

CITY OF JACKSONVILLE
COMMUNITY REDEVELOPMENT AGENCY
BOARD MEETING

Proceedings held on Wednesday, April 20, 2022,
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:

CAROL WORSHAM, Acting Chair.
OLIVER BARAKAT, Board Member.
TODD FROATS, Board Member.
CRAIG GIBBS, Board Member.
DAVID WARD, Board Member.
RON MOODY, Board Member.

ALSO PRESENT:

LORI BOYER, Chief Executive Officer.
STEVE KELLEY, DIA, Director of Development.
ANTONIO POSEY, DIA, Project Manager.
JOHN SAWYER, Office of General Counsel.
XZAVIER CHISHOLM, Administrative Assistant.

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1 that is not codified in the bylaws and that is
2 subject to each individual board chair,
3 appointed members. So when you have someone
4 resign, the fact that there are only three
5 people left on the committee does not violate a
6 bylaw.

7 (Board Member Barakat enters the
8 proceedings.)

9 MS. BOYER: So I'm simply confirming that
10 two is a quorum of three. The SIC meeting
11 properly had a quorum. However, in the future,
12 unless there's a decision to change it, the
13 board's preference was to have committees of
14 four for SIC and REPD primarily because there
15 was so many matters of import coming to those
16 committees, you wanted to have enough people
17 looking at them before they got to the board.

18 The other point I want to bring to your
19 attention is voting. So contrary to the policy
20 that we talked about at the SIC meeting, what
21 the bylaw actually says about voting is, if you
22 have an in-person quorum, a member who is
23 participating by Zoom for health reasons -- so
24 they have discussed in advance and been excused
25 for a medical reason or for pre-excused

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1 P R O C E E D I N G S
2 April 20, 2022 2:00 p.m.

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4 THE CHAIRWOMAN: For those of you in the
5 audience, we're waiting for one more board
6 member to arrive so we can have a quorum, so we
7 will wait to do public comment until we start
8 the meeting. However, Ms. Boyer was going to
9 go over two memos that don't require us to have
10 a quorum, just for information, so I'll yield
11 to you.

12 MS. BOYER: Thank you, Ms. Worsham.

13 What I did want to share -- the first one,
14 on committee structure and procedure. So there
15 was a question at SIC committee last week. We
16 only had two members present in person and
17 Mr. Gibbs was present online, and there was a
18 question about whether we had a quorum and
19 whether Mr. Gibbs could vote. So I wanted to
20 refresh everyone's memory about what those
21 rules are.

22 So, quickly, the bylaws -- the official
23 adopted bylaws say a committee must have three
24 members minimum. The Governance Committee,
25 back in 2019, adopted a policy, not a bylaw,
that SIC and REPD would have four members, but

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1 business travel, those are considered
2 extraordinary circumstances and they may vote,
3 so -- just so everyone recalls that.

4 And, therefore, if someone is absent for
5 one of those reasons, they are permitted to
6 vote as opposed to if they're on vacation or,
7 at last minute, you know, couldn't get there or
8 something like that.

9 THE CHAIRWOMAN: Thank you.

10 We can go ahead and open the meeting, and
11 that's what I'm going to do.

12 We're going to call the -- this is the
13 April 20 -- 4/20/2022 DIA board meeting to
14 order, and we will stand and say the Pledge.
15 (Recitation of the Pledge of Allegiance.)

16 THE CHAIRWOMAN: Thank you.

17 Mr. Chisholm, do we have some public
18 comment?

19 MR. CHISHOLM: Yes, Madam Chair.

20 First, we have Ayesha Covington. You have
21 three minutes to speak.

22 (Audience member approaches the podium.)

23 MR. CHISHOLM: Please state your name and
24 address for the record.

25 THE CHAIRWOMAN: You need to press the

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1 button.

2 MR. CHISHOLM: The button on the right,
3 just hold that down while you speak.

4 AUDIENCE MEMBER: This is Aysha
5 Covington. My address is on file.

6 I wanted to speak on behalf of LaVilla
7 historic development earlier. We had a very
8 brief meeting with Councilwoman Pittman and
9 Councilman Gaffney in regards to moving some
10 funds and setting up a district. They were
11 supposed to come back to the community to talk
12 about the content of that particular committee.

13 So I wanted to make sure that this
14 committee is aware that Councilwoman Pittman
15 has a vested interest in the business in that
16 area, and I don't feel comfortable with her
17 taking the lead in appointing people to the
18 committee. I know you're just funding it, but
19 as the funders of this particular project, you
20 have to do your due diligence and make sure
21 that the community is represented.

22 Also, they were recommending that B.A.
23 Priestly Jackson's husband be on the committee.
24 They're going to have too much influence and we
25 will have none.

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1 My other issue is with the townhomes that
2 you're building in LaVilla. I am in the CRA.
3 I live in Brooklyn. I owned in Brooklyn, and I
4 want to see owner-occupied dwellings built in
5 Brooklyn, like you promised the CRA should do.
6 If they took it, they have to put it back.

7 They've taken all of the owner-occupied
8 dwellings out of my community. I would like
9 this committee to put them back, and not rental
10 property, so that we can stop this trend in
11 Jacksonville of investors owning our community.

12 Thank you for your time and have a great
13 day.

14 THE CHAIRWOMAN: Thank you. Thank you for
15 your comments.

16 MR. CHISHOLM: Next, we have Carnell
17 Oliver.

18 (Audience member approaches the podium.)

19 AUDIENCE MEMBER: Yes. My name is --
20 Could you restart the clock for me?

21 Yes. My name is Carnell Oliver. I'm here
22 to talk about the African-American experience
23 here in Jacksonville.

24 You know, I had the opportunity to attend
25 a meeting in our community where Reggie

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1 Gaffney, Councilwoman Ju'Coby Pittman were
2 talking about putting up markers, trying to
3 illustrate some decency of history in the old
4 Harlem of the south, LaVilla community.

5 There's a piece of property, 816 Union
6 Street, which is prime real estate. And I want
7 to know for RP [sic], kind of focus on bringing
8 in a developer that can tell the story of the
9 African-American community, a civil rights
10 center that's mixed use for minority businesses
11 to come in and open up shop. Not just tell
12 about -- tell about the triumphs of the things
13 that we've overcome, but tell them about its
14 truth. Let's talk about everything going from
15 South Carolina all the way down south, going
16 all the way down to St. Johns County, how
17 African-Americans were given 40 acres and a
18 mule, but once Abraham Lincoln was killed, a
19 lot of that land was taken away from them.

20 I've been doing my own personal research.
21 In Mayport, a lot of that land was owned by
22 African-Americans. But when Andrew Johnson
23 became president and Lincoln was assassinated,
24 a lot of that land was repossessed.

25 These are the kind of stories that we need
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1 to connect with a lot of the African-American
2 community in Jacksonville, not just the good
3 old stuff, but the stuff that is real because,
4 for me, we still dealing with a struggle, a
5 system that is not working for the best
6 interest of us all and it is dividing us based
7 on our race and our social class. So I want
8 history to be told in an unbiased principle.

9 I read an article in the Jacksonville
10 Times-Union and they talked about how
11 Jacksonville was part of the slave trade, but a
12 lot of people wouldn't know that. And this is
13 the most way -- this is the best way to inform
14 people, and I want y'all to be a part of this
15 discussion, by putting out an RFP for that
16 property.

17 THE CHAIRWOMAN: Thank you.

18 MR. CHISHOLM: Thank you.

19 Next, we have Cliff Miller.

20 (Audience member approaches the podium.)

21 AUDIENCE MEMBER: Cliff Miller, 311 West
22 Ashley Street.

23 I definitely would echo the voice of that
24 first speaker. I've always kind of wanted
25 condos more than apartments. I mean, I'm a

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1 condo owner, and that's why I'm here. You
 2 know, apartments, it's good. We need people
 3 living downtown, but condos is better.
 4 I'd like to see the Hogan building, the
 5 facade fixed up back to the bricks. I kind of
 6 mentioned that a few times, but the -- I went
 7 on the walk with the Jaxson and lamented about
 8 the kind of ugliness of that surface. And they
 9 said that there's a 50-year rule where if a
 10 facade has been on a building for 50 years and
 11 it's protected -- I think if there was a craze
 12 for sweatpants in Italy and they put sweatpants
 13 on Michelangelo's David, they wouldn't say,
 14 well, we've got to protect those sweatpants.
 15 You know, so it -- maybe you can modify that
 16 rule. So if a facade has been junked up 50
 17 years ago and there's a pretty building under
 18 there, maybe you can take that off. It's kind
 19 of a low capital thing that really improves the
 20 way the city looks. Plus, you've got the
 21 Furchgott's building getting fixed up right
 22 there. That's kind of a real premier corner.
 23 And what's going on with 218? I haven't
 24 heard any news with that. That's just down the
 25 street. That's where the Moto Lounge used to

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1 be. I think it's -- should be apartments.
 2 There's a parking garage there. It's, like,
 3 perfect for it. It would be great for condos.
 4 And then moving on, in the spirit of 4/20
 5 I'd like to talk about some dreams, things that
 6 will never happen, but -- so you've got this --
 7 I would -- one of the problems with the core is
 8 these points of separation. So there's a lot
 9 of buzz in Five Points and there's a lot of
 10 buzz in Brooklyn now, but to get that buzz to
 11 migrate through, that would be some pretty
 12 sweet honey, right?
 13 And you've got this -- there's, like, this
 14 station right by the McCoy's Creek -- or I
 15 guess that's McCoy's Creek or Hogan -- it's
 16 Hogan. But it's -- that would be such a short,
 17 little distance. I know they don't want to add
 18 any more money to the Skyway and they want to
 19 have these things come down to the ground, but
 20 what -- wouldn't that be -- I just think that
 21 would be really cool to have one station just
 22 come a little bit farther into Brooklyn. You
 23 could hop on and you're coming into downtown.
 24 This is a super fantasy. FSCJ's downtown
 25 campus becomes a mall and then -- it's the

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1 Stanton school building, which needs somebody
 2 to go in it, was designed as a school. That's
 3 their main campus. They've got the high-tech
 4 center for all their -- their advanced
 5 technology center is a beautiful building.
 6 That -- that FSCJ building is a little weird
 7 looking anyway. It's such a long -- it looks
 8 like a nice mall and there's a parking lot you
 9 could go to and then you just take Rosa Parks
 10 straight across.
 11 Imagine you go shopping and you hop on the
 12 Skyway and then you're -- it's across that
 13 barrier of State and Union are very dangerous
 14 and hard to cross. That would just be a pretty
 15 awesome bridge. I know that's out of your
 16 purview of downtown, but it is 4/20, so --
 17 THE CHAIRWOMAN: Thank you.
 18 MR. CHISHOLM: Thank you.
 19 Next, we have John Nooney.
 20 (Audience member approaches the podium.)
 21 AUDIENCE MEMBER: All right. Hello.
 22 My name is John Nooney, name and address
 23 continues to remain on the roster.
 24 Listen, just want to share with all of
 25 you, I got a new shirt.

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1 I don't know if any of you follow Saturday
 2 Night Live, but you've got Colin Jost and
 3 Steve -- Pete Davidson. And believe it or not,
 4 you know, they bought a ferry, a big boat. So
 5 we've got something in common, you know -- and,
 6 you know, part of their show, you know, they
 7 have Weekend Update. Well, you know what we
 8 need? DIA Update. And we can have a little
 9 segment with Brian Kilmeade. You know, make it
 10 real national. You know, Jacksonville is a
 11 mess, so, you know, we're going to try and fix
 12 it. So in -- the way we can really do that is,
 13 you know, more public access and immediate
 14 access on our waterways downtown.
 15 So what I want to share with you -- you
 16 know, I miss the game clock, but I guess that's
 17 going to be in the -- the new deal eventually,
 18 but -- anyway, I don't know how much time I
 19 have.
 20 But I've been going to the FIND
 21 commissioners. I went down to St. Lucy County
 22 and I read into the record -- and I'll do this
 23 real fast. This is from Governor, then, Rick
 24 Scott and Councilwoman Boyer back then, but
 25 maybe you'll remember some of this, but --

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1 "Thank you for contacting Governor Rick
 2 Scott about [sic] downtown public pier and the
 3 City of Jacksonville, Florida. The governor
 4 appreciates your concerns and asked me to
 5 respond on his behalf.
 6 "Our government is structured on the
 7 principle that communities can best assess the
 8 needs of their residents, voter elect their
 9 City officials to manage local government
 10 business.
 11 (Inaudible) I forwarded.
 12 "Your correspondence [sic] to the
 13 honorable mayor of the City of Jacksonville,
 14 John Peyton, for his review. You can contact
 15 his office directly by using the information
 16 provided below.
 17 "Thank you again for taking the time to
 18 contact Governor Scott. Governor Scott hopes
 19 that your concerns can be resolved to your
 20 satisfaction."
 21 Back then -- 2016-18 is a FIND
 22 recommendation. It was put on a FIND list.
 23 Then it was transferred to the CIP. All I'm
 24 sharing with you is the 26 feet of Catherine
 25 Street between 500 Bay and Shipyards is the
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1 biggest national news story in the country. It
 2 can still happen. Maybe it won't happen
 3 immediately this time, but making the
 4 commissioners aware, our FIND -- the money is
 5 just being so misappropriated, it -- it would
 6 make your head spin. And it is -- that's a
 7 national news story. And, you know, that will
 8 be -- maybe not for DIA update, but maybe a CC
 9 update or you know, whatever acronym we want to
 10 use.
 11 Also, real quick, I've been going to the
 12 Tree -- just came from the Tree Commission.
 13 You got 14 million bucks. I was just over at
 14 Hogan's Creek, you know, right behind the
 15 McDonald's there, what a disaster. I don't
 16 know what they're planning, but, you know, it's
 17 a flood zone. I mean, it's high tide right
 18 now. You know, and your --
 19 So another -- that's Groundwork Jax, so --
 20 and then you have the EPB, Environmental
 21 Protection Board. You know, they -- they've
 22 got their own cluster going on over there,
 23 especially with Pottsburg Creek.
 24 So anyway, thank you for listening and
 25 we'll get on these DIA updates.
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1 THE CHAIRWOMAN: Thank you, sir.
 2 MR. NOONEY: All right. Thank you for
 3 listening.
 4 THE CHAIRWOMAN: Any more public comment?
 5 MR. CHISHOLM: That's all, Madam Chair.
 6 THE CHAIRWOMAN: All right. Before we
 7 begin into the meeting agenda, we need to have
 8 everyone introduce themselves for the record,
 9 starting with Mr. Moody.
 10 BOARD MEMBER MOODY: Ron Moody, board
 11 member.
 12 BOARD MEMBER GIBBS: Craig Gibbs, board
 13 member.
 14 BOARD MEMBER FROATS: Todd Froats, board
 15 member.
 16 THE CHAIRWOMAN: Carol Worsham, board
 17 member.
 18 BOARD MEMBER BARAKAT: Oliver Barakat,
 19 board member.
 20 BOARD MEMBER WARD: David Ward, board
 21 member.
 22 MS. BOYER: Lori Boyer, CEO.
 23 MR. KELLEY: Steve Kelley, DIA staff.
 24 MR. POSEY: Antonio Posey, DIA staff.
 25 MR. SAWYER: John Sawyer, Office of
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1 General Counsel.
 2 THE CHAIRWOMAN: Thank you.
 3 First order of business in the CRA meeting
 4 is the review and approval of the minutes from
 5 our March 16th meeting.
 6 Do I have any comments? Or I'll entertain
 7 a motion.
 8 BOARD MEMBER MOODY: Move that they be
 9 approved.
 10 BOARD MEMBER FROATS: Second.
 11 THE CHAIRWOMAN: I have a motion and a
 12 second.
 13 All in favor, signify by saying aye.
 14 BOARD MEMBERS: Aye.
 15 THE CHAIRWOMAN: Any opposed?
 16 BOARD MEMBERS: (No response.)
 17 THE CHAIRWOMAN: We'll move into
 18 Resolution 2022-04-03. And this is a
 19 resolution of a budget amendment. And I'll
 20 turn it over to Mr. Froats. Or are we going to
 21 start with you -- are we going to go to
 22 committee or you?
 23 MS. BOYER: Madam Chair, I'll just tell
 24 you what's in your packet, and then I'll let
 25 Mr. Froats speak.
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1 THE CHAIRWOMAN: Thank you.
2 MS. BOYER: So if you look right behind
3 the minutes, you see, first, a sheet that was
4 requested by the Budget and Finance Committee
5 which indicates on all three of these upcoming
6 resolutions the current balance in each of the
7 accounts to which we were transferring funds.

8 And in both the Southbank and Northbank
9 we're starting with what was in Unallocated and
10 moving it -- the final resolution relates to
11 Metropolitan Parking savings. And I will talk
12 to you more about that when we get to it. All
13 three of these were considered by the Finance
14 Committee, and the first two are coming to you
15 as Finance Committee resolutions unchanged.

16 BOARD MEMBER FROATS: So the Finance
17 Committee met and we went over the
18 recommendations of the DIA staff and Ms. Boyer.
19 And we passed three resolutions, one of which
20 was slightly amended.

21 But I requested this sheet so that you can
22 see an overall view of what's going on with
23 these balances, including the current balance
24 of what we're moving out of the fund and where
25 they are going. I want to just review this

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1 sheet in general. So can you see that every
2 year we look at the Unallocated Plan
3 Expenditures and we move money from there to
4 certain funds.

5 So the Southbank, the first one on the
6 sheet here, we're moving \$383,000 out of the
7 Unallocated Planned Authorization Expenditures,
8 and we're moving that to some new programs, new
9 incentives that include the screening grant --
10 the parking screening grant; the Southbank
11 banners -- that's not new -- Southbank
12 advertising and marketing; Southbank downtown
13 maintenance, which is new, and we can discuss
14 that in a little bit; and also the Southbank
15 park acquisition and capital improvements.

16 So there is the 383,000 coming out of the
17 Unallocated going to those specific programs.
18 I believe that was the recommendation of the
19 DIA staff. And we approved that.

20 Do you want me to start there and --

21 MS. BOYER: Madam Chair, since that is a
22 committee recommendation, you do not need a
23 second. And if you want to proceed directly to
24 board discussion on that, or I am happy to
25 share -- Mr. Froats wanted me to elaborate a

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1 little bit on some of the new programs, if you
2 would like me to do that.

3 THE CHAIRWOMAN: Since I wasn't able to
4 attend the committee meeting, I would love to
5 hear of some of those new programs.

6 Thank you.

7 MS. BOYER: So all of the new programs you
8 see here and elsewhere in these resolutions are
9 in the updated BID and CRA. So as we are
10 adopting the updated BID and CRA, to the extent
11 we have available funds, we are funding
12 incentives and programs that we have
13 prioritized.

14 So first thing, the parking screening
15 grant, which you will see on both North- and
16 Southbank is a result of the 2019 Downtown
17 Zoning Overlay change that requires parking
18 lots associated with existing developments to
19 have certain fencing and landscape included and
20 trees. And so it's a retrofitter requirement
21 for older parking lots.

22 The Council directed us at that time to
23 provide an incentive to help people defray the
24 cost of that. So now that we have the program
25 and its criteria defined, we've prepared an

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1 application form and we're putting some funds
2 into it. So it is available and we can go out
3 and tell applicants about it and they can
4 actually implement for the deadline, which is
5 about a year and a half from now.

6 The other thing that is new is -- for the
7 Southbank, is the downtown maintenance -- we've
8 talked about that -- and the Park Capital
9 Improvements and Acquisitions.

10 So Park Capital Improvements and
11 Acquisitions, you'll remember in the GAI park
12 study that is part of the BID and CRA update,
13 they talked about acquiring a new park on the
14 Southbank and the need for that. They also
15 talked about various capital improvements that
16 we needed to make, a dog park, other things
17 like that. So this is starting to create the
18 foundation for that.

19 And the Enhanced Maintenance, you can look
20 at this as a start of the funding that we had
21 committed in the plan to provide, not just for
22 parks that are being enhanced but also for
23 public right-of-ways and parking lots.

24 So, for example, Enhanced Maintenance that
25 we might be working with Public Works on about

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1 streetscapes to make sure that they are
 2 properly weeded and mulched that may not be in
 3 the current City contract. So this is the
 4 initial funding for that on the Southbank.
 5 THE CHAIRWOMAN: Great. Thank you.
 6 Yes, go ahead.
 7 BOARD MEMBER FROATS: I just want to add
 8 to that that there was some discussion in the
 9 committee about the maintenance section -- or
 10 the maintenance program. And I think it's very
 11 important, and I think that process has started
 12 to where there's an assessment of what the
 13 total needs will be. This is just an initial
 14 funding of that program, but there needs to be
 15 an overall assessment as to how much money
 16 we're going to need in each of these districts.
 17 So that will continue, right, Ms. Boyer?
 18 MS. BOYER: Yes, sir.
 19 THE CHAIRWOMAN: All right. Thank you for
 20 that.
 21 Any comments from the board?
 22 Start with Mr. Moody.
 23 BOARD MEMBER MOODY: I was at the meeting,
 24 and the committee was in favor. I have no
 25 questions.
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1 THE CHAIRWOMAN: Mr. Gibbs.
 2 BOARD MEMBER GIBBS: I appreciate the
 3 explanation. No questions.
 4 BOARD MEMBER FROATS: Nothing further.
 5 THE CHAIRWOMAN: I'll start with
 6 Mr. Barakat.
 7 BOARD MEMBER BARAKAT: No questions.
 8 Thank you.
 9 THE CHAIRWOMAN: Mr. Ward.
 10 BOARD MEMBER WARD: Nothing from me.
 11 Thank you.
 12 THE CHAIRWOMAN: All right. Since we
 13 don't need a second, we'll move directly to a
 14 vote on Resolution 2022-04-03.
 15 Mr. Moody.
 16 BOARD MEMBER MOODY: In favor.
 17 THE CHAIRWOMAN: Mr. Gibbs.
 18 BOARD MEMBER GIBBS: In favor.
 19 THE CHAIRWOMAN: Mr. Froats.
 20 BOARD MEMBER FROATS: In favor.
 21 THE CHAIRWOMAN: Mr. Barakat.
 22 BOARD MEMBER BARAKAT: In favor.
 23 THE CHAIRWOMAN: Mr. Ward.
 24 BOARD MEMBER WARD: In favor.
 25 THE CHAIRWOMAN: And I'm also in favor.
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1 Thank you.
 2 So 2022-04-03 passes six to zero in favor.
 3 We're moving on to Resolution 2022-04-04,
 4 another CRA budget amendment.
 5 BOARD MEMBER FROATS: I'll go ahead and
 6 start with this. So very similar to the
 7 Southbank, this is now the Northbank where we
 8 are allocating some of the funds in the
 9 Unallocated Planned Authorized Expenditures,
 10 moving \$323,000 into two other programs.
 11 One is the shotgun houses. We'll have
 12 Ms. Boyer talk about that. And the other is
 13 Professional Services.
 14 And I believe this also covers the Facade
 15 Program? This resolution, 04-04?
 16 Correct.
 17 And so the next one is moving \$300,000 out
 18 of the Facade Program, and \$200,000 into the
 19 screening grant, and \$100,000 into Professional
 20 Services.
 21 The Facade Program we talked about a
 22 little bit during the meeting. And if you
 23 recall, we set aside a lot of money for that
 24 program; it's just not been utilized as much.
 25 So we felt like it was probably overfunded at
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1 this point based on the activity we're looking
 2 at in the future, the near future.
 3 So I'll stop there and I'll have Ms. Boyer
 4 talk about the shotgun houses in particular and
 5 any other questions.
 6 MS. BOYER: Thank you, Mr. Froats.
 7 So the shotgun houses were funded in this
 8 past year's budget that went through City
 9 Council. There are three shotgun houses that
 10 are designated historic landmarks that are
 11 under our jurisdiction. The Parks Department
 12 is going to be taking one of those and moving
 13 it to Lift Ev'ry Voice and Sing Park. It is
 14 part of the design for that park.
 15 The remaining two, this covers the cost.
 16 We now have a contract that is actually this
 17 place, and this covers the cost of exterior
 18 renovation so that we will have roof, siding,
 19 windows, structure, everything secured and in
 20 place and upgraded.
 21 So frankly, my concern is that they look
 22 bad; they're blighted, and our job is to remove
 23 blight. So I'm not comfortable that they are
 24 within our authority and we're telling other
 25 people they have to clean up their property and
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1 we have something that looked as it did. So we
2 want to preserve them for their historic value,
3 but also preserve and make sure that they are
4 an addition as opposed to a detriment to the
5 neighborhood.

6 So the extra 100,000 is what we needed to
7 fulfill the full amount of the contract once we
8 knew what it was.

9 The screening grant is the same.
10 Mr. Froats already mentioned the fact that we
11 had a million two balance in Facade, and seemed
12 more than adequate right now. And so we were
13 recommending reuse of some of those funds.

14 And the increase you're seeing in planned
15 Professional Services here is to provide
16 sufficient funding to cover the Shipyards West
17 Park design as well as a supplemental request
18 for Riverfront Plaza for the cafe space that is
19 going to be located under the playground area.

20 THE CHAIRWOMAN: Thank you for that
21 explanation.

22 It comes from a committee, so we do not
23 need a motion.

24 I'll start with any questions from the
25 board.

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1 Mr. Ward.

2 BOARD MEMBER WARD: Nothing from me.
3 Thank you.

4 THE CHAIRWOMAN: Mr. Barakat.

5 BOARD MEMBER BARAKAT: Through the Chair
6 to Ms. Boyer, in the committee meeting you did
7 say that if we do get more demand for the
8 Facade Program in a year, we could reallocate
9 if we see the demand occurring?

10 MS. BOYER: Absolutely.

11 So the facade grant is a program that's
12 already been authorized by Council and already
13 been funded. So to the extent you are taking
14 money from Retail Enhancement or some other
15 program that we have, we have flexibility to
16 reallocate within those.

17 BOARD MEMBER BARAKAT: And remind me, if
18 this gets approved, what will be the balance
19 left in the Facade Program today?

20 MS. BOYER: It's shown on the sheet right
21 here. And it is 904,636 remaining after the
22 transfer.

23 BOARD MEMBER BARAKAT: Okay. Thank you.

24 THE CHAIRWOMAN: Mr. Froats.

25 BOARD MEMBER FROATS: Just a quick

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1 question for Ms. Boyer.

2 The first public comment that we had, was
3 that in reference to the shotgun funds here or
4 was that something different?

5 MS. BOYER: That's in reference to the
6 LaVilla Heritage Trail and gateways discussion
7 later.

8 BOARD MEMBER FROATS: Okay. Thank you.

9 THE CHAIRWOMAN: Mr. Gibbs.

10 BOARD MEMBER GIBBS: I'm glad to hear the
11 shotgun houses will be improved.

12 Thank you.

13 BOARD MEMBER MOODY: No questions.

14 THE CHAIRWOMAN: All right. Seeing none,
15 we'll move to a vote.

16 Mr. Moody.

17 Sorry. Resolution 2022-04-04.

18 BOARD MEMBER MOODY: I'm in favor.

19 THE CHAIRWOMAN: Mr. Gibbs.

20 BOARD MEMBER GIBBS: I'm in favor.

21 THE CHAIRWOMAN: Mr. Froats.

22 BOARD MEMBER FROATS: In favor.

23 THE CHAIRWOMAN: Mr. Barakat.

24 BOARD MEMBER BARAKAT: In favor.

25 THE CHAIRWOMAN: Mr. Ward.

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1 BOARD MEMBER WARD: In favor.

2 THE CHAIRWOMAN: I'm also in favor.

3 So Resolution 2022-04-04 passes with a six
4 to zero in favor.

5 And then another Finance and Budget
6 Committee resolution, Resolution 2022-04-05.

7 Either Ms. Boyer or Mr. Froats, whoever
8 wants to take it.

9 MS. BOYER: So, Madam Chair, I'll take
10 this one initially.

11 The resolution you have before you will
12 need a motion and second because it is not the
13 Finance Committee recommendation.

14 When staff presented this to the Finance
15 Committee, we were recommending a \$2 million
16 reallocation of excess proceeds from the MPS
17 savings. Subsequently, as the closing costs
18 were mounting and we were becoming nervous
19 about the numbers, we suggested that we reduce
20 it to a million nine. And were able to do that
21 by reducing both the Supervision Allocation and
22 the amount that went to Professional Services.

23 So what you have before you is revised
24 from the resolution that was presented to the
25 Finance Committee, so the total amount is a

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1 million nine. And the changes are only to the
2 Supervision Allocation, which was one hundred
3 and seventy and is now seventy-two; and to the
4 Professional Services, which was seventy-five
5 and is now seventy-two nine. So you'll see
6 very minor change there.

7 Fairly significant change to Supervision
8 Allocation. When we get to the BID and CRA
9 update and the legislation, I can tell you more
10 detail about that, but essentially what this
11 does is allow us to proceed with a request to
12 hire two people this fiscal year. And the
13 requests for the other three that you
14 previously authorized, we would pursue as part
15 of the budget process in the kind of normal
16 course of the business with the administration
17 for next year.

18 So this is -- part of why we could reduce
19 it is we are phasing this -- from a practical
20 matter, to be able to advertise, interview, and
21 actually get two people in place by the end of
22 the year is probably a lift anyway.

23 BOARD MEMBER FROATS: So first off, I just
24 want to congratulate Ms. Boyer and her team on
25 this MPS settlement. This is a big deal for

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1 initially planned to go to City Council and ask
2 them to fund with the General Fund, but now
3 that we have the savings, we're funding it with
4 our own resources, which I think will be well
5 received. And, frankly, from a long-term
6 perspective, it is a good opportunity for us.

7 We're also funding the Small Scale
8 Residential Incentive, so that's a new one in
9 our program that we haven't previously had.
10 But it is for those small properties that are
11 you know, 4 to 16 units, 4 to 15 units.

12 The main request here is for the LaVilla
13 Heritage Trail and gateway. This was a
14 recommendation of the LaVilla strategy. This
15 is the historic markers throughout LaVilla as
16 well as gateway entrances and had not
17 previously been funded.

18 There was certainly any number of folks
19 from the community who had been reaching out
20 about when we were going to do that and not
21 just the Lift Ev'ry Voice and Sing Park, but
22 kind of the greater recognition of the history
23 of the neighborhood throughout the
24 neighborhood, its importance as the Harlem of
25 the South. And it's -- you know, frankly, many

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1 the City because, as you can see here, we're
2 saving \$1.9 million. And I'll let you talk
3 more about each year and what that means, but
4 that's a big savings and that's lot of hard
5 work.

6 And also, OGC, Mr. Sawyer, thank you very
7 much to your team.

8 So that's a big deal that we're saving
9 that money. And this is where we're spending
10 it this year. So all of these fund balances,
11 most of which are new -- new accounts, new
12 incentive programs -- that's where it's coming
13 from. So congratulations.

14 We did have some discussion, again, on the
15 maintenance piece. This is an initial funding
16 of maintenance. A much larger conversation and
17 analysis needs to be done on what that total
18 needs to be on an annual basis.

19 And then I'll let Ms. Boyer talk about
20 some specific programs in here, like the
21 Heritage Trail, the gateway, et cetera.

22 Thank you.

23 MS. BOYER: So you can see the next two
24 items beyond Enhanced Maintenance are the
25 Commercial Revitalization Program, which we had

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1 of those buildings are no longer standing.

2 So we have been working with both Council
3 Member Pittman and Councilman Gaffney, but also
4 Ennis Davis, who has been working with the
5 duPont Fund. They have filed a historic
6 district designation with the State already for
7 a part of the area which was well received, so
8 we're moving forward with that. And this is to
9 allow us to actually implement the markers and
10 the gateways.

11 And we are going to form a committee. We
12 have not assigned all the members yet; we have
13 had recommendations. And it is our intent to
14 have individuals from the community,
15 individuals recommended by Council members, and
16 others be the participants in that to advise on
17 the content, advise on the graphics, all the
18 rest, what it should be. And Mr. Ennis Davis
19 has agreed to chair that committee.

20 THE CHAIRWOMAN: All right. Thank you.

21 So before we move on, I need a motion on
22 Resolution 2022-04-05.

23 BOARD MEMBER FROATS: I make a motion to
24 approve.

25 BOARD MEMBER GIBBS: I'll second.

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1 THE CHAIRWOMAN: All right. Move to board
 2 comments.
 3 Mr. Moody.
 4 BOARD MEMBER MOODY: No comments.
 5 THE CHAIRWOMAN: Mr. Gibbs.
 6 BOARD MEMBER GIBBS: I think this is a
 7 great idea. I echo Mr. Froats(inaudible)
 8 comments with regard to the \$1.9 million
 9 savings.
 10 BOARD MEMBER FROATS: Ms. Boyer, just as a
 11 follow-up to the speaker -- or to the public
 12 commenter there, how is that money spent? Do
 13 we -- do we issue checks for all that or do we
 14 send one big check to an organization?
 15 Can you tell us a little bit about how
 16 that works, please.
 17 MS. BOYER: No, this is our project, so we
 18 will not be funding someone else to do
 19 something at this point. This is our project,
 20 which we envision that we would be working with
 21 the sign company. We would be working with an
 22 advertising agency or graphic designer to come
 23 up with what they should look like. We'll
 24 present several options to the committee.
 25 So the committee gets to weigh in what it
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1 money is in each coffer so we have an idea of
 2 what we're working with in the next couple of
 3 months. That would be great.
 4 Thank you.
 5 THE CHAIRWOMAN: Mr. Ward.
 6 BOARD MEMBER WARD: Nothing from me.
 7 Thank you.
 8 THE CHAIRWOMAN: Again, congratulations on
 9 the settlement. Having this money to be able
 10 to do the programs and fund the things that
 11 have been important to the board and to the
 12 staff is really a huge accomplishment, so well
 13 done.
 14 Will you be putting out an RFP to the
 15 vendor or vendors or how do you anticipate this
 16 going for the LaVilla gateway project?
 17 MS. BOYER: So with respect to -- there
 18 are multiple aspects of it. With respect to
 19 the -- I think the first things that we will
 20 do, as we've kind of identified it at the first
 21 meeting, is we had several recommendations of
 22 logos for LaVilla, one recommended by Dalton.
 23 There were a couple of prior representations.
 24 I think we're going to take those logo
 25 recommendations and then some prospective
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1 should say, what they want it to look like, but
 2 ultimately it will be our contract with the
 3 vendor to provide those and to see that they're
 4 installed. Similarly on gateways, I see us
 5 working with the JTA hand in hand on a couple
 6 of those.
 7 BOARD MEMBER FROATS: All right. Thank
 8 you.
 9 THE CHAIRWOMAN: Mr. Barakat.
 10 BOARD MEMBER BARAKAT: Just a follow-up to
 11 Mr. Froats(inaudible) questions. So the
 12 speaker made it sound as if we're funding but
 13 don't have control, that there are -- others
 14 with influence have control.
 15 So you're saying, Ms. Boyer, that was not
 16 a correct statement. We are funding it and we
 17 will administrate and control where the funds
 18 and how the funds are spent?
 19 MS. BOYER: That's correct.
 20 BOARD MEMBER BARAKAT: Okay. Thank you.
 21 One other comment I have is, when all
 22 these things get approved -- we have a lot of
 23 programs now, more than we had, I don't know,
 24 five years ago, and it would be great to get a
 25 map or diagram of all our programs and how much
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1 banner designs -- because there's a Northbank
 2 banner project -- and we're going to do
 3 neighborhood banners. I want it all to be
 4 consistent.
 5 So we take that to the committee, ask for
 6 their preferences between them, and then work
 7 with the -- we have a contract with Wingard who
 8 is doing our banners right now, so the banner
 9 design, and someone else will be doing the
 10 implementation.
 11 But that will kind of be the first thing
 12 we would take to the committee. Then the
 13 second thing would be in terms agreeing on the
 14 route of the Heritage Trail because there were
 15 a couple of buildings that are going to be
 16 added.
 17 So we're going to take discrete decisions
 18 in the process to the committee to say, which
 19 do you prefer? How do you want to proceed with
 20 this? But we would be, then, contacting
 21 vendors to -- you know, either through a
 22 three-bid process in -- following procurement.
 23 THE CHAIRWOMAN: I understand now.
 24 Thank you.
 25 Any other comments or questions?
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1 BOARD MEMBERS: (No response.)
 2 THE CHAIRWOMAN: If not, we'll move to a
 3 vote on Resolution 2022-04-05.
 4 Mr. Ward.
 5 BOARD MEMBER WARD: I'm in favor.
 6 THE CHAIRWOMAN: Mr. Barakat.
 7 BOARD MEMBER BARAKAT: In favor.
 8 THE CHAIRWOMAN: Mr. Froats.
 9 BOARD MEMBER FROATS: In favor.
 10 THE CHAIRWOMAN: Mr. Gibbs.
 11 BOARD MEMBER GIBBS: I'm in favor.
 12 THE CHAIRWOMAN: Mr. Moody.
 13 BOARD MEMBER MOODY: In favor.
 14 THE CHAIRWOMAN: And I'm also in favor.
 15 2022-04-05 passes with a six to zero in
 16 favor.
 17 Moving on to Resolution 2022-04-07, the
 18 AR Polar disposition. REPD committee, I'll
 19 refer to Mr. Barakat or Ms. Boyer, whoever
 20 wants to take that.
 21 MS. BOYER: I can defer to Mr. Barakat.
 22 BOARD MEMBER BARAKAT: This one's got
 23 moving parts, and I was going to punt to you,
 24 Ms. Boyer, if you don't mind.
 25 MS. BOYER: Okay. Happy to explain it,
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1 purchaser/acquirer of the property could use it
 2 for whatever purpose they desired, including
 3 filling it.
 4 The terms of the disposition require that
 5 someone bidding provide us replacement land
 6 capable of development for a substantially
 7 equivalent retention pond within a half mile
 8 radius and a waterfront parcel somewhere within
 9 the downtown Northbank CRA of no less than
 10 1.65 acres, including submerged land, to
 11 accommodate development as a future marine fire
 12 station.
 13 So those are the real operative conditions
 14 that someone would have to satisfy to bid on
 15 this. And other than that, that is the
 16 essential terms of this. We would bring any
 17 term sheet for any response back to you.
 18 THE CHAIRWOMAN: Did you have any other
 19 comments?
 20 BOARD MEMBER BARAKAT: Not really. Just
 21 to reiterate, the Exhibit C is -- as Ms. Boyer
 22 alluded to, was reference only. So we're only
 23 approving the disposition -- the solicitation
 24 for the disposition of the five acres.
 25 Thank you.
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1 but for your purposes today, this is simply --
 2 the resolution you have before you is as
 3 recommended by the REPD committee. So it
 4 deletes the references to the term sheet. And
 5 what it is doing is simply recommending that we
 6 issue a Notice of Disposition.
 7 And if you will turn to -- trying to get
 8 to the right page of the exhibits here.
 9 Exhibit B is the essential terms of the
 10 disposition notice, so it simply talks about
 11 the location of the property, the property
 12 interests considered for disposition, et
 13 cetera.
 14 This relates to --
 15 Mr. Chisholm, can you get to Page 7 of 16
 16 which shows the location of the retention
 17 pond -- there you go.
 18 So if you cannot see it on the screen,
 19 there is crosshatching here in your package at
 20 Page 7 of 16 of the resolution. It is the red
 21 crosshatched portion of the retention pond that
 22 is the subject matter of the disposition.
 23 So this is what we would be putting out
 24 the 30-day notice on. We would be offering it
 25 as a fee simple disposition and the end
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1 THE CHAIRWOMAN: All right. Thank you.
 2 And this came from committee with a
 3 recommendation for approval, so we do not need
 4 a motion.
 5 I'll go to board comments.
 6 Mr. Moody, any comment?
 7 BOARD MEMBER MOODY: No comments.
 8 THE CHAIRWOMAN: Mr. Gibbs.
 9 BOARD MEMBER GIBBS: No comment.
 10 THE CHAIRWOMAN: Mr. Froats.
 11 BOARD MEMBER FROATS: I was on that
 12 committee. I have no further questions.
 13 THE CHAIRWOMAN: I'm assuming Mr. Barakat
 14 does not.
 15 And Mr. Ward.
 16 BOARD MEMBER WARD: Nothing from me.
 17 Thank you.
 18 THE CHAIRWOMAN: I don't have any
 19 comments, so we'll move straight to a vote on
 20 Resolution 2022-04-07.
 21 Mr. Moody.
 22 BOARD MEMBER MOODY: In favor.
 23 THE CHAIRWOMAN: Mr. Gibbs.
 24 BOARD MEMBER GIBBS: I'm in favor.
 25 THE CHAIRWOMAN: Mr. Froats.
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1 BOARD MEMBER FROATS: In favor.
 2 THE CHAIRWOMAN: Mr. Barakat.
 3 BOARD MEMBER BARAKAT: In favor.
 4 THE CHAIRWOMAN: And Mr. Ward.
 5 BOARD MEMBER WARD: In favor.
 6 THE CHAIRWOMAN: I'm in favor.
 7 Resolution passes six to zero. Thank you.
 8 We're moving to Resolution 2022-04-09,
 9 100 East Adams Street, a FAB-REP.
 10 I'll refer to Mr. Barakat or Ms. Boyer.
 11 BOARD MEMBER BARAKAT: I can start.
 12 So we did discuss this and take this up at
 13 the meeting last week. And this is a -- it's
 14 an historic building, but it is an older
 15 building in the heart of the Elbow District.
 16 The subject space that the grants will address
 17 has been vacant for a long time. And the
 18 location is right at the center of our downtown
 19 at the corner of Adams and Ocean Street with
 20 high visibility next to our other retail
 21 amenities.
 22 So we didn't have a whole lot of debate.
 23 I think all committee members were heavily in
 24 favor. The applicant is tapping into three of
 25 our incentive programs: the FAB-REP, the
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1 sidewalk enhancement grant, and the facade
 2 grant. And I think -- each one of those have
 3 different caps, either on an aggregate basis or
 4 per-square-foot or percentage-of-total-cost
 5 basis. And the applicant's amounts have
 6 qualified for all three of the programs.
 7 The total rehabilitation cost is just
 8 under \$600,000. The FAB-REP that the City will
 9 be contributing is 100,000 of the \$259,000 in
 10 funds. The sidewalk enhancement, we're
 11 contributing 15,000 of the \$21,900. And for
 12 the facade improvements, we're contributing
 13 30,784 of the total 61,568, which is right at
 14 50 percent, obviously.
 15 All of the -- most of the improvements are
 16 for a new nightclub that is going to be located
 17 in (inaudible). I think it's 3,600 square
 18 feet. Some of the improvements I think that
 19 fall under the FAB-REP bucket pertain to other
 20 parts the building. I believe there is a
 21 sprinkler improvement -- the building is being
 22 fully resprinklered.
 23 So while this is -- primarily pertains to
 24 one tenant at the corner suite, the other
 25 aspects of the building will be rehabilitated.
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1 Other than that, this was unanimous --
 2 this was a unanimous approval by the committee,
 3 so ...
 4 THE CHAIRWOMAN: Any other additions?
 5 Ms. Boyer? Anyone else?
 6 MS. BOYER: Mr. Posey handled that for
 7 staff, so if you have any questions, you can
 8 direct them to him.
 9 THE CHAIRWOMAN: And, Mr. Posey, any other
 10 comments?
 11 MR. POSEY: Mr. Barakat covered all the
 12 bases, so I'm open for questions.
 13 THE CHAIRWOMAN: Thank you.
 14 So we do not need a motion. I'll move
 15 straight to board comment.
 16 Did I already do comments? No, I did not.
 17 Any comment?
 18 BOARD MEMBER MOODY: I'm curious, who
 19 wrote the term sheet for the (inaudible)?
 20 Antonio?
 21 MR. POSEY: Oh, it was a collaboration
 22 between myself and Mr. Kelley.
 23 BOARD MEMBER MOODY: I was very impressed
 24 with the report. Well done, very good detail.
 25 That really kind of answered a lot of my
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1 questions. I think this is going to be a
 2 really great improvement for that corner, so
 3 I'm pretty excited about it.
 4 THE CHAIRWOMAN: Mr. Gibbs.
 5 BOARD MEMBER GIBBS: No comments.
 6 Thank you.
 7 THE CHAIRWOMAN: Mr. Froats.
 8 BOARD MEMBER FROATS: I was also on the
 9 committee for that, and I have no further
 10 questions.
 11 THE CHAIRWOMAN: Nothing from Mr. Barakat.
 12 Mr. Ward.
 13 BOARD MEMBER WARD: Nothing from me.
 14 Thank you.
 15 THE CHAIRWOMAN: We'll move straight to a
 16 vote.
 17 I'll start back with you, Mr. Ward.
 18 BOARD MEMBER WARD: I'm in favor.
 19 THE CHAIRWOMAN: Mr. Barakat.
 20 BOARD MEMBER BARAKAT: In favor.
 21 THE CHAIRWOMAN: Mr. Froats.
 22 BOARD MEMBER FROATS: In favor.
 23 THE CHAIRWOMAN: Mr. Gibbs.
 24 BOARD MEMBER GIBBS: In favor.
 25 THE CHAIRWOMAN: Mr. Moody.
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1 BOARD MEMBER MOODY: In favor.
 2 THE CHAIRWOMAN: And I'm also in favor.
 3 So the resolution passes on a six to zero
 4 in favor.
 5 Moving on to 2022-04-10, the Fincantieri
 6 REV Grant. This is also out of -- did this
 7 come out of -- this one came out of the
 8 Strategic Implementation Committee.
 9 Mr. Citrano is not here, so I'll defer either
 10 to Ms. Boyer or Mr. Gibbs.
 11 MS. BOYER: So Mr. Gibbs participated
 12 online on this one, but he can speak for the
 13 committee discussion, if you wish, later. And
 14 Mr. Kelley did the presentation.
 15 This is a REV Grant in the Working
 16 Waterfront, primarily involving improvements
 17 to -- marine improvements. So it may be dock
 18 improvements, bulkhead improvements, and
 19 tangible personal property. But we can go
 20 through in more detail the criteria for the REV
 21 Grant.
 22 It is a 50 percent REV Grant for ten years
 23 with a total development cost estimate of
 24 29,000,067. And so if you scroll down on the
 25 term sheet, you can see the total amount of the
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1 REV Grant is a million five contemplated
 2 pursuant to this.
 3 This particular applicant did receive a
 4 QTI incentive from the City back in the spring
 5 of 2020 -- is it that long ago? -- right before
 6 the State was disbanding the QTI program. So
 7 they processed it very quickly and they had not
 8 yet located the piece of property where they
 9 were going to provide the facility. It's a
 10 long-term lease property.
 11 THE CHAIRWOMAN: Any other comments,
 12 Mr. Gibbs, from the committee?
 13 BOARD MEMBER GIBBS: None other.
 14 Thank you.
 15 THE CHAIRWOMAN: This came out of
 16 committee with a recommendation for approval,
 17 so no motion is needed or -- so any comment?
 18 Mr. Moody.
 19 BOARD MEMBER MOODY: Sounds pretty
 20 exciting that we're going to have \$30 million
 21 infused in this particular area of our downtown
 22 and with a company that has over 230 years of
 23 experience, so that's comforting. This should
 24 be a good project.
 25 THE CHAIRWOMAN: Mr. Gibbs.
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1 BOARD MEMBER GIBBS: No further comments.
 2 I echo those comments. And that was
 3 pretty much the sentiment of the committee.
 4 THE CHAIRWOMAN: Mr. Froats.
 5 BOARD MEMBER FROATS: No questions.
 6 THE CHAIRWOMAN: Mr. Barakat.
 7 BOARD MEMBER BARAKAT: So I do have some
 8 questions.
 9 On -- this does not fall under any of the
 10 typical DIA, I think, qualifications, so we
 11 have to go through the tier test. And this --
 12 according to the staff report, there -- you
 13 need two goals to qualify.
 14 And Goal Number 1, "Reinforce downtown as
 15 the City's unique epicenter for business,
 16 history, culture, education, and
 17 entertainment," I can see how that qualifies in
 18 the business qualify, I guess, because they are
 19 creating jobs.
 20 And then Redevelopment Goal Number 3, how
 21 does this -- this project occurring --
 22 "Simplify the approval process for downtown
 23 development in and improve departmental and
 24 agency coordination"?
 25 I guess I ask that to Mr. Kelley.
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1 MR. KELLEY: Through the Chair to
 2 Mr. Barakat, so when you look at the strategic
 3 objectives under these redevelopment goals,
 4 they are a broader set of criteria than are
 5 readily apparent than the goal itself. And so
 6 I was looking at the strategic objectives under
 7 each of these that are spelled out in the staff
 8 report under the our recommendation.
 9 And I would be happy to go into any of
 10 those in more detail as you suggest.
 11 MS. BOYER: Mr. Barakat, the other thing I
 12 would add is, as I mentioned, this previously
 13 received a QTI recommendation. That was
 14 processed by the City's Office of Economic
 15 Development in coordination with JAXUSA and
 16 with the State of Florida.
 17 So from our perspective, this kind of
 18 intergovernmental agency coordination is why it
 19 falls within the strategic objective. There
 20 were multiple agencies involved who were
 21 supporting the recruiting and the
 22 implementation of this business in this
 23 location.
 24 BOARD MEMBER BARAKAT: Okay. So because
 25 they received incentives from another agency --
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1 there was coordination between a couple of
2 agencies, and because of that, they check a
3 box?

4 MS. BOYER: Not only that, but the
5 strategic -- so to Mr. Kelley's point, it does
6 increase tax value. It does increase TIF in
7 future projections. It does increase annual
8 private capital investments in downtown.

9 But I do think that the fact -- not just
10 that they received an incentive from them. It
11 was recruiting someone to bring new jobs and
12 new capital investment to downtown
13 Jacksonville. That was the mission that JAXUSA
14 was pursuing and that the Office the Economic
15 Development was furthering by seeking the QTI.

16 So the fact that we were working with them
17 toward that greater goal for the benefit of
18 downtown is what I think makes it satisfy the
19 improved departmental and agency coordination.

20 BOARD MEMBER BARAKAT: Okay. So I'm
21 wavering on this one just because this is
22 located on the periphery and it's creating jobs
23 while the unemployment rate is less than
24 3 percent.

25 I understand they are investing in
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1 job and one \$5,000 payment for the State.

2 To me, this -- I'm glad they're already in
3 downtown and I'm glad they are going to
4 continue hiring. To me --

5 And in full disclosure, I have not seen
6 this before today because I don't believe it
7 came to REPD which I sit on, for instance. Or
8 if it did, I was not at that meeting, so I
9 apologize. So I haven't reviewed this in full
10 before today, at least in detail.

11 And so it seems to me like a bit of a
12 tack-on, to Oliver's point about meeting
13 Redevelopment Goal Number 3. I mean, sure,
14 there is, you know, intergovernmental and
15 departmental and agency coordination. That's
16 because the State gave them the money or is
17 agreeing to give them money for hiring people.
18 That, to me, is a little bit tenuous. Like, I
19 don't see how that connects to the REV Grant.
20 They were going to meet their obligations,
21 hopefully, under the QTI program regardless of
22 whether we give them this REV Grant or not.

23 So I guess maybe my question is a little
24 bit more -- Mr. Kelley, you said you were happy
25 to share some more detail on that. Can you

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1 downtown. But I don't think just because you
2 make an investment in your own business and it
3 happens to be located in downtown and because
4 you created jobs, you're entitled to pay -- not
5 paying full taxes. We have other shipbuilders
6 in Jacksonville that are paying full taxes in a
7 very competitive employment environment, so I'm
8 a little hesitant to approve this. And I think
9 the tier test is barely approved based on the
10 criteria I'm reading.

11 So no further comments. Thank you.

12 THE CHAIRWOMAN: Thank you.

13 Mr. Ward.

14 BOARD MEMBER WARD: Muscle memory today
15 tells me to say, "Nothing for me. Thank you."
16 But I'll break my habit.

17 So I tend to -- I'm sort of wavering on
18 this like Mr. Barakat is.

19 Having worked at DEO in a younger life,
20 I'm very familiar with the soon-to-be or now
21 former QTI program. I understand how it works
22 intimately. I also understand how it works
23 when QTI metrics aren't met, which essentially
24 just means they don't get the -- there's two
25 tiers here; one \$1,000 payment for the City per

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1 flesh that out a little bit further to me?

2 Because I'm not really seeing the one-for-one
3 there.

4 And in fairness to the applicant, by the
5 way, this is a unique area and unique business,
6 and it's not something we typically see with
7 our REV grants and other incentive programs.
8 So maybe a little more explanation there would
9 help me come around.

10 MS. BOYER: Through the Chair to Mr. Ward,
11 I'll let Mr. Kelley share details of the
12 particular application, but what I will share
13 is that we were approached in 2020. And some
14 of you may recall some discussion about this
15 back then.

16 So it is not that the REV Grant is a new
17 concept that was never discussed when we were
18 recruiting this business to come to
19 Jacksonville. The REV Grant was part of the
20 discussion two years ago. It was simply that
21 they had not secured the lease, so we couldn't
22 proceed because we didn't have a finite piece
23 of property on which to calculate a REV grant,
24 but it was an enticement to their relocation.

25 The second piece I would share is that you

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1 are used to seeing REV Grants that come
2 pursuant to our plan. We are also the economic
3 development agency for downtown and execute the
4 public investment policy which has REV Grants
5 for capital improvements associated with job
6 creation. And it is not atypical in other
7 parts of the city, whether it's a manufacturing
8 facility or something else, where they would
9 receive a REV Grant. And it is under that
10 scope of the broader authority that we are
11 operating at this point.

12 But I'll let Mr. Kelley give you the
13 specifics of this application.

14 MR. KELLEY: Through the Chair, so one
15 thing that I would add to this in terms of
16 simplifying the approval process for downtown
17 development, improving departmental and agency
18 coordination, is I had a really good running
19 start on this one because of the work that had
20 been done by OED.

21 So in context of the QTI that was approved
22 in 2020, I relied on some of the information
23 that was there. I also spoke with Mr. Randolph
24 and Mr. Wendland in the Office of Economic
25 Development.

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1 So it was really the coordination with
2 that department, not just an add-on to work
3 that they had already done, but furthering the
4 effort that they started in 2020 where, as CEO
5 Boyer referenced, there was some comment and
6 some allusion, if you will, to the underwriting
7 of a REV Grant in the future, which, now that
8 time --

9 I began these conversations with the
10 applicant probably in January, I want to say,
11 as they were still putting cost estimates
12 together and moving into their location and
13 making these plans. So this has been in work
14 in our shop for a few months. But it also
15 picks up on the work and the efforts and
16 leverages the efforts of OED as well.

17 So that's why I saw it as meeting
18 Redevelopment Goal Number 3.

19 BOARD MEMBER WARD: I don't have any
20 questions for them, but is the applicant here?

21 Nothing further from me.

22 THE CHAIRWOMAN: Is this the first
23 application we've done through our tier
24 process?

25 MR. KELLEY: Madam Chair, no. We've used

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1 the tier process in other applications. I'm
2 not familiar with a REV Grant that we did a
3 tier --

4 THE CHAIRWOMAN: I just couldn't remember
5 that. That was just for my own knowledge. I
6 was thinking, since we have our new BID and
7 CRA --

8 MS. BOYER: No. And this is not under the
9 new tiers analysis. This was processed under
10 the existing CRA plan.

11 THE CHAIRWOMAN: Right. That was my
12 confusion. With no other comment, we're going
13 to move to a vote.

14 Mr. Moody.

15 BOARD MEMBER MOODY: I'm in favor of this
16 project. I think it's going to be really a
17 good move for that particular part of our
18 downtown. I think this all goes hand in hand
19 with what we're in charge of doing, and I'm
20 encouraged by what I see.

21 THE CHAIRWOMAN: Mr. Gibbs.

22 BOARD MEMBER GIBBS: I agree with that.
23 Three hundred jobs at 60,000 a year
24 approximately. That's a win for downtown.

25 I'm in favor.

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1 THE CHAIRWOMAN: Mr. Froats.

2 BOARD MEMBER FROATS: In favor.

3 THE CHAIRWOMAN: Mr. Barakat.

4 BOARD MEMBER BARAKAT: While I'm in favor
5 of the project in general, I don't believe that
6 it qualifies based on the criteria set forth in
7 our plan, so I'm not in favor of the incentive.

8 THE CHAIRWOMAN: Mr. Ward.

9 BOARD MEMBER WARD: I'm not in favor.

10 THE CHAIRWOMAN: I'm in favor.

11 So the resolution passes four in favor and
12 two against.

13 Moving on to Resolution 2022-04-13, the
14 BID and CRA ratification.

15 Ms. Boyer.

16 MS. BOYER: Thank you, Madam Chair.

17 So this is a resolution that did not go to
18 committee. You will recall, back in February,
19 you approved a resolution adopting the BID and
20 CRA update and authorizing us to file
21 legislation that would make certain code
22 changes.

23 What I want to point out to you -- what
24 you have before you now is the conformed copy
25 of the Community Redevelopment plan update and

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1 the Business Investment strategy update. And
 2 what you have over on the table, if any of you
 3 would like to look at them, are the -- oh,
 4 Mr. Chisholm didn't give me numbers next to
 5 them, so I don't know how many there are.
 6 Here are the following plans that are
 7 incorporated into and flow up into this: the
 8 Downtown Design Guidebook; the parks assessment
 9 and plan; the identity guidelines, which is the
 10 branding initiative; the Jax Downtown Market
 11 Feasibility Study; the Riverfront Design
 12 Guidelines and activities plan -- that was the
 13 SWA plan; the Brooklyn Neighborhood Road Diet
 14 Study; the new convention center feasibility
 15 analysis; the Downtown Public Parking Strategy
 16 and Implementation Plan; the LaVilla
 17 Neighborhood Development Strategy; the
 18 Cathedral District Master Plan; the Emerald
 19 Trail Master Plan; and the Riverfront
 20 Activation Plan.
 21 So what we have done since February is we
 22 have gone through and basically conformed one
 23 document to another to make sure that
 24 everything that was in a years table is in the
 25 CRA plan as a development project and vice

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1 supplements or appendices as well as the ones
 2 that were in the February update.
 3 It also has City CIP projects that fall
 4 within downtown. They're identified as a City
 5 CIP project. But you will recall, in the new
 6 tiers we're giving developers credit if they
 7 provide land for a project or if they make a
 8 contribution to programming at a project.
 9 So we had to identify, for example,
 10 Riverfront Plaza or the Emerald Trail or
 11 something else that may be a City project which
 12 a developer could contribute toward, but was
 13 not a CRA-funded project. So those are now all
 14 in here.
 15 So that's the changes in the CRA plan.
 16 In the BID strategy, what we have changed
 17 in the BID strategy is we have revised the
 18 years tables to reflect \$2 million a year of
 19 annual additional available cash on the
 20 Northbank. This is as a result of the MPS
 21 savings.
 22 So on an annual basis that allowed us to
 23 self-fund a number of these different incentive
 24 programs that we were talking about today that
 25 we're starting. It also allowed us to

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1 versa.
 2 So here are the key changes. I have a
 3 short list of the key changes that I just want
 4 to make sure you're aware of because we will
 5 now be filing this with City Council.
 6 In this CRA plan we added a number of
 7 specific redevelopment projects. Those
 8 redevelopment projects were identified in other
 9 plans, but not incorporated in the draft.
 10 So examples of those are: We added the
 11 LaVilla Heritage Trail and gateways, which was
 12 identified in the LaVilla neighborhood
 13 strategy, but hadn't made it into the
 14 redevelopment plan. There is a K-to-12 school
 15 project which had been recommended previously.
 16 It was in the Cathedral plan to have an
 17 elementary school in downtown, but that had not
 18 been incorporated. Neighborhood streetscape is
 19 a redevelopment project that is an outgrowth of
 20 the design guidebook. That's what it suggests.
 21 So what you're going to see in this plan
 22 now, when you turn to the section that has all
 23 of the redevelopment projects listed, is all of
 24 the redevelopment projects that were either
 25 referenced in one of the prior adopted

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1 accelerate projects that were perhaps in
 2 Year 3; we could move them forward to Year 2
 3 because we have additional resources.
 4 It reflects DIA rather than General Fund
 5 funding of the new incentives and the
 6 acceleration of projects. It conforms
 7 redevelopment projects to the project list in
 8 the years table, so this went both directions.
 9 And it substitutes an updated project profile
 10 assessment form. So Mr. Kelley worked with |
 11 Mr. Posey and developed a new project profile
 12 assessment form that is now incorporated in the
 13 strategy.
 14 So those are the main changes in the
 15 strategy.
 16 In the legislation that adopts the BID and
 17 CRA that Mr. Sawyer has been working on, the
 18 changes from February are, we are appropriating
 19 in it, in that legislation, the MPS savings
 20 that was the subject of Resolution 2022-04-05.
 21 So that legislation includes that appropriation
 22 that funds those programs and approves two new
 23 positions. That was not in the discussion in
 24 the February meeting. We did not know we were
 25 going to have that at that point.

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1 And the legislation also includes an
2 amendment of the City's public investment
3 policy to incorporate all of our new revised
4 incentives. So, again, it's making one thing
5 conform to the other.

6 And then, finally, there's a companion
7 piece of legislation that includes amendments
8 to the Downtown Zoning Overlay that we have
9 talked about. There are a couple changes in
10 it.

11 Number one is we added a definition for
12 structured parking to include "ground-level
13 parking covered by a building." So if you
14 drive in at grade and there's a building above
15 you, that is defined as structured parking;
16 that is not defined as surface parking.

17 And the last piece was to allow for the
18 distribution of artisan or craft merchandise in
19 all districts, limits the scale of distribution
20 and storage to no greater than 50 percent of
21 the total business building area or
22 10,000 square feet, whichever is less.

23 So right now, distribution is not an
24 allowed use, but the idea is if you are
25 distributing a craft product, not alcoholic

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1 beverage, but it could be, for example, roasted
2 coffee. It could be, for example, someone
3 making scarves, and you were distributing them
4 as well as selling them point of sale in that
5 location, then it would be a permissible use.

6 So those are two changes that you did not
7 vote on previously that we wanted to bring to
8 your attention. Otherwise, this is just really
9 a request for you to ratify and confirm that
10 you agree with all of these changes, because
11 the legislation is now before Mayor's Budget
12 Review Committee, and we are planning to file
13 it by the May 4th filing deadline.

14 THE CHAIRWOMAN: Excellent. What a great
15 piece of work to have brought. Again, no small
16 effort, and it hasn't gone unnoticed. If you
17 just thumb through both of these documents, I
18 think it gives great clarity to our mission and
19 our purpose and a better road map for not only
20 us, but for applicants and the citizenry as a
21 whole.

22 So I'm looking for a motion on Resolution
23 2022-04-13, the BID and CRA ratification.

24 BOARD MEMBER MOODY: So moved.

25 BOARD MEMBER GIBBS: Second.

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1 THE CHAIRWOMAN: Moved and seconded.
2 We'll move to any board comment.
3 Mr. Moody.

4 BOARD MEMBER MOODY: No comments.

5 THE CHAIRWOMAN: Mr. Gibbs.

6 BOARD MEMBER GIBBS: I would only give the
7 comment you made. This is a great piece of
8 work. Thank you for doing so.

9 THE CHAIRWOMAN: Mr. Froats.

10 BOARD MEMBER FROATS: It's a very long
11 process. I guess it's every five years.

12 Is that correct, Ms. Boyer?

13 MS. BOYER: Yes, you start it every five
14 years. It took us seven to finish.

15 BOARD MEMBER FROATS: Thank you. No more
16 comments.

17 THE CHAIRWOMAN: Mr. Barakat.

18 BOARD MEMBER BARAKAT: I'll echo your
19 comments, Chairwoman Worsham.

20 And congratulations to the staff and
21 really all downtown stakeholders for getting
22 this plan done. There's a lot of meat on the
23 table in here. And for all cynics out there
24 who think not much is going on and will be
25 going on in the next couple of years, all they

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1 have to do is pick this book up and read it and
2 be more well informed. So congratulations.

3 THE CHAIRWOMAN: Mr. Ward.

4 BOARD MEMBER WARD: Agreed. A lot of
5 great, hard work went into this. So thank you
6 very much, and I'll be voting in support of
7 that.

8 THE CHAIRWOMAN: Great. Thank you.

9 Well done. Again, congratulations on all
10 the efforts. And the compilation of the
11 documents and making sure things are referenced
12 properly and included is no small effort.

13 So we'll move straight to a vote.

14 Mr. Moody.

15 BOARD MEMBER MOODY: In favor.

16 THE CHAIRWOMAN: Mr. Gibbs.

17 BOARD MEMBER GIBBS: In favor.

18 THE CHAIRWOMAN: Mr. Froats.

19 BOARD MEMBER FROATS: In favor.

20 THE CHAIRWOMAN: Mr. Barakat.

21 BOARD MEMBER BARAKAT: In favor.

22 THE CHAIRWOMAN: Mr. Ward.

23 BOARD MEMBER WARD: In favor.

24 THE CHAIRWOMAN: And I'm also in favor.

25 Resolution passes six in favor, zero

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1 against.

2 Moving on to 2022-04-14, the LaVilla

3 Townhome modification.

4 MS. BOYER: Mr. Kelley is going to take

5 that one.

6 MR. KELLEY: Madam Chair, Resolution

7 2022-04-14 comes at the request of the

8 applicant.

9 As we all are aware of the rising costs of

10 construction and general inflation, during the

11 time that they have been putting together their

12 development plans and budgets, they've had very

13 significant cost increases.

14 They've submitted those costs to us. We

15 analyzed them and negotiated with the applicant

16 to achieve a new level above which proceeds

17 generated through the sale of homes would be

18 split 50/50 between the developer and the City.

19 In the ordinance that's in place right now,

20 that is set at \$250,250. And given the

21 increase in costs that we're proposing through

22 this resolution, that that net sales proceed be

23 raised to \$320,000.

24 THE CHAIRWOMAN: All right. We are moving

25 to -- wait.

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1 they would be marketable at around \$320,000

2 today. By giving the time to build and an

3 escalator at continuing cost increases, we did

4 the modeling at 355,000 at that point in time

5 in 2024 -- 2023.

6 BOARD MEMBER MOODY: Okay. Thank you.

7 No further questions.

8 THE CHAIRWOMAN: Mr. Gibbs.

9 BOARD MEMBER GIBBS: We've all witnessed

10 the increase in price of everything, and that's

11 why I seconded this because, first of all, and

12 secondly, because it will be great having those

13 homes in the city downtown.

14 Thank you.

15 THE CHAIRWOMAN: Mr. Froats.

16 BOARD MEMBER FROATS: Mr. Kelley, so it's

17 a 28 percent increase. Is that what you

18 believe the increase in construction costs to

19 be? Or the -- yeah, construction costs or even

20 the fair value of the properties.

21 MR. KELLEY: Through the Chair to

22 Mr. Froats, yes, sir, we've seen cost increases

23 in certain materials in excess of 40 percent.

24 But overall construction costs, anywhere from

25 20, 25 to 30 percent are not uncommon in this

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1 Did I get a motion already?

2 I haven't. That was -- I'm sorry. I'm

3 losing my place.

4 So before we move to comments, I'll look

5 for a resolution and then we'll move to

6 comments.

7 MS. BOYER: A motion?

8 THE CHAIRWOMAN: Yes. I need a motion on

9 the --

10 BOARD MEMBER MOODY: I move that we

11 approve Resolution 2022-04-14.

12 BOARD MEMBER GIBBS: I'll second.

13 THE CHAIRWOMAN: Thank you. Now we can go

14 into board discussion.

15 I'll start with you, Mr. Moody.

16 Questions?

17 BOARD MEMBER MOODY: The only question I

18 have is, have we seen any numbers as to what

19 the market value of these finished units would

20 be? Has anybody provided any of that

21 documentation?

22 MR. KELLEY: Through the Chair to

23 Mr. Moody, so looking at the project today, the

24 applicant provided -- and we did some

25 verification that they are proposed -- that

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1 period of time.

2 BOARD MEMBER FROATS: I'd like to say

3 that, had the project been done on time, we

4 might have missed the increase in construction

5 costs, but I can't be too critical because we

6 awarded it to somebody else originally and then

7 they came back to the table and took this on.

8 So we can't hold that against them.

9 THE CHAIRWOMAN: Thank you.

10 Mr. Barakat.

11 BOARD MEMBER BARAKAT: I'll echo

12 Mr. Froats(inaudible) comments. And he had the

13 same question I had, so I'm good.

14 Thank you.

15 THE CHAIRWOMAN: Mr. Ward.

16 BOARD MEMBER WARD: Nothing from me.

17 Thank you.

18 THE CHAIRWOMAN: I don't have anything

19 further, so we can go straight to a vote.

20 Mr. Moody.

21 BOARD MEMBER MOODY: I'm in favor.

22 THE CHAIRWOMAN: Mr. Gibbs.

23 BOARD MEMBER GIBBS: I'm in favor.

24 THE CHAIRWOMAN: Mr. Froats.

25 BOARD MEMBER FROATS: In favor.

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1 THE CHAIRWOMAN: Mr. Barakat.
 2 BOARD MEMBER BARAKAT: In favor.
 3 THE CHAIRWOMAN: Mr. Ward.
 4 BOARD MEMBER WARD: In favor.
 5 THE CHAIRWOMAN: And I'm also in favor.
 6 It passes six in favor, zero against.
 7 MS. BOYER: Madam Chair, before you move
 8 on, can I make two points on this real quick?
 9 THE CHAIRWOMAN: Yes, ma'am, please.
 10 MS. BOYER: Something that we just assumed
 11 you knew, but I want to say it for the benefit
 12 of those in the audience and those here, this
 13 property has already changed hands. It is now
 14 owned by the developer. This developer has
 15 gone through the DDRB process, is in the middle
 16 of their ten-set approval. They are ready to
 17 start construction.
 18 If we were to think about doing anything
 19 else and back up to take the property back and
 20 start over again, we would delay the project by
 21 another couple of years. So I think being
 22 sensitive to the increase in costs is a
 23 reasonable approach.
 24 The second thing I want to share is we had
 25 a comment earlier about looking for for-sale
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1 Group, previously appraised this property. I
 2 am claiming a voting conflict and abstain from
 3 voting on the matter. The property in question
 4 is 1001 Kings Avenue for Resolution 2022-04-11.
 5 THE CHAIRWOMAN: Thank you. I'm glad we
 6 hadn't gotten to that point yet.
 7 So I'm going to close the CRA meeting.
 8 (The foregoing proceedings were adjourned
 9 at 3:10 p.m.)
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1 products. I think we had two comments. This
 2 is for a for-sale product, a product that can
 3 be owned by individual homeowners in this area.
 4 And so it's important to us that we have that
 5 for-sale product in LaVilla.
 6 THE CHAIRWOMAN: Thank you.
 7 Any other comments before we move on to
 8 other matters at the discretion of the Chair?
 9 BOARD MEMBERS: (No response.)
 10 THE CHAIRWOMAN: I need to correct an
 11 oversight on my part.
 12 Mr. Chisholm had asked me to allow him to
 13 read in a voting conflict into the record, and
 14 I did not do that.
 15 Is it all right if we do that now?
 16 MR. CHISHOLM: Thank you, Madam Chair.
 17 Pursuant to Section 112.3143 of the
 18 Florida Statutes, a Form 8B, Memorandum of
 19 Voting Conflict, filed by Board Member Moody
 20 prior to this meeting must be read publicly at
 21 the next meeting after the form was filed.
 22 Pursuant to that requirement, Board Member
 23 Moody declares a conflict on Resolution
 24 2022-04-11 for the following reasons:
 25 Mr. Moody's company, Moody Williams Appraisal
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1 CERTIFICATE OF REPORTER
 2
 3 STATE OF FLORIDA)
 4)
 5 COUNTY OF DUVAL)
 6
 7 I, Diane M. Tropia, Florida Professional
 8 Reporter, certify that I was authorized to and did
 9 stenographically report the foregoing proceedings and
 10 that the transcript is a true and complete record of my
 11 stenographic notes.
 12
 13
 14
 15 DATED this 1st day of May 2022.
 16
 17
 18 _____
 19 Diane M. Tropia
 20 Florida Professional Reporter
 21
 22
 23
 24
 25
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CITY OF JACKSONVILLE
DOWNTOWN INVESTMENT AUTHORITY
BOARD MEETING

Proceedings held on Wednesday, April 20, 2022,
commencing at 3:10 p.m., Jacksonville Public/Main
Library, Multipurpose Room, 303 North Laura Street,
Jacksonville, Florida, before Diane M. Tropa, FPR, a
Notary Public in and for the State of Florida at Large.

BOARD MEMBERS PRESENT:

CAROL WORSHAM, Acting Chair.
OLIVER BARAKAT, Board Member.
TODD FROATS, Board Member.
CRAIG GIBBS, Board Member.
DAVID WARD, Board Member.
RON MOODY, Board Member.

ALSO PRESENT:

LORI BOYER, Chief Executive Officer.
STEVE KELLEY, DIA, Director of Development.
ANTONIO POSEY, DIA, Project Manager.
JOHN SAWYER, Office of General Counsel.
XZAVIER CHISHOLM, Administrative Assistant.

- - -

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1 of matters that come before the DIA. And at
2 Governance, we decided to try to increase the
3 efficiency of same. And with that, Resolution
4 2022-01-04 [sic] has a consent agenda. On
5 Page 2 or 3 it outlines particular requirements
6 and means to get to that consent agenda. That
7 is that consent agenda of all resolutions will
8 be brought to each and every meeting; there
9 must be a favorable report and no negative
10 votes by the particular subcommittee; there
11 must be no amendments by the particular
12 subcommittee; and it must meet the criteria
13 established in the bylaws which are outlined in
14 the next resolution.

15 At the appropriate time in the special
16 meeting, any particular board member, after the
17 Chair announces it, can remove that particular
18 consent item for further and additional debate.
19 Once that's done, it has to be debated and
20 considered immediately following the vote on
21 the consent agenda. And at the conclusion of
22 the consent agenda, the Chair shall call for
23 one vote on the entire consent agenda.

24 This, we hope, will increase and improve
25 the efficiency of each particular board
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1 PROCEEDINGS
2 April 20, 2022 3:10 p.m.
3 - - -
4 THE CHAIRWOMAN: I will open the Downtown
5 Investment Authority meeting.
6 I hope you've had a chance to review the
7 meeting minutes. I'll be looking for a motion
8 to approve the minutes of the March 16th, 2022,
9 meeting.
10 BOARD MEMBER MOODY: So moved.
11 BOARD MEMBER BARAKAT: Second.
12 THE CHAIRWOMAN: All right. Moved and
13 seconded.
14 All in favor of approval of the minutes,
15 signify by saying aye.
16 BOARD MEMBERS: Aye.
17 THE CHAIRWOMAN: All right. All in favor.
18 It passes without anyone against.
19 All right. We'll move to 2022-04-01,
20 amendment to the bylaws. It's a consent --
21 we're going to talk about the consent agenda,
22 and it went to the Governance Committee.
23 I'll defer to Mr. Gibbs.
24 BOARD MEMBER GIBBS: Thank you, Madam
25 Chair.
There's been talk about the great number
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1 meeting.
2 Thank you.
3 THE CHAIRWOMAN: Thank you.
4 It came as a recommendation out of the
5 committee, so we do not need a second. So I'll
6 move into discussion.
7 Mr. Ward.
8 BOARD MEMBER WARD: Nothing from me.
9 Thank you.
10 THE CHAIRWOMAN: Mr. Barakat.
11 BOARD MEMBER BARAKAT: I'm in favor of the
12 Governance Committee's recommendation. Just to
13 confirm one item: If you're not attending one
14 of these committee meetings and the vote does
15 qualify for the consent agenda, I think I heard
16 you say that, as a board member, you can ask
17 for an item to be removed from the consent
18 agenda, which would automatically trigger a
19 debate and vote, correct?
20 BOARD MEMBER GIBBS: Yes.
21 BOARD MEMBER BARAKAT: Thank you.
22 THE CHAIRWOMAN: Mr. Froats.
23 BOARD MEMBER FROATS: No questions.
24 THE CHAIRWOMAN: Mr. Gibbs, anything
25 further?
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1 BOARD MEMBER GIBBS: One further thing.
 2 On 6.7, there's a request there. After the
 3 call to order, I(b) and III(b) seem to be the
 4 same.
 5 MS. BOYER: Mr. Gibbs, you are correct.
 6 So it looks to me like we would delete
 7 III(b), and strike through III(b), because the
 8 request for speaker cards, as we have
 9 established it, comes after confirmation of a
 10 quorum and call to order.
 11 BOARD MEMBER GIBBS: Works for me.
 12 THE CHAIRWOMAN: Thank you, Mr. Gibbs.
 13 Mr. Moody.
 14 BOARD MEMBER MOODY: I think this is a
 15 great idea to speed along our sometimes-lengthy
 16 board meetings.
 17 THE CHAIRWOMAN: I agree. We have talked
 18 about this for a while.
 19 I wondered, not to complicate things, but
 20 has there been any discussion of providing some
 21 sort of meeting minutes or summary of the
 22 committee meetings to the other board members
 23 prior to arrival at a board meeting?
 24 MS. BOYER: To the Chair, we had not
 25 discussed that. However, that is certainly a
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1 reasonable idea. I'm going to look at
 2 Mr. Chisholm because --
 3 THE CHAIRWOMAN: He's smiling.
 4 MS. BOYER: Well, one of the challenges is
 5 that there is a desire among certain board
 6 members to have committee meetings on certain
 7 days, and there is a desire among staff to not
 8 have the committee meetings too early so that
 9 we have time to get everything prepared for the
 10 committee meeting. And so that puts
 11 Mr. Chisholm in the bind of trying to have
 12 minutes done on a, you know, 24-hour turnaround
 13 to have them for you.
 14 I think you are correct. There should be
 15 some distribution of information regarding what
 16 the committee action was and we will ensure
 17 that at a minimum.
 18 So, Mr. Chisholm, it seems to me, from
 19 your perspective, we're going to have to
 20 schedule meetings such that we have a minimum
 21 of 24 hours between a committee meeting and a
 22 board meeting so that we can distribute to the
 23 board 24 hours in advance any action taken by a
 24 committee so you have that information.
 25 THE CHAIRWOMAN: Great. Thank you. I
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1 think that would be helpful for those who are
 2 unable to attend a meeting.
 3 So with that being said, we have a
 4 resolution in front of us that has one
 5 correction.
 6 So do we need to vote on the correction or
 7 can we just vote on the corrected resolution as
 8 a scrivener's error --
 9 I'm asking Mr. Sawyer.
 10 MR. SAWYER: I believe you're fine as a
 11 scrivener's correction.
 12 THE CHAIRWOMAN: Thank you.
 13 So with that in mind and the consideration
 14 that we might provide some -- staff will look
 15 into providing some sort of summary of the
 16 committee meetings to the other board members,
 17 I'll move to a vote.
 18 Mr. Moody.
 19 BOARD MEMBER MOODY: I'm in favor.
 20 THE CHAIRWOMAN: Mr. Gibbs.
 21 BOARD MEMBER GIBBS: In favor.
 22 THE CHAIRWOMAN: Mr. Froats.
 23 BOARD MEMBER FROATS: In favor.
 24 THE CHAIRWOMAN: Mr. Barakat.
 25 BOARD MEMBER BARAKAT: In favor.
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1 THE CHAIRWOMAN: And Mr. Ward.
 2 BOARD MEMBER WARD: In favor.
 3 THE CHAIRWOMAN: And I'm also in favor.
 4 Passes six in favor.
 5 We're moving on to Resolution 2022-04-02,
 6 right? The Governance Committee. I'll turn
 7 it, again, to Mr. Gibbs.
 8 BOARD MEMBER GIBBS: Yes. These are
 9 particulars of the particular consent agenda.
 10 With the growing number of redevelopment
 11 activities in downtown -- plus, all of us are
 12 volunteers and our time commitment is certainly
 13 valuable, and we should spend our time on
 14 policy matters as a board.
 15 While the board retains authority for all
 16 funding, this is a way to speed up some of the
 17 consent agenda items by outlining bylaws.
 18 Specific [sic] authorized as certain loans or
 19 grants pursuant to the BID program guidelines
 20 should be in the amount of \$15,000 per
 21 application per year.
 22 We also looked at and debated the amount
 23 to authorize contributions to private
 24 organizations and sponsorships of events to
 25 \$5,000.
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1 And, finally, to authorize certain
2 payments for downtown park programming
3 consistent with the GIA assessment and the
4 Jessie duPont study to \$5,000.

5 We ask that the board consider this
6 particular resolution, 2022-04-02, that passed
7 unanimously through our Governance Committee.

8 MS. BOYER: And, Madam Chair, if I may
9 add, the intent here is that we had initially
10 presented it as if these would be delegated
11 authority to staff. In speaking with
12 Mr. Sawyer, we're not sure that the board has
13 the ability to delegate that authority to
14 staff.

15 So instead, what we are proposing is
16 things that are at or below these thresholds,
17 below \$15,000 for a grant or forgivable loan
18 that meets the program guidelines, below \$5,000
19 on an event sponsorship, and below \$5,000 on
20 programming, that they would automatically --
21 staff would vet them, and it would
22 automatically go to the consent agenda. Would
23 not have to be heard by Finance Committee and
24 would automatically go to the consent agenda.

25 Again, you could pull it off and we could
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1 second line.

2 THE CHAIRWOMAN: It's a good thing we --
3 you have your eagle eye on today.

4 Thank you.
5 Mr. Moody.

6 BOARD MEMBER MOODY: I'm in favor.

7 THE CHAIRWOMAN: So that was comment.
8 So now we just move to vote, I'm assuming.
9 Mr. Moody.

10 BOARD MEMBER MOODY: I'm still in favor.

11 THE CHAIRWOMAN: Okay. Good.
12 Mr. Gibbs.

13 BOARD MEMBER GIBBS: I'm in favor.

14 THE CHAIRWOMAN: Mr. Froats.

15 BOARD MEMBER FROATS: In favor.

16 THE CHAIRWOMAN: Mr. Barakat.

17 BOARD MEMBER BARAKAT: In favor.

18 THE CHAIRWOMAN: And Mr. Ward.

19 BOARD MEMBER WARD: In favor.

20 THE CHAIRWOMAN: And I'm also in favor.
21 Six in favor, zero opposed, 2022-04-02

22 passes.

23 We're moving on to Resolution 2022-04-06,
24 ULI Summit sponsorship.

25 Ms. Boyer.

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1 have a full discussion on that resolution if
2 you wanted. You would actually act on it, but
3 it would be in the consent agenda. Anything in
4 any one of these categories that is larger than
5 those amounts would come as a separate
6 resolution and come through the Finance
7 Committee.

8 THE CHAIRWOMAN: Thank you. I think
9 that's a good compromise. We want to give a
10 certain amount of authority, you know, for
11 those types of decisions.

12 So that was the committee recommendation.
13 Did not need any other motion or second. We'll
14 move to any board comments.

15 Mr. Ward.

16 BOARD MEMBER WARD: None from me. I'm in
17 support of this. I think it will help
18 streamline some things for us.

19 THE CHAIRWOMAN: Mr. Barakat.

20 BOARD MEMBER BARAKAT: None from me. I'm
21 in favor.

22 Thank you.

23 THE CHAIRWOMAN: Mr. Froats.

24 BOARD MEMBER FROATS: No comments.

25 BOARD MEMBER GIBBS: Typo in 2.6, the

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1 MS. BOYER: Thank you, Madam Chair.

2 So this sponsorship request did not go to
3 Finance Committee nor -- going forward, it
4 would be on your consent agenda. It's a
5 request for a \$5,000 sponsorship for the ULI
6 statewide summit that is going to be held in
7 downtown Jacksonville June 1st through 3rd.

8 If there ever was an event that would be
9 appropriate for our sponsorship, I think this
10 is it. And this entitles us to have a table at
11 the event throughout the duration of the event,
12 which we will, as well as we are involved in a
13 number of panels and programs.

14 So we would encourage your support.

15 THE CHAIRWOMAN: Okay. I'll look for a
16 motion for 2022-04-08 [sic].

17 BOARD MEMBER MOODY: I'll make a motion we
18 approve Resolution 2022-04-06.

19 BOARD MEMBER FROATS: Second.

20 THE CHAIRWOMAN: -06. All right.

21 It's moved and seconded.

22 Any comments from the board?

23 BOARD MEMBERS: (No response.)

24 THE CHAIRWOMAN: Do I have to do a roll
25 call or can I just ask for general comments?

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1 Is that allowed?

2 I'm going for general comments on this one

3 since this would be something that would appear

4 on the consent agenda after this meeting.

5 Seeing no comments, I'm going to move

6 straight to a vote.

7 Mr. Ward.

8 BOARD MEMBER WARD: In favor.

9 THE CHAIRWOMAN: Mr. Barakat.

10 BOARD MEMBER BARAKAT: In favor.

11 THE CHAIRWOMAN: Mr. Froats.

12 BOARD MEMBER FROATS: In favor.

13 THE CHAIRWOMAN: Mr. Gibbs.

14 BOARD MEMBER GIBBS: In favor.

15 THE CHAIRWOMAN: Mr. Moody.

16 BOARD MEMBER MOODY: In favor.

17 THE CHAIRWOMAN: And I'm in favor.

18 Thank you. Resolution 2022-04-08,

19 Downtown Vision budget.

20 Ms. Boyer.

21 MS. BOYER: Thank you, Madam Chair.

22 This is the annual budget for Downtown

23 Vision, which will be presented as part of the

24 City budget process and reviewed and considered

25 by City Council when they adopt the budget

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1 overall in the fall. However, as part of the

2 Ordinance Code requirement, this budget comes

3 to us first. The budget you have before you is

4 as was adopted by the Downtown Vision board and

5 submitted to us.

6 And I'm going to let Mr. Gordon come up

7 and answer any questions or provide some --

8 just kind of high-level highlights of the

9 budget.

10 (Mr. Gordon approaches the podium.)

11 MR. GORDON: Hello. Hi. Jake Gordon,

12 CEO, Downtown Vision. Appreciate the

13 opportunity to be here.

14 As Ms. Boyer said, it's already been a

15 year since I stood in front of this board and

16 asked for the budget to be approved. And it's

17 been a long and a short year. So I appreciate

18 the opportunity. I'll try to go fast.

19 Obviously, DVI has a mission to support

20 the Downtown Investment Authority as per our

21 board of directors. We really appreciate this

22 board's support in investing in all the things

23 downtown. You guys are truly making a huge

24 difference in downtown, and we're just trying

25 to help out how we can.

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1 This budget is essentially flat. If you

2 remember, you approved and Council then

3 approved an expansion of our district after the

4 first 20 years. So that budget last year was

5 slightly more complicated. This budget is

6 really a natural extension of that. We've been

7 working on our expansion. Hopefully -- we

8 really feel like things are going well, have a

9 lot of new stakeholders that are contributing,

10 and so trying to help out more.

11 It is effectively flat, this budget.

12 Because if you look, the assessment in the City

13 of the Jacksonville, contributions are actually

14 slightly down, but just tiny, slightly, like,

15 under a percentage point of a percent. That's

16 because you guys have been doing a good job of

17 getting this property back out into the -- the

18 public property into private hands. And also,

19 obviously, COVID and other things related to

20 property values.

21 So with that, other sources is up because

22 we've been doing a great job of fundraising

23 through our other 501(c)(3) organization. And

24 then, the one big thing would be the rent. So

25 rent, this board also approved the fit-out of

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1 the 33 West Duval space because our team is

2 growing.

3 So there's about \$114,000 of rent,

4 quote-unquote, which is really debt service on

5 the fit-out that we are contributing over half

6 a million dollars to that space as that space

7 gets fit out, which we are doing on behalf of

8 you and the City with the costs as per

9 agreement in the lease. So hopefully that made

10 sense.

11 So it's about 200,000 on paper, but

12 generally flat. A hundred and fourteen of that

13 is (inaudible). And, in general, things like

14 Sip and Stroll, which is a phenomenal event

15 that DIA supports, that was unbudgeted last

16 year; that's budgeted this year. And that

17 tends to -- and that's been going fantastic,

18 and we would want to just continue that.

19 Hopefully, that was good explanation.

20 THE CHAIRWOMAN: Thank you.

21 I will look for a motion on 2022-04-08.

22 BOARD MEMBER BARAKAT: Madam Chairwoman,

23 if I may, every time DVI comes up, I need to

24 submit my conflict. I will submit the Form 8B

25 after this meeting.

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1 Thank you.
 2 THE CHAIRWOMAN: Thank you.
 3 I'm still looking for a motion.
 4 BOARD MEMBER MOODY: I'll move to approve.
 5 BOARD MEMBER GIBBS: I'll second.
 6 THE CHAIRWOMAN: It's moved and seconded.
 7 Any discussion from the board?
 8 I'll start with Mr. Ward down there.
 9 BOARD MEMBER WARD: No. I'm in favor of
 10 this. And DVI has really, I think, over the
 11 last one to two years continued to do a lot of
 12 great work and a lot of new great work for the
 13 city and for DIA.
 14 So I appreciate your organization,
 15 Mr. Gordon, and thank you for all the hard work
 16 you do. And I'm very much glad that DIA
 17 continues to support you.
 18 THE CHAIRWOMAN: Mr. Barakat.
 19 BOARD MEMBER BARAKAT: Obviously, I'm very
 20 familiar with the budget being a DVI board
 21 member. Just wanted to say, Mr. Gordon's voice
 22 is a little hoarse probably because he had to
 23 speak to over 17,000 people last Thursday.
 24 So congratulations on a successful Jams
 25 concert.
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1 THE CHAIRWOMAN: Absolutely.
 2 Mr. Froats.
 3 BOARD MEMBER FROATS: Well, just
 4 congratulations on a reduction in City
 5 revenue -- or money provided to you. And you
 6 made up for it in sponsorships. So that's a
 7 tough thing to do, and you've done a great job
 8 of it. A \$171,000 increase in sponsorships and
 9 contributions, so congrats.
 10 THE CHAIRWOMAN: Mr. Gibbs.
 11 BOARD MEMBER GIBBS: I echo Mr. Barakat's
 12 sentiment. With regard to last Thursday, I'm
 13 sorry I couldn't attend, but I saw the news
 14 about it, and that's a great win/win for
 15 downtown Jacksonville.
 16 Thank you.
 17 THE CHAIRWOMAN: Mr. Moody.
 18 BOARD MEMBER MOODY: So it's my humble
 19 opinion that the DVI and the DIA are really
 20 intertwined together. We have a mission to
 21 move it forward. And I'm really impressed with
 22 Jake's leadership. And to that, I'd like to
 23 make this comment.
 24 And I did a little research just to
 25 satisfy myself. But I want to make sure that
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1 the people who are leading our organizations,
 2 DVI and especially DIA, that we really do the
 3 homework to make sure that we're paying our
 4 staff a very competitive level. Nothing worse
 5 than us putting all this time in and building
 6 an organization and then see them leave because
 7 someone came in and opened up the bank vault
 8 and said, come on over.
 9 So I couldn't call Oliver on this because
 10 we're in the Sunshine, but had I been able to,
 11 I would have asked him, did the board go
 12 through -- did they do some research? So I
 13 called another board member on DVI, and I'm
 14 satisfied they have been paying attention to
 15 that. But I just encourage us to pay attention
 16 to what we're paying our leaders.
 17 THE CHAIRWOMAN: Very good comment. And I
 18 guess -- again, you do a great job, and the
 19 River Jams are a big success, along with
 20 everything else.
 21 I just had a question on staffing. You
 22 know, we've talked about staffing for DIA. Are
 23 you anticipating -- I mean, you said, "new
 24 positions." Did you add new this year? And I
 25 didn't go through, so I'll just ask and you can
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1 enlighten me.
 2 MR. GORDON: Absolutely. Thank you.
 3 And to Mr. Moody's comments and your own,
 4 thank you very much. You know, we do believe
 5 that the most important investment is people.
 6 I think this agency is reflecting that as well.
 7 You know, you can have a good budget, but
 8 without great people working on it, it's
 9 difficult to get that money out there and the
 10 projects get done.
 11 We did budget for an expansion. Last
 12 budget was speculative. And as was kind of
 13 referenced here, people have been getting more
 14 expensive, as they should. Trying to reward
 15 market value. So then this is adjusted.
 16 So those positions last year have now been
 17 realized, so we did hire those new people. And
 18 then you see also the benefits have slightly
 19 changed because some people, you know, take
 20 advantage of different benefits and health
 21 insurance and otherwise. So that's why those
 22 changes are there.
 23 But we are not proposing to hire any new
 24 people in this budget, but that's just
 25 reflecting the positions that were slightly
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1 more expensive than were budgeted last year.
 2 THE CHAIRWOMAN: All right. Thank you.
 3 Without any other comments, I'll move
 4 straight to a vote, please, on Resolution
 5 2022-04-08.
 6 Mr. Moody.
 7 BOARD MEMBER MOODY: I'm in favor.
 8 THE CHAIRWOMAN: Mr. Gibbs.
 9 BOARD MEMBER GIBBS: In favor.
 10 THE CHAIRWOMAN: Mr. Froats.
 11 BOARD MEMBER FROATS: In favor.
 12 THE CHAIRWOMAN: Mr. -- are you allowed to
 13 vote?
 14 Mr. Barakat.
 15 BOARD MEMBER BARAKAT: In favor.
 16 THE CHAIRWOMAN: And Mr. Ward.
 17 BOARD MEMBER WARD: In favor.
 18 THE CHAIRWOMAN: And I'm in favor.
 19 Thank you. Resolution passes six in
 20 favor, zero against.
 21 MR. GORDON: Thank you.
 22 THE CHAIRWOMAN: Moving on to Resolution
 23 2022-04-11, The Kings Avenue DPRP. And that's
 24 from the Strategic Implementation Committee.
 25 It's a recommendation for approval. We don't
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1 need a second, but I'll defer to either
 2 Mr. Gibbs for a committee report or Mr. Kelley.
 3 MS. BOYER: Mr. Kelley.
 4 MR. KELLEY: Thank you, Madam Chair.
 5 So this was approved by the Strategic
 6 Implementation Committee unanimously.
 7 Resolution 2022-04-11 is a request under the
 8 Downtown Preservation and Revitalization
 9 Program, the DPRP, for a property at 1001 Kings
 10 Avenue.
 11 It's a redevelopment of a three-story,
 12 13,500-square-foot property on the Southbank
 13 district of downtown Jacksonville, owned by Ale
 14 Kings Holdings, which is an entity related with
 15 Corner Lot Development which is serving as the
 16 developer.
 17 The property is expected to be occupied by
 18 two tenants. And so it's fully occupied. We
 19 have -- as traditional and DPRP, we have an
 20 HPRR loan recommended at \$257,200, code
 21 compliance forgivable loan of \$728,200, and a
 22 DPRP deferred principal loan of 246,360, for a
 23 total of 1,231,760.
 24 Those are the parameters that are
 25 recommended in your resolution, and I'm happy
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1 to address any questions.
 2 THE CHAIRWOMAN: Thank you.
 3 I will start with board comments, and I
 4 will start with Mr. Ward.
 5 BOARD MEMBER WARD: Nothing from me on
 6 this.
 7 Thank you.
 8 THE CHAIRWOMAN: Mr. Barakat.
 9 BOARD MEMBER BARAKAT: Just one question.
 10 The total development cost, it looks like
 11 it's close to \$400 a square foot. So is this
 12 going to be a -- is this strictly office use or
 13 is there a high-end showroom?
 14 I understand construction costs are
 15 escalating, but \$400 a foot is high. So if you
 16 could embellish -- thank you.
 17 MR. KELLEY: Through the Chair to
 18 Mr. Barakat, so, yes, the Industry West portion
 19 of the building will be a showroom facility as
 20 well. They are occupying about two-thirds of
 21 the property. And then the second tenant is
 22 Breeze Homes that will also occupy
 23 approximately 4,000 square feet.
 24 As noted in the detail of the staff
 25 report, the property itself appraised for
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1 approximately \$2.5 million, and then the
 2 remainder of the construction costs are spelled
 3 out there as well.
 4 BOARD MEMBER BARAKAT: Madam Chair, no
 5 comments at this time. I'm just going to
 6 review the material a little longer.
 7 Thank you.
 8 THE CHAIRWOMAN: All right. Mr. Froats.
 9 BOARD MEMBER FROATS: It's another great
 10 project in this historic funding program that
 11 we have.
 12 I'm just curious, Mr. Kelley, so it's
 13 about 24 percent. In the past projects that
 14 we've done, what percentage -- did they all
 15 come out to a certain percentage? Are they
 16 within a range?
 17 MR. KELLEY: Through the Chair to
 18 Mr. Froats, so interestingly, yes. As the
 19 board may recall, depending on the equity
 20 amount contributed in the project, the program
 21 allows for up to 40 percent and even 50 percent
 22 of total development costs as approved. What
 23 we are seeing is anywhere in the range of 25 to
 24 close to 35 percent, so that's kind of the bell
 25 curve, if you will, of the total development
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1 costs that we see.
 2 So we've not seen any, really, yet all the
 3 way up to what the program allows, the
 4 40 percent or 50 percent, depending on the
 5 equity requirement. But certainly, what we are
 6 seeing is above what we see through other
 7 programs averaging 30 to 35 percent on some of
 8 these. So this one's actually a little bit low
 9 as a percentage of total development costs.
 10 BOARD MEMBER FROATS: Thank you.
 11 THE CHAIRWOMAN: Mr. Gibbs.
 12 BOARD MEMBER GIBBS: As I said at the
 13 committee meeting, I'll be glad to see this
 14 corner developed. It's been pretty vacant, I
 15 guess, for years, so I'll be voting in favor.
 16 THE CHAIRWOMAN: Mr. Moody.
 17 BOARD MEMBER MOODY: Well, I wish I could
 18 vote on this project, but -- because it's in my
 19 neighborhood. And this is a good project, and
 20 it's going to be a good refit of that building.
 21 The return on investment, looks like it's
 22 1.26, so we're happy about that. I think it's
 23 a good project.
 24 THE CHAIRWOMAN: Thank you.
 25 And you can see, again, the importance of
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1 abstaining and five in favor. So the
 2 resolution passes.
 3 Our final resolution is 2022-04-12, Union
 4 Terminal authorization, and I will defer to
 5 Mr. Kelley.
 6 MR. KELLEY: Thank you, Madam Chair.
 7 The committee may recall having seen the
 8 Union Terminal Warehouse resolution come to us
 9 twice now for approval. And so what is
 10 presented to you today is a cleanup, if you
 11 will, related to a section in the report -- I'm
 12 sorry, a section in the term sheet that we
 13 added in between the first approval and the
 14 second approval. And that's the funding
 15 category minimums. That was a new addition to
 16 how we structured DPRP loans.
 17 And when the underwriting was completed,
 18 it was recognized that the original budget had
 19 been used, and so funding category minimums
 20 kind of were not in alignment with the
 21 more-current kind of funding category minimums
 22 or requirements at each of these funding
 23 category levels.
 24 So all that's being changed here is the
 25 funding category minimums to reflect that. The
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1 this program if you look at the dollar value of
 2 code compliance. Because these buildings have
 3 such a difficult time meeting existing code --
 4 fire, safety, ADA -- that you can see the
 5 importance of these programs, because without
 6 it these buildings would not be renovated
 7 because to meet that code is almost impossible
 8 without this program. So I'm also in favor.
 9 So I'll go straight to a vote.
 10 Mr. Ward.
 11 BOARD MEMBER WARD: I'm in favor.
 12 THE CHAIRWOMAN: Mr. Barakat.
 13 BOARD MEMBER BARAKAT: In favor.
 14 THE CHAIRWOMAN: Mr. Froats.
 15 BOARD MEMBER FROATS: In favor.
 16 THE CHAIRWOMAN: Mr. Gibbs.
 17 BOARD MEMBER GIBBS: In favor.
 18 THE CHAIRWOMAN: And I'm in favor. And
 19 Mr. Moody --
 20 BOARD MEMBER MOODY: In favor.
 21 THE CHAIRWOMAN: -- is abstaining.
 22 Oh, I thought you were abstaining.
 23 BOARD MEMBER MOODY: Never mind. I'm not
 24 voting.
 25 THE CHAIRWOMAN: We have Mr. Moody
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1 overall funding amounts, everything else
 2 related to the term sheet remain the same.
 3 And I'm happy to address any questions.
 4 THE CHAIRWOMAN: All right. Thank you.
 5 I'm looking for -- this did not come out
 6 of a committee, so I'm looking for a
 7 resolution -- I mean, a motion on this
 8 resolution.
 9 Do I hear one?
 10 BOARD MEMBER FROATS: Move to approve.
 11 BOARD MEMBER MOODY: Second.
 12 THE CHAIRWOMAN: Thank you.
 13 We have a motion and a second, so we'll
 14 move to any board comments.
 15 Mr. Moody.
 16 BOARD MEMBER MOODY: I have no questions.
 17 THE CHAIRWOMAN: Mr. Gibbs.
 18 BOARD MEMBER GIBBS: I'm still in favor of
 19 this project.
 20 THE CHAIRWOMAN: Mr. Froats.
 21 BOARD MEMBER FROATS: No comments.
 22 THE CHAIRWOMAN: Mr. Barakat.
 23 BOARD MEMBER BARAKAT: No comments.
 24 THE CHAIRWOMAN: And Mr. Ward.
 25 BOARD MEMBER WARD: Nothing from me.
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1 THE CHAIRWOMAN: And I don't either, so
2 we'll go straight to a vote.

3 Mr. Ward.

4 BOARD MEMBER WARD: I'm in favor.

5 THE CHAIRWOMAN: Mr. Barakat.

6 BOARD MEMBER BARAKAT: In favor.

7 THE CHAIRWOMAN: Mr. Froats.

8 BOARD MEMBER FROATS: In favor.

9 THE CHAIRWOMAN: Mr. Gibbs.

10 BOARD MEMBER GIBBS: In favor.

11 THE CHAIRWOMAN: Mr. Moody.

12 BOARD MEMBER MOODY: In favor.

13 THE CHAIRWOMAN: All right. Passes six in
14 favor.

15 That concludes our resolution business.
16 And I'm going to turn it over to Ms. Boyer for
17 other matters to be added at the discretion of
18 the Chair.

19 MS. BOYER: Madam Chair, I have no other
20 matters to be added at the discretion of the
21 Chair or old business or new business. So when
22 you're ready, we can go to the CEO briefing.

23 THE CHAIRWOMAN: We are ready.

24 MS. BOYER: And, first of all, thank you,
25 board members, for getting through 14

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1 spend a lot of time on it.

2 Happy to answer questions, but the copy
3 that you see that is the shortest version, this
4 is what City Council is now requiring of us
5 whenever we file a bill that requires General
6 Fund dollars be appropriated in the future.

7 So, for example, one of these DPRP
8 projects that says we're going to provide a
9 developer \$700,000 when they complete
10 renovation of a historic building, and two
11 years from now, we expect that they are going
12 to need to fund \$700,000, we are then showing
13 them what they have agreed to pay in what year
14 in the future.

15 So they have asked us to provide this now
16 every time we do that. This does not include
17 REV Grants. It does not include things that
18 are funded through our programs that we fund
19 with tax increment dollars. It only includes
20 things which require additional money from the
21 General Fund.

22 The other sheet that you have is the
23 version that we maintain in-house. And so I am
24 simply providing that to you for reference so
25 that you understand when this was asked of us,

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1 resolutions as quickly as we did. Somewhat of
2 a record.

3 So I have a somewhat-longer CEO update
4 than you have had. We didn't have one last
5 month, and so I want to get you kind of up to
6 speed on where a number of things are in the
7 process.

8 First of all, we have legislation
9 approving the Churchwell Lofts parking lease,
10 the appropriation of funds from the sale of the
11 VyStar garage parking lot. That piece of land
12 that we sold to VyStar has been appropriated to
13 the two-way conversion of Forsyth and Adams,
14 and the DVI lease of retail space in the Duval
15 Street garage were all approved by Council last
16 Council meeting.

17 We have legislation currently pending
18 right now that's going through committees on
19 the Mayo lease in the Ed Ball building, with
20 the parking agreement that goes with it, and a
21 new requirement for a submission of a tracking
22 report showing General Fund obligations in the
23 future. So you have copies of these that were
24 provided to you, and I want to show you that
25 commitment tracking report. I don't intend to

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1 we're already doing this and we're doing it
2 more broadly where we are also keeping track of
3 what obligations we have, say, out of loans or
4 out of Retail Enhancement or out of the facade
5 grant or any other program, as well as REV
6 Grants.

7 And we do this prospectively as well so
8 that from a long-range budgeting and
9 understanding our financial position, we know
10 what we have coming down the road. Because
11 many of these are also -- so a facade grant --
12 for example, when we passed the resolution
13 approving the Hatfield facade grant, they don't
14 get paid until it's finished. But we want to
15 identify that those funds are set aside for
16 that grant because we have already awarded it.
17 So we maintain it in this commitment tracking
18 sheet.

19 So just information to the board that we
20 are doing this and that the Council is going to
21 require us to provide the shorter-form version
22 that impacts the General Fund to them.

23 Today, we filed legislation on Union
24 Terminal and the Home2 Suites approvals. It
25 isn't actually a REV Grant. It is City-funded

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1 grant, completion grant, on the Home2 Suites.
2 And the Union Terminal modification that you
3 just approved is also going to Council. So
4 that's what we have in terms of legislation
5 pending.

6 The DIA administrative budget and the
7 Office of Public Parking budget are due to the
8 Budget Office on May 2nd. So that's two weeks
9 from now. So internally, we're working on
10 those budgets. In addition to that, the CRA
11 budgets will have to be completed for next year
12 and taken to Finance and Budget and then to the
13 May board meeting. So we'll have another
14 Finance and Budget Committee meeting in order
15 to address those before May.

16 A bit of good news that you'll be excited
17 about. The mobile parking app that you can pay
18 by phone for parking meters is actually live
19 right now, but we are not rolling it out until
20 the stickers are affixed to the meters
21 identifying parking zones, which should happen
22 this weekend. So as of next week, folks will
23 be able to pay by app rather than using a
24 credit card or coins in the meters. And we
25 will have signs coming in the future as well

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1 that we will be implementing, but starting with
2 the stickers on the meters. So that is finally
3 going to be available.

4 Riverfront Plaza disposition.
5 Chair Gillam appointed Jim Citrano and Todd
6 Froats, both of whom volunteered, to serve on
7 the scoring committee from the DIA board, and
8 we also have Dr. Moreland from the mayor's
9 office will be serving on that, as well as I
10 will. The bids closed at 2 o'clock this
11 afternoon, and we received one bid, and that
12 bid is from American Lions.

13 So I will know more about that when we get
14 copies of those, but in terms of our time for
15 review and our timed interviews on those are
16 scheduled for Tuesday the 26th. Anyone is
17 welcome to attend. And it is going to be on
18 the eighth floor, Ed Ball building.

19 The intention was to start at 9:00, which
20 I think we probably will, so it will probably
21 be 9 to 10 a.m. that we will have the interview
22 on that. We are still in a cone of silence.
23 If anyone else contacts you, you cannot discuss
24 it until such time as the board makes an award
25 or terminates the RFP.

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1 The MPS's closing is, I think, Mr. Sawyer,
2 99 percent final. We've been closing it all
3 week. We started closing it on Monday, and it
4 has been in escrow, and various wires and
5 disbursements have been made, and I'm not sure
6 if we're final final yet, but we are very
7 close.

8 Any new news? Is that accurate?
9 MR. SAWYER: Through the Chair, yes, we've
10 been trading final signed documents, finalizing
11 exhibits. And it will fund and close tomorrow
12 in its entirety.

13 MS. BOYER: So we will, then, be operating
14 under the lease. And as operating under the
15 lease, we will be -- REEF on our behalf will be
16 managing the three garages in the interim
17 period here. And we will be proceeding to both
18 look at the operations, retail tenant leases,
19 opportunities for additional leasing of spaces,
20 et cetera, and are working on that, as well as
21 the capital repairs that are needed. And we're
22 getting estimates on those.

23 The BID and CRA update, we have the plans,
24 and both pieces of legislation were filed with
25 MBRC last week and will be considered on the

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1 25th, next Monday, with a Council filing date
2 of May 4th.

3 I've already approached the Council
4 auditors about having a pre-meeting with them
5 to go over all the new incentive programs. And
6 we're planning to host a Lunch and Learn for
7 Council members so that we can get them up to
8 speed on what's a really lengthy piece of
9 legislation.

10 In terms of new incentives becoming
11 effective -- so I wanted to share with the
12 board that from staff's position in terms of
13 reviewing the plan -- you have in the old plan,
14 2014 plan, the authority to make modifications
15 to existing incentives and programs.

16 So, for example, you were able to expand
17 boundaries of the Retail Enhancement district.
18 You were able to create a facade grant program.
19 So you do have that authority in the current
20 plan.

21 It is our belief that since you have now
22 voted on, in fact multiple times, the new
23 incentive guidelines and programs in the new
24 plan, that with the exception of those elements
25 that require Council authorization, the new

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1 criteria should be implemented and be used as
2 of now.
3 So our approach would be that any new
4 applications we receive, we are going to
5 evaluate using the new criteria unless there is
6 an element that requires Council approval. So,
7 for example, the new parking screening grant.
8 We provide funds for it. We have established
9 the criteria for it. We have the authority to
10 do that. We can implement it and start working
11 on it.

12 The request in the new legislation that
13 the board be able to award a REV Grant through
14 2046 is beyond your authority. That requires
15 Council authorization. Now, we can use the new
16 criteria to evaluate the REV application, the
17 applicable percentage that someone should be
18 awarded, but in terms of actually making that
19 award, until Council were to delegate that
20 authority pursuant to the new legislation, then
21 you couldn't do that without it.

22 So that kind of is the dividing line that
23 I'm looking at, and I'll confirm with
24 Mr. Sawyer on each of these, but basically, I
25 think it's appropriate that both the new

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1 programs that you've established that we are
2 now funding and the new criteria that you've
3 established to the extent it is within your
4 authority, they are going into effect. And we
5 will be following that.

6 Next is a couple of things on staffing
7 transitions. I'm just going to share with you
8 now that we have one of our staff members who
9 has been a really valuable resource to us who
10 is relocating out of town. And we are working
11 to fill that position and also to deal with the
12 interim transition, using part-time hours. And
13 she will continue to work for us part-time as
14 she's relocating on a short-term basis to get
15 us over the timing of that.

16 In terms of things coming for May, I have
17 the Carter team coming to town tomorrow. And
18 we will be working on the term sheet for May.

19 I have the Orleck -- a meeting scheduled
20 with the Jacksonville Naval Historical Ship
21 Association to discuss changes in the agreement
22 for the USS Orleck. As you know, the ship is
23 here. It is not yet located on Pier 1 because
24 there are some conditions to locating on Pier 1
25 that they have not yet satisfied and some of

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1 them that we will change and they won't be
2 required to satisfy.

3 So that's going to be coming to you in
4 May, and we are going to have that resolved by
5 then.

6 We have some discussion going on with
7 RiversEdge and The District that may be coming
8 to you in May regarding the parks that we're
9 working on.

10 MOSH, we are in the process of negotiating
11 the agreements. Mr. Sawyer has drafted them.
12 MOSH is providing comments on them, but we do
13 not have final documents to file for
14 legislation.

15 One Riverside is moving forward with the
16 demo, and we will need to move forward to
17 appropriate the supplemental purchase price in
18 the month of May. Design is progressing on the
19 creek project and construction -- design and
20 permitting is to be completed by September, and
21 Public Works is on schedule to accomplish that.

22 Iguana/Four Seasons project, the Fire
23 Museum was relocated to Shipyards West. It's
24 now been set down in that location. The marine
25 fire station was vacated, so we're now ready

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1 for closing. The FRDAP release has been
2 executed by the State, and the new restriction,
3 ready for recording on the Shipyards West
4 parcel.

5 Mr. Sawyer has that one for -- circulating
6 for City execution and recording, but the State
7 has executed it, and the closing in the
8 redevelopment agreement is set for the end of
9 May. We may be moving that a day or two simply
10 because of people's vacation schedules, but it
11 is imminent.

12 Park design contracts for Shipyards West
13 and Riverfront Plaza are moving forward. We
14 have weekly meetings with the Perkins & Will
15 team.

16 Update on Sister Cities Parcel and the
17 Interline parcel. So these are two parcels
18 where we had rights of reverter if someone
19 didn't start construction by a certain date.
20 We've been pursuing that through OGC, we now
21 have filed suit and both of those parcels, and
22 both parties have agreed to cooperate with us.
23 And we will be getting clean title to both of
24 those properties so that we can put those back
25 on the market.

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1 One impacts Riverfront Plaza; the other is
2 the Interline parcel over in LaVilla.

3 As I'm mentioning that, I'm going to
4 mention also that we had an unexpected little,
5 small windfall where we had a judgment lien
6 outstanding for an old forgivable loan that
7 someone had defaulted on that, as part of an
8 estate cleanup, we were paid back. So we had
9 pursued it, and we actually got paid about -- I
10 think it was \$48,000 that we were not expecting
11 as a result of old lien on one of those
12 recently.

13 LaVilla Heritage Trail and gateways. So
14 this is the comments you heard earlier from the
15 speakers. We have had a number of meetings
16 with Council members, the historic district
17 info has been filed with the State. The State
18 is looking favorably on that.

19 We were initially thinking we would have
20 to do a very concentrated district because
21 there were not very many remaining historic
22 structures, and the State is actually looking
23 at it more from the perspective of what was
24 once there and maybe providing a opportunity
25 for an expanded -- this is a national district.

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1 And what the national district does is it gives
2 you tax credit opportunities for restoration of
3 any building that would be a contributing
4 structure.

5 So there's a value to having that district
6 designation for those buildings that may be
7 contributing structures that are not located
8 immediately adjacent to a cluster of buildings.

9 And then we're going to be working on the
10 Heritage Trail markers, as we discussed, as
11 well as the gateways and working with JTA on
12 those.

13 I have an update on the Trio. I was able
14 to speak to Mr. Atkins today, and the Trio is
15 no longer pursuing the Housing Authority
16 partnership. They are going to be going with
17 traditional financing.

18 They recently received National Park
19 Service Part 2 final approval for their new
20 design, so they have switched from the design
21 that was originally approved and part of our
22 redevelopment agreement to the new design that
23 I'm sure you saw pictures of in the paper. It
24 moves multifamily to Laura Street and moves the
25 hotel over to Forsyth Street. So they're going

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1 forward with that design.

2 National Park Service approval granted,
3 and looking forward to traditional financing on
4 this. So we will be hopefully seeing a new
5 package from them and we have a meeting set up
6 very shortly with them.

7 And then the last thing I wanted to
8 mention to you is the Chamber downtown trip is
9 scheduled for the 10th to the 13th of May.

10 That is going to be in Charleston this year.
11 And if any of you have an inclination to join,
12 I mean, those are very good trips where there's
13 a lot of focus on what some other city has done
14 and how we might be able to incorporate some of
15 those ideas.

16 So that's my update list for today.

17 THE CHAIRWOMAN: I don't think you could
18 add any more to that amazing amount of things
19 going on. And really good news on the Laura
20 Street Trio as well.

21 Oh, you have that as well?

22 MS. BOYER: Yes. Everyone has at their
23 seat a workflow sheet. Take it with you and
24 study it as you will, but it kind of stages out
25 what we're doing.

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1 THE CHAIRWOMAN: Thank you.

2 If there's no other comment or -- oh,
3 Mr. Froats.

4 BOARD MEMBER FROATS: Ms. Boyer, I have to
5 ask, where do we stand with respect to the
6 audit from last year? We were going to have a
7 conversation with the City auditor, et cetera.

8 MS. BOYER: Absolutely. I spoke to the
9 Council auditors. And so the -- it's an
10 interesting system in that the contract with
11 the auditor is with the Council auditor.
12 They're the ones that actually has the contract
13 with Carr, Riggs and Ingram, even though -- I
14 guess because it has to be independent from the
15 City executive branch side, that is the one
16 that is preparing the books.

17 So I have talked to them. I have
18 indicated to them our desire to meet with Carr,
19 Riggs & Ingram, and the fact that next -- so
20 they are already working on the current year's
21 audit. And I told them that we also wanted to
22 add funds in the budget for next year, for them
23 to do a more thorough review of the Community
24 Redevelopment Agency budgets. So I haven't
25 heard back from Ms. Taylor, but she was going

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1 to contact Carr, Riggs & Ingram and see when we
2 could set up something.

3 BOARD MEMBER FROATS: And what is their
4 response for not having the audit done?

5 MS. BOYER: Well, as to the timing of the
6 audit that was delayed, the audit that was
7 delayed that the City filed late -- so the
8 City's audit for, goodness, 2020, Fiscal Year
9 2020, was filed late, and it was all because of
10 the transition of the financial system. And
11 they have now completed that.

12 They are currently working on the 2021
13 audit that would be -- would have closed in
14 September. And typically, they finish it right
15 about now in March. So what's happening is you
16 are getting the two of them very close in time
17 to one another because the first one was
18 delayed substantially by the whole accounting
19 changeover.

20 But we can meet with them, both of them.
21 And we're trying to get that scheduled to do
22 that. And I know your desire is both to see
23 that at a fund level, we balance with -- our
24 records balance with their records, but also
25 that within the fund they're showing that we

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3 STATE OF FLORIDA)

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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.
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15 DATED this 1st day of May 2022.
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20 Florida Professional Reporter
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1 have the same funding sources that we have and
2 activities.

3 BOARD MEMBER FROATS: All right.
4 Thank you.

5 THE CHAIRWOMAN: All right. Thank you all
6 for your presence today.

7 With that, I'll adjourn the meeting.

8 (The foregoing proceedings were adjourned
9 at 4:05 p.m.)
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