

CITY OF JACKSONVILLE
COMMUNITY REDEVELOPMENT AGENCY
BOARD MEETING

Proceedings held on Wednesday, March 19, 2025,
commencing at 2:00 p.m., Jacksonville Public/Main
Library, Multipurpose Room, 303 North Laura Street,
Jacksonville, Florida, before Diane M. Tropia, FPR, a
Notary Public in and for the State of Florida at Large.

BOARD MEMBERS PRESENT:

PATRICK KRECHOWSKI, Chair.
MICAH HEAVENER, Vice Chair.
SONDRA FETNER, Secretary.
SCOTT WOHLERS, Board Member.
JILL CAFFEY, Board Member.
JOHN HIRABAYASHI, Board Member.
CAMERON HOOPER, Board Member

ALSO PRESENT:

LORI BOYER, DIA, Chief Executive Officer.
GUY PAROLA, DIA, Operations Manager.
STEVE KELLEY, DIA, Director of Development.
WADE MCARTHUR, DIA, Property Disposition Mgr.
ALLAN DEVAULT, DIA, Project Manager.
JOHN SAWYER, Office of General Counsel.
AVA HILL, DIA, Administrative Assistant.

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1 THE CHAIRMAN: Patrick Krechowski, board
2 member.
3 BOARD MEMBER FETNER: Sondra Fetner, board
4 member.
5 BOARD MEMBER HIRABAYASHI: John
6 Hirabayashi, board member.
7 BOARD MEMBER WOHLERS: Scott Wohlers,
8 board member.
9 MR. DEVAULT: Allan DeVault, DIA project
10 manager.
11 MS. HILL: Ava Hill, DIA staff.
12 THE CHAIRMAN: Thank you.
13 And thank you, everybody, for joining us.
14 We appreciate your time and attention.
15 Ava, do we have any public comments?
16 MS. HILL: We do have one, John Nooney.
17 (Audience member approaches the podium.)
18 MS. HILL: Please state your name and
19 address for the record.
20 AUDIENCE MEMBER: Hello. I am John,
21 philanthropic resiliency, Nooney, 2023-0819;
22 8356 Bascom Road, Jacksonville, Florida 32216;
23 City Council District 4; CPAC 3; School
24 Board District 3.
25 I also have an active JSO trespass
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1 P R O C E E D I N G S
2 March 19, 2025 2:00 p.m.
3 - - -
4 THE CHAIRMAN: All right. Good afternoon,
5 everybody.
6 I'm going to bring to order this meeting
7 of the Downtown Investment Authority.
8 My computer says it's 11:00 a.m. I guess
9 that's wishful thinking, Pacific time. It's
10 2 o'clock on Wednesday afternoon.
11 If we could all rise -- we have flags on
12 our computers -- and join me in the Pledge.
13 (Recitation of the Pledge of Allegiance.)
14 THE CHAIRMAN: Thank you.
15 We'll go around the table, Mr. Parola,
16 with introductions, please.
17 MR. PAROLA: Guy Parola, DIA staff.
18 MR. MCARTHUR: Wade McArthur, DIA staff.
19 MR. KELLEY: Steve Kelley, DIA staff.
20 MS. BOYER: Lori Boyer, CEO.
21 BOARD MEMBER CAFFEY: Jill Caffey, board
22 member.
23 BOARD MEMBER HOOPER: Cameron Hooper,
24 board member.
25 BOARD MEMBER HEAVENER: Micah Heavener,
board member.

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1 citation, 2024-0571349. That legislation is
2 2024-0107. That was a 3.5 million direct
3 contract for the College of Law. Going to need
4 to get a pardon on that one.
5 But, you know, DIA. You know, downtown is
6 access. Downtown is action. Downtown is
7 alive. You know, I want to be downtown. And,
8 you know, the biggest part about downtown is
9 our waterways.
10 And let me just say, you know, I'm wearing
11 my Jake from St. Johns County shirt. I wish I
12 was wearing my Scott Wilson shirt. But, you
13 know, the Jake from St. Johns County -- you
14 know, and like a good neighbor, St. Johns
15 County is there.
16 And let me tell you why I'm going to
17 St. Johns County. You know, I was there
18 yesterday for their, you know, Commission --
19 Board of County Commissioners meeting.
20 But two years ago, I went to the Northeast
21 Florida Regional Council. Two years ago. And
22 the reason is because our place is on Pottsborg
23 Creek, Category I wetlands, next to a FEMA
24 house, and it has the potential to be a park,
25 but it just requires the political will.

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<p style="text-align: right;">5</p> <p>1 Well, four months ago at a FIND 2 subcommittee meeting, Waterways asked Parks to 3 look at our place. They did, and they put us 4 on the find potential project land acquisition 5 list. And because of that, we are now able to 6 market to the world. 7 And let me just share a number of buckets 8 that we hit, and potential partners: JEA, of 9 course DIA, JPA, JTA, Northeast Florida 10 Regional Council, FIND, Water Management 11 District, Fish and Wildlife Commission [sic], 12 Council on Elder Affairs, Environmental 13 Protection Board, resiliency, City Council, 14 Brooks Rehabilitation, JSEB. 15 And, you know, I just want you to know 16 that, you know, public access -- I'm in this 17 resiliency thing four times, but public access 18 on our waterways is the worst ever. 19 And so -- you know, you can ask, you know, 20 Lori, Sondra, and just -- even Daryl Joseph, 21 Jill Enz, Brian Burkett. But I give them 22 credit, because they recognize, and that's why 23 we're on that list. 24 And so anyway, all I'm going to say is 25 that, you know, we're working on a movie deal. Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">7</p> <p>1 THE CHAIRMAN: All right. Seeing none, 2 we'll move to Item 3B, which is our 3 February 19th, 2025, Community Redevelopment 4 Agency meeting minutes. 5 BOARD MEMBER FETNER: Move to approve. 6 BOARD MEMBER HEAVENER: Second. 7 THE CHAIRMAN: All right. We've got a 8 motion and a second. We got that. 9 All right. All those in favor, signify by 10 saying aye. 11 BOARD MEMBERS: Aye. 12 THE CHAIRMAN: Any opposed? 13 BOARD MEMBERS: (No response.) 14 THE CHAIRMAN: Okay. The meeting minutes 15 are approved. 16 Moving on now to Item 3C, Resolution 17 2025-03-01, 315 West Forsyth Street Façade. 18 Ms. Boyer. 19 MS. BOYER: I think Mr. DeVault has this 20 one. 21 THE CHAIRMAN: Mr. DeVault, welcome. 22 MR. DEVAULT: Absolutely. Coming to you 23 from the other side of the room. 24 So this is Resolution 2025-03-01. It is 25 for a Façade Grant, which most of you are Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>
<p style="text-align: right;">6</p> <p>1 If you have a shirt, you're in the movie. And, 2 you know -- 3 (Timer notification.) 4 MR. NOONEY: -- and we'll be donating it 5 the next day. 6 MS. HILL: Thank you. Your time is up. 7 MR. NOONEY: All right. Thank you. 8 Any questions? Anybody want a shirt? 9 BOARD MEMBERS: (No response.) 10 MR. NOONEY: All right. Thank you for 11 listening. 12 THE CHAIRMAN: Thank you, Mr. Nooney. 13 Any further public comment, Ava? 14 MS. HILL: That's it. 15 THE CHAIRMAN: Thank you. 16 Also, thank you, Ms. Bailey, for joining 17 us. For those of us who don't know, God 18 willing and the creek don't rise, Ms. Bailey 19 will be confirmed on Tuesday night, I believe, 20 so thank you for being here. 21 Moving into the Community Redevelopment 22 Agency portion of our meeting, do we have any 23 Form 8b voting conflict disclosures from the 24 board? 25 BOARD MEMBERS: (No response.) Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">8</p> <p>1 familiar with. We had one last month. We've 2 had, actually, three last year. This is the 3 second one this year. I have one more coming, 4 I think. So it's really starting to gain a 5 little steam as people have heard about it and 6 benefited from it. 7 But just to kind of remind you that the -- 8 we'll start with a little history. 315 West 9 Forsyth Street was purchased by Underdascope 10 Enterprise in December of 2023. One of the 11 partners, the managing partner, Mr. Jones, who 12 may or may not be on Zoom to answer any 13 questions, is also the operator of one of the 14 businesses in that location, which is 15 Indulgence Café, which is on the bottom floor 16 in one side. There's another business upstairs 17 as well. They are still trying to lease out 18 the -- one portion on the first floor. 19 But this is just a simple Façade Grant to 20 do some changes, add an awning to the empty 21 space, do some electrical and lighting work, 22 both sconces and up-lighting on the building to 23 give that historic building, which was built, I 24 believe, in 1925, a little bit of presence at 25 night, and then doing a little -- fixing a Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>

<p style="text-align: right;">9</p> <p>1 little bit of the trim work and a little bit of 2 paint, not on the brick itself, but paint 3 around the -- around the entrance, windows, and 4 doors. 5 And just as a reminder, the Façade Grant, 6 the way that they are calculated, there's three 7 limiters, if you will. 8 One is square footage of the entire 9 facade. So we take the facade -- in this case, 10 because it's a two-story building, you can use 11 the entire thing -- and multiply the square 12 foot by \$30 per square foot. They would get a 13 \$2 contributing structure bonus. 14 There's also another limiter of 75,000. 15 It can't exceed 75,000. If you remember last 16 year, example, we had one at 501 Ocean Street, 17 which was a multiple-\$100,000 renovation. That 18 one capped out on the 75-. But this one and 19 several others are capped out at the 50 percent 20 of eligible costs. So if you will see in the 21 term sheet, as well as the report, the eligible 22 costs total 16,783. And so 50 percent of that 23 is \$8,391. 24 One other note, this building, as 25 mentioned in the report, is also -- was Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">11</p> <p>1 BOARD MEMBER HIRABAYASHI: In favor. 2 THE CHAIRMAN: Ms. Fetner. 3 BOARD MEMBER FETNER: In favor. 4 THE CHAIRMAN: Mr. Heavener. 5 BOARD MEMBER HEAVENER: In favor. 6 THE CHAIRMAN: Mr. Cooper [sic] -- 7 BOARD MEMBER HOOPER: In favor. 8 THE CHAIRMAN: Mr. Hooper. Sorry. 9 BOARD MEMBER HOOPER: In favor. 10 THE CHAIRMAN: Ms. Caffey. 11 BOARD MEMBER CAFFEY: In favor. 12 THE CHAIRMAN: And I, too, am in favor. 13 So Resolution 2025-03-01 passes 14 unanimously. 15 Thank you, Allan, for that. 16 MR. DEVAULT: Absolutely. And the 17 applicant is online if you have any questions, 18 but it sounds like we're good, so thank you. 19 THE CHAIRMAN: Thank you. We look forward 20 to the change. 21 All right. Now moving on to Item 3D, 22 Resolution 2025-03-02, Federal Reserve 23 Additional Third-Party Debt. 24 I'm guessing this is you, Mr. Kelley. 25 MR. KELLEY: Thank you, Mr. Chair. Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>
<p style="text-align: right;">10</p> <p>1 designated a historic landmark last year, and 2 so any improvements will have to go in front of 3 [sic] and get a Certificate of Occupancy. 4 But other than that, the performance 5 schedule is pretty standard, as is all the 6 other requirements. Checked on liens and 7 taxes, all of those are up to date. They have 8 been informed about the JSEB request and other 9 items, but I'm here for any questions. 10 THE CHAIRMAN: Thank you, Mr. DeVault. 11 Any questions for Allan on this particular 12 project? 13 BOARD MEMBERS: (No response.) 14 THE CHAIRMAN: All right. Seeing none, 15 I'll entertain a motion. 16 BOARD MEMBER WOHLERS: Move to approve. 17 BOARD MEMBER HEAVENER: Second. 18 THE CHAIRMAN: All right. We have a 19 motion and a second. 20 Any last questions or comments? 21 BOARD MEMBERS: (No response.) 22 THE CHAIRMAN: All right. Seeing none, 23 Mr. Wohlers, how do you vote? 24 BOARD MEMBER WOHLERS: In favor. 25 THE CHAIRMAN: Mr. Hirabayashi. Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">12</p> <p>1 So 2025-03-02, you have two different 2 versions. The one that's in your book is as -- 3 the same as was distributed last week. You 4 have a redline version that's kind of free 5 floating there at your desk that has a couple 6 of edits to it that I'll be happy to explain in 7 just one moment. 8 But to the essence of the request, this is 9 a project that was approved previously by the 10 DIA Board under Resolution 2021-01-04, so very 11 early in the year 2021. It was then approved 12 by City Council that year in March. The RDA 13 was executed in July, and then the project was 14 completed and funded in September of 2023. 15 In the redevelopment agreement as was 16 executed, and the subsequent loan agreements 17 and all the other loan documentation, there was 18 various verbiage and requirements that any 19 subsequent debt required approval by the DIA 20 board. That's something that we put into the 21 guidelines and put into the underwriting to 22 ensure that the equity requirements are 23 maintained throughout, and that we don't see 24 equity recapitalized and drawn out post closing 25 and post funding and all of those things. Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>

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1 The way it's written, we feel like we can
2 probably improve on a little bit because,
3 really, what we have here doesn't constitute a
4 restructuring or a recapitalization of the
5 balance sheet, it's just additional debt.
6 But if Mr. Sawyer were -- or anybody from
7 OGC could -- I've had a lot of conversation
8 with them, and we have some thoughts on how we
9 can improve the language so we don't have to
10 bring it to this body in order to consider
11 these kinds of things.
12 So, at essence, what we have is a request
13 for \$740,000 of additional debt on this project
14 that does not impact the equity, that does not
15 dilute the balance sheet, or anything of that
16 nature. So it's -- it's just an additional
17 debt requirement. It's going to be a future
18 advance under the existing senior debt.
19 I've heard from Suffolk Credit Union
20 (phonetic), the lender on that, and they're
21 ready to fund it. I put it back through the
22 underwriting matrix to make sure that all of
23 the parameters of the DPRP are still sound and
24 that the -- the project still qualifies as it
25 did initially.

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1 So that's really what you have before you,
2 is the board approval of that additional debt
3 as required by the loan documents.
4 Now, to the redline, what we have here,
5 first, we just have a scrivener's error. I
6 took out the word "may."
7 The second redline that I removed is to
8 make this consistent with other parts of the
9 resolution, stating that -- there are no
10 amendments to the redevelopment agreement or
11 any associated loan document resulting from
12 this action; therefore, it seemed incongruous
13 to provide authority to do so, so I took that
14 out.
15 And then, finally, as the CEO and I talked
16 about this, we decided to add the additional
17 "whereas" that you find on the second page -- I
18 thought there was another one, too -- stating
19 that whereas, delegation of authority for DIA
20 staff to evaluate and approve further increases
21 up to that amount of -- the amount of
22 \$1 million will create efficiency in the
23 process without increasing risk to the City.
24 That, effectively, is the DIA board
25 delegating to DIA staff that we can -- if there

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1 are any future debt increases on this property,
2 that we can look at those and approve them
3 without having to bring it to the DIA board,
4 following the same process we did here.
5 And in the staff report, you see that I
6 did one of the parameter models to see what it
7 would look like with an additional \$1 million
8 of debt, and it still -- so long as there's
9 been no equity withdrawn or anything of that
10 nature, it would still pencil out. So that was
11 just something that we thought might be a good
12 idea to include as an efficiency measure.
13 And so with that, I'm happy to address any
14 questions.
15 THE CHAIRMAN: Thank you, Mr. Kelley.
16 Any questions from the board for
17 Mr. Kelley?
18 Ms. Fetner.
19 BOARD MEMBER FETNER: Through the Chair to
20 Mr. Kelley, for that "whereas" clause, would
21 you want to include that language also in
22 Section 3?
23 MR. KELLEY: Through the Chair to
24 Ms. Fetner, actually, I thought I did have it
25 in there. I must have hit "send" before I

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1 captured it.
2 But yes, I had that included originally
3 under the "Now, therefore, be it resolved"
4 section, which is, I believe, the section where
5 it actually should be in order to be delegated
6 to the staff.
7 THE CHAIRMAN: So are we talking about
8 moving it or, essentially, duplicating it? I
9 just want to make sure we're clear when we get
10 ready to approve this.
11 MR. KELLEY: It would be a duplication.
12 The "whereas" just basically states the
13 reasoning for it, and then the actual
14 conveyance of that delegation would be found
15 below.
16 THE CHAIRMAN: Okay. Thank you.
17 Any other questions or comments?
18 Mr. Hirabayashi.
19 BOARD MEMBER HIRABAYASHI: Yeah, just a
20 question on the debt part.
21 So this is adding that amount to the
22 existing debt, but it looks like the amount was
23 already increased? Or when I add the two
24 together, it looks like it's a larger amount.
25 Has it already been increased once?

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1 MR. KELLEY: It has not already been
2 increased once. So it's -- it's added in here.
3 And so what we -- what we have -- oh. It
4 depends on what you're looking at. So when
5 you're looking at the original --
6 BOARD MEMBER HIRABAYASHI: Yeah, the
7 original one.
8 MR. KELLEY: Correct. And so from that
9 point, it was -- it was uncertain as to what
10 that debt was going to be.
11 And another relevant fact here is that
12 there's actually two properties that were
13 redeveloped under one approval, and so how they
14 were going to be split between the two
15 different properties was unknown at that time.
16 So we -- at the time of closing, we
17 executed a no further advance notification --
18 requirement, so that the debt that was being
19 undertaken at that time could not be increased,
20 and that was one of the factors that led to
21 what's before you today.
22 But yes, it was slightly higher at that
23 time because of the redistribution of the debt
24 between the two properties.
25 THE CHAIRMAN: Anything additional? Any
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1 other questions?
2 BOARD MEMBERS: (No response.)
3 THE CHAIRMAN: Okay. Seeing none, I'll
4 entertain a motion, keeping in mind the change
5 we need to make under the "now therefore"
6 provisions.
7 BOARD MEMBER HEAVENER: Start with a
8 motion to approve?
9 THE CHAIRMAN: I think so.
10 BOARD MEMBER HEAVENER: Move to approve.
11 BOARD MEMBER WOHLERS: Second.
12 THE CHAIRMAN: We have a motion and a
13 second to approve.
14 Any changes?
15 BOARD MEMBER HEAVENER: So we move to --
16 THE CHAIRMAN: If you want to amend and
17 add the redline "whereas" provision also into
18 the "now therefore" section of the resolution.
19 BOARD MEMBER HEAVENER: Does that go into
20 Section 3 or --
21 THE CHAIRMAN: I think it would be its --
22 either its own Section 4 or within Section 3.
23 I'm not sure if it matters to you, Steve.
24 Do you want a standalone Section 4 duplicating
25 the "whereas" language?
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1 MR. KELLEY: That's correct. It would be
2 in the "now therefore" section as its own
3 section line item, so section -- whatever
4 number it -- wherever it was inserted.
5 THE CHAIRMAN: So either section -- a new
6 Section 4 or a new Section 5. I think it
7 probably needs to be a new Section 4, and then
8 move current Section 4 to 5.
9 MR. KELLEY: Agreed.
10 THE CHAIRMAN: That would be appropriate.
11 BOARD MEMBER HEAVENER: So amended.
12 THE CHAIRMAN: So do we -- we have a -- do
13 we have a motion to amend to add the current
14 "whereas" redline as a new Section 4, and to
15 replace the current Section 4 and rename it
16 Section 5? Can I get motion to amend?
17 BOARD MEMBER WOHLERS: Move to amend.
18 BOARD MEMBER HEAVENER: Second.
19 THE CHAIRMAN: All right. So we have a
20 motion to amend and a second.
21 Any questions on the amendment? Everybody
22 clear what we're doing?
23 BOARD MEMBERS: (Nod heads.)
24 THE CHAIRMAN: All right. So we'll vote
25 as a group on the amendment.
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1 All those in favor, say aye.
2 BOARD MEMBERS: Aye.
3 THE CHAIRMAN: Any opposed on the
4 amendment?
5 BOARD MEMBERS: (No response.)
6 THE CHAIRMAN: Okay. So the amendment
7 carries.
8 Any further questions on the resolution as
9 a whole as amended?
10 BOARD MEMBERS: (No response.)
11 THE CHAIRMAN: All right. Seeing none,
12 Ms. Caffey, how do you vote?
13 BOARD MEMBER CAFFEY: In favor.
14 THE CHAIRMAN: Mr. Hooper.
15 BOARD MEMBER HOOPER: In favor.
16 THE CHAIRMAN: Mr. Heavener.
17 BOARD MEMBER HEAVENER: In favor.
18 THE CHAIRMAN: Ms. Fetner.
19 BOARD MEMBER FETNER: In favor.
20 THE CHAIRMAN: Mr. Hirabayashi.
21 BOARD MEMBER HIRABAYASHI: In favor.
22 THE CHAIRMAN: Mr. Wohlers.
23 BOARD MEMBER WOHLERS: In favor.
24 THE CHAIRMAN: And I, too, am in favor.
25 So Resolution 2025-03-02, as amended, is
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1 approved unanimously.
2 And that concludes the Community
3 Redevelopment Agency portion of our meeting.
4 (The foregoing proceedings were adjourned
5 at 2:22 p.m.)
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1 CERTIFICATE OF REPORTER
2

3 STATE OF FLORIDA)
4)
5 COUNTY OF DUVAL)
6

7 I, Diane M. Tropa, Florida Professional
8 Reporter, certify that I was authorized to and did
9 stenographically report the foregoing proceedings and
10 that the transcript is a true and complete record of my
11 stenographic notes.
12
13
14

15 DATED this 30th day of March 2025.
16
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18 _____
19 Diane M. Tropa
20 Florida Professional Reporter
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CITY OF JACKSONVILLE
DOWNTOWN INVESTMENT AUTHORITY
BOARD MEETING

Proceedings held on Wednesday, March 19, 2025,
commencing at 2:22 p.m., Jacksonville Public/Main
Library, Multipurpose Room, 303 North Laura Street,
Jacksonville, Florida, before Diane M. Tropia, FPR, a
Notary Public in and for the State of Florida at Large.

BOARD MEMBERS PRESENT:

PATRICK KRECHOWSKI, Chair.
MICAH HEAVENER, Vice Chair.
SONDRA FETNER, Secretary.
SCOTT WOHLERS, Board Member.
JILL CAFFEY, Board Member.
JOHN HIRABAYASHI, Board Member.
CAMERON HOOPER, Board Member.

ALSO PRESENT:

LORI BOYER, DIA, Chief Executive Officer.
GUY PAROLA, DIA, Operations Manager.
STEVE KELLEY, DIA, Director of Development.
WADE MCARTHUR, DIA, Property Disposition Mgr.
ALLAN DEVAULT, DIA, Project Manager.
JOHN SAWYER, Office of General Counsel.
AVA HILL, DIA, Administrative Assistant.

- - -

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1 MS. BOYER: Thank you, Mr. Chairman.
2 And since we abbreviated it last month,
3 you're going to get the full update now.
4 The first thing I handed out to you that I
5 want to go over is a -- just a page-and-a-half
6 fiscal year 2024 highlights. I was asked to
7 provide this by the CFO for inclusion in the
8 City's annual financial report, and so I
9 thought since we have several new members, that
10 it might be helpful just to see over the last
11 12 months -- this would be the fiscal year that
12 ended in October, what did -- what were kind of
13 the highlights of the previous year.
14 So two big projects approved. One was the
15 Pearl Street District. November 23, that was
16 approved by -- initially by the DIA Board with
17 four incentive packages, later approved by
18 Council, that paved the way for a new mixed-use
19 district spanning five city blocks on
20 previously vacant and underdeveloped downtown
21 parcels.
22 The minimum private capital investment for
23 the Pearl Street District is 373 million. It
24 includes over a thousand multifamily units,
25 100,000 square feet of retail, a new public
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1 P R O C E E D I N G S
2 March 19, 2025 2:22 p.m.
3 - - -
4 THE CHAIRMAN: We will now move into the
5 Downtown Investment Authority portion, the
6 first thing being our February 19, 2025, board
7 meeting minutes. Do I have a motion to
8 approve?
9 BOARD MEMBER HEAVENER: Move to approve.
10 BOARD MEMBER WOHLERS: Second.
11 THE CHAIRMAN: Motion and a second.
12 Any questions or corrections of the
13 minutes?
14 BOARD MEMBERS: (No response.)
15 THE CHAIRMAN: Seeing none, all those in
16 favor, signify by saying aye.
17 BOARD MEMBERS: Aye.
18 THE CHAIRMAN: Any opposed?
19 BOARD MEMBERS: (No response.)
20 THE CHAIRMAN: The February 19, 2025, DIA
21 board meeting minutes are approved.
22 I see no Old Business and no New Business.
23 A bit of a relief to all of us after some
24 marathon meetings over the past few months.
25 So I'll turn it over to you, Ms. Boyer,
for your monthly update.
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4

1 park, and a curbless festival street. The
2 total incentives included nearly 60 million in
3 REV Grants and 39 million in completion grants
4 across the four multiple projects.
5 Groundbreaking on the first building
6 occurred at fiscal year end. Notice of
7 commencement was issued in November of '24.
8 For those of you who drive down Church Street,
9 you will see that they -- and I think we have
10 pictures of it here -- they are now well
11 underway on the second floor slabs in the first
12 of those buildings. The second of the
13 buildings is due to commence construction in
14 April.
15 The second building is -- we're going to
16 reverse the order between two and three a
17 little bit. So the second building was
18 supposed to be the high-rise. The third
19 building was going to be -- I believe it's the
20 parking garage and additional space with it.
21 What -- they're reversed because, you will
22 recall, there were prior conversations with
23 issues with JEA transformers and JEA capacity
24 downtown, so the high-rise building was
25 completely redesigned to accept network power,
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<p style="text-align: right;">5</p> <p>1 a different voltage than what it had previously 2 been designed to accept, so that there would be 3 no need for transformers in the public 4 right-of-way. That opens up the sidewalk 5 space, but that delayed the actual commencement 6 by several months. It is expected to start by 7 August. So you'll see it this summer, you just 8 won't see it in April, and they'll start the 9 other building in April because they need that 10 capacity to move forward.</p> <p>11 Next was the Related high-rise project on 12 the Southbank in May of '24. That project was 13 approved with over 390 residential units, 14 4,000-square-foot riverfront restaurant, 15 parking garage, and a ship store to serve the 16 adjacent public boat ramp. To induce a private 17 capital investment of almost 203 million, the 18 DIA, and later Council, approved an incentive 19 package of nearly 59 million.</p> <p>20 If you -- if any of you want information 21 or copies or details on any of these, copies of 22 the staff reports or copies of the 23 underwriting, just to go back and look and see 24 how those were done to kind of give you a 25 baseline for where we are, happy to provide all</p> <p style="text-align: right;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">7</p> <p>1 slides, but particularly in LaVilla, where we 2 previously had a robust community and 3 homeownership, it is nice to see that 4 opportunity as part of the housing mix that is 5 available.</p> <p>6 Food and Beverage. Thanks to Allan's 7 active engagement, last year we saw ten new 8 food and beverage establishments receive DIA 9 incentive awards totaling 974,000. This is of 10 your CRA revenue. And that induced a private 11 capital investment of over \$11 million, 12 returning much needed activation to downtown. 13 Many of those will be opening this year. So 14 that action last year precipitates the 15 completion this year.</p> <p>16 Economic Development. In fiscal year '24, 17 we provided oversight and contract management 18 on 71 active contracts, representing over 19 3 billion in private capital investment. The 20 contracts represent projects that have received 21 approvals and are in design, under 22 construction, or are in post completion 23 compliance periods. So pretty robust number of 24 contracts that we are actively managing for 25 private development projects.</p> <p style="text-align: right;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>
<p style="text-align: right;">6</p> <p>1 of that to you.</p> <p>2 With respect to affordable and workforce 3 housing, fiscal year '24 saw the approval of a 4 \$600,000 loan to induce 100 new affordable 5 units on the Southbank, completion of 57 6 affordable and 27 workforce housing units on 7 the Northbank at Lofts of Cathedral that had 8 received a loan in 2023, and a new incentive 9 package for the reconstruction of the Doro 10 apartments that now includes 85 rent restricted 11 workforce housing units.</p> <p>12 So those are a few steps moving the needle 13 forward on affordable and workforce housing in 14 that year.</p> <p>15 Units Under Construction. Fiscal year '24 16 reached a new peak in the number of units under 17 construction, with over a thousand residential 18 units in active construction downtown.</p> <p>19 Homeownership. Fiscal year '24 saw the 20 completion of the first LaVilla townhome units 21 that were sold and closed, so that was the 22 first homeownership opportunity in over a 23 decade in downtown, since the condos on the 24 Southbank. And they are -- you'll see progress 25 continues on that project when we get into the</p> <p style="text-align: right;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">8</p> <p>1 And then, finally, CRA infrastructure.</p> <p>2 Forsyth and Adams, as we are all well aware, is 3 under construction and started in fiscal year 4 '24. CRA funded over 8 million for that phase 5 of the project. Other CRA capital projects on 6 the Northbank include relocation of electric 7 lines, Riverfront Plaza projection speakers, 8 and LaVilla Heritage Trail signage.</p> <p>9 On the Southbank, CRA funding for parks, 10 roadways, bulkhead improvements, and similar 11 infrastructure at RiversEdge, continued with an 12 additional 4 million added to the budget, 13 allowing full funding of the over \$23 million 14 commitment this year.</p> <p>15 So that gives you kind of just a 16 rounded-out view of capital projects and 17 various incentive projects in the last year. 18 And if any of you are intimately involved in 19 any that I didn't mention, again, highlights 20 only. Not all of them were included.</p> <p>21 And we can now go to our slideshow, unless 22 anyone has questions on any of those.</p> <p>23 THE CHAIRMAN: I would just say, you know, 24 kudos to you and your team, Lori, for an 25 incredibly busy 2024, a lot going on, so I just</p> <p style="text-align: right;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>

<p style="text-align: right;">9</p> <p>1 applaud all the work that comes out of your 2 very small and efficient team. 3 MS. BOYER: Thank you. 4 On your screen, you will see our slideshow 5 update for this month, and we'll start with 6 McCoys Creek Outfall. McCoys Creek Outfall, 7 you can see, on the left-hand side is a picture 8 of the roadway that is going under the 9 Acosta -- the Riverside Avenue roadway where it 10 ramps up to Acosta Bridge, where it starts to 11 elevate. So this roadway underneath will 12 provide access to the grocery store and to the 13 parking garage on the back side, and goes 14 underneath and comes out on Magnolia Street by 15 the JRTC. 16 So this was an essential element that the 17 grocer wanted to have in place before they 18 would start vertical construction or take over 19 the property, so they had their delivery area 20 for their trucks and everything. And you can 21 see, we're now finally far enough along in the 22 creek relocation that we can construct the 23 roadway. 24 And the other thing that you're going to 25 see in the second of the pictures, looks like Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">11</p> <p>1 and I think it just takes forever and you don't 2 really see much happening. I like it when I 3 can finally see that they are pouring curbs and 4 starting to pave and starting to install things 5 on the surface and I know we're getting close 6 to the end. Right? We're now starting to see 7 that. 8 So what this really shows you is -- you 9 can look in the -- ahead, in the background of 10 the picture. What you're seeing is the viaduct 11 that goes over the railroad tracks and onto Lee 12 Street. And so this is the Emerald Trail link 13 coming off the bridge that will connect 14 directly into the work we're doing on Park 15 Street. 16 And we were trying to sync up the timing 17 of those as closely as possible. I know 18 there's still some details on that Emerald 19 Trail segment that they're finishing, so 20 luckily we're getting closer to completion of 21 this. 22 Next is -- and this is, too, on schedule 23 for completion this summer. Early summer. 24 Johnson Commons. As I mentioned, 25 construction continues. I'm simply showing you Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>
<p style="text-align: right;">10</p> <p>1 that may also be part of the curb and gutter 2 installation and lime rock base for the 3 roadway. 4 On the next slide, you can see the forms 5 being set for the left and right bulkhead, and 6 the installation of the steel reinforcing for 7 the upper right bulkhead. So this is for the 8 new creek, where the new creek location is 9 going. 10 But we're on schedule for this substantial 11 completion during the summer. The roadway, 12 actually, will be delivered in late March or 13 early April to provide that commitment timing, 14 and then the entire project completed by 15 September, in terms of moving the water in the 16 creek over to the other location, opening up 17 the new creek. And this project remains on 18 schedule. 19 Park Street -- thank you, Public Works, by 20 the way. I know that's been a big lift for 21 them. 22 Park Street Road Diet. So finally, we're 23 getting to the phases I like. Mr. Parola and I 24 have a running joke in the office that he loves 25 the underground utility installation phases, Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">12</p> <p>1 here -- I'm not going to go through the stage 2 on each one of the buildings as to where we 3 are, but what they have consistently been doing 4 is, as they're closing on units in one 5 building, finishing it -- each building is in a 6 slightly different phase of completion, and you 7 see they're continuing -- every month, we're 8 seeing a new building started, which was part 9 of their commitment to us when we provided the 10 land, that this would be a continuous 11 development and they would be working through 12 it without stop. So, happy to see that. 13 By the way, we're continuing to receive 14 small participation amounts as part of the net 15 sale proceeds from the units. 16 Next is Pearl Square N11. So this is the 17 first of the Pearl Square buildings. And as I 18 mentioned, what you can see here, concrete is 19 being poured at the second level podium. Final 20 pour is to be completed on 4/4. Manhole 21 structures are currently being installed. That 22 is some of the work you can see down in the 23 bottom right, and that's some of what has been 24 the interference on the street. 25 What I will say is we've been working with Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>

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1 Public Works and Scott Wilson -- Scott, raise
2 your hand --
3 MR. WILSON: (Complies.)
4 MS. BOYER: -- who's been working with us
5 as the capital works project manager -- or
6 capital project manager. We're trying to come
7 up with a map that depicts all of the places
8 that there is either private or public
9 construction going on or permits issued for
10 construction that will impact roadway access,
11 and then take the next step and figure out,
12 well, where does that mean people have to
13 reroute? Because what we're not looking at
14 is -- it seems to me that we've been looking at
15 things in isolation at the particular site of
16 the work, and not necessarily taking into
17 consideration if that makes you reroute by
18 going two blocks on a one-way street, is there
19 another project that you're going to hit there.
20 And it's a good problem to have, that we
21 have so much work going on, but it's a
22 challenge that we need to manage and make sure
23 we're aware of what's going on and we're not
24 permitting things that conflict with each
25 other.

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1 Next is Riverfront Plaza. Riverfront
2 Plaza, again, on schedule for delivery of
3 Phase I at year end this year. What you see is
4 the park services building in the upper right
5 and the playground on top of it, and you can
6 start to see much of the playground being
7 formed on top of it.
8 And then in the bottom left here, you can
9 see how the plaza of the park now is going --
10 is a continuation and connects to the
11 Performing Arts Center. So it grades up some.
12 It is now -- pedestrian access, of course, it
13 has stability such that it can accommodate fire
14 vehicles. I mean, it is built so that a
15 vehicle can operate on that area if we need to,
16 but it is intended for pedestrian access and
17 not regular vehicular traffic.
18 I think it's a huge improvement,
19 considering many of you who remember the
20 Landing, and this was kind of a service court
21 on the street down to the river where everybody
22 parked their delivery vehicles. So it will be
23 great to incorporate that into functional park
24 space.
25 Next, Two-Way Street Restoration. So this

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1 is Forsyth and Adams, and what you see here is
2 both milling and new asphalt going on. Again,
3 these are on schedule to be completed by May,
4 on the first phase. And then we hope to be
5 rolling right into the second phase shortly
6 thereafter. The -- in the CEO report, I'll
7 give you more about what's going on in terms of
8 trying to handle some of the customer
9 complaints from businesses and how we are
10 addressing that.
11 Next -- by the way, we are putting -- my
12 understanding -- I think I heard from Guy
13 that -- earlier this week, that they're
14 starting the installation this week of the
15 parking kiosks. So as opposed to having
16 meters, the new -- newly completed streets will
17 have kiosks that will provide service for the
18 entire block. Every -- every space will be --
19 you will have the opportunity to pay with your
20 mobile app without having to walk to the kiosk,
21 but if you want to pay by credit card or by
22 coin, you'll have to walk to the kiosk, as
23 opposed to having an individual space meter.
24 Next is Pour Taproom, one of the
25 restaurants we approved last year. As you can

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1 see, work is progressing nicely on it. We are
2 starting to see interior finishes, installing
3 light fixtures in the tap room, trimming out
4 bathrooms now.
5 Next is Four Seasons office. And the
6 office and the hotel arrival drive and entrance
7 are now being formed. Concrete pour for that
8 is scheduled for mid March, so it may have
9 already happened. Level two concrete is
10 finished, and level three pours are underway.
11 They will also finish mid March. Mechanical
12 systems are being roughed in for install. This
13 is all in the hotel.
14 And on the next page, you're going to see
15 the office building. And the interior framing
16 and drywall installation is underway from
17 levels one to six. Exterior glazing has been
18 delivered and is scheduled to be installed
19 starting mid March. So pretty soon, we're
20 going to get to see it closed in with windows
21 actually coming. Again, this is on target for
22 February 26th completion and CO, so it's coming
23 along quickly.
24 Next is Union Terminal. We have some
25 pictures of the Union Terminal ribbon cutting.

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1 Thank you, Mr. Wohlers, for attending.
2 So I wanted those of you who did not have
3 a chance to attend to see some of the inside of
4 the building. You see a few pictures, one down
5 here at the bottom, and then on the next page
6 we have several interior pictures. So it gives
7 you a little sense of the flavor inside. Very
8 nicely done, nicely finished. So
9 congratulations to that team.
10 And Artea on the Southbank is next. As
11 you can see, 288 of the 340 units have been
12 completed and received COs. All exterior work,
13 including the building facade, landscaping, and
14 hardscaping, are 100 percent complete, and
15 substantial completion of the entire project is
16 anticipated by the end of March or first of
17 April. So very near final completion on this
18 project on the Southbank.
19 And finally, RiversEdge -- or I think it's
20 finally. Yes. This is the northeast park,
21 which -- all of these parks eventually will
22 have different, more appropriate names, but the
23 northeast park is the children's playground
24 area, which you can see is completely in.
25 Adjacent to that, there's also -- the
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1 northwest park has adult swings that are in;
2 there will be a piece of art that is a
3 heartbeat that is installed in that park that
4 will be completed; and the Riverwalk, are all
5 anticipated to open by Easter. So there will
6 be an opening of that. We're working with them
7 right now on some management and operation
8 agreements.
9 Next slide is the Toll Brothers have
10 started the foundation for their third
11 building, and they have started installing
12 landscape next to the parks. Also, you see one
13 of the big trees that they have put in,
14 which -- sorry we don't have all of our park
15 advocates in the room today, because that's a
16 terrific oak tree that has recently been
17 installed in one of the roundabouts. And
18 similar, at the ends of the park, central park,
19 are going to have major oak trees installed.
20 And that is the picture version of the
21 update.
22 And now, the -- my CEO report. The
23 special committee on downtown is still in
24 existence, but no meeting has been scheduled.
25 The DIA liaison to City Council or to --
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1 from City Council to DIA is Councilman Arias,
2 who has attended a number of our meetings.
3 Sorry he couldn't join us today. He has
4 offered to advance several pieces of
5 legislation for us. The first one is on
6 revising our quorum requirement, that means the
7 physical presence necessary to have a meeting.
8 You can still vote remotely if we do have a
9 physical quorum. That has now been filed as
10 legislation. It doesn't have a bill number
11 yet, but it will appear on Tuesday night's
12 agenda and be assigned a bill number.
13 The legislation that the board approved
14 last February on revisions to the parking code
15 are also something that he is advancing and
16 moving forward on our behalf. And that is in
17 OGC, and they are working on that right now.
18 He has agreed to also do noise and
19 revisions to the historic DPRP program. Those
20 are kind of working through in order. We
21 probably won't get to noise till the summer.
22 And what that means, just for those of you
23 who may not be aware, is the City has a noise
24 ordinance. There are some exceptions to the
25 noise ordinance, but generally speaking, as it
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1 relates to downtown, I think it's
2 inappropriate. The noise ordinance talks about
3 the noise level at the receiving land based on
4 the use of that land, so -- not necessarily the
5 zoning, based on the use. So if you have a
6 mixed-use building that has some residential in
7 the building, there is a 10:00 p.m. reduction
8 in the amount of noise that you can hear from
9 that residential unit. And while that is
10 perfectly appropriate in a suburban area or in
11 many places, I think in an urban environment,
12 in a downtown, you have to recognize there are
13 going to be rooftop establishments, other
14 things that we want to encourage, and that that
15 noise level may be louder if you open your
16 windows or doors. So we're going to work
17 through that with them.
18 Legislation Pending. We have legislation
19 to -- Councilman Salem introduced legislation
20 to appropriate \$8 million to acquire the
21 Interline building. You'll remember we had
22 discussion about this at our last board
23 meeting. Initially, he said he was proposing
24 4 million. In committees, he increased that
25 amount to \$8 million, which is now the amount
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<p style="text-align: right;">21</p> <p>1 that the developer was discussing with us when 2 they presented their appraisal. So I don't 3 know whether that is going to actually be voted 4 on at Council next Tuesday night or deferred, 5 but nevertheless, it will provide another 6 alternative for acquisition of the Interline 7 building.</p> <p>8 2025-0074 is an amendment to the Downtown 9 Zoning Overlay which allows a drive-through for 10 a building that existed in 2008, and it has to 11 be entirely within their own accessory parking 12 lot. So there are probably about four 13 buildings in downtown that this could apply to, 14 but the idea is that if you have a surface 15 parking lot in conjunction with your building 16 and -- you can put a drive-through in the 17 parking lot that serves a facility in the 18 building, and it had to be a multiuse building. 19 So it couldn't be kind of a single-use, 20 single-story building that could take advantage 21 of it. That has passed all committees and goes 22 to full Council Tuesday night. Also had DDRB 23 and Planning Commission recommendations.</p> <p>24 Ms. Bailey's appointment passed Rules 25 Committee on Tuesday and will be up at Council.</p> <p style="text-align: right;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">23</p> <p>1 for Susan Kelly's replacement and reposting the 2 advertisement; and we're going to open the ad 3 for the marketing and communications position 4 once the redevelopment coordinator is filled. 5 So working through those.</p> <p>6 I'll say that having two positions of the 7 four vacancies filled has been a big help in 8 the last two weeks. I mean, it's just amazing 9 how -- when you're a small shop, adding a 10 little bandwidth really helps with capacity to 11 get something done.</p> <p>12 Contract Oversight. We've been working 13 diligently to get Decca paid. I signed a wire 14 transfer -- I synced, interesting -- a wire 15 request a week ago, but we're awaiting closing. 16 It's in the attorney's hands for closing.</p> <p>17 Professional Service Contracts. The new 18 RFQ -- and I'm sorry that Councilman Carlucci 19 is not here, but maybe he was listening. The 20 new RFQ that is selecting multiple qualified 21 vendors is still waiting for Parks to turn in 22 their scores. So, unfortunately, we have not 23 started design of Broadcast Place Park, or a 24 number of other projects that we're trying to 25 work on, because we don't have a scored RFP</p> <p style="text-align: right;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>
<p style="text-align: right;">22</p> <p>1 The MOSH legislation about the City CIP 2 project and the change in the MOSH legislation 3 that now makes it a City-owned building and the 4 cost disbursement agreements about how those 5 funds get disbursed at stages of construction 6 passed out of all committees this week, and so 7 it's going to Council Tuesday night.</p> <p>8 And we have Juliette Balcony filed. It 9 will be on second read. So a couple of weeks 10 from now, it will be up. And that will be an 11 interesting test case because it requires a 12 General Fund resource for restoration of a 13 historic building. It's not asking for a lot, 14 but some folks have said no more at all, and 15 others have said in special circumstances. And 16 so we'll see how -- how this goes and whether 17 or not the next one is likely to receive 18 approval or not, too.</p> <p>19 From a staffing standpoint, Wade 20 McArthur -- 21 Wade, are you here? There he is. 22 Wade, raise your hand. 23 -- has now joined us as property 24 disposition manager; and Scott Wilson, as 25 capital project manager; we're still looking</p> <p style="text-align: right;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">24</p> <p>1 yet. And -- Mr. DeVault turned in all of his 2 scores several weeks ago. So when Parks, who 3 is one of the scorers, turns in their 4 information to Procurement and we can get that 5 awarded and get a vendor, we can start the 6 design.</p> <p>7 But I know there are frustrations on the 8 parts of third parties on a number of these 9 projects that they're not in progress, and it 10 is certainly a frustration of ours as well, how 11 long it takes to get through some of these 12 processes.</p> <p>13 The CEO search, ongoing with stakeholder 14 interviews. I know many of you have been 15 contacted. I have been hearing that Council 16 members have been contacted and others. So 17 those -- and if you want more information on 18 that, I think either Mr. Parola or 19 Mr. Krechowski may have more detail on where we 20 are.</p> <p>21 I'm also going to add on the professional 22 service contracts that -- now that Mr. McArthur 23 is here, he's working on both the optimization 24 study, which we expect to have into Procurement 25 next week, should be no delay in getting that</p> <p style="text-align: right;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>

<p style="text-align: right;">25</p> <p>1 one filed with Procurement; the brokerage 2 services, we are -- I've reached out to a few 3 of you and are talking to you about the fee 4 schedule that would be appropriate to include 5 in that, and we would expect next week -- by 6 the end of next, we can have that one to 7 Procurement as well.</p> <p>8 The issue there is we are not allowed to 9 charge a -- we are not allowed to pay a 10 commission as a City agency. What we have done 11 in some other transactions is we have paid a 12 fee, and then required that the buyer pay a 13 commission. But I think in -- I talked to 14 Mr. Barakat, I talked to -- Wade talked to 15 Christian Harden. We've talked to a few 16 brokers who all felt like we could get 17 responses to a bid if we just made it fee 18 based, we just have to make the fee reasonable 19 and enough that they will participate. So 20 we're working on that.</p> <p>21 (Mr. Sawyer enters the proceedings.) 22 MS. BOYER: Capital Projects Update. 23 Forsyth and Adams, nothing new to report on 24 that, except that with respect to Phase II, we 25 heard in our most recent meeting that they are</p> <p style="text-align: center;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">27</p> <p>1 that's our goal, so I think that's going to 2 happen.</p> <p>3 RiversEdge requested an additional 4 extension last week. I've agreed to a 5 six-month extension, which takes to us 9/30, on 6 the water taxi stop, transient slips, and 7 remaining portion of the bulkhead. They have 8 their submerged land lease. They have their 9 DEP permits and Water Management District. 10 They don't have the Corps of Engineers permit. 11 They thought they would have it in January. 12 And so we're providing this extension.</p> <p>13 I pointed out to Mr. Parola and just want 14 the board to hear, the next extension request, 15 once we've given six months, is yours. So if 16 they can't get it completed by 9/30, then we'll 17 be asking for a board resolution to grant the 18 extension, because I have no more 19 administrative authority to do that. There are 20 some elements where they have not used up the 21 six months, but on these particular, they have 22 now exhausted it.</p> <p>23 Shorter extensions were provided on a few 24 other parks, and most of the parks will be open 25 by mid April. The Met Park marina bulkhead is</p> <p style="text-align: center;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>
<p style="text-align: right;">26</p> <p>1 concerned about costs escalating on some 2 materials as a result of tariffs. So we will 3 see. We have a budget for that. We have the 4 budget in our Budget and Finance meeting. 5 We're working with the best numbers we have, 6 but it's pretty hard to predict where the 7 tariff situation is going to go on steel or 8 some other items right now.</p> <p>9 Hogan Street design. Hogan is expected to 10 commence construction in the first quarter, 11 which means it's only got a few weeks left. It 12 will not make the first quarter. It's going to 13 be in the second quarter. And there are -- we 14 are both waiting for some executed easements 15 that Groundwork is trying to get from the 16 adjacent property owners, and they have engaged 17 SCAPE to redesign the streetscape, which is a 18 further delay. It was only supposed to be two 19 weeks, so we're hoping that we're going to get 20 something, like, very quickly.</p> <p>21 Acosta Bridge parking. We received 22 revised plans, have provided comments, and our 23 plan was to get that to Procurement by the end 24 of the month. By reiterating this, I'm sure 25 I'm reminding Mr. Parola that that was --</p> <p style="text-align: center;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">28</p> <p>1 nearing completion, and the marina and marina 2 support building are on schedule for June 2026 3 delivery.</p> <p>4 Development Update. One Riverside, levels 5 three to seven in residential building 4000 are 6 ready for final inspection and CO. So we have 7 our first One Riverside units getting their -- 8 residential units getting their COs now.</p> <p>9 Parking garage is complete, and retail Phase I 10 is finishing horizontal and beginning masonry. 11 And as I said, they had to have that road in, 12 in order for Whole Foods to take occupancy of 13 the site to begin their work.</p> <p>14 Iguana is on schedule for the office 15 building TCO February 26th. We are currently 16 reviewing the marina support building lease and 17 an RDA amendment because they have a restaurant 18 operator that they're working with, so we have 19 to change a few terms in the lease between the 20 City and Iguana to match up with the terms that 21 the restaurant operator is requesting in the 22 lease. So I don't think any of those at this 23 point are material or problems, but it will 24 require an RDA amendment, as I understand it.</p> <p>25 Jones Bros. Historic, scheduled to begin</p> <p style="text-align: center;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>

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1 construction by the end of this month, so we
2 will finally have that one underway.
3 The WJCT lease. So the WJCT -- we have --
4 Mr. Sawyer has completed a draft of the lease
5 amendment and legislation, and they are in
6 WJCT's hands for review. So as soon as we get
7 comments and revisions back from them, we'll be
8 ready to file that legislation and get that
9 moving forward. That is, as you may or may not
10 recall, part of the AR Polar land swap.
11 So AR Polar, private owner who owned
12 property on the other side of WJCT, we needed
13 to provide a place for a new marine fire
14 station when Iguana wanted to acquire the
15 property at Kids Kampus where the old fire
16 station was. So we asked AR Polar if we could
17 have a parcel there that was waterfront in
18 order to put the new marine fire station there.
19 In exchange, we gave them land that the City
20 owned that was in our inventory that included
21 the retention pond and some property across --
22 a parcel there, and agreed to build a publicly
23 accessible entry road that goes across the WJCT
24 current parking lot.
25 So that all necessitates an amendment of
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1 the WJCT lease. So you can kind of see how
2 this is a domino effect and they're all tied
3 together.
4 But the good news is, we are -- we're very
5 close to having that one, then, finalized and
6 the fire station being under construction.
7 Their dock is already under construction, I
8 believe.
9 And we have -- on RiversEdge also, we have
10 a draft Parks license and management agreement
11 that we are reviewing. They provided the
12 initial draft. It's pretty one-sided and will
13 require some significant changes, I think,
14 before Parks would agree to it. So that's
15 going to be a top priority over the next few
16 weeks, since the parks are due to open in mid
17 April.
18 That's it.
19 THE CHAIRMAN: Thank you, Ms. Boyer. Very
20 comprehensive.
21 Any questions of Ms. Boyer on her update
22 this month?
23 Mr. Heavener.
24 BOARD MEMBER HEAVENER: Just -- what's the
25 latest on the Trio?
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1 MS. BOYER: So the question was, have we
2 heard anything on the Trio? And the answer is
3 no. Literally no communication with DIA
4 whatsoever. I did speak to Mr. Weinstein in
5 the mayor's office maybe two weeks ago. He had
6 had some communication with them, and the
7 information he had at that time was that the
8 purchase and sale had not yet closed, they had
9 run into challenges in the negotiation of it
10 and the terms were changing, and as a result
11 nothing was moving forward.
12 BOARD MEMBER HEAVENER: Okay.
13 THE CHAIRMAN: Any other questions?
14 BOARD MEMBERS: (No response.)
15 THE CHAIRMAN: I'll just say, if you want
16 the full experience of the Adams and Forsyth
17 conversion, try to leave downtown in the
18 5 o'clock hour while the Main Street Bridge is
19 up. It may not change your life, but it will
20 change your day, for sure.
21 MS. BOYER: And I will say -- and I meant
22 to add that. Thank you.
23 Mr. Wilson walked the entire corridors of
24 both, reached out to businesses. We were
25 talking to them about what we could do. We've
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1 ordered some sandwich boards to help with that.
2 Public Works was going to put out the formal
3 MOT business entrance signs that are supposed
4 to be part of the project that had not yet been
5 installed. I mean, we're doing some of that.
6 The other thing is they are working at night
7 now, working on weekends. We're trying to just
8 get it finished as quickly as we can.
9 The good news in Phase II, which is the
10 installation, moving curbs and installing trees
11 and installing benches and things like that and
12 pavement, it's more on the sidewalk. It
13 doesn't close lanes, except for when, perhaps,
14 they have a big piece of equipment in to plant
15 a big tree. But they can do that after work or
16 on the weekend or something where it's not as
17 disruptive. I mean, we don't have to have
18 lanes closed.
19 And we've also directed them on the design
20 of Phase II to plan that they are doing it in
21 two-block segments only, so that it would not
22 be the entire corridor at one time. At most,
23 you would have two blocks that would be
24 impacted by them working on the zone.
25 So that's where we are on it.
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1 THE CHAIRMAN: It is great to see the
2 progress and the movement, so I appreciate
3 that.
4 Any other questions or comments for the
5 CEO?
6 BOARD MEMBERS: (No response.)
7 THE CHAIRMAN: All right.
8 I only have one update, really, from the
9 Chairman's report. You should have received --
10 I think everybody should have received an email
11 from Ms. Ott, who is in the audience, about
12 some state legislation that is being bounced
13 around in Tallahassee that will potentially
14 dramatically impact CRAs.
15 So if you haven't received that email,
16 maybe reach out to Linzee or Lori to get the
17 information. If you have seen it, I encourage
18 you to review it and to contact any state
19 legislator you know that may be involved, and
20 voice your opinion. It's fairly concerning.
21 You know, it's session. It's bouncing
22 around right now. Nothing is final. Hopefully
23 Linzee will continue to keep her eye on it and
24 can provide us an update, but I encourage you
25 to take a look at that and review it, and maybe
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1 have a discussion with our CEO or Ms. Ott, if
2 you can grab her, and talk about the
3 implications, because it's fairly serious.
4 I don't have anything else. Anybody else?
5 BOARD MEMBERS: (No response.)
6 THE CHAIRMAN: All right. We'll --
7 BOARD MEMBER FETNER: Sorry.
8 THE CHAIRMAN: Yes, ma'am.
9 BOARD MEMBER FETNER: Yesterday, I
10 attended the press release for the LaVilla
11 preservation -- the LaVilla Preservation group,
12 and they are moving forward with Phase II of
13 the national historic registry for LaVilla, and
14 I just wanted to let the board know. It's very
15 exciting.
16 THE CHAIRMAN: Yeah, I saw that. Very --
17 very cool. Thank you for bringing that to us.
18 Anything else for the good of the order?
19 BOARD MEMBERS: (No response.)
20 THE CHAIRMAN: Seeing none, we are
21 adjourned.
22 (The foregoing proceedings were adjourned
23 at 2:56 p.m.)
24 - - -
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1 CERTIFICATE OF REPORTER
2
3 STATE OF FLORIDA)
4)
5 COUNTY OF DUVAL)
6
7 I, Diane M. Tropa, Florida Professional
8 Reporter, certify that I was authorized to and did
9 stenographically report the foregoing proceedings and
10 that the transcript is a true and complete record of my
11 stenographic notes.
12
13
14
15 DATED this 30th day of March 2025.
16
17
18
19 Diane M. Tropa
20 Florida Professional Reporter
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23
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