

CITY OF JACKSONVILLE  
COMMUNITY REDEVELOPMENT AGENCY  
BOARD MEETING

Proceedings held on Wednesday, May 17, 2023,  
commencing at 2:00 p.m., Jacksonville Public/Main  
Library, Multipurpose Room, 303 North Laura Street,  
Jacksonville, Florida, before Diane M. Tropa, FPR, a  
Notary Public in and for the State of Florida at Large.

BOARD MEMBERS PRESENT:

JIM CITRANO, Acting Chair.  
CRAIG GIBBS, Board Member.  
BRAXTON GILLAM, Board Member.  
GEORGE SAOUD, Board Member.  
JOSHUA GARRISON, Board Member.  
JOE HASSAN, Board Member.

ALSO PRESENT:

LORI BOYER, Chief Executive Officer.  
GUY PAROLA, DIA, Operations Manager.  
STEVE KELLEY, DIA, Director of Development.  
INA MEZINI, Strategic Initiatives Coordinator.  
RIC ANDERSON, Marketing and Communications.  
JOHN SAWYER, Office of General Counsel.  
JOVIAL HARPER, Administrative Assistant.

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1 Mr. Chair.  
2 And it's an honor to be involved with you  
3 guys, and it's going to be fun watching your  
4 continued growth and progress. So best of  
5 luck, and I'm always there if I can offer any  
6 assistance.  
7 THE CHAIRMAN: Thank you.  
8 Okay. So to continue with the  
9 introductions, Mr. Parola.  
10 MR. PAROLA: Guy Parola, DIA staff.  
11 MR. KELLEY: Steve Kelley, DIA staff.  
12 MS. BOYER: Lori Boyer, CEO.  
13 BOARD MEMBER HASSAN: Joe Hassan, DIA  
14 board member.  
15 BOARD MEMBER GIBBS: Craig Gibbs, board  
16 member.  
17 BOARD MEMBER GILLAM: Braxton Gillam,  
18 board member.  
19 BOARD MEMBER SAOUD: George Saoud, board  
20 member.  
21 BOARD MEMBER GARRISON: Joshua Garrison,  
22 board member.  
23 MR. SAWYER: John Sawyer, Office of  
24 General Counsel.  
25 MS. HARPER: Jovial Harper, administrative  
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PROCEEDINGS

May 17, 2023 2:00 p.m.

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1 THE CHAIRMAN: Good afternoon.  
2 I'm going to call the May 17th Downtown  
3 Investment Authority board meeting to order.  
4 And before we get into the agenda, we're  
5 going to start, first, with the Pledge. And  
6 I'll point out that the flag has moved to this  
7 side of the room.  
8 (Recitation of the Pledge of Allegiance.)  
9 THE CHAIRMAN: My name is Jim Citrano.  
10 I'm actually substituting today as Chair for  
11 Carol Worsham, who is traveling. I am vice  
12 chair of the DIA board.  
13 I'm going to go around the room and ask  
14 for introductions for the record, but we're  
15 going to start with Council Member Bowman -- we  
16 recognize you, sir. Council Member Bowman is  
17 the former president of City Council, current  
18 member of City Council. And as I understand  
19 it, this is going to be your last DIA meeting.  
20 So welcome and thank you for your service,  
21 and we're happy you're here and happy to  
22 recognize you.  
23 COUNCIL MEMBER BOWMAN: Thank you,  
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1 assistant.  
2 MR. ANDERSON: Ric Anderson, DIA staff.  
3 THE CHAIRMAN: Great. Thank you.  
4 Ms. Harper, do we have any public comments  
5 this afternoon?  
6 MS. HARPER: There is no public comment.  
7 THE CHAIRMAN: Okay. Before we get into  
8 the CRA agenda, I would just like to recognize  
9 and congratulate our mayor-elect, Donna Deegan,  
10 for her victory last night.  
11 And if anyone from her team is on Zoom  
12 today, staff and board look forward to engaging  
13 with your transition team and your  
14 administration to share the vision that this  
15 group has for our great downtown.  
16 So, again, congratulations.  
17 So we will start the agenda items for the  
18 CRA agenda. And I'll turn it over Ms. Harper.  
19 MS. HARPER: We have a Form 8B from our  
20 vice chair, James Citrano.  
21 Pursuant to Section 1112.3143 of the  
22 Florida Statutes, a Form 8B, Memorandum of  
23 voting conflict, filed by Board Member Jim  
24 Citrano -- James Citrano, excuse me, prior to  
25 this meeting must be read publicly at the next  
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1 meeting, after the form is filed.  
2 Pursuant to that requirement, Board Member  
3 James Citrano declares, "One of the partners of  
4 CLL Jones Brothers, LLC, conducts business with  
5 my employer, Seacoast Bank. At present, I'm  
6 not presently" --

7 THE CHAIRMAN: Involved.  
8 MS. HARPER: -- "involved in this business  
9 relationship."

10 Thank you.  
11 THE CHAIRMAN: Thank you, Ms. Harper.  
12 To Mr. Sawyer, it's my understanding, if I  
13 file a Form 8, that I am eligible to vote on  
14 this item?

15 MR. SAWYER: That is correct.  
16 THE CHAIRMAN: Thank you.  
17 Okay. We're going to start with the CRA  
18 meeting minutes from April 19th. I assume  
19 everybody has read them.

20 Any comments or questions?  
21 BOARD MEMBER GILLAM: Move to approve.

22 BOARD MEMBER GIBBS: I'll second.  
23 THE CHAIRMAN: We have a motion and a  
24 second.

25 If everybody would indicate their position  
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1 by saying aye if you approve, nay if you do not  
2 approve.

3 BOARD MEMBERS: Aye.  
4 THE CHAIRMAN: The minutes pass.

5 Item C, our consent agenda, which was  
6 Resolution 2023-05-02, the Northbank CRA  
7 budget.

8 What was the process here? Do I need to  
9 call for a motion on it?

10 BOARD MEMBER GILLAM: You already have a  
11 motion, so you just need to --

12 THE CHAIRMAN: Again, I'm going to call  
13 for a vote saying yea or nay if you approve.

14 If you're in favor, please say yea.  
15 BOARD MEMBERS: Yea.

16 THE CHAIRMAN: And the consent agenda  
17 passes.

18 Item Number D, Resolution 2023-05-01,  
19 RiversEdge.

20 And I'm going to hand this over to staff  
21 and Ms. Boyer.

22 MS. BOYER: Thank you, Mr. Chairman.  
23 The resolution, 2023-05-01, recommends a  
24 second amendment to the redevelopment  
25 agreement, interlocal agreement, and various

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1 other -- cost disbursement agreement, other  
2 associated documents that were previously  
3 approved, originally back in 2018. And the  
4 first amendment was -- I believe those dates  
5 are inserted in the copy of the resolution now.

6 The agreements are dated December 22,  
7 2020, for the interlocal. And the original RDA  
8 is dated July 12th, 2018. There was a first  
9 amendment. The first amendment, approved a  
10 couple of years ago, authorized additional  
11 general contractors, because it was originally  
12 conceived that there would only be one general  
13 contractor for all of the CRA infrastructure.

14 For the benefit of new board members,  
15 there's -- we use the terms "CRA  
16 infrastructure" and "CDD infrastructure."

17 The CRA infrastructure was the  
18 infrastructure that the Southside Tax Increment  
19 District was funding. It was maxed out at  
20 \$23 million obligation, and it included the  
21 bulkhead, the parks, the roads that provided  
22 direct access to those parks -- essentially  
23 those elements.

24 And then there was CDD infrastructure,  
25 which is the rest of the underground utilities,  
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1 stormwater, and the roads that provided access  
2 to the private development pads. That was  
3 funded by the Community Development District.

4 So there is a -- there are different  
5 agreements that apply to the construction of  
6 the CDD infrastructure and the CRA  
7 infrastructure, but our obligation related to  
8 construction of the CRA infrastructure, where  
9 we were reimbursing them for the costs.

10 There is a staff report that was provided.  
11 We went through this at the Strategic  
12 Implementation Committee meeting. However, we  
13 did not have a quorum, so we do not have a vote  
14 on the resolution that we're bringing to you  
15 today. As such, I'm going to go through it,  
16 perhaps not in as much detail as I did for that  
17 particular meeting, but there are a number of  
18 proposed modifications.

19 The first modification --  
20 And, Jovial, if you can put the staff  
21 report up so the maps are readily available.

22 MS. HARPER: (Complies.)  
23 MS. BOYER: And you have a copy in your  
24 packet. It's right behind the resolution.

25 The first modification is to allow for the  
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1 addition of property, and that property would  
2 then be eligible to be subject to the REV  
3 Grants and other development activities that  
4 are contemplated in the RDA.

5 The first parcel is -- if you're familiar  
6 with the area, there was -- the school board  
7 had a parking lot somewhat across the street,  
8 although it wasn't an open right-of-way, from  
9 their existing building, but you could drive  
10 through the middle of that.

11 The area that you drove through is now  
12 becoming the extension of Prudential Drive and  
13 a dedicated right-of-way. The area inland of  
14 that that was the parking lot would be this  
15 parcel that would now be subject to the  
16 redevelopment agreement and added.

17 In addition to that, there is a small  
18 parcel just slightly further inland, and that  
19 is the former -- it's an unopened right-of-way  
20 today of Iowa Street. The northern half of  
21 that, if that right-of-way is officially  
22 closed, would revert to this property owner,  
23 and would, therefore, also be added as  
24 potential development property.

25 So that's the first thing about adding  
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1 I included, the proposed new Broadcast Place to  
2 be constructed turns and runs at an angle up  
3 toward the river. In doing that, it's going to  
4 leave a remnant piece of the current  
5 right-of-way. And we would like, in the  
6 future, once the new right-of-way is  
7 constructed and available for traffic, to  
8 abandon the old portion of the right-of-way and  
9 add that to a development parcel.

10 So that is the simplest explanation I can  
11 provide for the property additions.

12 The second term that we're talking about  
13 is allowing for multiple contractors for both  
14 the CRA infrastructure and the CDD  
15 infrastructure. So this, obviously, presents  
16 or raises the question of conflicts between  
17 contractors and how we are going to manage  
18 multiple contractors on the project.

19 On the other hand, it does help keep costs  
20 down in that we are not paying for overhead on  
21 each subcontract, and it has allowed us to  
22 extend the budget a little further.

23 In this case, the City had already -- DIA  
24 had already hired a construction manager that  
25 we had watching and overseeing the project. It  
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1 property.

2 The second property addition is not an  
3 addition that we're absolutely making at this  
4 time, but we would like Council to give this  
5 board the authority to add at a future date,  
6 and that involves two additional properties.

7 The first one -- and you can see them on  
8 the map -- is something we're calling the  
9 "intake parcel." So this is a parcel that  
10 extends out into the river. Currently, the  
11 developer owns a portion of the submerged land  
12 and the State owns a portion of the submerged  
13 land.

14 The developer owns other submerged land  
15 that they are proposing to swap with the State  
16 so that they acquire title and fees to the  
17 entire area bounded by that intake structure,  
18 which would allow them, then, to develop on top  
19 of that. The request is that we have the  
20 authority to add that at a future date once  
21 they're able to complete their agreements with  
22 the State.

23 The second parcel, very small, is where  
24 you see the interior circle at the end of  
25 Broadcast Place. As you can see on the GIS map

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1 was originally Pond; it is now -- VIA? And  
2 we've been very happy with their work in terms  
3 of keeping track of everything.

4 The developer has agreed to allow us to  
5 add the VIA expense to the budget that -- so it  
6 is included within the 23 million. As a result  
7 of that, Public Works was comfortable with  
8 allowing them to directly contract with various  
9 subcontractors for discrete work elements, and  
10 then have a construction manager who is  
11 overseeing it.

12 The work elements, I would say, are  
13 sufficiently discrete that we are comfortable  
14 with this. The first already approved was a  
15 separate contractor for the bulkhead and the  
16 marine work from a contractor for the uplands.  
17 That seemed pretty clear that was a difference.

18 We are now allowing a distinct contract  
19 with the artist who is providing the sculptural  
20 piece of the property. The second contract  
21 with KOMPAN, who is a playground provider and  
22 installer. And the Parks Department uses them  
23 regularly on other parks and contracts with  
24 them directly, so they felt comfortable with  
25 them.

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1 In addition to that, there is a request to  
2 separate the road contractor, which is Coxwell,  
3 from the contractor who will do sidewalks,  
4 benches, landscaping, both in the parks and  
5 along the streetscape. Those will happen at  
6 slightly different times. And in terms of the  
7 work being done, the request was to separate  
8 those two.

9 And then, in addition to that, there is a  
10 vertical contractor for the future pavilion.  
11 All the rest of the work is horizontal, but  
12 there is a pavilion building in the park that  
13 would require a vertical contractor. That's  
14 where the restrooms are located, et cetera.

15 So they are all listed in the term sheet.  
16 In this case, Public Works and Parks have  
17 reviewed that carefully and are comfortable  
18 with the list provided and are willing to  
19 recommend approval of it at this time.

20 The next modification is modifying the  
21 insurance requirements. This is pretty  
22 straightforward. It is simply that there was  
23 one very large insurance requirement contained  
24 when we envisioned there was one contractor.  
25 We're now recognizing that each of these

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1 you have questions directly for them.  
2 So the modification of the maximum  
3 indebtedness on the REV Grant is simply that.  
4 It is not an increase in the 75 percent. It is  
5 simply an acknowledgment of the substantial  
6 increase in prices and values that we have seen  
7 since 2017 when this was originally  
8 underwritten.

9 And as a result of that, the potential  
10 revenue that the project will generate, as we  
11 are calculating it based on construction values  
12 and pricing, is substantially higher. This  
13 yields a higher maximum indebtedness on the  
14 REV. It also yields a higher return to the  
15 City for our 25 percent that we keep, and  
16 higher return to the school board and others  
17 against whom none of the REV is deducted.

18 So the total amount changes from -- the  
19 original was \$56 million, and under the new  
20 analysis, it is \$97,986,000. It still has 1.33  
21 ROI. So there's no other incentive as part of  
22 this. No completion grants, no other things,  
23 just the REV.

24 And then, finally, there are modifications  
25 of the performance schedule. Modifications are

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1 smaller contractors should not have to maintain  
2 insurance at that level of magnitude. So the  
3 requirement is simply whatever risk management  
4 of the City determines is appropriate, they  
5 have agreed to provide. But we acknowledge  
6 that the insurance required of KOMPAN for the  
7 playground installation, for example, will not  
8 be the same as the insurance required for the  
9 bulkhead contractor or the road building  
10 contractor.

11 Fourth, and this probably will be of most  
12 interest to this board, is the modification of  
13 the maximum indebtedness on the REV Grant. And  
14 when you get to questions, I'll defer the  
15 underwriting questions to Mr. Kelley.

16 I should have mentioned that, as a result,  
17 there was a conversation at the Finance  
18 Committee meeting where Mr. Garrison and  
19 Mr. Citrano were present.

20 We requested that all applicants attend a  
21 meeting. So we do have Mr. Gabriel and  
22 Mr. Cook and Mr. Schilling all here on behalf  
23 of RiversEdge, who are representing the team.  
24 And I believe Ramiro Albarran is on Zoom, who  
25 is actually a principal of Preston Hollow, if

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1 extensions of the completion date for the CRA  
2 infrastructure and CDD infrastructure by less  
3 than a year each.

4 So one is from June 14th of '24 to  
5 December 31st of '24, just slightly over six  
6 months. And then for the CDD, it's from  
7 April 5th, '25, to December 31st, '25. So  
8 those are pretty modest extension requests.

9 Probably more important is the authority  
10 of the CEO and, then, of the board to authorize  
11 extensions of particular pieces of the CRA  
12 infrastructure or the CDD infrastructure.

13 So the example here is, if everything is  
14 done in the CRA infrastructure except the kayak  
15 launch or except something else, we could grant  
16 an extension of time for just the kayak launch  
17 and not have to grant it for the overall  
18 project.

19 So to allow that potential, one of the  
20 conversations that we've had is if we have  
21 vertical construction underway on a building,  
22 mixed-use building that is immediately adjacent  
23 to the road, it would probably not be prudent  
24 to require the developer to install the CRA  
25 sidewalk and landscape infrastructure adjacent

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1 to that construction site prior to the building  
 2 being completed. So there needs to be an  
 3 opportunity to be flexible in certain sites.  
 4 On the other hand, if it's not under  
 5 construction, it's just a vacant site, we would  
 6 say complete the CRA infrastructure as  
 7 scheduled, and then the developer will have to  
 8 go back and replace it at the point in time  
 9 they actually build it. But it's just trying  
 10 to provide that flexibility.  
 11 So that is the summary version of what the  
 12 amendments are. And I'm happy to answer  
 13 questions or defer to the development team if  
 14 you have questions for them.  
 15 BOARD MEMBER GILLAM: Move to approve.  
 16 BOARD MEMBER GIBBS: I'll second.  
 17 THE CHAIRMAN: We have a motion and  
 18 second.  
 19 We'll open it up for questions and  
 20 comments from the board. And as a reminder,  
 21 the applicant is here. I don't think we  
 22 concluded that it was a requirement that  
 23 applicants come, but it is certainly  
 24 appreciated. It's very helpful to the board  
 25 when we discuss these things.  
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1 project (inaudible), at least substantially,  
 2 and I'm disappointed. It's not this  
 3 developer's fault, but I'm worried about it.  
 4 And we've run into, you know, changes in the  
 5 economy and it's impacting the other projects  
 6 around town. I'd like to see this project move  
 7 forward.  
 8 So I'm in favor of this ask and this  
 9 negotiated amendment, but I'd like to see, you  
 10 know, real movement on this project.  
 11 Thank you.  
 12 THE CHAIRMAN: Thank you, Mr. Gillam.  
 13 Mr. Gibbs.  
 14 BOARD MEMBER GIBBS: Mr. Saoud and I were  
 15 at the SIC meeting that almost happened, and we  
 16 got the details and summary, so that's why I  
 17 support this as well.  
 18 THE CHAIRMAN: Mr. Hassan.  
 19 BOARD MEMBER HASSAN: No further  
 20 questions.  
 21 THE CHAIRMAN: Okay. I just have one  
 22 question of staff.  
 23 So the -- this is based on a pro forma or  
 24 a projection timeline of delivery of the  
 25 components of this project.  
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1 So thank you for coming, first. And if  
 2 any board member does have specific questions,  
 3 we'll just call you up at that time.  
 4 So let's start with Mr. Garrison.  
 5 BOARD MEMBER GARRISON: Thank you,  
 6 Mr. Chair.  
 7 No questions at this time. Thank you.  
 8 BOARD MEMBER SAOUD: No questions from me.  
 9 I was here for the prior presentation.  
 10 BOARD MEMBER GILLAM: I have a couple,  
 11 more comments than questions.  
 12 I made the motion, and I will be in  
 13 support of this. And I know the staff worked  
 14 really hard with the developer. And it's a  
 15 project that, you know, we've been waiting for  
 16 a long time.  
 17 I'll just say to the developer, since they  
 18 are here today, we do appreciate this.  
 19 Everything costs more. And, frankly, the  
 20 increase in REV such that the program can  
 21 increase, I have no problem with that.  
 22 I'll tell you that I have some qualms over  
 23 the extensions. They are very minor  
 24 extensions, so I'm in favor of it. But I want  
 25 the developer to hear me say that this is a  
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1 From a practical standpoint, how does it  
 2 work if a particular component gets delayed?  
 3 So we have 2026, where we have a number of  
 4 deliveries projected. If one of those or  
 5 multiple get pushed into '27, is the REV just  
 6 reduced that year?  
 7 MS. BOYER: To the Chair, the answer is  
 8 yes. There is -- the REV is based on actual  
 9 taxes paid. So if the taxes paid are less  
 10 because the product hasn't been delivered, the  
 11 REV that you get in that particular year is  
 12 only based on whatever product has been  
 13 delivered.  
 14 And so, ultimately, it would be very hard  
 15 to achieve the maximum indebtedness, unless  
 16 property values increased dramatically. Then  
 17 it's possible that even without two or three  
 18 years, if you deliver late, you could still get  
 19 there. But ultimately, it just makes it more  
 20 difficult to achieve the maximum indebtedness.  
 21 THE CHAIRMAN: Okay. Great.  
 22 Well, since the applicant is here, if they  
 23 have any comments on the construction of the  
 24 pro forma, if they are comfortable, confident  
 25 with the timeline and the different components,  
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1 you're welcome just to come up and comment on  
2 that.

3 (Mr. Gabriel approaches the podium.)

4 MR. GABRIEL: Good afternoon.

5 Jason Gabriel from the law firm of Burr &  
6 Forman on behalf of the applicant.

7 And we appreciate your time and your  
8 consideration. That was a great summary by  
9 your DIA staff. And Bill Schilling is a  
10 project engineer and can probably give you a  
11 little bit of information on that question,  
12 Mr. Chair.

13 THE CHAIRMAN: Thank you.

14 MR. GABRIEL: Thank you.

15 (Mr. Schilling approaches the podium.)

16 MR. SCHILLING: Bill Schilling with  
17 Kimley-Horn and Associates, 12740 Gran Bay  
18 Parkway, Suite 2350, 32258.

19 And Kimley-Horn, we -- and I serve as the  
20 CDD engineer. And to address a couple of  
21 comments -- and I think one of the things that  
22 may be going on is we have accomplished a lot  
23 and, I think, maybe have been a little bit  
24 quiet about it. So I did want to share a  
25 couple of things.

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1 So we have been under construction on the  
2 site since April of 2021. So now for a little  
3 over three years. And construction on the site  
4 started with the new school board parking lot  
5 expansion, which was our first step that we  
6 needed to construct as a part of the school  
7 board swap agreement that we had so that we  
8 were able to basically swap that school board  
9 parking lot to obtain the Prudential Drive  
10 extension right-of-way we needed.

11 We also have been under construction with  
12 the new bulkhead. At this point, the majority  
13 of our new riverfront bulkhead has been  
14 installed. We also have been under  
15 construction with all the utilities on site,  
16 and we're roughly 90 percent complete with  
17 having all our underground utilities installed  
18 on the site.

19 Within the last month, curbing had been  
20 going down on the road. So it will start  
21 becoming visible, what we have been working on  
22 for quite a while, once we're able to see the  
23 roads take shape and the curbs go in.

24 And, again, we're happy if any of the  
25 board members would like to come visit the

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1 site, happy to arrange for visits and provide a  
2 guided tour out on site.

3 But, again, there has been a great bit of  
4 activity. Again, all of the horizontal -- and  
5 I recognize this board is very anxious, as we  
6 are as well, to see vertical start out here.

7 We actually are anticipating the  
8 Parcels 3A and 9B will be our first vertical  
9 construction on site. That will be Toll  
10 Brothers constructing what I would call urban  
11 townhomes. And we're expecting that to start  
12 likely late summer, very early fall. So we're  
13 very hopeful that everyone will be able to see  
14 vertical construction beginning on site here  
15 before much longer, which, hopefully, will  
16 bring some relief to everybody to see the  
17 vertical.

18 So with all that being said and a little  
19 bit of background -- and, again, I know folks  
20 with Preston Hollow are on as well via Zoom,  
21 but to answer -- that was a very long answer to  
22 the question of we do feel comfortable with the  
23 extended dates that have been provided.

24 And, again, staff has been tremendous to  
25 work with in working through some of these

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1 dates and schedules.

2 Thank you very much.

3 And the team is here to answer any  
4 questions that you may have.

5 THE CHAIRMAN: Thank you.

6 Again, does anybody have any other  
7 questions or comments?

8 BOARD MEMBERS: (No response.)

9 THE CHAIRMAN: Okay. We have a motion and  
10 second. I'm going to call for a vote.

11 Mr. Garrison, how do you vote?

12 BOARD MEMBER GARRISON: In favor.

13 THE CHAIRMAN: Mr. Saoud.

14 BOARD MEMBER SAOUD: In favor.

15 THE CHAIRMAN: Mr. Gillam.

16 BOARD MEMBER GILLAM: In favor.

17 THE CHAIRMAN: Mr. Gibbs.

18 BOARD MEMBER GIBBS: I'm in favor.

19 THE CHAIRMAN: Mr. Hassan.

20 BOARD MEMBER HASSAN: In favor.

21 THE CHAIRMAN: I am also in favor.

22 So let the record show that this  
23 resolution passes six to zero.

24 Thank you.

25 Okay. We are going to move to

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1 Resolution 2023-05-03, Jones Brothers.  
 2 Staff? Mr. Kelley -- it looks like he's  
 3 getting ready to talk.  
 4 MR. KELLEY: Thank you, Mr. Chair.  
 5 Before you today is Resolution 2023-05-03,  
 6 which is a Downtown Preservation and  
 7 Revitalization Program request related to the  
 8 redevelopment of the Jones Brothers Furniture  
 9 building on Hodges [sic] Street.  
 10 So the total development costs here, as  
 11 presented, were about 16.7 million. The total  
 12 development costs, as underwritten, were over  
 13 15 million.  
 14 And so the building itself is an  
 15 interesting building in that it was -- the  
 16 Jones Brothers Furniture building is what most  
 17 people know it as, but it's also known as the  
 18 Standard Furniture building. There's an  
 19 interesting little backstory between the  
 20 brothers and how this one was built to be  
 21 taller than the other brother's building and  
 22 ultimately took on the name.  
 23 But probably more importantly about the  
 24 building itself is the -- the architect of the  
 25 property, which is Mr. Jefferson D. Powell, who  
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1 is an African-American architect that brought  
 2 this building to bear.  
 3 Actually, I'm sorry. I'm confusing the  
 4 two projects. So Mr. Jefferson Powell is the  
 5 architect on this, but he's not the  
 6 African-American architect that I was thinking  
 7 of.  
 8 In the project summary, you can see the  
 9 location of this property amongst all of the  
 10 other historic rehabs that we have going on  
 11 between Ashley Street, Pearl Street, Hogan  
 12 Street, and Duval Street. There's a lot of  
 13 activity there, where this property is integral  
 14 to that. You may have heard about this project  
 15 also having a new construction component.  
 16 We're only looking at the historic  
 17 redevelopment today while we work through some  
 18 capital stack issues as found in the new  
 19 construction.  
 20 So the property itself will provide  
 21 29 units over seven floors. The first floor  
 22 will have a co-working space that's open to the  
 23 public. And then there's the six floors of  
 24 units above that as well. And Corner Lot  
 25 Development is the developer on the project.  
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1 And the project has been through landmark  
 2 status. The guideline -- or the conditional  
 3 approval is found in the staff report from the  
 4 Historic Preservation section. And the actual  
 5 recommendation is for \$2,089,900 in the HPRR  
 6 forgivable loan; \$2,736,900 in the code  
 7 compliance forgivable loan; and then a deferred  
 8 principal loan of \$1,206,700, for a total of  
 9 \$6,033,500. This project has been underwritten  
 10 to an ROI of 0.5 per program guidelines.  
 11 And I'm happy to address your questions.  
 12 THE CHAIRMAN: Thank you, Mr. Kelley.  
 13 Would anybody like to offer a motion?  
 14 BOARD MEMBER SAOUD: I'll move to approve.  
 15 BOARD MEMBER GILLAM: Second.  
 16 THE CHAIRMAN: Okay. We have a motion and  
 17 second. So we'll open it up for questions or  
 18 comments.  
 19 Starting, this time, with Mr. Hassan.  
 20 BOARD MEMBER HASSAN: I don't have any  
 21 questions.  
 22 THE CHAIRMAN: Thank you.  
 23 Mr. Gibbs.  
 24 BOARD MEMBER GIBBS: No comments or  
 25 questions.  
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1 THE CHAIRMAN: Mr. Gillam.  
 2 BOARD MEMBER GILLAM: So this has to go to  
 3 City Council, right, Mr. Kelley?  
 4 MR. KELLEY: Through the Chair to  
 5 Mr. Gillam, yes, sir, it does.  
 6 BOARD MEMBER GILLAM: So as I understand  
 7 it, this is kind of part one of the ask  
 8 because they're going to come back in  
 9 connection with some new construction which  
 10 will be part of the same project; is that true?  
 11 MR. KELLEY: The buildings can be built  
 12 independent of one another, but -- they're  
 13 intended to be a joint project at the end of  
 14 the day, but we're just entertaining this one.  
 15 If they need to go forward with this  
 16 without the other one, my understanding is it  
 17 can be built as a stand-alone project with  
 18 future access into the new construction as  
 19 needed.  
 20 BOARD MEMBER GILLAM: Okay. You answered  
 21 my question. I was just wondering why we we're  
 22 doing it in pieces. (Inaudible) going to City  
 23 Council twice to me seems inefficient for the  
 24 developer.  
 25 But if you're saying you can do Phase I  
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1 and Phase II -- is that kind of what I hear you  
 2 saying, Mr. Kelley?  
 3 MS. BOYER: Through the Chair to Board  
 4 Member Gillam, that's partly correct, that they  
 5 can do that.  
 6 But the other part is that this building  
 7 as a stand-alone with the historic program is  
 8 economically feasible. The new construction  
 9 with the REV Grants that we can offer is not  
 10 economically feasible at this time with  
 11 construction costs the way they are.  
 12 So either they are going to have to wait  
 13 or they would go to Council and ask for  
 14 something above and beyond what we have a  
 15 program capacity to provide.  
 16 BOARD MEMBER GILLAM: Thank you.  
 17 No further questions.  
 18 THE CHAIRMAN: Mr. Saoud.  
 19 BOARD MEMBER SAOUD: Thank you.  
 20 Again, I had the benefit of the full  
 21 presentation at the SIC meeting. And I support  
 22 this. I think this is -- helping them to get  
 23 going on this project is important.  
 24 THE CHAIRMAN: Mr. Garrison.  
 25 BOARD MEMBER GARRISON: Thank you,  
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1 that's come before us gets qualified  
 2 (inaudible) some expenses and recommended loan  
 3 amount.  
 4 It doesn't appear -- it appears like the  
 5 budget that the applicant has submitted is  
 6 qualified -- or was there an analysis or a  
 7 process you went through to include the final  
 8 amount?  
 9 MR. KELLEY: Mr. Chair, so if you look at  
 10 the minimum expenditures within the term sheet  
 11 found on Page 4, there's Roman numeral 2, which  
 12 shows the exclusions of the developer fee,  
 13 holding costs, interest reserves, operating  
 14 reserves, tangible personal property,  
 15 marketing, third-party costs for risk  
 16 management, and loan fees. All shall be  
 17 deducted from the expenditures in our  
 18 calculation of the total development costs.  
 19 THE CHAIRMAN: Thank you. I missed that.  
 20 So thank you for pointing that out to me.  
 21 Okay. I don't have any more questions.  
 22 So, again, we have a motion and a second,  
 23 and so I'm going to ask, starting with  
 24 Mr. Hassan, how do you vote?  
 25 BOARD MEMBER HASSAN: Yea.  
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1 Mr. Chair.  
 2 I think this is just an outstanding  
 3 project, and I'd love to see it move forward.  
 4 Thank you.  
 5 THE CHAIRMAN: Thank you.  
 6 Just a couple of questions for Mr. Kelley.  
 7 To receive a portion of this incentive,  
 8 they have to get the historic designation,  
 9 correct?  
 10 MR. KELLEY: Mr. Chair, the requirement is  
 11 that they have achieved their landmark status  
 12 by the time of funding. And they've -- they  
 13 have already achieved landmark status on this  
 14 one for -- I'm sorry, we're working on many at  
 15 one time.  
 16 THE CHAIRMAN: Really, I just want to know  
 17 is it -- that is in process, so that will have  
 18 to occur before eligibility for that portion of  
 19 the --  
 20 MR. KELLEY: We cannot fund on a project  
 21 prior to it having landmark status.  
 22 THE CHAIRMAN: That's what I'm looking  
 23 for.  
 24 Second question. Typically, when you show  
 25 your budget, you will -- it seems like everyone  
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1 THE CHAIRMAN: Mr. Gibbs.  
 2 BOARD MEMBER GIBBS: I'm in favor.  
 3 THE CHAIRMAN: Mr. Gillam.  
 4 BOARD MEMBER GILLAM: In favor.  
 5 THE CHAIRMAN: Mr. Saoud.  
 6 BOARD MEMBER SAOUD: In favor.  
 7 THE CHAIRMAN: Mr. Garrison.  
 8 BOARD MEMBER GARRISON: In favor.  
 9 THE CHAIRMAN: And I, too, am in favor.  
 10 So, again, let the record show that the  
 11 resolution passes unanimously.  
 12 Okay. We are going to close out the CRA  
 13 agenda.  
 14 (The foregoing proceedings were adjourned  
 15 at 2:31 p.m.)  
 16 - - -  
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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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14

15 DATED this 1st day of June 2023.

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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, May 17, 2023,  
commencing at 2:31 p.m., Jacksonville Public/Main  
Library, Multipurpose Room, 303 North Laura Street,  
Jacksonville, Florida, before Diane M. Tropia, FPR, a  
Notary Public in and for the State of Florida at Large.

BOARD MEMBERS PRESENT:

JIM CITRANO, Acting Chair.  
CRAIG GIBBS, Board Member.  
BRAXTON GILLAM, Board Member.  
GEORGE SAOUD, Board Member.  
JOSHUA GARRISON, Board Member.  
JOE HASSAN, Board Member.

ALSO PRESENT:

LORI BOYER, DIA, Chief Executive Officer.  
GUY PAROLA, DIA, Operations Manager.  
INA MEZINI, Strategic Initiatives Coordinator.  
RIC ANDERSON, Marketing and Communications.  
JOHN SAWYER, Office of General Counsel.  
JOVIAL HARPER, Administrative Assistant.

- - -

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3

1 Item Number C, which is Resolution 2023-05-04,  
2 advertising and promotion support for parks and  
3 programming.

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

5 This resolution is simply acknowledging  
6 that we have funding currently available in the  
7 budget for this year for advertising and  
8 promotion. And the request is to transfer  
9 5,000 of that to the City Parks Department for  
10 use in advertising and promotion of the park  
11 programming that they are now doing in the  
12 riverfront parks.

13 So, as you know -- or I think everyone  
14 knows, and I can let Mr. Monahan speak more to  
15 it, but we now -- I've heard the presentation a  
16 couple of times, so we have Zumba classes every  
17 week, we have yoga classes every week. The Y  
18 is starting a fitness class that will be before  
19 the Zumba and yoga classes, so you can attend  
20 both if you really want to get your exercise.  
21 And then on the weekend, he has JAX Fray doing  
22 an organized sports league down in Metropolitan  
23 Park. And on a regular basis we are adding  
24 additional programs.

25 So this is to help us get the word out  
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2

1 P R O C E E D I N G S  
2 May 17, 2023 2:31 p.m.

3 - - -

4 THE CHAIRMAN: We will now move into the  
5 Downtown Investment Authority agenda, starting  
6 with approval of the April board minutes.

7 Does anyone have any questions or  
8 comments?

9 BOARD MEMBERS: (No response.)

10 THE CHAIRMAN: If not, please indicate  
11 your approval by saying aye.

12 BOARD MEMBERS: Aye.

13 THE CHAIRMAN: Oh, do I need a motion?

14 BOARD MEMBER GILLAM: Typically, you need  
15 a motion.

16 THE CHAIRMAN: Let's do a motion.

17 BOARD MEMBER GILLAM: Move to approve.

18 BOARD MEMBER SAOUD: Second.

19 THE CHAIRMAN: Okay. Everybody in favor,  
20 say aye.

21 BOARD MEMBERS: Aye.

22 THE CHAIRMAN: Okay. Meeting minutes  
23 pass.

24 Nothing on consent?

25 MS. BOYER: That's correct.

THE CHAIRMAN: Okay. So we will move to

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4

1 about those programs and encourage folks to  
2 attend.

3 BOARD MEMBER GILLAM: Move to approve.

4 THE CHAIRMAN: We have a motion. Is there  
5 a second?

6 BOARD MEMBER SAOUD: Second.

7 THE CHAIRMAN: Thank you.

8 (Mr. Monahan approaches the podium.)

9 THE CHAIRMAN: It looks like we  
10 have somebody who would like to make a few  
11 comments here.

12 MR. MONAHAN: Thank you, Ms. Boyer.

13 I'm here to answer any questions the board  
14 may have.

15 THE CHAIRMAN: Great.

16 Questions or comments, Mr. Hassan?

17 BOARD MEMBER HASSAN: I don't have any  
18 comments. I think this is a great idea.

19 THE CHAIRMAN: Mr. Gibbs.

20 BOARD MEMBER GIBBS: That publicity will  
21 certainly help your attendance, no doubt.

22 MR. MONAHAN: Yes, sir.

23 THE CHAIRMAN: Mr. Gillam.

24 BOARD MEMBER GILLAM: (Off microphone.)  
25 We're going to have (inaudible).

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1 THE CHAIRMAN: Mr. Saoud, any questions or  
 2 comments?  
 3 BOARD MEMBER SAOUD: Yeah. Curious as to  
 4 what mediums you're going to use to advertise.  
 5 Social media, Radio, what's the plan?  
 6 MR. MONAHAN: Sure. Through the Chair to  
 7 Board Member Saoud, yes, we plan to -- so we're  
 8 currently, right now, advertising these  
 9 programs through social media as our main  
 10 medium. We look to continue that and use these  
 11 funds to bolster that and also use -- like, we  
 12 have some A-frame signs out there now. So both  
 13 physical, digital signage, as well as digital  
 14 advertising through social media.  
 15 BOARD MEMBER SAOUD: Thank you.  
 16 THE CHAIRMAN: Mr. Garrison.  
 17 BOARD MEMBER GARRISON: Thank you,  
 18 Mr. Chair.  
 19 Through the Chair to Mr. Monahan, have  
 20 you, yourself, attended any yoga classes yet?  
 21 MR. MONAHAN: Through the Chair to Board  
 22 Member Garrison, yes, I attend every one. Now,  
 23 whether I participate or not is another  
 24 question.  
 25 BOARD MEMBER GARRISON: Very good. Thanks  
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1 for all you do, Gary.  
 2 MR. MONAHAN: Thank you.  
 3 THE CHAIRMAN: No questions from me, but  
 4 I'll just echo what everybody else has said,  
 5 thank you very much.  
 6 MR. MONAHAN: Thank you.  
 7 THE CHAIRMAN: Okay. Motion and a second.  
 8 Mr. Garrison, how do you vote?  
 9 BOARD MEMBER GARRISON: In favor, sir.  
 10 THE CHAIRMAN: Mr. Saoud.  
 11 BOARD MEMBER SAOUD: In favor.  
 12 THE CHAIRMAN: Mr. Gillam.  
 13 BOARD MEMBER GILLAM: In favor.  
 14 THE CHAIRMAN: Mr. Gibbs.  
 15 BOARD MEMBER GIBBS: In favor.  
 16 THE CHAIRMAN: Mr. Hassan.  
 17 BOARD MEMBER HASSAN: In favor.  
 18 THE CHAIRMAN: I, too, am in favor.  
 19 So, again, let the record show that the  
 20 resolution passes unanimously.  
 21 I do not have any more matters to discuss  
 22 relative to the Downtown Investment Authority,  
 23 so we will close that section of the agenda out  
 24 and turn it back over to staff.  
 25 MS. BOYER: Thank you, Mr. Chairman.  
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1 Before we go to the old business and new  
 2 business, since Mr. Monahan is here, if you  
 3 would indulge us for just a second, I thought  
 4 somebody might ask him. I want him to tell you  
 5 how many people are now attending.  
 6 MR. MONAHAN: Apologies for leaving that  
 7 very important information out.  
 8 So we have an average attendance right now  
 9 for the yoga and Zumba classes of about  
 10 25 people. And we, through our partners,  
 11 collect some demographic information on the  
 12 folks that attend. And we have repeat visitors  
 13 from Clay County and St. Johns County. There's  
 14 a lady in particular who has attended multiple  
 15 yoga classes from St. Augustine.  
 16 So folks are coming to downtown. They  
 17 want to come downtown, and, you know, we're  
 18 going to continue to add programs, as Ms. Boyer  
 19 said. And we certainly appreciate the support  
 20 of DIA to do it.  
 21 Thank you.  
 22 MS. BOYER: And I think you had one with  
 23 50 that attended?  
 24 MR. MONAHAN: Yes, 50. And last night our  
 25 yoga class had about 40 people, 37 people,  
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1 so -- and that was with rain.  
 2 BOARD MEMBER HASSAN: I have one more  
 3 question.  
 4 How long have you been holding these yoga  
 5 and Zumba classes?  
 6 MR. MONAHAN: We started with the yoga  
 7 first, and that began in the fall, late fall of  
 8 2022 and has continued, only taking breaks for  
 9 the holidays. And began Zumba classes late  
 10 winter of 2022, and those will continue as  
 11 well.  
 12 Next Tuesday we will add, as Ms. Boyer  
 13 said, a circuit training course in partnership  
 14 with the Winston YMCA. That will take place in  
 15 Corkscrew Park. So we will be activating  
 16 Riverfront Plaza, Corkscrew Park, and Gefen  
 17 Park all on the same day, around the same time.  
 18 BOARD MEMBER HASSAN: Thank you.  
 19 I think it's a great use of the property  
 20 and I'd like to see it continue to grow.  
 21 MR. MONAHAN: It sure will.  
 22 Thank you, sir.  
 23 THE CHAIRMAN: I'll just add a comment.  
 24 You know, we're making -- the City is  
 25 making a significant investment in public  
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1 infrastructure, but specifically several new  
 2 riverfront parks. And I think this is a  
 3 really, really good example on what is now, in  
 4 my opinion, a very small scale on the types of  
 5 success that we can have if all that public  
 6 infrastructure comes to fruition.  
 7 There's community groups out there that,  
 8 I'm sure, would embrace getting involved in  
 9 helping get the word out. Some people are in  
 10 attendance today. And if we leverage those  
 11 types of groups, I -- this type of -- that  
 12 programming could be just a massive, massive  
 13 success. And really that's where we're going  
 14 to get the return on the money that we're  
 15 spending to build these downtown parks.  
 16 And so this is just a start. I think 40  
 17 is going to turn into hopefully 400 soon  
 18 enough.  
 19 So thank you again.  
 20 MR. MONAHAN: Thank you.  
 21 THE CHAIRMAN: Ms. Boyer.  
 22 MS. BOYER: Thank you, Mr. Chair.  
 23 If you would turn to New Business and the  
 24 Nominating Committee memo, I believe that  
 25 Ms. Harper has an email from Ms. Worsham that  
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1 she is going to read to you regarding the  
 2 appointment of the Nominating Committee.  
 3 MS. HARPER: All right. There was an  
 4 email received from Carol Worsham May 1st, and  
 5 it says, "Ms. Harper, as we discussed on the  
 6 phone, I would like to nominate Mr. Gillam,  
 7 Mr. Saoud, Mr. Citrano to the Nominating  
 8 Committee. Please add Mr. Gibbs as an  
 9 alternate.  
 10 "Thank you. Carol Worsham."  
 11 MS. BOYER: And, Mr. Chairman, the reason  
 12 we are doing that at this point in time is that  
 13 our bylaws require that the Nominating  
 14 Committee be appointed at a meeting of the  
 15 board. Hence, the reason we couldn't have the  
 16 Nominating Committee meeting before this,  
 17 because we hadn't appointed a committee at a  
 18 board meeting.  
 19 So now the Nominating Committee will have  
 20 to meet between now and the June meeting. And  
 21 the board, as a whole, will vote on the  
 22 officers for next year at the June board  
 23 meeting.  
 24 And if you are ready, we can go to the  
 25 CEO's report.  
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1 THE CHAIRMAN: We are ready.  
 2 BOARD MEMBER GIBBS: May I ask a question,  
 3 Mr. Chair?  
 4 THE CHAIRMAN: I apologize. We're not  
 5 ready.  
 6 BOARD MEMBER GIBBS: Did she indicate who  
 7 should be Chair?  
 8 MS. BOYER: I believe she did not.  
 9 However, she will be back in the country before  
 10 the committee meets, so I believe that she can  
 11 coordinate that at that point in time.  
 12 BOARD MEMBER GIBBS: Thank you.  
 13 THE CHAIRMAN: Okay. Ms. Boyer, back to  
 14 you.  
 15 MS. BOYER: Yeah. So we're going to have  
 16 a very brief progress report of physical  
 17 construction updates that, I believe,  
 18 Mr. Anderson has available.  
 19 Jovial, if you want to screen-share that.  
 20 MS. HARPER: (Complies.)  
 21 MS. BOYER: We have just a few slides that  
 22 we wanted to share with you some progress since  
 23 last month.  
 24 Go to the next slide.  
 25 The first is work that is being done on  
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1 One Riverside. So interesting that I'm missing  
 2 the top picture here, and I only see the March  
 3 picture. The May picture is not appearing on  
 4 the slide.  
 5 Do you want to go to the next slide?  
 6 Perhaps we can see something on the next slide.  
 7 So on the next slide you can see changes  
 8 from April to May. And on the right-hand side  
 9 are several May pictures. Basically, the  
 10 residential buildings along the riverfront and  
 11 along the side where the Haskell building is,  
 12 the west side of the property, are well under  
 13 construction. And all of the foundation work  
 14 for the actual parking garage was done  
 15 previously, which is a little bit further  
 16 inland.  
 17 So there's a significant amount of active  
 18 construction going on. Any day you go by,  
 19 you'll see work going on on that site.  
 20 Next.  
 21 The Federal Reserve and Florida Baptist.  
 22 So these are two historic renovation projects,  
 23 restoration projects. We've shown you some  
 24 interior photos in past meetings as they are  
 25 completing interiors of the buildings.  
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1 One of the things that was noteworthy was  
2 completion of the exterior courtyard that is  
3 between Sweet Pete's and the Federal Reserve  
4 building. It's really lovely, if you have a  
5 chance to drive by it right now on Hogan  
6 Street, because you can see some nice, mature  
7 trees and that outdoor landscaping really makes  
8 it an attractive addition to the corridor.

9 Next.

10 Home2 Suites. So comparing to the March  
11 photograph, now you see we have exterior  
12 cladding, and the building is coming along  
13 nicely with its finish.

14 And Hardwicks Bar. I don't think we've  
15 been able to show you any photos of it from the  
16 interior before, but -- you can also see from  
17 the small photo of the exterior, the exterior  
18 is now showing final finish elevations coming  
19 together. And on the interior, you can see  
20 that they are a long way toward finishing out  
21 the interior of the space. My understanding is  
22 they plan to complete within a month or so, so  
23 we're getting there on this one.

24 This is across from the Jessie Ball duPont  
25 Fund, in the Elbow area, if you're not familiar  
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1 with the location.

2 Next.

3 Doro. So if you were -- I was mentioning  
4 that I was down at a baseball game Friday  
5 night, and there are some new cranes and  
6 changes on the exterior, but the photographs  
7 are mostly here of work that's been done on the  
8 rooftop. So a lot of work has been done on the  
9 rooftop with regard to creating the space for  
10 the rooftop bar and outdoor space, dining and  
11 entertainment space there.

12 But you can also see, if you visit the  
13 site, some significant progress on the exterior  
14 of the building, particularly on the Intuition  
15 Ale side. Not Intuition, Manifest site.

16 Next.

17 USS Orleck. USS Orleck has completed the  
18 connection of their brow or ramp from the  
19 Riverwalk area to the ship, now providing stern  
20 access. And you also see their temporary  
21 buildings are in place set on lime rock base,  
22 so they are ready for use as an office and a  
23 restroom for visitors. They have announced  
24 they will be having a grand opening Memorial  
25 Day weekend, but may have a soft opening next

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1 Wednesday. So they are now in place.

2 And Artea at Southbank. So you see the  
3 groundbreaking from April with folks with hard  
4 hats. And now in May, you see the horizontal  
5 construction underway. So that one is in  
6 progress. And I think that may be it for  
7 photos for this month.

8 And then my quick update that I wanted to  
9 provide you.

10 So, first of all, we've been talking about  
11 budget reconciliations that we've been doing  
12 now over the last few months with both the  
13 trust funds, the CRA money, and with the  
14 Downtown Economic Development Fund. Downtown  
15 Economic Development Fund reconciliation was  
16 resolved with the Accounting Department.

17 We have only received interest earnings,  
18 or investment pool earnings on the money on  
19 deposit in that account have only been credited  
20 through 2008. For some reason, from 2008 until  
21 now -- prior to 2008, they were credited, and  
22 then from 2008 until now, none have been booked  
23 into the account.

24 Part of that is the transition of the  
25 accounting system, but part of that is simply a  
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1 failure to do that before the years close out.

2 As a result, the legislation we have going  
3 through right now that was approved in  
4 committees this week is transferring  
5 \$500,000 -- appropriating \$500,000 of that  
6 interest -- investment pool earnings from past  
7 years that's accumulated to Parks Programming  
8 and Maintenance.

9 So going back to the conversation we had  
10 with what Gary is doing and the activation  
11 study and the fact that we want to encourage  
12 programming of all these parks, this is using  
13 the investment pool earnings that that fund is  
14 creating to help pay for that programming and  
15 maintenance.

16 And that legislation is going through, but  
17 we are going to be working to see if we cannot  
18 get some of the funds that were not credited in  
19 the interim period to be credited or at least  
20 start doing it for this year and going forward.

21 We have a several-million-dollar balance  
22 in the account, so it would yield a certain  
23 amount of funding on a repetitive basis to  
24 cover the costs of that operation and  
25 maintenance. And we cannot pay for those

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1 programs out of the trust fund, so that was one  
2 of those restrictions.

3 So that is moving forward. We still have  
4 some work to do on it, but we're in a good  
5 place right at the moment.

6 From a staffing standpoint, our parking  
7 strategy position is advertised and open.  
8 Mr. Anderson -- we used some additional funds  
9 from advertising and promotion and advertised  
10 it in a number of trade publications and other  
11 things to try to get a broader representation.

12 But, again, putting out the call. If any  
13 of you know anyone, this is as much a policy  
14 position as it is an administrative position  
15 for running -- we have a contract manager who  
16 manages the garages that -- these are the MPS  
17 garages. This is the person who is helping us  
18 implement new parking strategies that we are  
19 working on.

20 We are still working on revising the job  
21 description on the property disposition  
22 position, and it will advertise before the end  
23 of May. And then in addition, we now have a  
24 vacancy in our project manager position.  
25 Mr. Posey resigned last week, and so that

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1 position will now be a vacancy that we are  
2 looking to fill.

3 So that continues to challenge our  
4 capacity, but hopefully this will be something  
5 that we can get one or more of those hired in  
6 the next 60 days.

7 Our master plan executive summary is still  
8 on track. We will have it ready by the first  
9 of June with the idea that we wanted it to be  
10 ready to hand to a transition committee to  
11 assist with the ramp-up on what DIA is and what  
12 our plan is and what we do.

13 Disposition parcels. I wanted to talk  
14 briefly about one of the things that I'll  
15 probably be bringing to REPD, whether in June  
16 or July, is to start a conversation with you  
17 regarding the East Lot, the former Landing  
18 parking lot.

19 For the time being, we are using it in  
20 conjunction with Parks for some special events,  
21 and we are looking to maximize some revenue for  
22 some kind of long-term (inaudible) temporary --  
23 I'm losing the mic -- month-to-month lease  
24 arrangements with individuals for certain  
25 limited numbers of spaces.

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1 But, ultimately, this is a disposition  
2 parcel for redevelopment. I'm just not sure  
3 that this is the right time. But I do want to  
4 bring that to the board for consideration.

5 We have legislation drafted to amend  
6 Chapter 55. This is our organizing legislation  
7 that's in the City's Ordinance Code, creation  
8 of DIA, what powers and authorities we have.  
9 So we now have a first draft of that  
10 legislation that we're looking at.

11 This is to clarify, really, the  
12 distinction between our role and authority as  
13 the CRA and what we can spend money for in that  
14 capacity, and our role and authority as the  
15 economic development agency and what we can  
16 spend money for in that capacity so that these  
17 issues that have arisen regarding making sure  
18 that we're properly using funds for proper  
19 sources and uses will be clear to everybody  
20 else as well.

21 I mean, we now know it internally, but  
22 trying to make sure that externally is apparent  
23 is what we're shooting for. I will probably  
24 bring that to the June board. We may file the  
25 legislation prior to that, but I'll be bringing

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1 it to the June board just to have you look at  
2 it, review it, and comment or provide any other  
3 suggestions you want.

4 We also are looking for legislation on  
5 specialty zones. The specialty zones are the  
6 open container on the Riverwalk and for  
7 sidewalk cafes. And I do not yet have the  
8 drafts on those.

9 From a professional service RFP  
10 standpoint, our real estate consulting and  
11 research RFP is in Procurement. It's been  
12 drafted and it's in Procurement, and we're  
13 expecting that to advertise in early June.  
14 That's going to give us that additional  
15 bandwidth as we're ramping up again with staff  
16 because we'll have the ability on an on-call  
17 basis to bring in some additional services.

18 The CRA plan update and cleanup. We are  
19 working through OGC to do that and are going to  
20 be hiring an attorney familiar with CRAs to  
21 prepare those revisions. We think we will have  
22 that individual on board by June 1st to do that  
23 work.

24 The market feasibility for restaurants and  
25 the food hall that Mr. Barakat had mentioned at

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21

1 an earlier meeting, we do -- we are using an  
2 existing City contract, but we have to go  
3 through the procurement process to have a  
4 contract amendment. That's scheduled for early  
5 June. So we should have that work beginning by  
6 mid-June on those.

7 The design of the projectors for the  
8 Southbank. Prosser, who is the continuing  
9 contractor for the City, was able to absorb  
10 that under their contract. That is in  
11 Procurement now, so we will have that work  
12 underway, again, in the next 30 days.

13 The design of Park Street that we modified  
14 to accommodate JTA's request for wider lanes  
15 will be complete this month, and we're going to  
16 have that out for rebid in June for  
17 construction.

18 The Southbank Riverwalk enhancements. We  
19 are drafting a new design-build RFP for the DIA  
20 to have a continuing contract with the  
21 design-build contractor for Parks. So that's  
22 how we're going to handle being able to work on  
23 that.

24 The urban art plan that we're planning to  
25 use some of our Professional Service funds for,  
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22

1 Ms. Mezini is researching whether we can  
2 directly contract with the Cultural Council,  
3 because it makes sense that we would do that if  
4 we're allowed to do that. But if we have to  
5 put it out as an RFP, then there's no advantage  
6 to simply work -- if we can't work simply with  
7 them, we'll do the RFP. But either way, we are  
8 using this year's resources to get that urban  
9 art plan initiated.

10 And we're well underway on the actual  
11 software and program creation for the nightly  
12 projection show that will come on line at the  
13 same time as we see the fountain unveiled and  
14 all the rest of this. Hopefully, have those  
15 projectors installed by then.

16 Again, that's part of why we're trying to  
17 get through these various engineering contracts  
18 on getting the projectors installed and located  
19 so that we can have the -- we'll have a show  
20 ready; we need the equipment to show it on.

21 BOARD MEMBER GILLAM: Is there a date for  
22 that time frame?

23 MS. BOYER: So the Southbank, the fountain  
24 and the -- was scheduled -- originally thought  
25 would open by May, end of May. So we had been

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23

1 counting on that being Memorial Day. We  
2 learned from Parks a few weeks ago that that is  
3 not the case. There was a supply issue with  
4 getting the speakers. So they do not have the  
5 sound system available and did not want to open  
6 it without the sound system.

7 So I think the new date now is midsummer  
8 when they think they will have that open. And  
9 then the rest of the park is still scheduled  
10 for opening before the end of this calendar  
11 year, so before the end of '23.

12 And then capital projects.

13 Catherine Street. This is the street  
14 going down to the Orleck. Construction is now  
15 underway. Coxwell has that contract. They  
16 have already begun work. So that is happening  
17 along with the Orleck opening.

18 Riverfront Plaza. Construction on the  
19 Independent Drive portion begins June 1. So as  
20 soon as we finish Jazz Festival, we're starting  
21 construction on Riverfront Plaza. It starts  
22 with the Water Street/Hogan Street connection  
23 that Coxwell is doing, and then moves right  
24 into the bulkhead.

25 Hogan Street design. The RFQ to select  
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24

1 the contractor was advertised this month. The  
2 bid for the construction manager that is going  
3 to manage Riverfront Plaza and potentially  
4 Shipyards West is on the street now. And  
5 they're due to commence work on August 1st on  
6 the park itself. So we've got a lot of  
7 contract bids out right at the moment as you  
8 can see.

9 Our two-way on Forsyth and Adams is on the  
10 street right now. And we hope to have that  
11 contract -- we'll get our bids back in, hope to  
12 have the contract negotiated, awarded, and be  
13 under construction by the fall.

14 Park Street. The modified design is going  
15 to be completed and the project bid in June.

16 And McCoy's. Public Works bid is out on  
17 the street. So this work is to begin  
18 October 1, and substantial completion is  
19 scheduled by March of '25.

20 We're still resolving issues with JTA  
21 regarding access over Main Street. We have  
22 resolved the FDOT issues regarding going under  
23 their bridges. There does have to be a  
24 transfer from FDOT to the City, and that will  
25 have to go through legislation with -- through

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1 City Council, but the negotiation of that has  
2 been resolved with FDOT.

3 So we're moving forward on that, but there  
4 clearly is a delay in the timeline that was  
5 originally contemplated for the developer, and  
6 we're working with the development time on  
7 that. We have a call on that again tomorrow.

8 Other than that, AR Polar. We closed this  
9 month on the land acquisition for the new fire  
10 station. So that closed and they're moving  
11 forward.

12 The Ambassador extension that you  
13 approved, that legislation was filed yesterday.  
14 Or today? Today. That legislation was filed  
15 today. However, we have been advised just to  
16 let you know that the date they requested from  
17 you may not be long enough and they may be  
18 seeking a further extension at Council. But it  
19 is now filed as you approved it.

20 MOSH. The documents have been executed,  
21 and they are finalizing their bid package for  
22 the park design.

23 Trio. We plan to bring you the REV Grant  
24 and the DPRP in June. Mr. Kelley is working on  
25 that now. And then the concept here is that

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1 THE CHAIRMAN: A lot going on. Thank you  
2 for that update.

3 I just have one question. I believe we  
4 still have one board seat open. Is there any  
5 update on that?

6 MS. BOYER: We do have one board seat  
7 open. It's a mayoral appointment, and I know  
8 that I've had a couple people reach out to me  
9 expressing interest in serving on the board. I  
10 forwarded them to the mayor's office. And the  
11 response from the mayor's office at this time  
12 was that they were going to wait until after  
13 the election, and felt that it would be  
14 appropriate for whomever the mayor-elect was to  
15 weigh in on that appointment at this late date.

16 So we are now beyond the date. I think it  
17 was two weeks ago was the last day you could  
18 file legislation and have it come out with the  
19 current City Council. So anything that is  
20 filed now would be voted on by the new City  
21 Council with the new mayor's administration in  
22 office, unless it were an emergency, of course.

23 So from that standpoint, I believe that  
24 we'll be waiting on that. And then, of course,  
25 there are also several board members' terms who

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1 the additional completion grant that the  
2 developer is requesting would be added at City  
3 Council by Council members incorporating an  
4 amendment for that completion grant once the  
5 package is delivered to them from this board.

6 So you will have the underwriting on the  
7 REV Grant and the historic preservation piece.  
8 And if they choose to go beyond that with a  
9 completion grant, that will be up to the  
10 Council.

11 American Lions. We have been going back  
12 and forth on document drafting. We had a  
13 meeting earlier this week on that, but it is  
14 likely that we're going to be in a position  
15 where that legislation can be filed in June, I  
16 would expect.

17 And then pending legislation. We have  
18 525 West Beaver pending still, which is the one  
19 Mr. Kelley was conflating with Jones when he  
20 was talking about the architect. And we have  
21 our 500,000 for Parks Programming and  
22 Maintenance that is currently pending before  
23 Council, in addition to the Ambassador that we  
24 just filed.

25 That's this month.

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1 come up for renewal as well as several board  
2 members who are continuing to serve at the  
3 pleasure of the mayor who have extended beyond  
4 their term but continued to serve until a  
5 replacement is appointed.

6 So that will be one of the conversations  
7 we will be having with the new Council  
8 president and the new mayor's administration  
9 shortly after. I'm sure they don't need to be  
10 bombarded with it initially, but eventually we  
11 will have that conversation.

12 THE CHAIRMAN: Thank you.

13 Before we conclude, is there any other  
14 questions or comments from the board members?

15 BOARD MEMBER GIBBS: (Indicating.)

16 THE CHAIRMAN: Mr. Gibbs.

17 BOARD MEMBER GIBBS: Long term -- because  
18 construction will happen at the riverfront,  
19 what will happen to all the special events that  
20 are scheduled there?

21 MS. BOYER: Through the Chair to Board  
22 Member Gibbs, what a wonderful setup question  
23 that is. And I think -- is Gary still here?  
24 No, Gary left. Too bad.

25 We have the schedule where we are talking

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1 not only about where he can do programming and  
2 then what section of the Riverwalk closes when  
3 and how long they expect it to be closed,  
4 because, say, for McCoy's Creek, for example,  
5 we're going to be closing the section that  
6 takes you from the One Riverside development  
7 over to Corkscrew Park. And then they're going  
8 to start doing the bulkhead in front of CSX,  
9 and that section will be closed and the section  
10 in front of Riverfront Plaza -- you get the  
11 idea.

12 But also, we've been working with DVI as  
13 we're talking about where does Jax River Jams  
14 go next year because Riverfront Plaza will be  
15 under construction. We're suggesting it  
16 certainly could go in the City Hall Annex site,  
17 but potentially it could go to the City Hall  
18 Annex and courthouse site.

19 There's also -- and literally, there is a  
20 lot of this sequencing that we're having group  
21 meetings about to talk about what can be in  
22 what place what year. We just got a call from  
23 Special Events this morning talking about a  
24 number of requests for Florida-Georgia tailgate  
25 parties and other things and what sites would

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1 capacity to -- if you're thinking May next  
2 year, I think there's a significant possibility  
3 that Shipyards West is under construction by  
4 May. I don't know whether Metropolitan Park  
5 would be, so Metropolitan Park might be  
6 available. I don't know what else might be  
7 going on in the stadium area.

8 I mean, we're going to have to get  
9 creative on some of these to try to figure out  
10 where are the interim locations that we work  
11 through as we're building other facilities  
12 because we have so much under construction.

13 BOARD MEMBER GIBBS: Glad to hear it's on  
14 your radar.

15 Thank you.

16 THE CHAIRMAN: Okay. Anything else from  
17 any other board member?

18 BOARD MEMBERS: (No response.)

19 THE CHAIRMAN: No? Okay. Then that  
20 concludes the May DIA board meeting.

21 Thank you, all, for attending, and see you  
22 next month.

23 (The foregoing proceedings were adjourned  
24 at 3:09 p.m.)  
25

- - -

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1 be available for different things.  
2 So we were -- my comment was Shipyards  
3 West would definitely be available. The  
4 courthouse and the City Hall Annex site would  
5 be available for Florida-Georgia. I don't  
6 think Riverfront Plaza would be available for  
7 Florida-Georgia, but the Landing parking lot  
8 would be available -- former Landing parking  
9 lot.

10 So that's what we're trying to do, work  
11 through kind of month by month where different  
12 things can be. And it's quite a juggling act  
13 because, of course, if you're the host, if  
14 you're DVI putting on one of these events, you  
15 don't need to know the month before, you need  
16 to know six months or a year before if you're  
17 trying to recruit talent and everything else  
18 and figure out your logistics.

19 So we're projecting into the future and  
20 hoping we're accurate.

21 BOARD MEMBER GIBBS: My thought was this  
22 weekend -- or Memorial Day weekend, we'll get  
23 110,000 people for Jazz Festival, and where do  
24 you put that kind of a program?

25 MS. BOYER: Well, we know that we have the

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1 CERTIFICATE OF REPORTER

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4 )  
5 COUNTY OF DUVAL )  
6

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

12  
13  
14  
15 DATED this 1st day of June 2023.  
16  
17

18 \_\_\_\_\_  
19 Diane M. Tropia  
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