

CITY OF JACKSONVILLE
COMMUNITY REDEVELOPMENT AGENCY
BOARD MEETING

Proceedings held on Wednesday, December 18, 2024,
commencing at 2:03 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:

PATRICK KRECHOWSKI, Chair.
SONDRA FETNER, Board Member.
SCOTT WOHLERS, Board Member.
JIM CITRANO, Board Member.
MICAH HEAVENER, Board Member.
MELINDA B. POWERS, Board Member.
JILL CAFFEY, Board Member.
JOHN HIRABAYASHI, Board Member.

ALSO PRESENT:

LORI BOYER, DIA, Chief Executive Officer.
GUY PAROLA, DIA, Operations Manager.
STEVE KELLEY, DIA, Director of Development.
RAUL ARIAS, City Council Member.
STEVE BERRY, DIA, Property Disposition Manager.
JOHN SAWYER, Office of General Counsel.
AVA HILL, Administrative Assistant.

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1 board member.
2 THE CHAIRMAN: Patrick Krechowski, board
3 member.
4 BOARD MEMBER WOHLERS: Scott Wohlers,
5 board member.
6 BOARD MEMBER FETNER: Sondra Fetner, board
7 member.
8 BOARD MEMBER POWERS: Melinda B. Powers,
9 Board Member.
10 BOARD MEMBER CITRANO: Jim Citrano, board
11 member.
12 COUNCIL MEMBER ARIAS: Council Member Raul
13 Arias, District 11.
14 MR. SAWYER: John Sawyer, Office of
15 General Counsel.
16 MR. HILL: Ava Hill, DIA staff.
17 THE CHAIRMAN: Thank you, everybody. And
18 thank you all for being here.
19 We have a pretty -- what I hope is a
20 simple agenda, but to raise the anxiety a
21 little bit, we've got six days until Christmas.
22 Just letting everybody know.
23 Any public comments, Ava?
24 MS. HILL: There are no requests for
25 public comment.

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1 PROCEEDINGS
December 18, 2024 2:03 p.m.
2 - - -
3 THE CHAIRMAN: Good afternoon, everybody.
4 We're going to call to order the
5 meeting -- the board meeting of the Downtown
6 Investment Authority, Wednesday, December 18th,
7 2024. It is 2:03 p.m.
8 If you would all please rise and join me
9 in the Pledge of Allegiance.
10 (Recitation of the Pledge of Allegiance.)
11 THE CHAIRMAN: Thank you.
12 Welcome, Council Member Arias. Appreciate
13 you being here.
14 And we'll go around the table with
15 introductions, starting with Mr. Parola.
16 MR. PAROLA: Guy Parola, DIA staff.
17 MR. BERRY: Steve Berry, DIA staff.
18 MR. KELLEY: Steve Kelley, director of
19 downtown real estate and development.
20 MS. BOYER: Lori Boyer, CEO.
21 BOARD MEMBER CAFFEY: Jill Caffey, board
22 member.
23 BOARD MEMBER HIRABAYASHI: John
24 Hirabayashi, board member.
25 BOARD MEMBER HEAVENER: Micah Heavener,
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1 THE CHAIRMAN: Anybody wish to speak?
2 AUDIENCE MEMBERS: (No response.)
3 THE CHAIRMAN: All right. Seeing none, we
4 will commence with the Community Redevelopment
5 Agency portion of our meeting.
6 Do we have any Form 8B voting conflict
7 disclosures?
8 BOARD MEMBERS: (No response.)
9 THE CHAIRMAN: All right. Seeing none,
10 we'll go to Item 3B, which is our November
11 20th, 2024, Community Redevelopment Agency
12 meeting minutes.
13 Do I have a motion?
14 BOARD MEMBER HEAVENER: Move to approve.
15 BOARD MEMBER POWERS: Second.
16 THE CHAIRMAN: Any comments, any
17 corrections?
18 BOARD MEMBERS: (No response.)
19 THE CHAIRMAN: All right. Seeing none,
20 we'll do a collective vote.
21 All those in favor of approving the
22 meeting minutes, signify by saying aye.
23 BOARD MEMBERS: Aye.
24 THE CHAIRMAN: Any opposed?
25 BOARD MEMBERS: (No response.)
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1 THE CHAIRMAN: Meeting minutes carry.
 2 Next is the consent agenda where we have
 3 one item. It was already presented to the
 4 committee and approved. That's Resolution
 5 2024-12-03, Juliette Balcony.
 6 I'll entertain a motion on the consent
 7 agenda.
 8 BOARD MEMBER CITRANO: Move to approve the
 9 consent agenda.
 10 BOARD MEMBER WOHLERS: Second.
 11 THE CHAIRMAN: So a motion by Mr. Citrano
 12 and a second by Mr. Wohlers.
 13 Any questions on the consent agenda?
 14 BOARD MEMBERS: (No response.)
 15 THE CHAIRMAN: All right. We'll go around
 16 the horn.
 17 Mr. Citrano, how do you vote on the
 18 consent agenda?
 19 BOARD MEMBER CITRANO: In favor.
 20 THE CHAIRMAN: Ms. Powers.
 21 BOARD MEMBER POWERS: In favor.
 22 THE CHAIRMAN: Ms. Fetner.
 23 BOARD MEMBER FETNER: In favor.
 24 THE CHAIRMAN: Mr. Wohlers.
 25 BOARD MEMBER WOHLERS: In favor.

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1 THE CHAIRMAN: Mr. Heavener.
 2 BOARD MEMBER HEAVENER: In favor.
 3 THE CHAIRMAN: Mr. Hirabayashi.
 4 BOARD MEMBER HIRABAYASHI: In favor.
 5 THE CHAIRMAN: Ms. Caffey.
 6 BOARD MEMBER CAFFEY: In favor.
 7 THE CHAIRMAN: And I, too, am in favor.
 8 So the consent agenda, with one item,
 9 Resolution 2024-12-03, Juliette Balcony, passes
 10 unanimously.
 11 Thank you.
 12 Item 3D, Resolution 2024-12-01, Gateway
 13 Grocer, and I'll shoot this over to staff. We
 14 pulled this from the consent agenda, and they
 15 will explain why.
 16 We'll start with Ms. Boyer.
 17 MS. BOYER: Thank you, Mr. Chairman.
 18 I'm going to let Mr. Kelley go through
 19 this one with you. He did provide a memo to
 20 the board members regarding the change from the
 21 discussion at REPD, so I'll let him go over
 22 that.
 23 MR. KELLEY: Thank you very much.
 24 So this was presented to and approved in
 25 REPD as two separate funding requests, two

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1 incentives that would be funded through the
 2 Northbank TIF, one being a REV Grant and one
 3 being a Retail Enhancement Grant, although they
 4 both were unique in the sense that they're not
 5 off-the-shelf program typical funding, so they
 6 were -- they were approved under the plan
 7 umbrellas.
 8 And as we looked at this more closely,
 9 after that approval, the CEO and I did a little
 10 bit more research and found that in the -- in
 11 the ordinance itself that was -- that approved
 12 the June 22 update to the BID Plan, it states
 13 in there that the board has the authority to
 14 approve REV Grants up to 75 percent and with
 15 the outside year of 2045 as being the final
 16 year, with 2046 as the payment year, which is
 17 consistent with the math calculation that we
 18 did that was put together in determining the
 19 REV amount.
 20 However, to achieve that payout timeline
 21 required that we would do a -- an advanced --
 22 or a higher advance rate, an accelerated
 23 advance rate, if you would, in order to achieve
 24 that much of a payout by the 20-year -- or the
 25 year 2045.

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1 So not really seeing clearly if that was
 2 the intent or the structure of that wording, we
 3 restructured the grant such that the REV Grant
 4 is a 75 percent -- it will pay 75 percent of
 5 the annual project revenues over 18 years, but
 6 not to exceed 2045, to be paid in 2046.
 7 So that's much more clearer in keeping
 8 with the way the ordinance was written, the way
 9 the legislation was written and approved.
 10 And so with that said, the REV Grant
 11 itself was \$100,000 less than as calculated
 12 over a 20-year period at 75 percent. So we
 13 moved that \$100,000 difference over to the
 14 Retail Enhancement Program grant, and so that's
 15 the -- 90 percent of the substance that you see
 16 before you today for your consideration.
 17 For those of you that aren't on the Retail
 18 Enhancement -- I'm sorry, Property Disposition
 19 Committee, I'd be happy to go into more detail
 20 about actually what all of this is about, with
 21 establishing funding to be able to allow
 22 Gateway Jax to go -- go to the market, so to
 23 speak, and attract a leading national or
 24 regionally recognized grocer tenant to a space
 25 three blocks north of here to be constructed, a

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1 mixed-use property that -- that Gateway has as
 2 their next property in conjunction with the
 3 whole Pearl District and overall development
 4 plan that they are undertaking in downtown
 5 Jacksonville.
 6 There were a couple of minor edits to the
 7 resolution that were brought up in the Retail
 8 Enhancement Committee, so the changing --
 9 moving of a paragraph and some slight wording
 10 changes are also captured in what was forwarded
 11 around.
 12 So, Mr. Chairman, unless there's more
 13 information you would like me to present, I'll
 14 be happy to address questions.
 15 THE CHAIRMAN: Any questions for
 16 Mr. Kelley?
 17 Ms. Boyer.
 18 MS. BOYER: Mr. Chairman, if I can just
 19 summarize for the benefit of Council Member
 20 Arias.
 21 The total amount that is being paid in
 22 incentives remains the same. It doesn't change
 23 from what went to committee. We have just
 24 added a little bit more to the Retail
 25 Enhancement Grant and taken a little bit away
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1 from the REV Grant. But for the benefit of
 2 Council's information -- and you can advocate
 3 for us on this one -- all of this money is
 4 coming from the Tax Increment District, and
 5 we're not asking Council to use General Fund
 6 dollars for any of it so that we were able to
 7 encourage the grocer to locate here without
 8 going to Council for their request.
 9 THE CHAIRMAN: Thank you.
 10 Any questions, Mr. Arias?
 11 COUNCIL MEMBER ARIAS: (Shakes head.)
 12 THE CHAIRMAN: Okay. I'll entertain a
 13 motion to approve Resolution 2024-12-01.
 14 BOARD MEMBER FETNER: Move to approve.
 15 BOARD MEMBER HEAVENER: Second.
 16 THE CHAIRMAN: So I have a motion and a
 17 second.
 18 Any other questions or comments?
 19 BOARD MEMBERS: (No response.)
 20 THE CHAIRMAN: All right. Mr. Citrano,
 21 how do you vote?
 22 BOARD MEMBER CITRANO: I'm in favor.
 23 THE CHAIRMAN: Ms. Powers.
 24 BOARD MEMBER POWERS: In favor.
 25 THE CHAIRMAN: Ms. Fetner.
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1 BOARD MEMBER FETNER: In favor.
 2 THE CHAIRMAN: Mr. Wohlers.
 3 BOARD MEMBER WOHLERS: In favor.
 4 THE CHAIRMAN: Mr. Heavener.
 5 BOARD MEMBER HEAVENER: In favor.
 6 THE CHAIRMAN: Mr. Hirabayashi.
 7 BOARD MEMBER HIRABAYASHI: In favor.
 8 THE CHAIRMAN: Ms. Caffey.
 9 BOARD MEMBER CAFFEY: In favor.
 10 THE CHAIRMAN: And I, too, am in favor.
 11 So Resolution 2024-12-01, Gateway Grocer,
 12 passes unanimously. And I know we're all very
 13 excited for this aspect of the project and its
 14 contribution to downtown, very much looking
 15 forward to it.
 16 MR. KELLEY: Mr. Chair, may I add just one
 17 other minor point?
 18 THE CHAIRMAN: Of course.
 19 MR. KELLEY: I think it was
 20 Mr. Hirabayashi that called out that in the
 21 staff report there was an inconsistency in the
 22 rubric, the scoring rubric, and I just wanted
 23 to put it on the record that the 10 points that
 24 was awarded for that category -- I think it was
 25 sale -- projected sales tax revenue, is the
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1 right number.
 2 THE CHAIRMAN: Thank you.
 3 All right. So this concludes the portion
 4 of our Community Redevelopment Agency meeting
 5 on the agenda.
 6 (The foregoing proceedings were adjourned
 7 at 2:15 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. 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 28th day of December 2024.

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Diane M. Tropa
Florida Professional Reporter

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CITY OF JACKSONVILLE
DOWNTOWN INVESTMENT AUTHORITY
BOARD MEETING

Proceedings held on Wednesday, December 18, 2024,
commencing at 2:15 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:

PATRICK KRECHOWSKI, Chair.
SONDRA FETNER, Board Member.
SCOTT WOHLERS, Board Member.
JIM CITRANO, Board Member.
MICAH HEAVENER, Board Member.
MELINDA B. POWERS, Board Member.
JILL CAFFEY, Board Member.
JOHN HIRABAYASHI, Board Member.

ALSO PRESENT:

LORI BOYER, DIA, Chief Executive Officer.
GUY PAROLA, DIA, Operations Manager.
STEVE KELLEY, DIA, Director of Development.
RAUL ARIAS, City Council Member.
STEVE BERRY, DIA, Property Disposition Manager.
JOHN SAWYER, Office of General Counsel.
AVA HILL, Administrative Assistant.

- - -

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1 who's here.
2 I'll let Ms. Boyer read the resolution,
3 but whether it be DDRB or DIA, Carol has been
4 serving in the benefit of this agency since
5 2012, so we're losing yet another veteran and a
6 lot of institutional knowledge and contribution
7 to our efforts. So we're going to recognize
8 Carol today.

9 Ms. Boyer.
10 MS. BOYER: Thank you, Mr. Chairman.

11 "Resolution 2024-12-02 is a resolution of
12 the Downtown Investment Authority in
13 recognition and appreciation of Carol Worsham
14 for her dedication to the revitalization of
15 Downtown Jacksonville and her years of service
16 and leadership on the Downtown Development
17 Review Board and the Downtown Investment
18 Authority, providing for an effective date.

19 "Whereas, in November 2012, via Council
20 Resolution 2012-0696, Ms. Worsham was appointed
21 to the Downtown Development Review Board for a
22 first full term.

23 "Whereas, in September 2015, via Council
24 Resolution 2015-0651, Ms. Worsham was appointed
25 to the Downtown Development Review Board for a
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1 PROCEEDINGS
December 18, 2024 2:15 p.m.

2 - - -

3 THE CHAIRMAN: We will now move into the
4 Downtown Investment Authority portion of our
5 meeting, with the first item being our
6 November 20, 2024, Downtown Investment
7 Authority board meeting minutes.

8 Do I have a motion?

9 BOARD MEMBER HEAVENER: Move to approve.

10 BOARD MEMBER WOHLERS: Second.

11 THE CHAIRMAN: Any questions or
12 corrections?

13 BOARD MEMBERS: (No response.)

14 THE CHAIRMAN: All right. Seeing none,
15 we'll do a collective vote.

16 All those in favor, signify by saying aye.

17 BOARD MEMBERS: Aye.

18 THE CHAIRMAN: Any opposed?

19 BOARD MEMBERS: (No response.)

20 THE CHAIRMAN: So the November 20th, 2024,
21 Downtown Investment Authority board meeting
22 minutes are approved unanimously.

23 And now on to Resolution 2024-12-02. We
24 are, as we all know, recognizing a longtime
25 veteran of our board and DDRB, Carol Worsham,

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1 second full term.

2 "Whereas, in September 2017, via Council
3 Resolution 2017-0694, Ms. Worsham was appointed
4 to the Downtown Development Review Board for
5 her third full term.

6 "Whereas, in October 2018, via Council
7 Resolution 2018-0689, Ms. Worsham was appointed
8 to the Downtown Investment Authority for a
9 first full term:

10 "Whereas, in September 2023, via Council
11 Resolution 2023-0474, Ms. Worsham was appointed
12 to the Downtown Investment Authority for a
13 second full term.

14 "Whereas, Mr. Worsham has held multiple
15 leadership positions within the Downtown
16 Investment Authority, beginning as secretary in
17 2020, vice chair in 2021, and chair in 2022.

18 "Whereas, for 12 years Ms. Worsham has
19 generously given of her time and talents in
20 furtherance of Downtown Jacksonville.

21 "Now, therefore, be it resolved by the
22 Downtown Investment Authority.

23 "The Downtown Investment Authority
24 expresses its sincere appreciation to
25 Ms. Worsham for her dedication and leadership

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1 in advancement of Downtown Jacksonville.
 2 "This resolution becomes effective on the
 3 date it is signed by the Chair of the board."
 4 THE CHAIRMAN: Thank you, Ms. Boyer.
 5 Ms. Worsham, if you'd like to come up. We
 6 have a token of our appreciation. And then if
 7 you'd like to say anything to the group, we'd
 8 love to hear from you.
 9 (Ms. Worsham approaches the podium.)
 10 MS. WORSHAM: Well, thank you very much.
 11 And I want to say that I've really enjoyed
 12 the 12 years of working in the capacity of DDRB
 13 and DIA.
 14 In 1979, I started my professional career
 15 at the Planning Department. We were still at
 16 the courthouse. And I've had the privilege to
 17 work downtown for plus -- four decades, plus a
 18 few years, and seeing the transformation --
 19 some of it good, some of it depressing -- most
 20 of it, recently, really exciting and under the
 21 leadership of Lori and her staff. You all
 22 are -- really have your work cut out for you.
 23 You have a tremendous opportunity to further
 24 what's been going on over the last five years.
 25 I think the DIA is a tremendous
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1 some real success.
 2 And we carry the momentum that you've
 3 started and helped push forward, and I think we
 4 all take that seriously, so thank you very much
 5 for your contribution and your time and energy.
 6 I open it up if anybody else has anything
 7 they'd like to share.
 8 BOARD MEMBER CITRANO: I'm going to miss
 9 the industry expertise that you brought to this
 10 board, especially -- I'm a finance guy. I
 11 don't know much about construction and design,
 12 and you certainly did a great job in that
 13 capacity, lending your expertise to both the
 14 staff and the board.
 15 What's not on this resolution is all the
 16 countless scoring committees and special
 17 projects that Carol did, and she always took
 18 that on, and that's -- that's a lot of work,
 19 and so that should be noted. It's not on here,
 20 but I know how much time you spent doing the
 21 extra work for this board, so thank you. We'll
 22 miss you.
 23 MS. WORSHAM: Well, thank you. I enjoyed
 24 it, and you all have a wonderful holiday
 25 season.
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1 organization, and I was privileged to be a part
 2 of it, everything from new programs that we
 3 worked with together and updating the BID and
 4 seeing some of the exciting things that -- I
 5 drove into town today looking at the Gateway
 6 and just everything that's going on, and I just
 7 challenge you to keep it moving and take your
 8 responsibilities very seriously as we have
 9 great things ahead of us.
 10 Thank you for your service. Thank you
 11 all, staff, Lori, everyone. It's been a
 12 privilege. Look forward to seeing me in the
 13 audience some.
 14 Thank you so much.
 15 And the shortest -- I think this is the
 16 shortest meeting on record.
 17 Thank you.
 18 THE CHAIRMAN: Thank you, Ms. Worsham.
 19 I often hear -- you know, folks comment on
 20 downtown, and I always say that you can sit
 21 around and complain about it or you can get
 22 involved and help it move forward, and I think
 23 Ms. Worsham is a shining example of that,
 24 having been involved for so long in so many
 25 different ways, and through some real bumps and
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1 And, Lori, thank you for all the work that
 2 you've done, and I really appreciate it and
 3 have enjoyed working with you over the years.
 4 BOARD MEMBER POWERS: I was just going to
 5 say thank you for your service, and thank you
 6 for being warm and welcoming when I came on,
 7 and I won't forget the -- just the hospitality
 8 that you showed, and I appreciate it.
 9 BOARD MEMBER FETNER: Carol, thank you for
 10 everything you've done for downtown. You know,
 11 I think this -- this is a tough industry to be
 12 in, and there's a lot of naysayers out there,
 13 and you've always been a cheerleader of the
 14 work of downtown, not just of this
 15 organization, but many organizations that are
 16 doing the work downtown, so you will be greatly
 17 missed, and I hope you stick around and offer
 18 your input when it's asked.
 19 MS. WORSHAM: That's right. Appreciate
 20 it. Thank you all.
 21 BOARD MEMBER WOHLERS: Carol, thank you so
 22 much.
 23 I think everyone might want to --
 24 MS. WORSHAM: I keep trying to leave --
 25 BOARD MEMBER WOHLERS: You might want to
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1 stay for that, yeah.
2 Thank you so much for your leadership and
3 your commitment to seeing downtown become what
4 it has today and what it will become because of
5 your leadership.

6 And I really enjoyed just the few months
7 that we worked together, but it was really
8 great to learn from you and learn from your
9 experience, and I hope you are involved for
10 many years to come.

11 Thank you, Carol.

12 BOARD MEMBER HEAVENER: I would just say,
13 the value that you've added from a continuity
14 point of view has been enormous. When I joined
15 this meeting, I think this date last year, with
16 two other people -- everybody except for now
17 Mr. Citrano is new, and so having your
18 perspective on the history behind things and
19 all of it's been extremely valuable. And I
20 think for all of us, the continuity side of
21 this, from appointments, is really important
22 and we need to kind of think about that, but
23 thank you.

24 BOARD MEMBER HIRABAYASHI: Carol, thank
25 you for your many years of service. I just had
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1 having worked as a park designer for and with
2 the Parks Department because she really had a
3 background, as we were looking at all of these
4 kind of urban planning decisions, about what
5 properties should be dedicated and how we did
6 these things, to look at what the design teams
7 were providing and provide real expertise in
8 her comments, and I was really grateful for
9 that lens and providing that opportunity.

10 To Mr. Citrano's point, it was wonderful
11 having Carol serve in the capacity of Chair
12 just after she had retired from HDR because
13 when we were short on quorum, as we were for a
14 number of years, or short on the number of
15 appointees on the board and always trying to
16 make quorum, I can't tell you how many extra
17 meetings she attended in order to make up
18 quorum and to get the work done.

19 So she was really an extension of staff in
20 many ways, and we're really grateful for her
21 willingness to do that for us as a volunteer.
22 It's extremely valuable and it was -- it was a
23 big time commitment and a well-deserved now
24 retirement from the board, so we're very
25 appreciative.

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1 a very brief time to be able to work with you,
2 but I appreciate your welcoming and making me
3 feel at home on the DIA board, but all the
4 things you've done downtown, the years and
5 years of service, I know you'll be involved and
6 I just want to thank you, profound thanks for
7 that.

8 BOARD MEMBER CAFFEY: I'll echo what John
9 said. We haven't spent a ton of time together,
10 but I appreciate your service and thank you for
11 everything.

12 MS. BOYER: Mr. Chairman, if I may?

13 So --

14 MS. WORSHAM: I'll put this down now.

15 MS. BOYER: I promise I won't be that
16 long.

17 Carol and I have known each other for a
18 very long time. I was trying to figure out
19 what that was today.

20 MS. WORSHAM: 1980.

21 MS. BOYER: At least 1980s, when she was
22 with Landers-Atkins and did a park plan for
23 San Marco, back many decades ago.

24 But it has -- it was great having a board
25 member who came to us with the expertise of

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1 Thank you, Carol.

2 MS. WORSHAM: Well, thank you all.

3 It's been an honor and a privilege, and I
4 wish you all the best, and I look forward to
5 lots of exciting things to come downtown in the
6 future, and I'll see you around.

7 Thank you.

8 THE CHAIRMAN: Thank you, Carol.
9 (Applause.)

10 THE CHAIRMAN: Okay. We have no old
11 business, but certainly some new business, so
12 I'll turn it over to the CEO for an update on
13 last week's big announcement.

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

15 Well, it's probably old news now. It
16 wasn't when the agenda came out. But in case
17 anybody was out of town and missed the news,
18 University of Florida voted Thursday and
19 Friday -- Friday was the official vote of the
20 board -- to locate their Downtown Jacksonville
21 campus in the LaVilla area, and it was a
22 unanimous vote. A lot of compliments to the
23 City, to City Council, to the mayor's office
24 for working with them through that process of
25 selection.

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1 It now falls on us to engage in the
2 property dispositions and try to get that
3 moving. The first two parcels that we will be
4 talking about and that you should expect to see
5 in January are the former Interline parking
6 lot, the surface -- vacant surface area on Lee
7 Street, on the east side of Lee Street; and
8 then directly across the street, on the west
9 side, is a vacant parcel that has the Skyway
10 going over a corner of it.

11 You may think of that as a grassed or dirt
12 lot where a lot of people park when they're
13 going to events at the convention center, so
14 we'll all be forced to go into the real paved
15 parking lot.

16 But those are the first two disposition
17 parcels that you will be hearing about in
18 January. And then it would be our intention to
19 bring you, in February, the additional future
20 dispositions.

21 As you know, anytime we do a disposition
22 of any interest in property, so whether it is
23 an outright deed or whether it is a lease or
24 whether there's an option 10 years in the
25 future, that's an interest in real estate that

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1 has to go through a disposition process where
2 we give the public 30 days to make a competing
3 bid.

4 So on all of these, we are -- we'll be
5 setting this up so that there will be an
6 opportunity for others to bid on those parcels,
7 and then when the bids -- those open bid
8 periods close, we can enter into negotiations
9 with whomever the property is awarded to.

10 The goal, as far as University of Florida
11 is concerned, is to try to have all of this
12 into City Council before Council break. So our
13 goal is to try to have this all into Council,
14 filed in May, so that they could act on it in a
15 regular cycle manner before they leave in July
16 for Council break.

17 Then, when Council break is over, we come
18 back and it's budget season and things get very
19 intense. So if we can make it on this earlier
20 schedule, that's what we're going to try.

21 That means that -- the good news is this
22 is going to be, I think, a very significant
23 economic driver for all of downtown, and
24 LaVilla in particular. A lot of logistics on
25 our part to get through to make that all

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1 happen, but we're excited to see the University
2 of Florida coming to downtown.

3 We're excited to see the graduate programs
4 they're bringing, and we're also excited about
5 the Semiconductor Institute. So there is a
6 commitment that the Semiconductor Institute
7 will be locating major facilities here.

8 The legislature, last year, approved an
9 additional \$80 million for expansion of that
10 institute, and it's part of one of eight
11 regional centers across the country.

12 And I think the focus here is going to be,
13 at least initially, primarily on defense work,
14 but they are doing a number of different
15 aspects of research and development on the
16 Gainesville campus right now, so I think
17 we'll -- there will be both a workforce
18 development aspect to it with the graduate
19 programs, but also with the -- having the
20 Semiconductor Institute here, I think it will
21 spawn other business opportunities in
22 Jacksonville and in downtown in particular.

23 Happy to answer any questions you may have
24 about it. That's about the extent of the
25 detail I have at this point, and you'll see

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1 more of that in January.

2 January and February -- February, in
3 particular, will be a pretty heavy schedule, so
4 if you can look at your calendars now and make
5 sure you're going to be available for the board
6 meeting and the committee meetings, I'd
7 appreciate it.

8 THE CHAIRMAN: Thank you, Lori.

9 Any questions of the CEO?

10 BOARD MEMBER FETNER: I just can't help
11 myself, but I want to say Go Gators.

12 THE CHAIRMAN: Thank you, Lori.

13 We can move on to your monthly update if
14 you're ready.

15 MS. BOYER: So we'll go first to our
16 little video of pictures of projects under
17 development.

18 And we have (microphone failure). I'm
19 losing my mic here.

20 Okay. First one we have is Johnson
21 Commons. There we go. And what you can see is
22 work on Building 3, Building 14, and Building
23 15.

24 Building 3 now is getting their trim
25 paint, garage doors, tile, cabinets, tops, all

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1 of that.

2 Building 14 is starting with drywall,
3 windows, insulation, and exterior siding.

4 And 15 has the block, the slab pour,
5 initial framing, the roof, and the tie-downs
6 have all been installed.

7 So we keep -- every month what you're
8 seeing is we're starting a new building and
9 finishing one of those buildings.

10 And I don't have a new update on the
11 amount of sale proceeds we've received. I gave
12 that to you last month and I'll have one again
13 next month as to where it is, but it certainly
14 will not hurt their sales that we have the UF
15 announcement in the immediate vicinity.

16 Next is Riverfront Plaza. Riverfront
17 Plaza -- I wanted to show you the progress that
18 is being made on the park services building.
19 This is kind of the oval building that you see
20 in the -- on the right-hand side of the slide.
21 So where we are now is you actually have the
22 roof areas being poured. And those roof areas
23 are the foundation for the playground that will
24 be located on top of it, and it slants down
25 toward Hogan Street.

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1 Framing is in progress. And we have a
2 grand opening date of 1/31/25.

3 So the floors are being finished,
4 bathrooms and stalls are done. They're now
5 adding mirrors. And I think the councilman
6 went over and visited to see progress the other
7 day.

8 Next is Lofts at Cathedral. Lofts at
9 Cathedral had their grand opening,
10 ribbon-cutting, on December 10th. And thank
11 you to those of you who were able to attend.
12 It's always nice when we can actually go to a
13 project delivery as well as a project
14 ground-breaking.

15 Another residential development in
16 downtown where we have added not only units but
17 also some affordable units, so -- and not all
18 in LaVilla. We want to spread them around, so
19 this is also good in terms of this location.

20 Four Seasons and offices. We have a
21 little update there. You can see some of the
22 Four Seasons construction pictures across the
23 top and the office building across the bottom.
24 In the hotel and residences, levels 1 and 2, as
25 well as the loading dock, has been formed and

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1 The overhang that you see on the Laura
2 frontage is the overhang that covers where the
3 restrooms are, the park office, and the coffee
4 shop. Bulkhead work is also continuing and
5 making good progress along the frontage.

6 Two-way street restoration. This is Adams
7 and Forsyth. What you can see here is we're
8 finally into signal pole installation. We've
9 had some problems with locations, trying to
10 find footings, but we have been able to -- I
11 think there's only one location that they
12 haven't been able to find the right place for
13 the footer. However, we're still on schedule
14 for the actual conversion of traffic to happen
15 in April. So March or April is when we're
16 expecting the conversion of traffic to happen
17 on that one.

18 And then the last one -- do we have a Pour
19 Taproom? We do. You can see the coolers were
20 added inside. And Pour Taproom is also making
21 nice progress on their buildout.

22 Any other slides in that deck?
23 Decca Live. Decca Live, look at the --
24 you can see the rooftop progress.
25 Where is the rest of that deck?

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1 poured. Concrete form work and pours along the
2 eastern property line have started, and the
3 hotel and residential arrival decks and
4 driveway form work has started.

5 The concrete pour started on December 7th.
6 And then the office building, levels 1 through
7 6, are poured. And level 7 is in progress.
8 Underground mechanical, electrical, and
9 plumbing is in progress, as is the above-ground
10 fire safety.

11 So on schedule, both of those, in terms of
12 their required completion dates.

13 Next is Union Terminal. Landscaping has
14 been fully installed, exterior painting
15 finalized, up-lighting at the water tower is in
16 place, striping is completed throughout the
17 site.

18 And they were contacting Mr. Kelley this
19 week about setting a date for a ribbon-cutting.
20 So we'll have news on that shortly. Probably
21 March, I think, is what we are looking for for
22 the ribbon-cutting on Union Terminal.

23 And then next is Artea. The landscaping
24 is nearly complete along Broadcast Place. The
25 building exterior facade is complete. Sidewalk

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1 and hardscape, ongoing. Pool decking,
 2 underway. Furniture installation for the
 3 clubhouse and leasing is ongoing. And the
 4 leasing staff are setting up offices with
 5 computers, so they will be preleasing here very
 6 soon and available for that.
 7 And then, finally, RiversEdge. So
 8 RiversEdge, I think, has some exciting pictures
 9 this time. You know, I tease on some of these
 10 projects -- Ina is not here -- where, when
 11 they're doing underground, I'm not very good at
 12 judging month to month how one picture looks
 13 different than the other picture. And I know
 14 some of it is storm sewer and some of it is an
 15 electric line and some of it is something else,
 16 but it still just looks like it's all dug up.
 17 But when we finally get to the stage
 18 where, two years later -- the upper right are
 19 the pavers around the roundabout when you come
 20 in in the initial circle. The bottom right is
 21 KOMPAN play equipment in the northeast park.
 22 The swings you see in the center, the first --
 23 the upper picture was when they were inspecting
 24 them in a warehouse location, and now they're
 25 being installed on site.

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1 That is the northeast park, over closer to
 2 the school board. And then you see the poured
 3 Riverwalk and how it matches the rest of the
 4 Southbank Riverwalk. So you can see that this
 5 is really coming together.
 6 So, originally -- I'm going to jump ahead
 7 to my CEO report on it -- this was all supposed
 8 to be completed by December 31st. There were a
 9 number of issues between hurricanes and
 10 transformer delays and one thing and another,
 11 but they are very close, and there are elements
 12 of this that will be delivered as early as
 13 February or March. Some pieces -- the
 14 boardwalk will be completed by December, and
 15 other pieces will be coming as we go throughout
 16 the spring.
 17 So you'll get a schedule on that probably
 18 next month or later. I will send it out just
 19 so you know where we are, but it is now really
 20 starting to come together. And there's some
 21 very good news on this one, which is that --
 22 the governor and cabinet had not -- had
 23 canceled their September meeting, and the
 24 submerged land lease permits and all the
 25 permits for the marina and the water taxi dock

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1 and the kayak launch had been on hold because
 2 they needed a submerged land lease and the
 3 meeting had been cancelled.
 4 Well, they met yesterday and they received
 5 all their permits. So we're moving ahead, and
 6 it's -- it's a-go on all of that. So that
 7 stuff will all start to be installed too, as
 8 you see over the spring now.
 9 So that's it on the picture show portion,
 10 and then I'll go to my CEO report.
 11 First off is the special committee on
 12 downtown. They had no meeting this month.
 13 There was a meeting in late November. We have
 14 provided the committee recommendations for
 15 legislative changes on parking, DDRB,
 16 structural changes for DIA. Those are all in
 17 the chair's hands.
 18 We also provided the Core program -- the
 19 Core residential program that you all voted on,
 20 has been forward to Councilman Joe Carlucci,
 21 and he was planning to work on introducing
 22 that.
 23 But I will say, in a conversation that I
 24 had last week with Councilman Arias -- he
 25 volunteered to pick up on the parking

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1 recommendations that we would like to see
 2 implemented and just help out Councilman
 3 Carrico and the special committee and maybe get
 4 that moving a little bit more quickly, so I
 5 forwarded them to him this week as well. So,
 6 hopefully, we can get that -- at least that
 7 recommendation moving forward and implemented
 8 more quickly.
 9 As far as the Laura Street Trio goes, the
 10 special committee had discussed forbearance on
 11 the foreclosure of the Code Compliance lien.
 12 Council voted out a resolution suggesting that
 13 the City work with the new owner to do that.
 14 The latest information I have is that the
 15 new owner is negotiating terms of the purchase
 16 and sale and is expected to finalize a closing
 17 prior to year end, but we have not -- I've not
 18 heard anything further on that in the last
 19 week.
 20 And, if so, the City had agreed that they
 21 would slow down the foreclosure process, but we
 22 have not received any new proposals or
 23 information to review at the DIA level.
 24 From a staffing perspective, we are still
 25 looking for Susan Kelly's replacement. And as

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1 soon as we extend an offer for that open
2 position, then we will begin interviews for
3 filling our marketing and communications
4 position.

5 I think one of you was going to forward me
6 somebody's name for marketing and
7 communications, so I'm looking forward to that.
8 If any of you have recommendations, that would
9 be terrific.

10 Alan Mosley is continuing to work
11 part-time to assist with plan review and
12 permitting.

13 From a professional service contract
14 standpoint, the projection tower for the
15 St. Johns River Park restaurant designs are
16 progressing. However, the restaurant is now on
17 hold pending a presentation to the full board
18 of three options and a board direction on which
19 to pursue.

20 I would like to schedule a workshop in
21 January, if the board is willing, in addition
22 to our regular board meeting, just to address
23 that, to present the three. And it doesn't
24 require a resolution, it just requires a
25 consensus of the board as to direction so that

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1 we can then continue with the design.
2 So I know that Allan DeVault has met with
3 a few of you, with the architect, to show you
4 those, but it -- because our board meeting will
5 be -- have more things on it due to the
6 University of Florida, if we could have a
7 workshop on this item, that would be great. So
8 I'll be getting with the Chair and we'll be
9 sending out a notice to see when you might have
10 availability.

11 The new RFQ to select multiple qualified
12 contractors to perform various design services
13 is finally on the street.

14 Thank you, Mr. Parola.

15 We worked on that for months, but we're so
16 happy that's out. It closes the end of
17 January, but if you know anyone who is a
18 surveyor, an engineer, an architect, an urban
19 planner, any of the design fields that you can
20 think of, please encourage them to look that up
21 and consider applying because this is not for a
22 one-person wins. This -- the idea of this is
23 that you would have a pool of resources to draw
24 upon to do a variety of projects. So we're
25 very happy to have that on the street and hope

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1 that we get a lot of respondents -- qualified
2 respondents.

3 Capital projects update.

4 Two-way on Forsyth and Adams, Phase 1
5 completion, still spring. We're working
6 through signal device conflicts, but we're
7 getting there on that.

8 Baker is doing the design build, is
9 designing Phase 2. We are still working with
10 them to prioritize the design of the
11 streetscape over the roadway. So by this, what
12 I mean is --

13 Phase 1 was all about changing traffic
14 direction and roadway; where do the vehicles go
15 and how. Phase 2 is about the streetscape.
16 It's expanding the sidewalks. It is making
17 sidewalk cafe space where there is room. It is
18 adding shade, adding to the walkability and the
19 pedestrian experience. So that's really what
20 we need to prioritize in Phase 2.

21 And, you know, we have to adjust for where
22 we may need to move something in the road
23 because of a storm drain, but we don't let the
24 typical engineering drive the project, we need
25 the streetscape too.

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1 If we want this to look like -- my example
2 is trips we've gone on to downtown Greenville
3 or downtown somewhere else. This is -- you've
4 got to prioritize that experience along the
5 street.

6 So that's where we are on that project.

7 So we don't have 30 percent design yet.
8 We were supposed to. And we're hoping that by
9 the end of December we will have that, we'll be
10 back to that.

11 Hogan Street design. We're making
12 progress and expect -- still expect that
13 construction will commence in the first
14 quarter, but we are waiting on the executed
15 easement agreements. Public Works is working
16 with Groundwork and the property owners to get
17 those.

18 We had a meeting last week to review the
19 guaranteed maximum price on the plaza. You'll
20 recall that you set aside funds last month to
21 help with the cost of the plaza in order to
22 secure the easements, but -- we think we can
23 get it down under budget and be within the
24 costs that we have, and so -- or the budget
25 that we allocated, and so we're really hoping

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1 that we can get those easements signed by the
2 end of this month or the first of next month so
3 that we can move forward with the first phase
4 of construction.

5 McCoy's. The outfall construction is
6 making good progress, as is the One Riverside,
7 Phase 1, residential project.

8 The Phase 1 retail project, Fuqua has just
9 signed the settlement agreement, the past
10 Council in June, and so we're really happy that
11 they have signed it and now moving forward to a
12 closing on that. So you should see more
13 progress on the Whole Foods market and the
14 Phase 1 retail as well now.

15 And, you know, this coincides with the
16 completion and the work that you're seeing
17 happening on McCoys Creek itself, where the
18 bulkheads are going in on the relocation of the
19 creek. So Public Works is on schedule with
20 delivering what they need to deliver; hence,
21 the developer is moving forward with the retail
22 portion.

23 Acosta Bridge parking. We have provided
24 comments to John Moye on a redesign, and we're
25 finalizing the bid package to get that

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1 constructed. So this is the parking under the
2 Acosta Bridge, that lot that's a DOT lot, that
3 we have a license to use, and we're going to
4 reconfigure it to make sure that we have boat
5 ramp parking available for patrons using the
6 boat ramp when Related is under construction
7 with their building.

8 So this is just to make sure that the boat
9 ramp remains continuously available for
10 operation while we are having the adjacent
11 development.

12 Park Street. Construction is moving on
13 schedule and we're expecting completion in May
14 on Park Street.

15 Riverfront Plaza, Phase 1, we showed you
16 that. But on Phase 2, the Northbank CRA has
17 advanced funding for the Arcadis design of the
18 bridge ramp nub removal.

19 So if you are familiar with driving up the
20 Main Street Bridge, you'll see there's a little
21 remnant of the ramp that used to come down to
22 the old Landing site and down to Independent
23 Drive. When DOT demolished it, they left a
24 piece, but that little piece also has to be
25 removed for the beer garden and for the DOT

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1 easement, so we've advanced funds in our
2 professional services to get that designed so
3 that that can move forward quickly.

4 The Southbank bulkhead, under
5 construction, on track for 2025 completion in
6 April. That has to happen before Related can
7 start work. So this is getting that bulkhead
8 completed that moves with that.

9 Snyder Memorial Church. You know, we did
10 the work -- the kind of preliminary work to get
11 it open. It was open again in December for
12 Art Walk and will be over the next several
13 months, thanks to the funding that you provided
14 to allow for the fire watch and restrooms and
15 things that DVI is providing through that.

16 Lofts at Cathedral ribbon-cutting was last
17 week. Union Terminal, we talked about, is
18 coming up.

19 Related has executed their -- all their
20 redevelopment agreements, but they're still
21 being routed for signatures on the City side.

22 Rise Doro, we're trying to get the
23 ancillary docs approved to facilitate closing
24 this week. Is it happening this week? I'm
25 looking at Steve and John.

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1 This would be their financial closing,
2 meaning closing on their loan for construction,
3 and then they would be able to recommence
4 construction.

5 At the time that they get to their
6 financial closing, that is when the million
7 dollars that we committed out of the Tax
8 Increment District on the emergency rapid
9 response for their demolition work would be due
10 and payable. So we're planning to pay out that
11 as soon as we get to this closing in the next
12 few days.

13 MOSH. We have document drafts of the
14 amended RDA and exhibits have been prepared,
15 and they're either in Mr. Sawyer's hands or in
16 the attorneys for MOSH's hands, but the two of
17 them are working on them and we hope to get
18 that legislation filed soon.

19 We have received the initial building
20 design for review and City approval. It
21 departs -- so somebody was -- Mr. Heavener, I
22 think, was speaking of board turnover. I'm not
23 sure how many of you -- I know Mr. Citrano
24 was -- were on the board when you approved the
25 MOSH concept plan and the initial design.

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1 Well, their new architectural firm and
 2 their new design departs significantly from the
 3 design that we previously approved. In many
 4 ways, it's -- it's a lovely building, and I
 5 think some of it is better than what was
 6 previously designed.

7 However, there are some elements of the
 8 change that are causing some consternation that
 9 we're going to have to work through, and one of
 10 those elements is they have eliminated all
 11 on-site parking. So this requires City
 12 approval. So Parks is reviewing, we're
 13 reviewing, Public Works is reviewing, and it's
 14 a fairly consistent comment that we have a
 15 concern about that.

16 There is plenty of parking in the area.
 17 We understand that. However, that parking is
 18 committed to others at various times, and that
 19 means at some point they would not have
 20 priority use of any parking. So we're having a
 21 conversation about that.

22 The other thing is the building has been
 23 pulled further away from Bay Street. And one
 24 of the conversations we had at the very
 25 beginning was we wanted it to engage with Bay
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1 be some signage reconfiguration and other
 2 things as a result of that.

3 And, by the way, there is an open house
 4 upstairs in the library starting at 3:00 or
 5 4:00. Some time today. 3:00? For the
 6 Metropolitan Park redesign. And I bring this
 7 up here because part of the Metropolitan Park
 8 redesign has also impacted parking for their
 9 site, where we can potentially provide more
 10 shared parking as part of the Metropolitan Park
 11 redesign. So look for that upstairs in the
 12 lobby area before you leave.

13 Gateway, working through issues on street
 14 closures and JEA service and transformer
 15 challenges, but, otherwise, everything we hear
 16 is all positive and moving forward.

17 We're expecting another development
 18 proposal on the property that is adjacent to
 19 the grocer site, probably for the January
 20 meeting or February meeting.

21 And let me stop right here and just point
 22 out for Councilman Arias, the first item that
 23 we approved today on Juliette Balcony is a
 24 Downtown Preservation and Revitalization
 25 Program approval, which would require General
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1 Street and the pedestrian experience on Bay
 2 Street and either have a cafe or their gift
 3 shop or something that had direct visibility
 4 and access from Bay Street, so we have to do a
 5 little work on that as it relates to the new
 6 design.

7 WJCT lease modification. The next meeting
 8 on the lease modification and the term sheet
 9 was supposed to be this week, but they have
 10 asked that we reschedule it in January due to
 11 schedule conflicts. But this is one where --
 12 you remember when we acquired the fire station
 13 property from AR Polar? This is the neighbor
 14 further east from WJCT.

15 In order to acquire the fire station
 16 property, we had to bring in an entrance road
 17 that provided access to the fire station and to
 18 the AR Polar property. In order to bring in
 19 that entrance road, create a signalized
 20 intersection so people could get to that
 21 development site, we have to reconfigure the
 22 lease with WJCT to ensure that they still have
 23 the same number of parking spaces that they've
 24 always had, but that's why we're doing the
 25 lease modification with them. And there will
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1 Fund funding, and there will be legislation
 2 coming forward on that.

3 So this is one of those where we know
 4 Council is concerned about completion grants
 5 and the availability of resources in the
 6 General Fund. On the other hand, it's an
 7 approved program with guidelines, and our
 8 approach has been to process them and forward
 9 them until someone tells us not to, that --
 10 they were approved by Council. And so until
 11 they put a moratorium on it, it's not really
 12 our position to do that. So we are going to
 13 continue to try to develop downtown.

14 And the last thing I had was the ongoing
 15 conversation with UF, but we've already covered
 16 that, so that's my CEO report.

17 THE CHAIRMAN: Thank you, Ms. Boyer.
 18 I didn't hear, is there a special
 19 committee meeting scheduled for January yet
 20 or -- nothing --
 21 MS. BOYER: There is not.
 22 THE CHAIRMAN: Any other questions for --
 23 Jim.
 24 BOARD MEMBER CITRANO: On McCoys Creek and
 25 RiversEdge, the Riverwalk that is torn up, when
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1 is the estimated completion date to have that
2 reopened?
3 MS. BOYER: On RiversEdge or One
4 Riverside?
5 BOARD MEMBER CITRANO: One Riverside.
6 MS. BOYER: So the estimated completion
7 date for the creek is April. Substantial
8 completion in April, final completion in
9 September of this year. So my guess is
10 that --

11 And I will look up the right answer and
12 get it to you, but my speculation is that, as
13 part of that project, you would have the
14 Riverwalk completed and put back in service at
15 that point.

16 Now, there are other parts of it that were
17 storm-damaged, down close to RAM, that the
18 Parks Department is working on repairing the
19 corner, right in front of FIS, where there was
20 some storm damage that they have to repair. So
21 there will be impacts, but they're probably
22 pretty minor in terms of duration.

23 And then the challenge, of course, we have
24 is we also have the CSX bulkhead going under
25 construction, which is going to close the

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1 Riverwalk on that side of the bridge.
2 Construction is a good problem to have,
3 but very inconvenient for everyone.
4 THE CHAIRMAN: Micah.
5 BOARD MEMBER HEAVENER: Just a -- on the
6 east side of the old Landing, where we've got
7 the nub that you mentioned, where are we on the
8 JEA cleaning up the electrical and --

9 MS. BOYER: So JEA has agreed they --
10 their board voted to do the work. They are
11 paying half of the cost and accepting the
12 contribution from us of the other half of the
13 cost.

14 My understanding is that they did not want
15 to start the work until we had the permit from
16 DOT about the bridge ramp removal because part
17 of their work is going to go under the area
18 where the bridge ramp extends. So this is
19 all -- where this is all these domino effects
20 of one thing and another, but I don't know
21 whether they can start earlier than that.

22 My understanding -- Mr. Parola may have
23 more detailed information.

24 Anything new?

25 MR. PAROLA: I'm sorry, I'm a little

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1 confused. Are we talking about the west or
2 east side?

3 BOARD MEMBER HEAVENER: The east side.

4 MR. PAROLA: The east side.

5 So JEA would not attempt to remove their
6 electric bank until the ramp is removed.

7 BOARD MEMBER HEAVENER: Thank you.

8 THE CHAIRMAN: John.

9 BOARD MEMBER HIRABAYASHI: Are there any
10 updates on the Laura Street Trio?

11 MS. BOYER: No, not really.

12 I mean, the last information that we had
13 is the information that was shared with City
14 Council members where Live Oak was going to
15 purchase the property from Mr. Atkins, from
16 Southeast. And then, as the new owner of the
17 property, were going -- was going to pursue a
18 different incentive package and recalculate
19 things and whatnot.

20 We don't have a new package, and what I
21 reported was that my understanding is they're
22 still in negotiation on the purchase and sale
23 agreement between Southeast and Live Oak. That
24 agreement was supposed to close -- based on
25 what was said at Council, was going to close by

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1 year end, but I don't know if that is still on
2 schedule.

3 THE CHAIRMAN: Anybody else?

4 Mr. Arias.

5 COUNCIL MEMBER ARIAS: Yes. I do know
6 that that was an initial plan. I'm not sure
7 where Kevin Carrico is at with that yet, and
8 the rest of the committee, but -- I don't see
9 that happening by the end of the year, but who
10 knows what's happening behind the scenes right
11 now, but -- anything, we'll update you via
12 email.

13 THE CHAIRMAN: Thank you.

14 Anybody else?

15 BOARD MEMBERS: (No response.)

16 THE CHAIRMAN: All right. Thank you,
17 Lori. Appreciate the comprehensive update.

18 I don't have, really, anything of
19 substance.

20 I do want to say that, sitting in this
21 position, you get more than a glimpse of what
22 Lori and her team do, including Mr. Sawyer and
23 his colleagues, so I just want to thank you for
24 all your hard work. It's been an incredibly
25 busy year, at least from my perspective, quite

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1 overwhelming at times. I just want to thank
 2 you all for what you do for the city and how
 3 seriously you take your roles.
 4 And to the same extent, to this board.
 5 Micah, having mentioned how new we all are in
 6 getting up to speed, so I appreciate
 7 everybody's energy and time and resources,
 8 coming to the meetings, being engaged in the
 9 meetings, and then even beyond that. So just
 10 from the chair, I really appreciate everybody's
 11 involvement.
 12 We've got a big and busy 2025 ahead of us,
 13 so I would encourage you all to take some time
 14 over the next few weeks -- or a couple of
 15 weeks, enjoy your families -- or, if you're
 16 like me, you tolerate your families -- and come
 17 back rejuvenated. I wish everyone a Merry
 18 Christmas, Happy Hanukkah, and a wonderful
 19 holiday season, and we will see you in 2025.
 20 Thank you very much.
 21 COUNCIL MEMBER ARIAS: Mr. Chairman.
 22 THE CHAIRMAN: Yes. Absolutely.
 23 COUNCIL MEMBER ARIAS: I just wanted to
 24 also echo what the board chair just mentioned.
 25 You know, you guys are doing a tremendous
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1 more. We're meeting at Hardwicks a little bit
 2 later this afternoon, so please join us.
 3 Thank you, everybody.
 4 Meeting adjourned.
 5 (The foregoing proceedings were adjourned
 6 at 2:59 p.m.)
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1 job, and Lori and myself --
 2 (Library announcement interruption.)
 3 COUNCIL MEMBER ARIAS: All right. So
 4 just -- you guys are doing a tremendous job.
 5 And Lori and I have been in communication.
 6 There's a lot of projects, obviously, happening
 7 downtown. And just like the parking, we're
 8 also going to work on other legislation moving
 9 forward this year.
 10 So I just want you to know that you guys
 11 have our attention, and we're here to work with
 12 you guys. Use us as a resource, a tool,
 13 whatever you guys need, especially me, use me
 14 as a tool, and we'll be working together to
 15 just make things happen.
 16 And 2025 will be the year that -- we
 17 actually are on the map already, and I'm proud
 18 of what you guys have been doing as a board and
 19 a committee, so thank you all for this.
 20 THE CHAIRMAN: Thank you very much.
 21 Anybody else?
 22 BOARD MEMBERS: (No response.)
 23 BOARD MEMBER FETNER: Happy Birthday, Guy.
 24 THE CHAIRMAN: And to those that want,
 25 we're going to celebrate Carol a little bit
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