-Line Rail Trail. When completed,
24 the Emerald Trail will boast 30 miles of
25 trails, greenways, and parks that will encircle

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1 the urban core, linking downtown to 14 historic
2 neighborhoods.

3 LaVilla, Jacksonville's oldest suburb and
4 home to Jacksonville Terminal, now Prime Osborn
5 Convention Center, was our most ethnically
6 diverse community in the heyday of rail travel.
7 As the epicenter of Black culture and commerce,
8 it became known as the Harlem of the South.

9 Today, LaVilla is experiencing a
10 much-anticipated resurgence, boasting new,
11 affordable, and workforce housing, the
12 Jacksonville Regional Transportation Center,
13 and proposed transit-oriented development
14 projects.

15 Along Lee Street, new for-sale townhomes
16 and the Lift Ev'ry Voice and Sing Park are
17 coming soon. The park was designed by renowned
18 landscape architect Walter Hood to honor the
19 legacy of Jacksonville's native sons, the
20 Johnson brothers, and will be the first of
21 several cultural sites to be featured.

22 This celebration of Jacksonville's
23 heritage blends with nationally renowned
24 transportation solutions of the future. The
25 Regional Transportation Center sits at the

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1 heart of future rail connections, an autonomous
2 vehicle network, and an innovative
3 smart-transit corridor, which will run east and
4 west, connecting residents with downtown's many
5 amenities.

6 State and Union Streets form the northern
7 boundary of downtown and directly connect
8 Interstates 95 and 10 on downtown's western
9 boundary to Arlington and the beaches to the
10 east.

11 The historic Springfield neighborhood and
12 UF Health lie just to the north of downtown.
13 Much of the property between downtown's
14 northern boundary and the Central Core is owned
15 by First Baptist Church of Jacksonville. The
16 church has recently decided to downsize, and
17 has offered 11 city blocks for sale, including
18 three structured parking garages. Such an
19 opportunity for large-scale campus
20 redevelopment is rare in any urban area and
21 offers endless possibilities.

22 Anchored by five historic churches, the
23 Cathedral District connects the Central Core to
24 the sports and entertainment complex and is
25 home to Billy Goat Hill, the highest point in

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1 downtown. The community is known for its rich
2 history and its beautiful examples of
3 Jacksonville's diverse historic architecture.

4 Commonly referred to as downtown's
5 neighborhood and home to several senior living
6 communities, this family-friendly residential
7 character is growing. Thanks to numerous
8 mixed-income projects in various stages of
9 development, this multigenerational community
10 enjoys easy walkability to the historic Florida
11 Theatre, the Elbow entertainment district, the
12 St. Johns River, the businesses and shops of
13 the Central Core, and major events in the
14 Sports and Entertainment District.

15 Restoration of Hogan's Creek and
16 improvements to the greenway, a part of the
17 larger Emerald Trail network, will greatly
18 enhance the Cathedral neighborhood.

19 The Central Core, both in name and
20 geography, encompasses many of downtown's
21 office towers, government services, regional
22 nonprofits, arts and cultural centers, and
23 historic properties ripe for adaptive reuse.

24 This density and diversity makes the Core the
25 most concentrated area of focus for economic

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1 development on the Northbank.

2 Today, work is underway to redevelop key
3 riverfront parcels to create unique waterfront
4 amenities for the whole city and to modernize
5 traffic corridors to make the Central Core
6 safer and welcoming.

7 One-way streets, once praised for their
8 ability to quickly move cars through and out of
9 downtown, are being converted back into two-way
10 streets. The Downtown Investment Authority
11 will begin the process with east/west-running
12 Forsyth and Adams Streets.

13 This traffic-calming measure will support
14 development efforts by enhancing pedestrian and
15 bicyclist safety by promoting retail visibility
16 and by improving the quality of life for
17 Central Core residents, driving further
18 residential demand.

19 A new Hogan Street cycle track will create
20 a high-value corridor, connecting the Rosa
21 Parks Transit Station and the Springfield
22 neighborhood to the Northbank Riverwalk.

23 Plentiful ground-floor retail space along
24 the corridor coupled with the DIA's new food
25 and beverage incentive program will create an

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21

1 active sidewalk cafe culture that will take
 2 advantage of the area's ample public art and
 3 place-making efforts.
 4 The scenic Northbank Riverwalk provides a
 5 place for the community to come together for
 6 leisure and exercise alike. Riverfront Plaza,
 7 the seven-acre site that was formally occupied
 8 by the Jacksonville Landing, will become an
 9 iconic public park with adjacent, complementary
 10 development opportunities. With an emphasis on
 11 putting the public first, the park design will
 12 begin this spring.

13 On the Riverwalk, under the shade of the
 14 Acosta Bridge, sits Corkscrew Park with its
 15 exercise sculpture and equipment. In between
 16 both lies the Performing Arts Center, home to
 17 the Jacksonville Symphony and FSCJ Artist
 18 Series. Its general riverfront lawn is set to
 19 be transformed into an interactive node built
 20 around the theme of Jacksonville's rich musical
 21 heritage.

22 The Music Commons boasts a treble clef
 23 landscape design and will pay tribute to the
 24 artists and composers who drew inspiration from
 25 their Jacksonville roots. The space will also

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22

1 include a children's musical play area, a
 2 nightly projection shown on the building's
 3 riverfront facade, produced by the DIA, and
 4 livestream projections on the CSX building with
 5 lawn seating.

6 Nightly activities on the Music Commons is
 7 augmented by views of St. Johns River Park,
 8 located across the river, and downtown's
 9 colorful bridges. On one side shines the
 10 electric blue Main Street Bridge; and on the
 11 other, the color-changing Acosta Bridge with
 12 new LED lights, recently installed by the
 13 Jacksonville Transportation Authority, which
 14 can be synchronized to complement the nightly
 15 light show.

16 Characterized by tall riverfront office
 17 and residential towers, the Southbank sits
 18 between the St. Johns River and the San Marco
 19 neighborhood to the south. It features a
 20 number of hotels and premiere medical campuses,
 21 including Baptist Medical Center, Wolfson
 22 Children's Hospital, MD Anderson Cancer Center,
 23 and Nemours Specialty Care center.

24 The community enjoys plentiful riverfront
 25 access via a boat ramp, kayak launch, river

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23

1 taxi stops, and the Southbank Riverwalk, which
 2 will see substantial extensions in the coming
 3 years.

4 Directly across from the Performing Arts
 5 Center lies another public space slated for a
 6 themed activity node and nightly light shows on
 7 downtown's Southbank. St. Johns River Park is
 8 home to the iconic Friendship Fountain.

9 Through careful curation, a more vibrant,
 10 year-round public space will take shape and
 11 connect Jacksonville to its heritage. Built
 12 around the theme, "Exploring the St. Johns
 13 River," the node will interpret the stories of
 14 the indigenous Timucuan people, John Ribault's
 15 landing in 1562 which led to the Fort Caroline
 16 settlement, and botanist and horticulturist
 17 John Bartram's travels through Jacksonville.
 18 Plans call for a botanical garden, a themed
 19 play park, a splash pad, and concessions.

20 Central to the park will be an upgraded
 21 Friendship Fountain with the addition of new
 22 accent jets, lighting, speakers, and lowered
 23 fountain wall, allowing visitors to interact
 24 with the water. With these enhancements,
 25 spectacular water shows via video projection

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24

1 can be produced on the fountain's center mist.
 2 The fountain shows will entertain residents and
 3 visitors nightly.

4 Funded and in design, two projects will
 5 extend the Southbank Riverwalk from the Acosta
 6 Bridge to the I-95 multiuse path at the Fuller
 7 Warren Bridge and beyond along Nira Street,
 8 connecting to the district, giving residents
 9 and visitors increased access to spectacular
 10 views of the iconic downtown skyline and
 11 further promoting a healthy and active
 12 lifestyle for the community.

13 The District by Elements of Jacksonville,
 14 with its vision for a sustainably designed,
 15 mixed-use development on the long-vacant,
 16 30-acre riverfront site will encourage a
 17 healthy lifestyle. The development will
 18 include more than four acres of public park
 19 spaces, including a large central riverfront
 20 park and will tell the story of Jacksonville's
 21 extraordinary medical facilities through art,
 22 exercise, gardens, and interactive features.

23 Active water access abounds with a marsh
 24 boardwalk and an extension of the Southbank
 25 Riverwalk as well as transient boater slips and

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1 a kayak launch site. With scenic views of both
2 the river and the downtown skyline, this unique
3 setting will be a place that empowers residents
4 and visitors to pursue and achieve wellness in
5 their everyday lives.

6 With a growing population, a strong
7 economy, diverse cultural and recreational
8 opportunities and abundant natural resources,
9 Jacksonville distinguishes itself as one of the
10 nation's most dynamic cities. And its downtown
11 is a key factor in its success. Downtown
12 Jacksonville is well positioned for continued
13 growth, expansion, and investment, and we're
14 committed to ensuring it thrives as a great
15 place to live, work, visit, and invest."

16 (End of video presentation.)

17 MS. BOYER: And, as you can tell, there
18 are already updates. I saw Mr. Gillam turn
19 around when it said, "The District by
20 Elements." We are fully aware this is going to
21 be an ongoing challenge, but we thought there
22 was merit in trying to gather content and get
23 our arms around it somewhere, so ...

24 THE CHAIRMAN: Makes you kind of want to
25 move to Jacksonville.

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1 we're looking at that. It's an open
2 application now, both to City employees and
3 non-City employees. So I wanted to bring that
4 up.

5 And then the next thing I will mention is
6 committee assignments. So you have all
7 received a memo from Mr. Gillam. I understand
8 we now have responses from everyone. I will
9 meet with Mr. Gillam after this meeting, and
10 you should expect to receive an email sometime
11 in the next week with committee assignments for
12 the coming -- so July 1st, year of the next
13 Chair.

14 We already have -- we do have a planned
15 meeting, which I'll mention in a moment, coming
16 up before the end of the month. And this
17 year's committee assignments, Mr. Moody sent
18 out a memo regarding an expansion of the REPD
19 Committee will be in effect through July 1st,
20 but we'll be looking at new committee
21 assignments as of July 1st.

22 So the reason that is important is we're
23 having some challenges with the July board
24 meeting date, and so the next thing we're going
25 to talk about is that. I think the date that

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1 All right. Ms. Boyer.

2 MS. BOYER: I have a number of other
3 announcements, if I may?

4 BOARD MEMBER GIBBS: Mr. Chair, can I get
5 access to that?

6 MS. BOYER: Absolutely. So we're going to
7 make it available to all the board members so
8 you certainly have it. We'll also be putting
9 it on our website, but we just wanted to --
10 we've also had Mr. Mendenhall request it, but
11 we wanted to make sure the board had an
12 opportunity to see it before it became widely
13 distributed so that you were aware of the
14 content and have access to it.

15 Second thing, I would like to announce --
16 some of you at the Finance Committee already
17 heard -- our financial analyst position is
18 available. We have actually advertised it. So
19 it is now an open advertisement on the City
20 website. This is replacing Jackie Mott, who is
21 retiring in August.

22 So I would just encourage any of you who
23 know anyone who might be interested in the
24 position, we would really love them to apply.
25 We'd love to have a great applicant pool when

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1 we've landed on with Mr. Gillam is potentially
2 July 29th. And so I would like everyone here
3 to -- I know Ms. Worsham is out, and if you
4 will just please get with Xzavier before you
5 leave today and let him know if you're
6 available on July 29th. So if that is the
7 case, we will be cancelling our meeting on the
8 21st and noticing a new meeting for the 29th.

9 We have a lot of people traveling in the
10 month of July and it's a challenge to try to
11 get a quorum and coordinate with folks'
12 schedules. So if that one works, that looks to
13 be the best date that I can get the highest
14 attendance right now.

15 BOARD MEMBER GILLAM: May I add something
16 on this? I want to talk about -- or I want to
17 announce we're going to have a standing
18 committee or working committee -- it's a
19 working committee, not a standing committee.
20 It will meet three times to address this
21 speakers bureau idea Mr. Moody announced last
22 time we were here.

23 My expectation will be, we would meet one
24 time to have open discussion with the public,
25 and anyone who wants to comment and talk about

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1 ideas of what we might -- how we might do it.
2 We'd have a second meeting where,
3 hopefully, the staff can help us fill in some
4 of the blanks after we have had some
5 discussion, and then maybe a third meeting to
6 finalize what would be kind of a program with
7 bullet points and maybe even a PowerPoint that
8 we could -- that each of the board members --
9 would be available to you for any organizations
10 you're involved with and any opportunities you
11 have to speak and talk about what's going on
12 downtown.

13 MS. BOYER: That's great. And I will tell
14 you that we -- Ms. Mezini is already working on
15 that presentation, but what we may do is --
16 what we have internally is almost a library of
17 presentations. So we have a couple of
18 different versions, depending on the nature of
19 the audience. And we may do the same for you
20 as well when you are serving in that capacity.
21 Some of them may be more general for members of
22 the public and some of them may be more for
23 people interested in particular
24 development/investment type of interests. So
25 we'll share with you several different options.

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1 So the next thing that I wanted to
2 announce -- and this is in consultation with
3 our board Chair and our incoming Chair. We
4 have set a couple of meeting dates coming up.
5 We have scheduled a special board meeting on
6 July 7th and a Real Estate and Property
7 Disposition Committee meeting on June 25th.
8 And I believe -- I didn't write down the times,
9 but I believe the June 25th meeting is at 9 a.m.

10 Xzavier, is that correct?
11 MR. CHISHOLM: It's at 1:30.

12 MS. BOYER: So June 25th is at 1:30, and
13 July 7th is at 9 a.m.? Because one of them is
14 at 9 a.m. on your board.

15 MR. CHISHOLM: I'm not sure on that. I'll
16 double-check on that for you.

17 MS. BOYER: And we will be sending out the
18 notices, more than seven days -- 9 a.m. on the
19 7th. Mr. Gillam is confirming. We'll send out
20 notices seven days in advance. They will both
21 be in this location. We will be sending out
22 agendas and agenda packets seven days in
23 advance, as required, but we just wanted to
24 give everyone here and in the public a heads-up
25 on those.

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1 It is our intention that at those meetings
2 we will be taking up the proposal that Iguana
3 has made with respect to the Kids Kampus
4 property. So --

5 THE CHAIRMAN: And that'll be the July 7th
6 meeting, correct?

7 MS. BOYER: It will be the July 7th
8 meeting and the June 25th committee meeting in
9 advance of the July 7th meeting.

10 THE CHAIRMAN: Okay.

11 MS. BOYER: In addition to that, I wanted
12 to make sure that everyone had on their
13 calendar, June 24th. So the day before the
14 June 25th meeting, June 24th, all day in this
15 room are the presentations for the Riverfront
16 Plaza design.

17 So I know Ms. Worsham is on that -- a
18 subject matter expert in that group, but
19 everyone is welcome to attend; members of the
20 public, all the board members. We would
21 encourage you. There were three design teams
22 that were selected. All three design teams
23 will be presenting. I believe they have an
24 hour and a half to two hours each to do their
25 presentation, take comments from the public,

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1 et cetera.

2 The entire scoring committee and
3 Procurement Committee will be here. This is
4 actually a Procurement Committee meeting. It's
5 not a DIA board meeting. It is part of the
6 procurement process to be able to select which
7 team proceeds to the hundred percent drawings.
8 But just want everyone to know that that is
9 happening, and you're more than welcome to
10 attend. We'd love to see a lot of you there.

11 And that is what I have on my schedule
12 between now and July.

13 MR. CHISHOLM: The July 7th meeting is at
14 9 a.m.

15 BOARD MEMBER WORSHAM: I have a question.
16 I have a workshop on the BID/CRA on
17 June 21st; is that still current?

18 MS. BOYER: We were tentatively scheduling
19 that on June 21. I think it is not current.
20 We have not officially noticed it. And the
21 staff has been a little inundated recently, so
22 I don't think we're as far along on that as we
23 need to be to have that workshop. We will be
24 noticing it, but based on everyone's schedules
25 in the month of July, I'm concerned that that

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1 may be late July before I get enough people
 2 back in town.
 3 BOARD MEMBER WORSHAM: Thank you. I'll
 4 take it off my calendar.
 5 THE CHAIRMAN: All right. Ms. Boyer, is
 6 that it?
 7 MS. BOYER: That's it for today.
 8 THE CHAIRMAN: Okay, folks. I'll make my
 9 comments brief. This is my last meeting as the
 10 Chair this year. It's been a great, fun year
 11 for me. This has been the year of COVID, and,
 12 boy, it's been interesting, but I think we've
 13 gotten through it okay.
 14 I really believe with all my heart that
 15 this COVID thing is going to present some real
 16 opportunities for Jacksonville. There is a
 17 bunch of people moving into Florida. And
 18 Jacksonville, for the first time in a long
 19 time, is getting a big share of the people
 20 coming in town. And I think the best is yet to
 21 come. I'm looking forward to what's going to
 22 happen. And it's going to mean a lot of work
 23 for this committee as we plan and as we go
 24 forward. So buckle up. I think it's going to
 25 be a lot of fun.

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1 what we're doing is real important. So as we
 2 set up this speakers committee, let's get on
 3 the same page. Our staff will provide a lot of
 4 the information that we're going to need to
 5 make it easy for us to present, but let's go
 6 out to the groups that we have influence with,
 7 whether it's the Rotary Club or the Meninak
 8 Club or whoever. Let's just tell the story
 9 because we really have a good, positive story
 10 to tell. Let's get the word out.
 11 You know, a lot of people can criticize
 12 and say, well, why don't you do this? And why
 13 don't you do that? Really, what we can say is,
 14 guys, there's a lot happening. You know, plug
 15 in, get involved, and, you know, come in and
 16 let's make Jacksonville a great city.
 17 So anyway, thank you for your help. And
 18 look forward to serving as we go forward.
 19 Any other comments before we close this
 20 meeting down?
 21 (No response.)
 22 THE CHAIRMAN: All right, folks. I think
 23 that does it for today.
 24 (The foregoing proceedings were adjourned
 25 at 3:29 p.m.)

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1 But I want to really give my thanks to
 2 this board. What a talented group of people.
 3 Each of you bring a special talent to the
 4 board, and it really makes it easy to be a part
 5 of this group. And I just want to thank you
 6 from the bottom of my heart. I especially want
 7 to thank the staff. I want to thank Lori.
 8 She's a fireball.
 9 Little thing -- this is just an example.
 10 We had an Appraisal Institute meeting this last
 11 week, and I asked her on short notice if she
 12 would come and speak to the group. And here
 13 she is from 6 to 9 o'clock at night on her
 14 time. I mean, she didn't have to do that, yet
 15 she was there and she was building the brand
 16 for Jacksonville. And so I really thank her.
 17 She's a hard worker and we're very lucky to
 18 have her.
 19 I would like to thank the board, Ina, and
 20 Xzavier. You guys do great work, and we
 21 appreciate you, and virtually whoever in the
 22 staff is listening, we really do thank you for
 23 your work.
 24 I think, going forward -- and I think
 25 Braxton is all over this -- the branding of

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1 CERTIFICATE OF REPORTER
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 7 I, Diane M. Tropa, Florida Professional
 8 Reporter, certify that I was authorized to and did
 9 stenographically report the foregoing proceedings and
 10 that the transcript is a true and complete record of my
 11 stenographic notes.
 12
 13
 14
 15 DATED this 25th day of June 2021.
 16
 17
 18
 19 _____
 20 Diane M. Tropa
 21 Florida Professional Reporter
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