

CITY OF JACKSONVILLE  
DOWNTOWN INVESTMENT AUTHORITY  
SPECIAL BOARD MEETING

Proceedings held on Thursday, September 2, 2021,  
commencing at 3:30 p.m., at the Ed Ball Building, 1st  
Floor Training Room, 214 North Hogan Street,  
Jacksonville, Florida, before Diane M. Tropa, FPR, a  
Notary Public in and for the State of Florida at Large.

BOARD MEMBERS PRESENT:

BRAXTON GILLAM, Chairman.  
CAROL WORSHAM, Vice Chair.  
WILLIAM ADAMS, Board Member.  
OLIVER BARAKAT, Board Member.  
JIM CITRANO, Board Member.  
TODD FROATS, Board Member.  
RON MOODY, Board Member.

ALSO PRESENT:

LORI BOYER, Chief Executive Officer.  
GUY PAROLA, DIA, Operations Manager.  
STEVE KELLEY, DIA, Director of Development.  
INA MEZINI, DIA, Marketing and Communications.  
JOHN SAWYER, Office of General Counsel.  
XZAVIER CHISHOLM, Administrative Assistant.

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1 board member.  
2 BOARD MEMBER WORSHAM: Carol Worsham, DIA  
3 Board Member.  
4 BOARD MEMBER CITRANO: Jim Citrano,  
5 member.  
6 BOARD MEMBER MOODY: Ron Moody, DIA board  
7 member.  
8 BOARD MEMBER BARAKAT: Oliver Barakat,  
9 board member.  
10 MS. BOYER: Lori Boyer, CEO.  
11 MR. KELLEY: Steve Kelley, DIA staff.  
12 MR. SAWYER: John Sawyer, Office of  
13 General Counsel.  
14 THE CHAIRMAN: Thank you very much.  
15 And welcome again. We've got some public  
16 comments. I want to --  
17 Mr. Chisholm, I know we got a late email  
18 comment that's not been provided to the board.  
19 Would you start by reading that one and then  
20 allow our present speakers to be introduced?  
21 MR. CHISHOLM: Mr. Chair, you all don't  
22 have to pass the mics around (inaudible). It  
23 picks it up online (inaudible). You have to  
24 speak for the room, but (inaudible) --  
25 THE CHAIRMAN: We're going to want people  
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1 PROCEEDINGS  
2 September 2, 2021 3:30 p.m.  
3 - - -  
4 THE CHAIRMAN: I'll call to order the  
5 special meeting of the Downtown Investment  
6 Authority, September 2nd, at 3:30.  
7 We're going to have a difficult time  
8 talking with that echo, but I want to remind  
9 everyone, for the court reporter's sake,  
10 because of the way this room sets up, make sure  
11 your green light is on for your microphone and  
12 you speak into the microphone. If not, she  
13 will respond to us appropriately.  
14 Mr. Froats, would you lead us in the  
15 Pledge of Allegiance.  
16 (Recitation of the Pledge of Allegiance.)  
17 THE CHAIRMAN: Thank you, everyone, for  
18 being here today, again, on such short notice.  
19 We need to start, first, with  
20 introductions. I'll try to do a better job  
21 with that as we go through the year.  
22 Starting on my right, Mr. Adams.  
23 BOARD MEMBER ADAMS: Good afternoon.  
24 THE CHAIRMAN: Mr. Froats.  
25 BOARD MEMBER FROATS: Todd Froats, DIA  
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1 to speak into the microphone. We have a table  
2 and a microphone for them. The court reporter  
3 can't hear them.  
4 MR. CHISHOLM: So we have public comment  
5 from (inaudible).  
6 It reads: "(Inaudible) is supportive of  
7 the design concept for McCoy's Creek and the  
8 proposed parks phase (inaudible) that we  
9 discussed this morning. Our original creek  
10 concept design had the creek moving to the east  
11 (inaudible)" --  
12 MS. BOYER: Xzavier, I think she can't  
13 hear you, so you're going to have to find a  
14 microphone.  
15 MR. CHISHOLM: "Additionally, the previous  
16 Morris design had the creek bulkhead on both  
17 sides. The new concept allows for a natural  
18 edge shoreline on the eastern side of the  
19 creek. This is a significant improvement. The  
20 84-foot creek width is sufficient for its  
21 function and flood benefits. Having 175 feet  
22 of additional greenspace for a park gives us  
23 some flexibility for the creek if necessary.  
24 Finally, getting 25 feet on the western side of  
25 the creek for the trail makes it all work.  
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1 "Thanks for negotiating this deal, and I  
2 look forward to working with you to finalize a  
3 design."

4 Mr. Chair, I'll go ahead and start with  
5 the speaker request cards.

6 THE CHAIRMAN: Yes.

7 MR. CHISHOLM: First, we have Susan Caven.  
8 You'll have three minutes to speak.

9 (Audience member approaches the podium.)

10 MR. CHISHOLM: Please state your name and  
11 address for the record. We have a mic situated  
12 at this table up front.

13 AUDIENCE MEMBER: Hello. I'm Susan Caven,  
14 2775 White Oak Lane.

15 Can you hear me? I can't -- I hear an  
16 echo in my ear, so --

17 I'm president of Scenic Jacksonville.  
18 Scenic Jacksonville is an organization that  
19 cares about how Jacksonville looks. And we've  
20 been active in a reduction of billboards, the  
21 proliferation of billboards, and then trees,  
22 underground utilities. We care very much about  
23 Jacksonville. It's a volunteer organization.  
24 And what we're here we talk about is the Morris  
25 property that you are all concerned about

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1 today.

2 It's interesting because the Brooklyn area  
3 doesn't really have a civic group to speak for  
4 them. RAP stops at the bridge and then  
5 downtown starts, so this is -- Brooklyn is kind  
6 of an interesting area. And so Scenic  
7 Jacksonville feels like that they would like to  
8 make a comment about this area.

9 We're concerned primarily about the amount  
10 of taxpayer subsidies that are being asked for  
11 this project. It looks like there's a total of  
12 31 million in total public outlay, and we're  
13 hoping that -- for -- to give that amount of  
14 money to a private development, that there  
15 could be some changes made in the design.

16 This is a prime piece of real estate.  
17 This is -- Riverside Avenue is a major entrance  
18 into downtown. The space is -- the two  
19 water -- the river and the creek. It's going  
20 to be the headwaters of McCoy's -- the Emerald  
21 Trail on McCoy's Creek. And so we feel that  
22 this area should be a well-designed place that  
23 we could be proud to go -- to pass and --  
24 interests downtown.

25 So what we're hoping is that -- of course,  
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1 the DIA's goal is to activate the downtown  
2 riverfront with great urban design and mixed  
3 uses and pedestrian interactions. And we feel  
4 like -- we know this is private development.  
5 We certainly understand that. But if they want  
6 to take the full financial risk on this, then  
7 fine, but taxpayers should not be asked to  
8 subsidize an area that has such a low-level,  
9 low-density building, so much parking, and  
10 is -- the footprint, we feel like, is not  
11 something that is -- something that  
12 Jacksonville would want to have right on its  
13 waterfront, right next to the Haskell property.  
14 That's a beautiful piece of property.

15 We feel like if you're going to have an  
16 urban design, you would have higher density  
17 with mixed uses in the buildings and a  
18 pedestrian-friendly ground floor and waterfront  
19 interaction.

20 We feel like there's so much surface  
21 parking there -- would be a seen from the  
22 street, and a parking garage that will be seen  
23 from the street. Of course, there's a grocery  
24 store suggested. And if the developer feels  
25 like that is something that they want to invest

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1 in, fine, but we feel the public should not be  
2 asked to have a grocery store competing with  
3 Fresh Market across the street and Publix down  
4 the street.

5 So we hope that the DIA will think more  
6 carefully about this, that you will -- of  
7 course, your job is to ensure public money is  
8 used for exceptional riverfront developments.  
9 And Jacksonville deserves that. Jacksonville  
10 deserves fine design, good development, and so  
11 we ask that you consider reconsidering this  
12 development and that we use our public  
13 incentives in a more productive way to benefit  
14 all of Jacksonville.

15 Thank you very much.

16 MR. CHISHOLM: Thank you.

17 Next, we have Nancy Powell.

18 (Audience member approaches the podium.)

19 AUDIENCE MEMBER: Nancy Powell, 1848  
20 Challen -- oh, this is terrible -- Challen  
21 Avenue, Jacksonville.

22 And I'm also the executive director of  
23 Scenic Jacksonville, but I'm here to read a  
24 letter from Ted Pappas, who was not able to be  
25 here.

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1 You guys need to fix this. It's hard to  
2 concentrate.

3 So this is from Ted Pappas, who is also a  
4 board member and an AIA, you know, member.  
5 He's the former national president of the  
6 American Institute of Architects.

7 "The Florida Times-Union building is one  
8 of Jacksonville's best examples of an iconic  
9 Mid-Century Modern structure. The proposed  
10 plan" --

11 Can I --

12 BOARD MEMBER FROATS: If you back up a  
13 little bit, you will be fine.

14 MS. POWELL: "The proposed plan" -- is  
15 that better? -- "demolishes the building to be  
16 replaced with a set of conceptual buildings  
17 with different horizontal uses as shown.

18 "Scenic Jacksonville, along with many of  
19 us in the design profession of Jacksonville,  
20 feel that the replacement complex should  
21 consider a development designed by gifted urban  
22 design architects that fully respect recognized  
23 urban design principles. The new complex  
24 should be studied carefully, and every effort  
25 should be made to demonstrate a visually

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1 pleasing and pedestrian-friendly sense of order  
2 between the buildings and the important spaces  
3 between them.

4 "The site presents many design challenges,  
5 including an extremely busy vehicular  
6 thoroughfare of Riverside Avenue, a busy  
7 railroad right-of-way, McCoy's Creek, the  
8 Emerald Trail, and fronting on the  
9 world-class St. Johns River.

10 "The developer is seeking abundant  
11 taxpayer funding for this project, and the  
12 entire city has great expectations for an  
13 iconic design solution for this project that is  
14 positioned as the gateway to our city center.  
15 We sincerely implore you to reconsider the  
16 current design layout of this complex, which,  
17 in our opinion, represents a congested grouping  
18 of suburban structures.

19 "Ted Pappas, AIA."

20 And just as a side note, we recognize that  
21 this will go in front of the DDRB. So we  
22 understand that this is not the design review;  
23 however, it's also -- because you're approving  
24 this set of incentives for these buildings,  
25 it's hard to imagine that those buildings are

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1 going to substantially change when they get to  
2 the DDRB level as far as kind of the vertical  
3 mixed-use that's possible.

4 For example, you know -- so we just want  
5 to say that we understand that's not your main  
6 purview, but you're the first entryway. And  
7 once it gets approved here, you know, things  
8 just seem to get approved.

9 Anyway, that's my say. Thank you.

10 THE CHAIRMAN: Thank you.

11 MR. CHISHOLM: Next, we have Stanley  
12 Scott.

13 (Audience member approaches the podium.)

14 AUDIENCE MEMBER: Stanley Scott. I'm with  
15 the African-American Recovery Think Tank.

16 I support these two ladies -- two young,  
17 beautiful ladies here in the back one hundred  
18 percent.

19 Often in Jacksonville, we continue to  
20 make -- to me, these are ugly buildings that  
21 are -- that -- I have looked at these designs,  
22 and I'm not just talking about in Jacksonville.  
23 I have covered the whole country, different  
24 parts of this country.

25 What is going on with this design when it

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1 comes to Jacksonville? First of all,  
2 Riverside. If you're not going to make  
3 Riverside better, don't change it, because I  
4 live in Riverside. I walk up and down  
5 Riverside. I hang out in Publix over there for  
6 lunch. And I'm a little appalled by the design  
7 that y'all are putting out.

8 That apartment that y'all are building not  
9 far from here is ugly, but stay on subject.

10 I support exactly what they said one  
11 hundred percent. I'm tired of looking at the  
12 (inaudible) -- you know, and I'm -- I hate to  
13 say it the way it is, but the way y'all  
14 design -- designing these buildings -- sorry  
15 about that -- it look like a -- more of a money  
16 grab. Like, you're not concerned about the  
17 future of downtown Jacksonville or the  
18 residents that's there now at the present and  
19 in the future. I have a problem with that.

20 I'm going to see -- I have -- these  
21 designs are really messing me up. And I'm part  
22 blind and I could see the ugly. It going to  
23 show in the activity. And when you were  
24 talking about Riverside, don't mess with  
25 Riverside unless you're going to make it better

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1 because that's my hood.  
 2 Thank you.  
 3 MR. CHISHOLM: Thank you.  
 4 Next, we have John Nooney.  
 5 (Audience member approaches the podium.)  
 6 AUDIENCE MEMBER: Hello. My name is John  
 7 Nooney. My name and address continues to  
 8 remain on the roster, 8356 Bascom Road,  
 9 Jacksonville, Florida 32216.  
 10 You know, I miss the game clock.  
 11 Jake Gordon is in the house, and I'm just  
 12 glad to be here.  
 13 On Resolution 2021-08-01, which you'll be  
 14 voting on today, I wanted to share with you.  
 15 Right now, I just came from a meeting over at  
 16 City Hall, Don Davis Room, and it's a meeting  
 17 about redistricting. So we're going to be  
 18 redistricting the entire city of Jacksonville.  
 19 So you as the DIA, the Downtown Investment  
 20 Authority, and with this piece of legislation,  
 21 as well as all the pieces of legislation, have  
 22 an opportunity for your own redistricting. And  
 23 that really pertains to access to the  
 24 waterways.  
 25 Now, what I saw in this is you're going to  
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1 be proposing a new park. You're killing me. I  
 2 feel like I'm back to the preservation stuff,  
 3 you know, 20 years ago. Another new park. And  
 4 it's on McCoy's Creek. And as it was alluded  
 5 to, the headwaters.  
 6 So I hope that Groundwork Jax, Riverfront  
 7 Parks Now know -- and every group will  
 8 immediately -- and as well as the development  
 9 team include -- and also with you. You have  
 10 the power to immediately provide a nonmotorized  
 11 watercraft launch that would just go out into  
 12 the St. Johns River, a former American Heritage  
 13 River.  
 14 Now, I guess -- I miss the game clock. I  
 15 don't know how much time I have left, but,  
 16 again, this is redistricting. There were three  
 17 maps proposed right across the way, but you  
 18 have your own map. And you have the map that's  
 19 going to tell the world that every project -- I  
 20 can take all of you, one by one -- you know,  
 21 it's awesome. But even today, where can you  
 22 launch on Hogan's Creek? You know, McCoy's  
 23 Creek, there's only one launch.  
 24 So right now, unbelievable opportunity to  
 25 just tell the big guys that want this stuff  
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1 that, you know what, the little guy can start  
 2 coming in there and just showing up and having  
 3 fun for everybody downtown.  
 4 So thank you. I'm just going to wrap it  
 5 up because I feel like I've scored already. So  
 6 have a good day, and I'll see you again at the  
 7 next meeting.  
 8 MR. CHISHOLM: Chairman Gillam, that's all  
 9 we have.  
 10 THE CHAIRMAN: Thank you very much,  
 11 Mr. Chisholm.  
 12 So we have a special meeting on  
 13 2021-08-01.  
 14 Ms. Boyer, do you want to -- you forwarded  
 15 us some documents over the last few days. Do  
 16 you want to give us an update on where you are  
 17 in the negotiation of the development?  
 18 MS. BOYER: Thank you, Mr. Chairman. I'd  
 19 be happy to.  
 20 Since the time of your last meeting -- and  
 21 let me just set the stage. At the point and  
 22 time that you deferred -- we forwarded to you  
 23 the minutes of the last meeting, so you were  
 24 aware that at the time you deferred or tabled  
 25 action on this, you had already adopted one  
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1 amendment that required a riverfront restaurant  
 2 and it had some variability in that amendment.  
 3 My suggestion would be that, at the time  
 4 you get ready to make a motion, if you're  
 5 making one, that you replace that entire -- in  
 6 its entirety with the new draft of the  
 7 resolution that we have provided you with the  
 8 new term sheet so there is not any confusion  
 9 about where we are on that.  
 10 But to explain where we are on the new  
 11 term sheet -- I've had an opportunity to go  
 12 over it with most of you. I believe we are  
 13 completely in agreement with the developer on  
 14 the terms that are being presented to you. And  
 15 I believe they satisfied the request that you  
 16 made at the last meeting. That is, that there  
 17 is now a riverfront restaurant included in  
 18 Phase I.  
 19 The riverfront restaurant can be in one of  
 20 two alternate sites. They have provided you  
 21 site plans that were circulated and are  
 22 attached. One has a smaller grocer; one has a  
 23 larger grocer, but on both site plans you see  
 24 the two alternate locations for the restaurant.  
 25 The restaurant is either on the helipad  
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1 site, in which case it would have a minimum of  
2 2,500 square feet of enclosed/conditioned space  
3 and an additional 500 square feet of outdoor  
4 dining. If it's located in the building, it  
5 would be located in the residential building on  
6 the riverfront closest to the Haskell side of  
7 the walkway -- adjacent to the walkway.

8 I believe they are envisioning that you  
9 would enter at grade, traffic-circle level,  
10 have 500 square feet at that level, and then go  
11 down to a lower level where there would be an  
12 additional 2,500 square feet closer to the  
13 Riverwalk level. This would also have  
14 500 square feet of outdoor seating, but it  
15 would have 3,000 enclosed because you have the  
16 two enclosed levels as part of it.

17 So that is the restaurant locations, which  
18 both are riverfront in the two alternate  
19 proposals.

20 We can go into more detail. And I asked  
21 Mr. DeVault to be here if there were questions  
22 on the helipad location. And we think that has  
23 real potential and an opportunity that we may  
24 not have elsewhere in downtown. The restaurant  
25 in the building, I believe, also satisfies what

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1 you are requesting in that it is clearly  
2 riverfront in Phase I and it does have outdoor  
3 dining associated with it.

4 As an incentive for that, what we've  
5 agreed upon is a 700 and -- up to 50 percent of  
6 construction costs or 750,000 max forgivable  
7 loan, forgivable over a 10-year period,  
8 10 percent a year so long as the restaurant  
9 remains in operation. And in the resolution I  
10 provided and showed you in the term sheet,  
11 there are some minimum operating hours, et  
12 cetera, with respect to the restaurant.

13 This is not a, you know, three-hour-a-day  
14 establishment. We're requiring it be open six  
15 days week, two meal periods a day, that kind of  
16 thing, to ensure that it's really the  
17 full-service restaurant we were looking for.

18 With respect to the liquidated damages  
19 provision, the liquidated damages provision has  
20 been eliminated. In lieu thereof, I suggested  
21 a put where the developer -- if the City does  
22 not complete the McCoy's project within six  
23 months following the time frame and the dates  
24 set out in the performance schedule in the term  
25 sheet, then the developer would have the option

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1 of requiring the City to purchase the property  
2 in that Phase II land.

3 And that property would be purchased at  
4 the \$60-a-square-foot appraised value, which is  
5 the current appraised value. This is intended  
6 to give the developer a way out so that they're  
7 not sitting there holding land indefinitely.

8 It would be their option. They could continue  
9 to wait for completion, they could sell the  
10 property to somebody else, or they could use  
11 that put to get reimbursed for their initial  
12 purchase price cost of the land.

13 In the documents you were provided, both  
14 in the resolution and in the term sheet, we  
15 made some revisions that were highlighted in  
16 yellow which simply revised the percentage of  
17 investments -- City investment to developer  
18 costs. And that's because, as we add the  
19 750,000 to it, those numbers change slightly.  
20 So you are now running between 17.2 to  
21 18 percent on the percent of investment overall  
22 cost. And the ROI changed to 1.21. It's still  
23 well in excess of 1.

24 As to the two site plans -- and I do want  
25 to address very briefly the conversation about

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1 site plans. So as you know, the -- we do not  
2 have any architectural renderings. Don't know  
3 what any building is going to look like. That  
4 is entirely within the purview of DDRB. That  
5 is not this board's responsibility. The reason  
6 this board is engaged at all in discussion of  
7 the site plan is the developer is requesting  
8 some deviations from current zoning that would  
9 potentially result in the loss of incentives or  
10 make them ineligible for incentives.

11 So to the extent that you're providing  
12 incentives, you have to weigh in on those  
13 deviations and whether or not you believe those  
14 deviations make them ineligible or would cause  
15 a loss of incentives. That is why we have  
16 looked at the view corridors and addressed  
17 specifically maintaining the view corridor at  
18 Leila Street, but not necessarily the location  
19 at May Street since it's under the bridge and  
20 there isn't a through road that goes through  
21 there, and have talked about the setbacks from  
22 the river and the setbacks from the creek in  
23 the term sheet because those are deviations  
24 that would result in a loss of incentive.

25 Other than that, the term sheet and

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1 resolution you would approve has minimums for  
2 the square footage of the retail to be  
3 provided, for example, in Phase I, and the  
4 square footage for the size of the grocer. It  
5 does not say where it's located, whether they  
6 build more of that, whether it's in a mixed-use  
7 building; it doesn't require that. And that  
8 doesn't eliminate DDRB's right to weigh in and  
9 have input on that.

10 Similarly, the residential is -- a certain  
11 number of residential units is what is required  
12 to be eligible for the REV Grant, not what the  
13 construction material is and whether or not  
14 they are in the configuration that they're  
15 depicted. So I don't want you to feel like we  
16 are in any way tying DDRB's hands in their  
17 review process. We are -- with the exception  
18 of saying there must be view corridors in these  
19 locations or they can no longer receive a REV  
20 Grant.

21 And with that, I will just defer to  
22 questions.

23 THE CHAIRMAN: I think we should have a  
24 motion before we continue the conversation. We  
25 need a motion.

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1 far as the revisions and the potential  
2 liability.

3 I want to point out -- I just want to make  
4 it clear, because it seems like every single  
5 meeting when we talk about REV Grants and we  
6 talk about the \$31 million and incentives, this  
7 is not a pot of money that we have already.  
8 This is new money that comes in, and we give  
9 75 percent of it back. So we're netting  
10 25 percent of it. So I just want to make that  
11 clear to everybody.

12 A couple of other things. I'm actually in  
13 favor of the restaurant on the water. My wife  
14 and I took a walk down on the riverfront and  
15 did that whole walk and I saw the helipad.  
16 It's in rough shape. That whole area is in  
17 rough shape. So the fact that we're getting a  
18 development here from this developer is a very  
19 positive thing for the city. I mean, let's not  
20 get lost in the fact of, you know, what it's  
21 going to look like.

22 I've read a bunch of letters. I read a  
23 couple of letters that were sent to the board.  
24 I guess they didn't get presented in public  
25 comment. But I started thinking, did I miss

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1 BOARD MEMBER MOODY: I make a motion that  
2 we approve Resolution 2021-08-01 as revised and  
3 presented.

4 BOARD MEMBER FROATS: Second.

5 THE CHAIRMAN: Okay. How about questions  
6 or comments?

7 I'll start with Mr. Adams.

8 BOARD MEMBER ADAMS: I'd like to defer if  
9 I could.

10 THE CHAIRMAN: Mr. Froats.

11 BOARD MEMBER FROATS: I'll make some  
12 comments and questions, and then maybe come  
13 back to me again later.

14 So I want to -- I want to point out a  
15 couple of things. First of all, thanks to the  
16 developer for coming back to the table with the  
17 recommendations that were made last time based  
18 on the discussion we had. I think it's clear  
19 that this board believes that if you're going  
20 to have something on the river, there needs to  
21 be some sort of public use involved in that.  
22 And although they had that in Phase II, they  
23 did not in Phase I. And now they have it in  
24 Phase I, so I appreciate that.

25 I appreciate what Ms. Boyer's group did as

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1 the pictures of these buildings? Because  
2 everybody is telling me they have seen pictures  
3 of these buildings, and I haven't seen them  
4 yet. So I'm not sure where the issue lies  
5 there.

6 I do agree with the architects that we  
7 would love to see some better architectural  
8 buildings on our riverfront. I mean, we would  
9 all love that, but nobody is lining up to do  
10 this. And if it's part of -- like what we did  
11 with the historical grant funding, we upped it.  
12 We went to City Council and got more money for  
13 that sort of thing. This might be something  
14 you need to do in order to get developers to  
15 put a lot of architectural thought into these  
16 buildings on the riverfront. You might have to  
17 subsidize them more. And I don't know if we're  
18 willing to do that.

19 On this project, I think it's a great  
20 project. I think we're activating the  
21 riverfront. We're activating McCoy's Creek.  
22 The fact that we're activating the creek is a  
23 home run. That should be the major discussion  
24 here because you can't really see that creek  
25 right now. It goes under a building. I'm not

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1 even sure what it does. So the fact that we're  
2 activating that ...

3 And, Mr. Nooney, I don't know where you  
4 went. You're here every meeting. And I don't  
5 appreciate the camera and everything, but I  
6 agree with Mr. Nooney on the whole "a place to  
7 launch kayaks." Ms. Boyer and I talked about  
8 that. This park would be a great location for  
9 us to have some sort of public boat launch for  
10 kayaks. And you see -- and you go around to  
11 these different cities, these smaller boats,  
12 these single-seater, single-engine boats.

13 I asked Ms. Boyer to look into the fact --  
14 might have some current issues there, but that  
15 would be a great location for this type of  
16 thing, where people can rent kayaks and rent  
17 these small motorized boats. I think that  
18 would be phenomenal.

19 But I'm very much in favor of this  
20 project. If it's not a home run, it's a  
21 stand-up triple, and I'm excited to see it move  
22 forward.

23 Again, I would be very excited about  
24 having the restaurant on the water. You see  
25 that in many different locations. They also

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1 would own the submerged land lease in front.  
2 We could potentially see a dock in the future  
3 as well.

4 Those are my main things. I don't  
5 disagree with the architectural comments. I do  
6 think maybe the Ford on Bay, when we're talking  
7 about those, the criteria there -- you know, we  
8 own the land. We don't own this land.  
9 Somebody else owns it. They can sell it to  
10 whoever they want. The incentives they are  
11 getting is to put people down there, and that's  
12 the main incentives.

13 And the fact that we're getting the  
14 McCoy's Creek is -- activation is great, but I  
15 would like to see it on the Ford on Bay to be  
16 one of the criteria for the architectural  
17 appearance of whatever they're going to put  
18 there. I think it's a great idea.

19 So thank you.

20 THE CHAIRMAN: Ms. Worsham.

21 BOARD MEMBER WORSHAM: Thank you.

22 I have to weigh in that I pretty much  
23 agree with Mr. Froats' statements because  
24 there's a lot of public benefit to the  
25 mixed-use residential park and then waterfront

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1 activation for this project. I think what  
2 we're getting caught up on is we see a site  
3 plan that is probably not final. It's very  
4 conceptual. And those of us as designers or  
5 architects or engineers or landscape architects  
6 look at that and think, I want more.

7 And I think that the devil is in the  
8 details. You know, how does that corridor come  
9 in from Riverside Avenue and get pedestrians  
10 down -- you know, right now, it looks like  
11 you're going to walk down a street. I'm sure  
12 that that's not going to be the case, and I  
13 think that we're getting -- that gets people --  
14 we're worked up about a conceptual plan.

15 And I appreciate Ms. Boyer's comments  
16 about the conceptual nature of what our  
17 responsibility is and the fact that we don't  
18 really have renderings, and that -- what  
19 we're -- our job is to put some boundaries  
20 around the development so that they're meeting  
21 our Zoning Code or we're giving some variations  
22 where they make sense, some deviations.

23 And I do appreciate the view corridor  
24 discussion because it is an unusual piece of  
25 property. And so I hope that that view

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1 corridor that comes in off -- is it May, the  
2 first one? The one closest to Haskell is  
3 really a high-quality pedestrian corridor that  
4 takes people down to the helipad or to the  
5 restaurant.

6 So I think the fact that we came back and  
7 the developer addressed most of our comments  
8 and the concerns that we had is a very positive  
9 move. I appreciate also the staff working  
10 through the fact that there will not be any  
11 parking garage visibility from the park and  
12 that all the parking is wrapped either with,  
13 you know, residential or retail and the  
14 setbacks from the creek.

15 There's a real opportunity to do a  
16 first-class job on the park and how it relates  
17 to the creek and then to the Emerald Trail. So  
18 I think all of those positive things and the  
19 addition of the restaurant in Phase I and the  
20 other conditions that staff has proposed to put  
21 around it have created a very positive  
22 environment.

23 I look forward to seeing a high-quality  
24 design and renderings. And I'm sure our DDRB  
25 will be really forthright in doing their job to

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1 make sure that we get the kind of architecture  
 2 that we deserve.  
 3 So I think -- thank you for your  
 4 explanations, and thank you for the developer  
 5 for coming back and meeting a lot of issues and  
 6 concerns that we had.  
 7 THE CHAIRMAN: Thank you, Ms. Worsham.  
 8 Mr. Citrano.  
 9 BOARD MEMBER CITRANO: I'll keep my  
 10 comments short. I think that the additional  
 11 components that have been negotiated in since  
 12 we last met are obviously favorable. The other  
 13 two board members who had expressed their  
 14 opinions I agree wholeheartedly with.  
 15 So I'm in support of this as presented.  
 16 THE CHAIRMAN: Thank you, Mr. Citrano.  
 17 Mr. Moody.  
 18 BOARD MEMBER MOODY: Thank you.  
 19 Folks, there's no question, this is a  
 20 challenging site. It's a big corner lot with a  
 21 lot of visibility. And yet, because of the  
 22 challenging site, you know, we're going to have  
 23 to do some real special things to make it come  
 24 together.  
 25 So as a longtime real estate appraiser,  
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1 downtown CDD, together with the Shipyard site  
 2 that we're doing, together with our Sports  
 3 Center. You know, it kind of all comes  
 4 together to this corner.  
 5 So I'm in favor of it.  
 6 THE CHAIRMAN: Thank you, Mr. Moody.  
 7 Mr. Barakat.  
 8 BOARD MEMBER BARAKAT: Thank you, Mr. Chair.  
 9 I just have a quick question for Ms. Boyer  
 10 on the retail.  
 11 The choice of the helipad versus the  
 12 building footprint, that is the option of the  
 13 developer, correct?  
 14 MS. BOYER: (Nods head.)  
 15 BOARD MEMBER BARAKAT: And how much time  
 16 or when do they make that decision? And do  
 17 they have to just inform you of what -- when  
 18 they're making that decision?  
 19 MS. BOYER: Through the Chair to  
 20 Mr. Barakat, I would say that's going to be  
 21 part of their DDRB approval process. And at  
 22 the time they go through DDRB final, at least,  
 23 they would have to have that determined because  
 24 they're required -- in order to be eligible for  
 25 either REV Grant, either the residential or the  
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1 having looked at a lot of conceptual plans, I  
 2 like what I see here. I think what happens is  
 3 it checks a lot of the boxes. I mean, it's a  
 4 mixed-use. It's a residential use. It's a  
 5 retail use. It's a public park in our  
 6 Phase II. It improves the walkability. The  
 7 riverfront is activated both for St. Johns  
 8 River and McCoy's Creek. There's a grocery  
 9 store to service the area. And believe me,  
 10 with all of the new residents that we have in  
 11 that area, we don't just need two grocery  
 12 stores. I mean, we can use three grocery  
 13 stores. These aren't mega grocery stores; they  
 14 are specialty grocery stores. We're going to  
 15 have -- our river, again, is activated. We'll  
 16 have, obviously, a dock. We'll protect our  
 17 view corridors.  
 18 So I think it checks a lot of boxes that  
 19 need to be checked. And I do appreciate the  
 20 developer coming back and being flexible enough  
 21 to make it work.  
 22 So I'm very much in favor of this project.  
 23 I think we need to get it done because I think  
 24 what happens is this ties together Brooklyn  
 25 together with LaVilla, together with the  
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1 retail in Phase I, they have to have the  
 2 restaurant completed.  
 3 So if the restaurant is part of the  
 4 residential building, obviously, it would go in  
 5 with the residential building when that went in  
 6 to DDRB. If it is independent, I can assure  
 7 you that, if I'm the residential developer, I'm  
 8 going to want it approved because I'm not  
 9 eligible for my REV Grant without it.  
 10 So I'm fairly comfortable that will be  
 11 selected at the time -- you know, as they are  
 12 designing the building, it will be upfront and  
 13 will go to DDRB through that process. It makes  
 14 no sense to try to construct -- even if it's  
 15 freestanding, if you're going to try to  
 16 construct it on the helipad after you construct  
 17 the residential, I mean, it just wouldn't  
 18 physically work. So they are going to  
 19 construct it from a timing standpoint during  
 20 the same time frame they are constructing the  
 21 residential.  
 22 If you look at the performance schedule,  
 23 the residential starts prior to retail. The  
 24 retail has a shorter construction time frame.  
 25 So I would anticipate that you're going to see  
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1 it on the early schedule, in that the way we  
2 triggered it was that they weren't eligible for  
3 either REV Grant unless it was completed and  
4 operational.

5 BOARD MEMBER BARAKAT: So bottom line,  
6 absence of retail, regardless of what form it  
7 comes in, would disqualify them from the REV Grant?

8 MS. BOYER: The absence of the riverfront  
9 restaurant being completed and operational  
10 would disqualify both the multifamily REV and  
11 the retail REV.

12 BOARD MEMBER BARAKAT: So -- thank you for  
13 answering that.

14 So I'm generally pleased with the outcome.  
15 I think it would have been a huge miss for the  
16 city and I think for the developer had we not  
17 incorporated a retail element along the  
18 riverfront.

19 As far as all the site plan and design  
20 comments, I would echo the board members --  
21 other board members' comments. I think when I  
22 first saw this, I tended to agree with some of  
23 the public comments, that this feels like a  
24 high-density suburban site plan, but there are  
25 some constraints with this site. And us trying  
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1 to maintain view corridors -- you have a bridge  
2 ramp surrounding the site, and you have the  
3 creek, et cetera, so there are some  
4 constraints.

5 That being said, I do think DDRB will  
6 hopefully, maybe through staff, be informed  
7 that the board did have some concerns regarding  
8 the site plan, that there is some room for  
9 improvement. And I think all of us as board  
10 members are very sensitive not to drag  
11 developers through a dual DDRB process, right?  
12 We've always tried to be sensitive to that, and  
13 let DDRB do their job.

14 I do see the connection between  
15 incentivizing a site plan without really  
16 knowing the outcome of the site plan. We've  
17 talked about this at the board before. When  
18 should DDRB -- should it come before we see  
19 incentives or should it always come after? And  
20 that -- you know, if you put yourself in the  
21 developer's shoes, spending the dollars to get  
22 through DDRB without knowing the incentives  
23 you're going to get, it's a dilemma. It's a  
24 dilemma for the City, and it's a dilemma for  
25 the development community.

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1 But I think maybe for the Riverside sites  
2 where design is increasingly under scrutiny, as  
3 it well should be, we maybe want to think about  
4 a different process or one that works  
5 simultaneously. So I don't have the answer,  
6 but I do think we can maybe build a better  
7 beast or a more perfect beast if we sequence  
8 the meetings perhaps simultaneously.

9 Anyway, that being said, I also have some  
10 concerns about the big box -- the grocery store  
11 facing Riverside Avenue. We haven't  
12 concentrated very much on the Riverside Avenue  
13 impact. Again, we're not DDRB, but hopefully  
14 staff will communicate some of the concerns.

15 But to wrap up, I'm pleased that the  
16 developer has cooperated with us, and I'm  
17 generally in favor of the term sheet as  
18 presented, Mr. Chairman.

19 THE CHAIRMAN: Thank you, Mr. Barakat.  
20 I, too, am in favor of the project and  
21 appreciate the response of the developer as to  
22 the concerns we raised. You know, I'm sort of  
23 frustrated by the ultra criticism of design  
24 that's yet to occur. I don't understand it,  
25 from whence it comes. I guess there's always  
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1 the naysayer.

2 But, you know, we come to these meetings  
3 and we've had -- we've heard, you know, time  
4 after time a comment from the community about  
5 wanting to have more parks on the river, to  
6 dedicate more space on the river for river  
7 parks. And part of this project is putting  
8 another four-and-a-half acres of park -- at  
9 least, maybe more, at least four-and-a-half  
10 acres of park on the river, you know, in front  
11 of McCoy's Creek, frankly, widening McCoy's  
12 Creek so it will function better for the  
13 community from a watershed and potentially  
14 providing Launch J for Mr. Nooney and his  
15 group.

16 You know, it seems to me exactly what  
17 we've been told we want. We're taking  
18 currently unused, blightish-looking buildings  
19 and turning four-and-a-half acres of it into a  
20 park. And we're being criticized because it  
21 doesn't look good and it's a waste of public  
22 money. I don't understand that.

23 So I appreciate the developer's efforts  
24 to, you know, address the concerns we made. I  
25 do hope that DDRB will do their job. I expect

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1 they will do their job. I don't hope; I expect  
2 they will do their job as we're trying to do  
3 our job and ensure that the project looks the  
4 way the City of Jacksonville and its citizens  
5 want it to look.

6 But I think this is a good project. I  
7 appreciate, you know, the response of the  
8 developer. And I love the fact that we're  
9 adding parks downtown, and I'll be supporting  
10 this project.

11 So, Mr. Adams, do you -- you waived your  
12 comments earlier. Do you have comments now?

13 BOARD MEMBER ADAMS: I think, just for the  
14 sake of keeping peace in the valley, I will  
15 forego my comments. But I think you echoed a  
16 lot of the things that I'm thinking. So I  
17 appreciate you doing that, and I'll let it  
18 slide.

19 Thank you.

20 THE CHAIRMAN: Any other questions, either  
21 for the developer or for staff?

22 I'm sorry. Ms. Boyer.

23 MS. BOYER: Thank you.

24 Mr. Chairman, just in the interest of  
25 clarity, I want to point out that between the

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1 fact that the expectation, if it was actually  
2 part of the residential building, construction  
3 costs were expected to be less because of those  
4 very issues.

5 MS. BOYER: That's correct. We do expect  
6 it to be less than a freestanding building.  
7 However, there may be different costs. So, for  
8 example, as we discussed, the fact that they  
9 would have two levels and have their own  
10 dedicated elevator would likely not be part of  
11 a freestanding building.

12 THE CHAIRMAN: Thank you.

13 Any other questions or comments?

14 BOARD MEMBER WORSHAM: I just have a  
15 question to Ms. Boyer.

16 Is the easement or title issue on the  
17 railroad parcel, is that -- what's the status,  
18 or is that something that's not of great  
19 concern?

20 MS. BOYER: I would say it's not of  
21 great -- through the Chair to Ms. Worsham, I  
22 would say it's not of great concern, but it is  
23 not resolved.

24 BOARD MEMBER WORSHAM: Okay.

25 MS. BOYER: I mean, the easement still  
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1 packet that we sent you a few days ago which  
2 had in red all of the language that was new,  
3 there is a new insert on Page 7 that clarifies  
4 what construction costs are included. I think  
5 I verbally told you about this.

6 But just so you actually see it and know  
7 that it's part of the resolution you're  
8 adopting, the idea is, if the restaurant is  
9 located in the residential building -- you'll  
10 see that language is highlighted, which says,  
11 "only construction costs beyond cold dark  
12 shell, which may include increased podium,  
13 venting, access, elevator, enlarged patio,  
14 grease trap, commercial-grade systems, capital  
15 expenditures related to tenant improvements,  
16 and associated soft costs."

17 So I just wanted you to understand that we  
18 added that additional language since we sent  
19 you the original draft. That was provided to  
20 us by the developer, and we're in agreement  
21 with it, as those are appropriate costs to be  
22 looked at when we're calculating the  
23 50 percent.

24 THE CHAIRMAN: As I recall, Ms. Boyer,  
25 both you and, I think, Mr. DeVault spoke to the

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1 exists. We believe, in looking at it, that it  
2 can be insured over by a title insurance  
3 company, but that would have to be part of a  
4 closing transaction.

5 BOARD MEMBER WORSHAM: Thank you.

6 THE CHAIRMAN: Anything else?

7 BOARD MEMBER MOODY: I have a question --

8 THE CHAIRMAN: Mr. Moody.

9 BOARD MEMBER MOODY: -- for Ms. Boyer.

10 Throughout this process, I have not heard  
11 anything related to any sort of environmental  
12 problems on the site. Do we know if there is  
13 any? And if so, who is responsible for them?

14 MS. BOYER: Through the Chair to  
15 Mr. Moody, we have not -- we, the City, have  
16 not done any environmental-specific Phase I or  
17 Phase II testing. However, one of the  
18 contemplated elements here is that we are  
19 purchasing the property from the developer. So  
20 in doing that, they become part of the chain of  
21 title. I'm fully confident that they are doing  
22 environmental studies or requiring that kind of  
23 investigation regarding the property.

24 We can tell that there were -- the City  
25 has information about prior fuel tank

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1 locations, prior spills that have been cleaned  
 2 up, you know, 30 years ago. There are various  
 3 documents that we do have on various parts of  
 4 the parcel, not necessarily the part that we  
 5 would be acquiring, but on the parcel overall.  
 6 So there's nothing direct that we have that  
 7 indicates there is any particular level of  
 8 contamination on the site that would become the  
 9 park property.  
 10 THE CHAIRMAN: Anybody else?  
 11 Mr. Citrano.  
 12 BOARD MEMBER CITRANO: Yeah. Before we  
 13 vote, I did file a Form 8 last meeting on this  
 14 resolution because of my company's involvement  
 15 with TriBridge, which I believe is a partner.  
 16 So I wanted to state that for the record and  
 17 confirm that I can still vote today. I will  
 18 follow up with a Form 8 again if I need to.  
 19 MR. SAWYER: You are eligible to vote.  
 20 BOARD MEMBER CITRANO: Thank you.  
 21 THE CHAIRMAN: Any further questions or  
 22 comments?  
 23 BOARD MEMBERS: (No response.)  
 24 THE CHAIRMAN: Okay. Then we'll vote.  
 25 Mr. Adams, how do you vote?  
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1 BOARD MEMBER ADAMS: I'm in favor.  
 2 THE CHAIRMAN: Mr. Froats.  
 3 BOARD MEMBER FROATS: In favor.  
 4 THE CHAIRMAN: Ms. Worsham.  
 5 BOARD MEMBER WORSHAM: In favor.  
 6 THE CHAIRMAN: Mr. Citrano.  
 7 BOARD MEMBER CITRANO: I'm in favor.  
 8 THE CHAIRMAN: Mr. Moody.  
 9 BOARD MEMBER MOODY: I'm in favor.  
 10 THE CHAIRMAN: Mr. Barakat.  
 11 BOARD MEMBER BARAKAT: In favor.  
 12 THE CHAIRMAN: And I'm also in favor.  
 13 So it passes seven to zero. We have two  
 14 abstentions today -- excused absences from  
 15 Mr. Gibbs and Mr. Ward.  
 16 Ms. Boyer, do we have other business --  
 17 official business?  
 18 MS. BOYER: I think you have another  
 19 resolution on the agenda, but I'm kind of  
 20 looking back at Mr. Chisholm to see --  
 21 THE CHAIRMAN: He's here.  
 22 MS. BOYER: Okay.  
 23 THE CHAIRMAN: I just want to make sure  
 24 there's nothing else before we get --  
 25 MS. BOYER: There is not, and -- I mean, I  
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1 would like to make one announcement, but I can  
 2 do that later or I can do it now if you'd like.  
 3 THE CHAIRMAN: Let's do it now so it's --  
 4 because I want to talk to you. I've got  
 5 something, too.  
 6 MS. BOYER: Okay.  
 7 THE CHAIRMAN: So 2021-08-14 is a  
 8 resolution in your package. It's provided --  
 9 we are belated in recognizing the good, hard  
 10 works of our former Chair, Mr. Moody, for a  
 11 good year in a difficult time, the pandemic,  
 12 when so many meetings were either from afar or  
 13 with a mask on.  
 14 And I give anyone here a chance to say  
 15 what they want to say, but I'll take the  
 16 privilege of the Chair position to start and  
 17 tell Mr. Moody how much I personally  
 18 appreciated his leadership, his enthusiasm on  
 19 this board. He always has a positive comment,  
 20 and it's nice to have that. He also has a  
 21 wealth of experience as an appraiser working  
 22 downtown for, well, a few years. And so it's  
 23 always nice to have those comments, too. And I  
 24 really enjoy working with you, Mr. Moody, and  
 25 thank you very much.  
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1 And I'll start with my right and offer the  
 2 floor to anyone else.  
 3 Mr. Adams, if you would like to add.  
 4 BOARD MEMBER ADAMS: I absolutely echo  
 5 your comments. And while it's good to work  
 6 with Mr. Moody from afar, it's also nice to be  
 7 back together with you, sir. Appreciate all  
 8 your efforts on behalf of downtown.  
 9 THE CHAIRMAN: Mr. Froats.  
 10 BOARD MEMBER FROATS: Congratulations. I  
 11 enjoy working with you and appreciate all your  
 12 comments.  
 13 THE CHAIRMAN: Ms. Worsham.  
 14 BOARD MEMBER WORSHAM: You did a great job  
 15 as chairman. Always appreciate your expertise  
 16 in your field and the information that you  
 17 bring to us with your seasoned wisdom. So  
 18 thank you for all you have done, and look  
 19 forward to not letting you off the board.  
 20 THE CHAIRMAN: Mr. Citrano.  
 21 BOARD MEMBER CITRANO: Well, I've been a  
 22 banker for a long, long time, and we have  
 23 occasions to work with local appraisers quite a  
 24 bit. And I don't think I ever really had the  
 25 opportunity to work directly with Mr. Moody,  
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1 but I have always known of his reputation in  
 2 the local business community.  
 3 And so I feel very fortunate to have been  
 4 able to serve with you over the last year, and  
 5 I think you have done an outstanding job not  
 6 only as the board chairman, but as a board  
 7 member, and your commitment to our city over  
 8 the decades is greatly appreciated.  
 9 BOARD MEMBER MOODY: Thank you.  
 10 BOARD MEMBER BARAKAT: I'll echo  
 11 everything that was said. You are the  
 12 quintessential Mr. Positive. Funny, based on  
 13 the weather we're having right now, but every  
 14 time you speak, I feel like the sun is shining.  
 15 So thank you for your leadership, your  
 16 positivity, and keeping this board together  
 17 during a tough time.  
 18 BOARD MEMBER MOODY: Thank you.  
 19 THE CHAIRMAN: Mr. Moody, before you  
 20 speak, we have to have a motion on this  
 21 resolution and maybe a vote.  
 22 BOARD MEMBER WORSHAM: I move to approve.  
 23 BOARD MEMBER CITRANO: Second.  
 24 BOARD MEMBER FROATS: Second.  
 25 THE CHAIRMAN: Motion by Ms. Worsham. I  
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1 we're doing.  
 2 I'm here to tell you that the work that  
 3 we've done as you go -- go look at the map and  
 4 start looking at every little thing that we're  
 5 touching, and the map lights up. And we've got  
 6 a lot of good stuff going. We just need now to  
 7 get them to the finish line.  
 8 So it was a privilege for me to be a part  
 9 of this, and I look forward to working till  
 10 2024 when I get off.  
 11 THE CHAIRMAN: Thank you, Mr. Moody.  
 12 Ms. Boyer, I know you have a few comments.  
 13 If you will add to your comments, we have some  
 14 speaking engagement requests. And I have one  
 15 for the Northeast Florida Engineering Society  
 16 and one for ASHRAE, an international engineers  
 17 society. The Northeast Florida Engineering  
 18 Society was looking for someone at 1:30 on  
 19 September the 21st. The ASHRAE group was open.  
 20 They would like to have us come to see them for  
 21 one of their luncheons in the fall.  
 22 So if anybody is interested in that, hands  
 23 up.  
 24 MS. BOYER: And, Mr. Chairman, I'm happy  
 25 to cover those, but my goal with the speakers  
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1 think there was a double second by Mr. Citrano  
 2 and Mr. Froats.  
 3 All in favor?  
 4 BOARD MEMBERS: Aye.  
 5 THE CHAIRMAN: Mr. Moody, I present this  
 6 very nice plaque, which the staff organized for  
 7 you, and we do appreciate all your hard work.  
 8 Thank you so much.  
 9 (Applause.)  
 10 BOARD MEMBER MOODY: So let me say one  
 11 thing on the positivity comment. Look, we have  
 12 a choice, either be positive or be negative,  
 13 either get on or get off. And I choose to be  
 14 positive. And guess what? It all kind of  
 15 works out in the long run.  
 16 Folks, we had a challenging year with  
 17 COVID. I was scared out of my wits starting  
 18 that first meeting remotely, but you know what?  
 19 After we did it a couple of times and with the  
 20 help of this board, we got through it, and I  
 21 thought it worked well.  
 22 This process cannot work without the  
 23 proficiency and just the excellence of this  
 24 board and our staff. And that's what makes it  
 25 so important right now -- and the work that  
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1 bureau concept was to at least alert you to the  
 2 requests that were coming in. And if anything  
 3 seemed particularly appropriate for you or you  
 4 thought you had the background that would be  
 5 helpful -- I'm looking at Ms. Worsham because  
 6 when those went out, I was thinking of her;  
 7 however, you know, there are lots of them. And  
 8 so --  
 9 THE CHAIRMAN: So you're speaking to the  
 10 Bar later this month?  
 11 MS. BOYER: Correct.  
 12 THE CHAIRMAN: And what day is that?  
 13 MS. BOYER: I think it's the 15th. I'll  
 14 look it up while we're talking.  
 15 THE CHAIRMAN: So that's a luncheon, and  
 16 that luncheon is at the Hyatt, isn't it?  
 17 MS. BOYER: Hyatt, Omni -- just a moment.  
 18 THE CHAIRMAN: I was just going to  
 19 suggest, if anyone wanted to attend, it might  
 20 be a good chance to see how to do it right.  
 21 MS. BOYER: It is the 15th. It's the day  
 22 of our board meeting, and it's at the Omni.  
 23 THE CHAIRMAN: Okay. Omni, not Hyatt.  
 24 Thank you.  
 25 BOARD MEMBER WORSHAM: What time is that  
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1 ASHRAE meeting? I can't do noon.  
 2 THE CHAIRMAN: The ASHRAE, they meet once  
 3 a month on Wednesdays at the River Club.  
 4 BOARD MEMBER WORSHAM: At noon. I can't  
 5 do (inaudible).  
 6 MS. BOYER: Please don't feel like you  
 7 have to cover these. I mean, this would be my  
 8 normal course to reply to them. I just wanted  
 9 to alert you.  
 10 THE CHAIRMAN: Anything else? I'm sorry,  
 11 Ms. Boyer, I kind of jumped ahead of you there.  
 12 MS. BOYER: Two things. If you indulge  
 13 me, I want to add my congratulations to  
 14 Mr. Moody for his chairmanship and assistance  
 15 throughout the year. He was always there. He  
 16 was great about him coming when we needed a  
 17 quorum, and was wonderful to bounce ideas off  
 18 of and go over -- you know, get our act  
 19 together before a meeting. So I really  
 20 appreciate it. Great working relationship.  
 21 And Mr. Gillam is now finding out about that.  
 22 Mr. Chisholm, which of the meetings  
 23 upcoming -- is it the REPD or the SIC which is  
 24 not going to be hybrid?  
 25 MR. CHISHOLM: It's the REPD meeting on  
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1 the meeting at which we're going to be  
 2 discussing the Ford on Bay, the former  
 3 courthouse site disposition.  
 4 And today, shortly, in a half an hour or  
 5 so, you will get the agenda packet distribution  
 6 for that. We finished it right before we came  
 7 over to the meeting. So you're going to be  
 8 getting a lot of documentation on that, that we  
 9 have worked with CBRE on and have  
 10 recommendations for you on many of those things  
 11 so that hopefully we can get closer to that and  
 12 potentially bring that to a September board  
 13 meeting.  
 14 The idea is that we would get to the level  
 15 of at least a conceptual framework at the  
 16 September meeting so that we could authorize  
 17 premarketing. And then in October we would  
 18 finalize the actual terms of the disposition,  
 19 which would also give us the ability, that if  
 20 there were things that came up in premarketing  
 21 that were problematic -- and what we were  
 22 envisioning as part of our terms, we have the  
 23 opportunity to adjust that before we actually  
 24 publish the Notice of Disposition. So that's  
 25 the structure that we're envisioning.  
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1 September 9th.  
 2 MS. BOYER: So this is what I wanted to  
 3 make an announcement about for the benefit of  
 4 anybody who is still on Zoom or anybody in the  
 5 audience.  
 6 So as you know, we cannot use the library  
 7 space right now as the downtown main library is  
 8 closed. And you heard one of the individuals  
 9 in public comment -- Mr. Nooney, I think --  
 10 that they had just come from the redistricting  
 11 meeting. So there are a lot of meeting rooms  
 12 that are being used, and we're shuffling around  
 13 trying to find meeting rooms.  
 14 For the REPD meeting on the 9th, we will  
 15 be using the Don Davis Room in City Hall, first  
 16 floor. It's one of the smaller meeting rooms  
 17 and it does not have hybrid capability. That  
 18 was the only meeting room available when we  
 19 could get a quorum of the committee. So I'm  
 20 just alerting the public.  
 21 It's not our intention to go away from  
 22 hybrid meetings, but there will be occasions  
 23 when we don't have meeting room capability. We  
 24 encourage people to come and make their  
 25 comments in person in that case. And that is  
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1 So I encourage all of you to come to that  
 2 meeting if you can. I apologize that it can't  
 3 be available on Zoom, and I'm happy to  
 4 pre-brief anybody and relay your comments to  
 5 the larger group at the meeting.  
 6 THE CHAIRMAN: Thank you, Ms. Boyer.  
 7 Anything else for the good of the order  
 8 today?  
 9 BOARD MEMBER ADAMS: I have one question,  
 10 if I could.  
 11 THE CHAIRMAN: Mr. Adams.  
 12 BOARD MEMBER ADAMS: We had talked a  
 13 couple of meetings back. Ms. Boyer, there was  
 14 a gentleman who spoke, and I can't remember his  
 15 name, but the general gist of his inquiry was  
 16 whether or not we could require some percentage  
 17 of the spending to be used on, you know, local  
 18 contractors as we were divvying out local tax  
 19 dollars.  
 20 I thought that was a really good idea. I  
 21 think we had talked about maybe staff taking a  
 22 look at whether we could do that or what that  
 23 might look like.  
 24 Is there -- has anything been done on that  
 25 front --  
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1 MS. BOYER: Thank you. Through --  
 2 BOARD MEMBER ADAMS: -- among all the  
 3 other things that you're doing?  
 4 MS. BOYER: Through the Chair to  
 5 Mr. Adams, well sort of. I deferred it to OGC.  
 6 BOARD MEMBER ADAMS: Fair enough.  
 7 MS. BOYER: So from our perspective, we do  
 8 require in our contracts a certain JSEB  
 9 participation. And it's all based on a City  
 10 ordinance that contemplates -- that gives us  
 11 the authority to do that, to require that.  
 12 My concern is whether we can implement  
 13 something independent of the City. And if the  
 14 City wanted to do that as an ordinance, similar  
 15 to the JSEB provision, and say that,  
 16 universally, when the City spends money, we  
 17 would like you to do X, Y, Z, then, obviously,  
 18 we would implement that and follow suit. And  
 19 what I was really looking at is are we creating  
 20 some issue if we try to go -- if we try to  
 21 depart from what the City -- we follow City  
 22 risk. We follow the City hiring, procurement,  
 23 et cetera, and just what the challenge would be  
 24 if we departed from that.

25 BOARD MEMBER ADAMS: Fair enough. Look  
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1 forward to that response.  
 2 THE CHAIRMAN: Anything else?  
 3 (No response.)  
 4 THE CHAIRMAN: All right. We're  
 5 adjourned.  
 6 (The foregoing proceedings were adjourned  
 7 at 4:30 p.m.)  
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1 CERTIFICATE OF REPORTER  
 2  
 3 STATE OF FLORIDA)  
 )  
 4 COUNTY OF DUVAL )  
 5  
 6  
 7 I, Diane M. Tropia, Florida Professional  
 8 Reporter, certify that I was authorized to and did  
 9 stenographically report the foregoing proceedings and  
 10 that the transcript is a true and complete record of my  
 11 stenographic notes.  
 12  
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DATED this 15th day of September 2021.  
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