

CITY OF JACKSONVILLE  
COMMUNITY REDEVELOPMENT AGENCY  
BOARD MEETING

Proceedings held on Wednesday, April 17, 2024,  
commencing at 2:00 p.m., Jacksonville City Hall, Lynwood  
Roberts Room, 117 West Duval 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, Chair.  
SONDRA FETNER, Board Member.  
SCOTT WOHLERS, Board Member.  
PATRICK KRECHOWSKI, Board Member.  
MICAH HEAVENER, Board Member.  
MELINDA B. POWERS, Board Member.

ALSO PRESENT:

LORI BOYER, DIA, Chief Executive Officer.  
GUY PAROLA, DIA, Operations Manager.  
STEVE KELLEY, DIA, Director of Development.  
JIMMY PELUSO, City Council Liaison.  
MATT CARLUCCI, City Council Member.  
SHERI WEBBER, DIA, Marketing & Communications.  
ALLAN DEVAULT, DIA, Project Manager.  
JOHN SAWYER, Office of General Counsel.  
AVA HILL, Administrative Assistant.

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1 THE CHAIRMAN: Jim Citrano, board member.  
2 BOARD MEMBER KRECHOWSKI: Patrick  
3 Krechowski, board member.  
4 BOARD MEMBER POWERS: Melinda B. Powers  
5 board member.  
6 BOARD MEMBER WOHLERS: Scott Wohlers,  
7 board member.  
8 MR. SAWYER: John Sawyer, Office of  
9 General Counsel.  
10 THE CHAIRMAN: Thank you.  
11 Ms. Hill, do we have any public comments  
12 this afternoon?  
13 MS. HILL: Yes. We do have requests for  
14 public comments. We'll start with Vanessa  
15 Hopkins.  
16 Please state your name and address for the  
17 record.  
18 AUDIENCE MEMBER: May I speak from here?  
19 Can you hear me, or you need the microphone?  
20 MS. HILL: Microphone.  
21 AUDIENCE MEMBER: Okay.  
22 THE CHAIRMAN: If you don't mind, come up  
23 to the mic so that we can -- everybody can hear  
24 you.  
25 (Audience member approaches the podium.)  
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1 P R O C E E D I N G S  
2 April 17, 2024 2:00 p.m.  
3 - - -  
4 THE CHAIRMAN: Good afternoon.  
5 I'm going to call the April 17th DIA board  
6 meeting to order.  
7 We're going to start with the Pledge of  
8 Allegiance. If you would all stand with me,  
9 please.  
10 (Recitation of the Pledge of Allegiance.)  
11 THE CHAIRMAN: Thank you, and welcome  
12 today. A little bit of a tight space here, but  
13 let's go ahead, for the record, and make  
14 introductions, starting with Mr. Parola,  
15 please.  
16 MR. PAROLA: Guy Parola, Downtown  
17 Investment Authority.  
18 MR. DEVAULT: Allan DeVault, DIA, project  
19 manager.  
20 MR. KELLEY: Steve Kelley, director of  
21 downtown real estate development, DIA.  
22 MS. BOYER: Lori Boyer, CEO.  
23 BOARD MEMBER FETNER: Sondra Fetner, board  
24 member.  
25 BOARD MEMBER HEAVENER: Micah Heavener,  
board member.  
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1 AUDIENCE MEMBER: My name Vanessa Cullins  
2 Hopkins. This is actually my first board  
3 meeting attendance for DIA, and I'm really here  
4 to just observe the board meeting, but my  
5 special interest is on the Northbank and how  
6 the Northbank can stimulate economic  
7 development for the Northside.  
8 I also happen to sit on the advisory board  
9 for the KingSoutel Crossing CRA, and I'm  
10 looking to learn from everything that's already  
11 been developed through DIA, and also to gain a  
12 lot of the various documents that have already  
13 been developed through whatever your process  
14 is, including consensus process.  
15 So thank you so much for allowing me to  
16 sit in on this as a member of the public, and I  
17 look forward to hearing the wonderful things  
18 that you're going to do on the Northbank that  
19 are going to stimulate business, economic  
20 activity, and potentially reductions in crime,  
21 depending on how you do it, based on Northbank  
22 development.  
23 Thank you.  
24 THE CHAIRMAN: Thank you.  
25 MS. HILL: Next we'll have Michael Kirwan.  
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1 (Audience member approaches the podium.)  
 2 AUDIENCE MEMBER: Good afternoon.  
 3 My name is Michael Kirwan. I'm a lawyer  
 4 in private practice, but I'm here today as  
 5 president of Scenic Jacksonville and a member  
 6 of the Riverfront Parks Now steering committee.  
 7 I'd like to first start by applauding the  
 8 items that you have on your agenda today.  
 9 These projects are critical to returning life  
 10 and bringing vibrancy to our downtown. The  
 11 Gateway project is the type of transformative  
 12 project that Scenic Jacksonville fully  
 13 supports. Other projects that you're  
 14 considering today, such as the Co-Op, the  
 15 Pour Taproom and Urban Dough, are not as grand  
 16 as the Gateway project, they're still  
 17 important.  
 18 Many of us believe that these smaller  
 19 projects are definitely our quickest way of  
 20 revitalizing Downtown Jacksonville. We've had  
 21 too many grand projects that have never  
 22 materialized and which have caused much delay  
 23 and which have contributed to the current state  
 24 of our downtown.  
 25 I know you have heard from many of my  
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1 colleagues about the Riverfront Plaza, the  
 2 Riverwalk, and other riverfront parks. It's  
 3 because we don't want these projects to be  
 4 added to the list of projects that have never  
 5 happened.  
 6 Our downtown riverfront properties are  
 7 public assets that need to be open to the  
 8 public and which can and will complement the  
 9 adjacent commercial properties. We need to act  
 10 and we need to act quickly. Delay is no one's  
 11 friend. We need Riverfront Plaza to be built  
 12 and opened to the public as soon as possible.  
 13 I would encourage you to reconsider the  
 14 plan for commercial development of the  
 15 northeast corner of Riverfront Plaza. The  
 16 proposal that was presented at your last  
 17 meeting for discussion of the riverfront  
 18 development, Pad B, seems very similar to what  
 19 was proposed three years ago in 2021.  
 20 We need to avoid lengthy RFP and  
 21 development proposals. We should not allow  
 22 further delay. Let's be sure that the  
 23 Riverwalk is as wide as possible, and  
 24 especially at Riverfront Plaza, and let's be  
 25 sure room remains for large public gatherings.  
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1 Do not let bridge construction or other  
 2 similar items slow this project down. Use the  
 3 land on the other side of the Main Street  
 4 Bridge for any construction staging, not  
 5 Riverfront Plaza. Let's get Riverfront Plaza  
 6 and Friendship Plaza finished as soon as  
 7 possible so we can extend and enhance the  
 8 Riverwalk, build the parks at Shipyards West,  
 9 restore Metropolitan Park, and finish the park  
 10 in front of the civic auditorium.  
 11 Thank you very much.  
 12 THE CHAIRMAN: Thank you.  
 13 MS. HILL: Next we'll have Dimitri  
 14 Demopoulos.  
 15 (Audience member approaches the podium.)  
 16 AUDIENCE MEMBER: Hello. Dimitri  
 17 Demopoulos, 301 East Bay Street.  
 18 I just want to make some comments also,  
 19 somewhat on the same topic. If I understood  
 20 the comments at the SIC meeting last Friday  
 21 correctly, this board will soon be wrestling  
 22 with how best to deal with that northeast  
 23 development pad at the Plaza. And as an  
 24 involved downtown resident over a decade, I  
 25 thought it might be helpful to share my views.  
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1 The last -- last Friday's meeting, the  
 2 board chair, Citrano, made it convincingly  
 3 clear that the development community is quite  
 4 skittish at the moment as it struggles with  
 5 constructions costs and higher interest rates.  
 6 He was not confident that any RFP put out to  
 7 the development community in the immediate  
 8 future would garner much of a response. That  
 9 gave me pause, especially since I've heard this  
 10 repeatedly in different contexts, even as  
 11 recently as this morning.  
 12 I've been as eager and impatient as anyone  
 13 in this room, if not more so, to see the face  
 14 of downtown improve; however -- these last  
 15 several years, especially along the riverfront;  
 16 however, given that we are in the process of  
 17 implementing the Perkins & Will park design, I  
 18 feel it's imperative that we do whatever is  
 19 necessary to increase the likelihood that any  
 20 private development proposal serves to fulfill  
 21 the entirety of that vision for Riverfront  
 22 Plaza.  
 23 As Board Member Worsham stated last  
 24 Friday, I believe, the American Lions proposal  
 25 appeared to deliver on that vision, but we  
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1 can't unsee that proposal at this point, so a  
 2 bar has been set. I could say the same for the  
 3 Hardwick proposal at Ford on Bay.  
 4 Any development of Riverfront Plaza must  
 5 integrate seamlessly with the Main Street  
 6 Bridge, the adjacent park elements, and the  
 7 Riverwalk, thereby helping to enlarge the sense  
 8 of space available to the public in what is  
 9 already a very crowded spot.  
 10 It must also take full advantage of the  
 11 expensive underground infrastructure  
 12 adjustments we'll be making so as to hide as  
 13 much as possible the undesirable aspects of any  
 14 private development, thereby minimizing the  
 15 above-ground volume encroaching on the adjacent  
 16 park elements.  
 17 If prevailing financial conditions are not  
 18 conducive to fully realizing these goals, then  
 19 I feel there's no harm in taking a pause to see  
 20 if the stars might better align in the coming  
 21 months. I know there's a lot of pressure on  
 22 this board to get things going, but as one  
 23 resident for whom time is more of a concern  
 24 than it was 20 years ago, I would still say  
 25 it's more important to get it done right than

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1 THE CHAIRMAN: Thank you.  
 2 MS. HILL: Next we'll have Nancy Powell.  
 3 (Audience member approaches the podium.)  
 4 AUDIENCE MEMBER: Hi, there.  
 5 I'm actually speaking on behalf of Andrea  
 6 Hook, who could not be here today but asked me  
 7 to read it. Andrea's address is 3134 Isser  
 8 Lane, Jacksonville, 32257.  
 9 Andrea is an architect and an engaged  
 10 citizen, so she -- she said to the board, "It  
 11 would be an incredible wasted opportunity not  
 12 to provide a visual terminus/focal point at  
 13 Riverfront Plaza. The Jax statue was arguably  
 14 functioning as this focal point in the Perkins  
 15 & Will design. And something, if not that  
 16 statue, is needed in that place.  
 17 "Regarding the east side of the park, we  
 18 should insist upon the construction of the  
 19 riverfront public park portions to move forward  
 20 independently of the development pad.  
 21 Otherwise, public amenities would be hostage  
 22 and used as leverage by private interests. The  
 23 east side could be split into north and south  
 24 portions to accomplish this, with the south  
 25 portions moving forward and the north reserved

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1 to get it done sooner or at all for that  
 2 matter.  
 3 We're asking a lot of this space that will  
 4 have to be all things to all people. For a  
 5 while at least, I would not take issue with  
 6 this board and the City focusing more on  
 7 carefully overseeing the implementation of the  
 8 public infrastructure improvements within and  
 9 around Riverfront Plaza, making sure they meet  
 10 the highest standards possible. After all,  
 11 these public projects represent indirect  
 12 incentive dollars to any future private  
 13 developers. So as they materialize, we should  
 14 expect more from any developer seeking to take  
 15 advantage of them, which, hopefully, will  
 16 result in a win/win scenario, maybe even  
 17 resulting in an ROI sufficient to provide  
 18 independent funding for the maintenance of the  
 19 park elements.  
 20 If I may paraphrase Brad Pitt in  
 21 *Money Ball*, do we believe in this thing or not?  
 22 If we do, then keep executing on the park  
 23 elements, the Riverwalk, Hogan Street,  
 24 et cetera. And if all goes well, the rest  
 25 will come.

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1 as open greenspace for the development pad.  
 2 "Multifamily projects are down  
 3 dramatically over the past two years with high  
 4 construction costs and interest rates. This  
 5 trend is unlikely to reverse in the near  
 6 future. The public amenities of the parks must  
 7 not be put out of our control and at the mercy  
 8 of economic forces through unnecessary linkages  
 9 to the development pad. The development pad  
 10 will be more valuable with the development of  
 11 the full park around it.  
 12 "Reserving precious park space for  
 13 construction laydown is not a viable argument  
 14 for delaying the park as there is ample space  
 15 to the east of the Main Street Bridge, and  
 16 experienced constructors will not be limited by  
 17 a tight site.  
 18 "I wish I was able to attend this  
 19 afternoon's meeting, but I'm very grateful to  
 20 the engaged citizens who are able to attend and  
 21 for those who are keeping us informed on these  
 22 critical issues and to the board for their  
 23 thoughtful consideration and tireless efforts  
 24 to improve our beautiful city.  
 25 "Thank you."

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1 THE CHAIRMAN: Thank you.  
 2 MS. HILL: Next we'll have Trisha Miele.  
 3 AUDIENCE MEMBER: Hi.  
 4 No comment right now.  
 5 MS. HILL: Then we'll have Jason Gabriel.  
 6 (Mr. Gabriel approaches the podium.)  
 7 MR. GABRIEL: Mr. Chairman, I'm here on  
 8 the Trio item, so whenever you're --  
 9 THE CHAIRMAN: I'm going to give you time  
 10 when we get to that, so --  
 11 MR. GABRIEL: Sure.  
 12 MS. HILL: Then we'll have Deborah Early.  
 13 (Audience member approaches the podium.)  
 14 AUDIENCE MEMBER: Hello.  
 15 I'm Deborah Early. I'm here as a citizen,  
 16 but I'm also part of Late Bloomers Garden Club.  
 17 I'm the conservation chair, and also very  
 18 involved in a lot of the civic activities, and  
 19 what I wanted to comment on today is that -- I  
 20 attended the meeting last Wednesday, where you  
 21 were gathering feedback, and I've really just  
 22 been going back and doing a lot of refreshing  
 23 my mind on how all of this project, the  
 24 riverfront has come together.  
 25 And when I went back and looked at the --  
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1 the original duPont study, I realized that that  
 2 had provided for all of us, really, the vision  
 3 for what this project was all about. And when  
 4 I go back to that --  
 5 (Cellphone interruption.)  
 6 MS. EARLY: I'm sorry, that is my phone.  
 7 Now I'm standing here in front of you,  
 8 so -- so maybe Barbara can get it for me.  
 9 When I went back and looked at the duPont  
 10 study, it took me back to what the original  
 11 vision for all of this was. And it really  
 12 started at the end of '20 and '21. And so, as  
 13 we all know, this project has been unfolding  
 14 for three, four, five years.  
 15 And I think that -- going back to the  
 16 vision took me back to a place that grounded  
 17 me, and realizing that that's what many of  
 18 us -- Riverfront Parks Now, Late Bloomers,  
 19 Scenic Jacksonville, many of these groups have  
 20 been advocating for the same thing, and it all  
 21 goes back to that -- what came out of that  
 22 original study and the Perkin & Will's [sic]  
 23 design, which was presented to us a year and a  
 24 half ago, in February of 2023, to great  
 25 acclaim. There was tremendous support for it.  
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1 And I think that gave you a real  
 2 understanding, I hope, if you'll think back to  
 3 that, of what the public really wants, and so  
 4 let me reiterate that in -- and this is -- I'm  
 5 reading from an email that I just sent to the  
 6 mayor and several others in the administration.  
 7 That everything we should do on the  
 8 riverfront should -- should really showcase the  
 9 St. Johns River and not overshadow it. And our  
 10 big, beautiful, signature Riverfront Plaza park  
 11 should be, in my mind, a modern Memorial Park  
 12 on the Northbank. It should be our icon for  
 13 the next century because we know what a beloved  
 14 and beautiful and long-lasting park, Memorial  
 15 Park, has been for us.  
 16 We have the opportunity to create a  
 17 connected, wide Riverwalk on the Northbank,  
 18 public land, using the DIA's common elements  
 19 and design standards, which Lori just shared  
 20 with us a week ago.  
 21 And I also learned from Lori in that  
 22 meeting that we could build the whole Riverwalk  
 23 now because we have the property and we have  
 24 the funding, most importantly. So let's do it  
 25 now and define our connected riverfront with a  
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1 common denominator, a beautiful walkway.  
 2 Even though each parcel is being developed  
 3 independently, these are -- here's some things  
 4 that we can do now that help us define this  
 5 space between the Performing Arts Center and  
 6 Metropolitan Park and the Four Seasons as -- as  
 7 public, common, inviting property.  
 8 I also ask you to please complete --  
 9 MS. HILL: Thank you.  
 10 MS. EARLY: -- the Perkins & Will  
 11 design --  
 12 MS. HILL: Your time is up.  
 13 MS. EARLY: -- as a signature event space.  
 14 Can I just have another second or two?  
 15 THE CHAIRMAN: (Nods head.)  
 16 MS. EARLY: Please build this park now.  
 17 The longer we wait, the longer we fritter away  
 18 the public excitement and the support and the  
 19 things that we've gathered over the last few  
 20 years. So --  
 21 THE CHAIRMAN: That's --  
 22 MS. EARLY: -- that's really the essence  
 23 of my comments.  
 24 Thank you.  
 25 THE CHAIRMAN: Thank you. Thank you for  
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1 your comments.

2 MS. HILL: Now we'll have -- next we have

3 Barbara Ketchum.

4 (Audience member approaches the podium.)

5 AUDIENCE MEMBER: Hi. I'm Barbara

6 Ketchum. I am on the steering committee of

7 Riverfront Parks Now and (inaudible) and Scenic

8 Jacksonville.

9 What you're getting right now is a letter

10 that we recently sent to the mayor. And I

11 think all of you were copied on Monday, but I

12 thought it might help to have a hard copy in

13 front of you. It addresses what we've all been

14 saying, and we're -- as everybody here has just

15 said, which is, we would like to see it done,

16 the -- Riverfront Plaza done right, done now,

17 and done -- do it all.

18 I think we -- as Debbie just said, there

19 was a great agreement that -- the Perkins &

20 Will plan was beautiful and iconic and useful,

21 and the changes that have happened to it in the

22 last 18 months mean that there's going to be a

23 delay to half the park, which -- you can see on

24 the map, on the last page of that letter, kind

25 of is disappointing, that, in fact, the eastern

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1 all to enjoy, does not require the City to

2 depend on a developer's timeline, which -- you

3 know the development pad could be, you know,

4 five, six years with the uncertainties in the

5 market and so on.

6 It eliminates the need to engage in future

7 construction and allows the public to help

8 determine what tweaks might make the park more

9 appealing to visitors and residents.

10 An alternative is to build a temporary --

11 semi temporary --

12 MS. HILL: Thank you. Your time is up.

13 MS. KETCHUM: -- amenity in the other

14 corner.

15 Thank you for your time.

16 THE CHAIRMAN: Thank you.

17 MS. KETCHUM: Thanks to y'all.

18 THE CHAIRMAN: Thank you, Ms. Ketchum.

19 MS. KETCHUM: I know you -- thank you.

20 MS. HILL: That's it for public comment.

21 THE CHAIRMAN: Okay. I'm going to start

22 the CRA portion of the meeting in just a

23 second, but for the benefit of the public and

24 maybe some of the board, could you just very

25 quickly describe the distinction between our

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1 part of the park might be part of a

2 construction site.

3 And so we would like to suggest, and we

4 did, to the mayor -- and we share it with

5 you -- a different approach. This is our

6 recommendation: Eliminate the medium- to

7 large-scale use of the private development pad

8 in the northeast corner. There are plenty of

9 other nearby places for residential, office,

10 and hotel. And, of course, it's a proven thing

11 that the return on investment around a park is

12 huge. So there's a lot of money to be made by

13 having a beautiful and iconic park.

14 Number two, instead, consider a --

15 small-scale retail along Independent Drive

16 and/or a complementary park design --

17 amenities.

18 Number three, invite Perkins & Will to

19 tweak the design of the park's eastern half

20 given the alternative desire of uses.

21 Number four, engage the community on the

22 revised plans.

23 And, five, build the entire park at once.

24 Get it going.

25 The benefits: It creates a full park for

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1 split agenda, the CRA versus the DIA agenda?

2 MS. BOYER: Certainly.

3 Through the Chair, the CRA is the

4 Community Redevelopment Agency, and in that

5 capacity, our rights and authority are all

6 governed by Florida Statute primarily, also by

7 the Ordinance Code. But what we can spend

8 money on is governed by statute, and the

9 budgets and the source of revenue that impact

10 the CRA is all coming from tax increment

11 revenue that is dedicated and is not coming

12 from the City's General Fund.

13 So the distinction of various budgets

14 are -- the second part of the meeting is the

15 Downtown Investment Authority acting as a City

16 department. And in that capacity, we deal with

17 the Downtown Economic Development Fund. In

18 that capacity, all of the funding is

19 appropriated by City Council, and those

20 projects or those decisions -- and including

21 some of these funding awards that we're

22 spending -- are spending funds that were

23 appropriated by City Council for that specific

24 appropriated use.

25 So, in this case, Retail Enhancement or

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1 forgivable loans, if Council appropriated money  
 2 in the Downtown Economic Development Fund for  
 3 it, that's why those particular items appear in  
 4 that part of the agenda, because they're using  
 5 that budget authority.  
 6 THE CHAIRMAN: Thank you.  
 7 Okay. So we will open up the CRA portion  
 8 of the agenda, and we're going to start with  
 9 voting conflicts.  
 10 Does anybody have a declaration?  
 11 BOARD MEMBER HEAVENER: I'm going to be --  
 12 I am an employee of Goldman Sachs. And I'm not  
 13 in any area that's close to the Trio issue that  
 14 we're going to be voting on today, but out of  
 15 an abundance of caution, I'm going to be  
 16 abstaining from that vote, so ...  
 17 THE CHAIRMAN: Okay. Can I ask, is  
 18 that -- does that cause a quorum issue?  
 19 MR. SAWYER: I don't -- a quorum of six is  
 20 required, and it's the majority of those  
 21 participating to take action, so you still have  
 22 a quorum.  
 23 THE CHAIRMAN: Okay. Perfect.  
 24 So moving on, then, the next item is to  
 25 approve the CRA meeting minutes from last  
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1 month.  
 2 Does anybody have any comments relative to  
 3 those minutes?  
 4 BOARD MEMBERS: (No response.)  
 5 THE CHAIRMAN: If not, I'll ask for a  
 6 vote. If you're in favor, please say aye.  
 7 BOARD MEMBERS: Aye.  
 8 THE CHAIRMAN: So the meeting minutes  
 9 pass.  
 10 The next item is our consent agenda. We  
 11 have four items; the Southside [sic] CRA  
 12 budget, the Northside [sic] CRA budget, both  
 13 for '25; 500 North Ocean Street; and a  
 14 modification to Gateway. No need for a  
 15 discussion on that, so I will ask for a vote on  
 16 the consent items.  
 17 BOARD MEMBER FETNER: Move to approve.  
 18 THE CHAIRMAN: I'm sorry, I need a motion  
 19 first.  
 20 BOARD MEMBER FETNER: Move to approve.  
 21 BOARD MEMBER HEAVENER: Second.  
 22 THE CHAIRMAN: Motion and a second.  
 23 Again, I'll just ask the group, all in  
 24 favor, please say aye.  
 25 BOARD MEMBERS: Aye.  
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1 THE CHAIRMAN: Any nays?  
 2 BOARD MEMBERS: (No response.)  
 3 THE CHAIRMAN: So the consent agenda  
 4 passes unanimously.  
 5 And that brings us to Resolution  
 6 2024-04-01, the FIS REV.  
 7 MS. BOYER: Mr. Chairman, Ms. Fetner was  
 8 just asking whether anyone made a motion to  
 9 approve the minutes or whether we just voted on  
 10 them. I was --  
 11 THE CHAIRMAN: Okay. That's my mistake.  
 12 MS. BOYER: I don't know --  
 13 THE CHAIRMAN: Let's go back.  
 14 Can I get a motion on the meeting minutes?  
 15 BOARD MEMBER FETNER: Move to approve.  
 16 BOARD MEMBER HEAVENER: Second.  
 17 THE CHAIRMAN: All in favor?  
 18 BOARD MEMBERS: Aye.  
 19 THE CHAIRMAN: Last month's minutes pass.  
 20 Thank you, Ms. Fetner.  
 21 We're on Item B, 2024-04-01, FIS.  
 22 MS. BOYER: Thank you, Mr. Chairman.  
 23 This was not on consent because we had an  
 24 error in the "from" category on Page 2 of the  
 25 resolution. The funds -- the additional  
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1 \$300,000 were going to future year debt  
 2 reduction, and it had incorrectly stated that  
 3 it was going directly to FIS, so that has been  
 4 corrected in the copy before you.  
 5 I can tell you, Mr. Crescimbeni is here,  
 6 and he has a little bit further information,  
 7 but -- he has been working with the Office of  
 8 General Counsel and with FIS, and we do think  
 9 the amount is going to come down from what we  
 10 had discussed at the meeting, but it won't hurt  
 11 to have it in future year debt reduction in any  
 12 event. We usually try to keep a couple hundred  
 13 thousand dollars there, so if we have that and  
 14 we don't need it all, that will be fine, based  
 15 on the movement.  
 16 We think the -- you know, this is the one  
 17 that had the tangible personal property, and --  
 18 that we were concerned about that, and we will  
 19 be capping that at the kind of \$145 million  
 20 total investment value on an annual basis,  
 21 so -- and if we use that as the upper limit, it  
 22 will keep that amount in check. And over time,  
 23 the tangible will go down and the real estate  
 24 will go up.  
 25 So the only change in the resolution from  
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1 as it was considered in committee is the change  
 2 on Page 2 of the "to" account to reflect that  
 3 it's going to future year debt reduction, which  
 4 can be used for any future year financial  
 5 obligation as opposed to just for FIS.  
 6 THE CHAIRMAN: Okay. This was -- this was  
 7 discussed at length in committee. The change  
 8 is nominal. So instead of asking each  
 9 individual, I'll just ask if anybody has any  
 10 questions, comments or concerns on this. If  
 11 not, I'll ask for a motion.  
 12 BOARD MEMBER KRECHOWSKI: Move to approve  
 13 2024-04-01.  
 14 BOARD MEMBER FETNER: Second.  
 15 THE CHAIRMAN: So we have a first and a  
 16 second.  
 17 Ms. Fetner, how do you vote?  
 18 BOARD MEMBER FETNER: In favor.  
 19 THE CHAIRMAN: Mr. Heavener.  
 20 BOARD MEMBER HEAVENER: In favor.  
 21 THE CHAIRMAN: P.K.  
 22 BOARD MEMBER KRECHOWSKI: In favor.  
 23 THE CHAIRMAN: Ms. Powers.  
 24 BOARD MEMBER POWERS: In favor.  
 25 THE CHAIRMAN: Mr. Wohlers.

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1 In conversations with several board  
 2 members following the meeting, there were some  
 3 concerns about other terms in here. So if  
 4 members of the board want to offer this as a  
 5 substitute term sheet, more than willing to do  
 6 so. I mean, that's up to you. This is not  
 7 before you right now.  
 8 But if I may explain, on the suggested  
 9 type of establishment, a question was raised  
 10 that the Streetsense study had based their  
 11 market recommendations primarily on current  
 12 San Marco and Southbank residents and  
 13 demographics, as well as the existing  
 14 restaurant establishments in the vicinity. And  
 15 that's where they were looking at, for  
 16 comparison set, to determine viability.  
 17 And one of the questions we were  
 18 discussing is considering the recent reopening  
 19 of the fountain and the Placer.ai data we're  
 20 getting on the demographics of who is visiting  
 21 the fountain on a daily basis. And knowing  
 22 that we're adding a destination playground to  
 23 that park that will be part of it, we expect  
 24 the demographics of those visiting the park to  
 25 be somewhat different than the current

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1 BOARD MEMBER WOHLERS: In favor.  
 2 THE CHAIRMAN: And I, too, am in favor, so  
 3 the resolution passes unanimously.  
 4 Okay. So the next item now is St. Johns  
 5 River Park Restaurant.  
 6 I'll turn it over to staff.  
 7 MS. BOYER: Thank you, Mr. Chairman.  
 8 So the -- in your binder, you have a copy  
 9 of the resolution and a copy of a term sheet as  
 10 Exhibit A that has one red-lined addition, and  
 11 that was Mr. Heavener's amendment that was  
 12 adopted in committee. So this matter is not on  
 13 consent, both because it has the amendment and  
 14 because it was a split vote.  
 15 Since that time -- so that is the action  
 16 coming out of committee. What is in your book  
 17 for Resolution -04-09 is what came out of  
 18 committee.  
 19 You have been handed out another term  
 20 sheet. So if you notice, at your place, you  
 21 have an additional copy that's a separate  
 22 handout, which has -- it's actually blue-lined  
 23 and red-lined, which has blue-line changes on  
 24 the first page regarding the suggested type of  
 25 establishment.

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1 residents of the Southbank multifamily  
 2 facilities and condos and -- and so we expect  
 3 there probably to be a more family-oriented  
 4 nature of the visitors to the park.  
 5 So what we were just simply trying to say  
 6 is that, as we move forward with the project,  
 7 we can take into consideration more recent  
 8 demographic data about who is actually visiting  
 9 the park in determining the appropriate type of  
 10 establishment so that we weren't exclusively  
 11 limited by the Streetsense recommendation,  
 12 which may be dated in six months or a year when  
 13 we have more information.  
 14 And then the other change is over on the  
 15 bottom of Page 2 of the term sheet, and that  
 16 simply reflects -- I know this was Ms. Fetner's  
 17 question at the board meeting, but whether  
 18 there would be an MOU with the Parks  
 19 Department; and just understanding that DIA and  
 20 DIA staff, in particular Mr. DeVault, have  
 21 significant commercial leasing experience and  
 22 restaurant design experience, and that we would  
 23 provide assistance to the Parks Department and  
 24 there would be an MOU and participate in the  
 25 leasing and building management, et cetera,

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1 between Parks and DIA.  
 2 And so this was just a recognition that  
 3 that relationship would exist. I've spoken to  
 4 Mr. Joseph and he's fine with that.  
 5 So if you wish to offer this as a  
 6 substitute for the one that came out of  
 7 committee, I prepared it. If not, you have the  
 8 one that came out of committee in your binder.  
 9 THE CHAIRMAN: And the revisions were the  
 10 result of discussions with individual board  
 11 members after the committee meeting?  
 12 MS. BOYER: That's correct.  
 13 And I really don't know -- I mean, they  
 14 may have further amendments. I don't know that  
 15 these changes fully reflect or address the  
 16 questions that were raised, but at least it was  
 17 an attempt to raise those issues and give some  
 18 voice to those concerns.  
 19 THE CHAIRMAN: So, then, from a process  
 20 standpoint, do we need to make a motion on the  
 21 resolution, or do we need to make a motion to  
 22 amend for the inclusion of this if that's the  
 23 pleasure of the board?  
 24 MR. SAWYER: Through the Chair, I suggest  
 25 you make a motion on the main motion, and then  
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1 predominantly to the African-American  
 2 community.  
 3 I know I'm interrupting --  
 4 THE CHAIRMAN: Mr. Oliver --  
 5 MR. OLIVER: -- the process, but the thing  
 6 about it is, is that I want voices heard --  
 7 THE CHAIRMAN: Mr. Oliver, I understand  
 8 your perspective. I have spoken to you  
 9 individually about it. We need to adhere to  
 10 the agenda. And we had public comment at the  
 11 beginning of the meeting --  
 12 MR. OLIVER: I'm not always going to be at  
 13 everything. I'm in the community --  
 14 THE CHAIRMAN: I understand, but we  
 15 have --  
 16 MR. OLIVER: -- trying to listen to  
 17 people, and I'm trying to learn what people are  
 18 wanting.  
 19 THE CHAIRMAN: Mr. Oliver, we have a --  
 20 MR. OLIVER: And we have a housing  
 21 problem, sir.  
 22 THE CHAIRMAN: We have a very --  
 23 MR. OLIVER: And if anybody --  
 24 THE CHAIRMAN: We have a very, very full  
 25 agenda today.  
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1 you can amend the main motion.  
 2 THE CHAIRMAN: Okay. With that, can I get  
 3 a motion?  
 4 BOARD MEMBER HEAVENER: So moved.  
 5 THE CHAIRMAN: We have a first.  
 6 BOARD MEMBER KRECHOWSKI: Second.  
 7 THE CHAIRMAN: We have a first and a  
 8 second.  
 9 I'll start with Mr. Wohlers for any  
 10 questions or comments, and then whoever feels  
 11 the need to offer up an amendment can do so.  
 12 (Mr. Oliver approaches the podium.)  
 13 MR. OLIVER: I apologize. I don't mean  
 14 to -- to get involved in the quorum.  
 15 I understand that we have rules and we  
 16 have procedures, but one of the things that  
 17 I -- that I personally feel about any kind of  
 18 development that's going on in this community  
 19 is that it has to be more diverse and more  
 20 direct and based on what the community needs  
 21 may be.  
 22 The -- the Laura Street Trio and anything  
 23 dealing with housing in the Urban Core needs to  
 24 have a focus that -- simply about bringing  
 25 everybody to the table, and I'm speaking  
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1 MR. OLIVER: -- (inaudible) looks like to  
 2 me, is that it's got to be diverse and fair and  
 3 economically beneficial to the community.  
 4 THE CHAIRMAN: And I understand your  
 5 message. Thank you.  
 6 Okay. I think we were back with  
 7 Mr. Wohlers.  
 8 BOARD MEMBER WOHLERS: I do not have any  
 9 comments or questions at this time.  
 10 THE CHAIRMAN: Ms. Powers.  
 11 BOARD MEMBER POWERS: I don't have any  
 12 further comment.  
 13 Thank you so much, Ms. Boyer, for  
 14 acknowledging the concerns that I had.  
 15 That's all I had.  
 16 THE CHAIRMAN: P.K.  
 17 BOARD MEMBER KRECHOWSKI: The only comment  
 18 I have is that I appreciate this updated  
 19 Exhibit A, and I would support inclusion of  
 20 this language into the updated exhibits of the  
 21 resolution we're looking at.  
 22 THE CHAIRMAN: So is that a suggestion to  
 23 make an amendment?  
 24 BOARD MEMBER KRECHOWSKI: Yeah.  
 25 Initially, I was going to move to approve  
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1 the resolution as amended, but I -- I guess I  
 2 move to amend the resolution for Exhibit A that  
 3 was distributed to today's meeting with the  
 4 three red-line or blue-line changes.  
 5 BOARD MEMBER WOHLERS: Second.  
 6 THE CHAIRMAN: So we have a first and a  
 7 second on the amendment.  
 8 Should we conclude our discussion and then  
 9 vote on the amendment?  
 10 MS. BOYER: You would discuss the  
 11 amendment at this point.  
 12 THE CHAIRMAN: Does anybody have any  
 13 comments or questions on the proposed  
 14 amendment?  
 15 BOARD MEMBER FETNER: Mr. Chair, I  
 16 appreciate the amendment. It addresses a lot  
 17 of my concerns that I brought up at the SIC  
 18 meeting, so I'm in support of the amendment.  
 19 THE CHAIRMAN: Okay. So let's stop here  
 20 and vote on the amendment.  
 21 Mr. Wohlers.  
 22 BOARD MEMBER WOHLERS: In favor.  
 23 BOARD MEMBER HEAVENER: I'm sorry, just  
 24 one more.  
 25 And I'm fully supportive of the amendment,  
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1 you're probably another month beyond that  
 2 before this architect is really starting to dig  
 3 in on the design of the building.  
 4 I think having that 60 days of data will  
 5 really help us in terms of kind of tweaking the  
 6 recommendation and perhaps making sure that  
 7 it's -- it's a bit more family-friendly and  
 8 approachable than it appears in the Streetsense  
 9 recommendation.  
 10 Is that -- Mr. DeVault, do you have  
 11 anything more you want to add?  
 12 I think we agree on the timing, that we  
 13 should look quickly --  
 14 MR. DEVAULT: Yeah, absolutely.  
 15 Just that the potential operators have  
 16 been in touch with me. I haven't reached out  
 17 yet, as we go through this process, but  
 18 certainly the data that was provided by DVI was  
 19 really great to have. And as we develop and  
 20 get more feedback from the board, as well as  
 21 the community, then we'll have a better --  
 22 But I certainly believe having an operator  
 23 as soon as -- makes sense with the process is  
 24 the best so that they can be part of the design  
 25 as well.  
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1 but I am curious, as we think about -- with the  
 2 construction of a restaurant, you kind of need  
 3 to know -- I would think you need to know going  
 4 into it what you're building, which also goes  
 5 into, at what stage do you potentially identify  
 6 an operator who's going to have ideas on how  
 7 they want it built, et cetera.  
 8 I'm just curious more on the phasing  
 9 and -- I am fully supportive on where we're  
 10 going with this, but there is a sequencing that  
 11 you need to figure out on it as well.  
 12 MS. BOYER: Through the Chair to  
 13 Mr. Heavener, I'll defer a little bit to  
 14 Mr. DeVault on that. We completely agree with  
 15 the idea that -- and there are operators that  
 16 he has been in contact with that have shown an  
 17 interest in the site.  
 18 But I do think that -- we just received  
 19 Placer.ai data from the first month that the  
 20 fountain has been open, and so -- so we're  
 21 getting a little picture into who is coming to  
 22 it. But by the time we get to the point of  
 23 having our -- we're going to have a community  
 24 engagement meeting, once we have an architect,  
 25 so that's at least another month. And then  
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1 BOARD MEMBER HEAVENER: And then just one  
 2 more question.  
 3 The other -- again, fully supportive.  
 4 The other question I have is, like, if we  
 5 limit the view of, like, who's actually going  
 6 to the park right now, do we limit activation  
 7 further of -- drawing people in that -- you  
 8 know, you've got the people that are already  
 9 there. Like, how do you get more people that  
 10 wouldn't have been there to begin with as part  
 11 of the concept that we go with, that ...  
 12 (Council Member Peluso enters the  
 13 proceedings.)  
 14 MS. BOYER: Through the Chair to  
 15 Mr. Heavener, I don't disagree with you.  
 16 That's kind of why we tried to write the  
 17 flexibility of also knowing what the other  
 18 amenities are that are going to be constructed.  
 19 They won't be here yet, but we also can predict  
 20 who the audience is going to be based on that.  
 21 And I think perhaps Streetsense was maybe  
 22 a little limited in their perspective in terms  
 23 of looking at the demographics as they exist  
 24 today without the benefit of that future park.  
 25 BOARD MEMBER HEAVENER: Thank you.  
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1 THE CHAIRMAN: Okay. So now I believe  
2 we're back to -- we have a motion to amend and  
3 a second. Unless there's any more comments on  
4 that, we'll call for a vote on the amendment,  
5 starting with Ms. Fetner.

6 BOARD MEMBER FETNER: In favor.

7 THE CHAIRMAN: Mr. Heavener.

8 BOARD MEMBER HEAVENER: In favor.

9 THE CHAIRMAN: P.K.

10 BOARD MEMBER KRECHOWSKI: In favor.

11 THE CHAIRMAN: Ms. Powers.

12 BOARD MEMBER POWERS: In favor.

13 THE CHAIRMAN: Mr. Wohlers.

14 BOARD MEMBER WOHLERS: In favor.

15 THE CHAIRMAN: And I, too, am in favor, so  
16 the amendment passes.

17 Now we're going to vote on the resolution  
18 as amended.

19 Do we have a first and a second on that or  
20 do we need to go back?

21 MS. BOYER: Yes, you already --

22 THE CHAIRMAN: Mr. Wohlers.

23 BOARD MEMBER WOHLERS: In favor.

24 THE CHAIRMAN: Ms. Powers.

25 BOARD MEMBER POWERS: In favor.

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1 that's the proposal we're referencing and  
2 suggesting that it be rejected.

3 Again, you will recall the rationale --  
4 and we heard from the Office of General Counsel  
5 in the meeting as well -- was that it was not  
6 legally permissible, and that was the  
7 overarching reason that we were not proceeding  
8 with that recommendation, because it did  
9 include the Capital One financing with an  
10 unconditional guaranty by the City.

11 So I wanted to take out the word "current"  
12 because in comments at the -- at the SIC  
13 meeting, Mr. Atkins raised the fact that he had  
14 some other new proposals but that we didn't  
15 have copies of those. So my concern was  
16 referencing "current" and not really knowing  
17 what "current" was. So I referenced the  
18 specific dated proposal that we had.

19 And then in Section 6 -- Section 6 is  
20 really simply stating a fact that is reality.  
21 It is not adopting anything new. It is simply  
22 that, regardless of what action you take on the  
23 March 29th proposal, "DIA remains willing to  
24 discuss future alternative financing structures  
25 that exclude the unconditional guaranty of the

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1 THE CHAIRMAN: P.K.

2 BOARD MEMBER KRECHOWSKI: In favor.

3 THE CHAIRMAN: Mr. Heavener.

4 BOARD MEMBER HEAVENER: In favor.

5 THE CHAIRMAN: Ms. Fetner.

6 BOARD MEMBER FETNER: In favor.

7 THE CHAIRMAN: And I, too, am in favor.

8 So the amended resolution, 2024-04-09,  
9 passes.

10 Okay. Item F is Resolution 2024-04-01,  
11 the Laura Street Trio. This item was discussed  
12 at length at Friday afternoon's committee.

13 I'll turn it over to staff first.

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

15 The resolution you have before you has a  
16 few changes blue-lined on Page 2 of the  
17 resolution. Those were not actually voted on  
18 in committee. They were simply discussed in  
19 committee because you elected to defer action  
20 in committee and to vote on this at the whole  
21 board meeting.

22 So simply based on the conversation, I  
23 made these changes. The first is in Section 5,  
24 where it refers to the specific proposal  
25 presented on March 29th. We're saying that

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1 City and are otherwise legally permissible as  
2 determined by the City's Office of General  
3 Counsel."

4 So that was the terminology we used in the  
5 meeting. If you wish to include that and amend  
6 the original resolution, this is now presented  
7 to you, but there is -- so you would not have  
8 to amend it. You could simply move the  
9 resolution that is before you since the  
10 committee never adopted a resolution. However,  
11 you can -- you're also free to amend it however  
12 you see fit at this point.

13 THE CHAIRMAN: Okay. Before the board  
14 discusses this -- I first probably should have  
15 done this earlier, but I want to recognize  
16 Brittany Norris from the Mayor's Office, who is  
17 here; Councilman Carlucci, who is here; and  
18 then Councilman Peluso, who has also joined us  
19 now.

20 I'm going to give the developer time to  
21 speak, but first, Councilman, if there's  
22 anything you would like to add, you were  
23 involved in the discussion at committee. And  
24 if there's anything that you would like to add  
25 to the conversation, you can do so now.

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1 (Council Member Carlucci approaches the  
2 podium.)  
3 COUNCIL MEMBER CARLUCCI: Thank you.  
4 I hate to come to the well a second time,  
5 but something struck me earlier today that I  
6 thought I might ask.  
7 My name is Matt Carlucci, 1532 Alexandria  
8 Place, Jacksonville, Florida 32207.  
9 Lowly, humble, loveable City Councilman  
10 at-large.  
11 I want to thank the then-chair,  
12 Mr. Heavener, who chaired that particular  
13 meeting that I was at, along with those who  
14 were present at the meeting, for adopting  
15 language that your director put together,  
16 that -- and so I fully approve of that.  
17 The only thing that struck me that I would  
18 like to offer for your consideration -- in  
19 Section 5, I would rather that read, just like  
20 it does, "The DIA therefore forwards to the  
21 Mayor and City Council its recommendation that  
22 the developer proposal presented March 29,  
23 2024, be rejected," and put a period there.  
24 And the reason that I would like to take  
25 out the rest, which is, "and recommends that  
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1 2023-876 be withdrawn" -- it's a little bit of  
2 a nuance, I guess. And y'all have your  
3 nuances, and over in the Chamber of City  
4 Council, we have our nuisances.  
5 But the bill -- I'm the primary sponsor of  
6 the bill. And because of that and because of  
7 the fact that conversations will continue --  
8 although we are cutting off the date of those  
9 recommendations -- or those proposals, as  
10 of the -- the 24th [sic] of March, I guess it  
11 is, I should be the one who withdraws my bill,  
12 and I don't want to withdraw my bill yet.  
13 And if this resolution goes over with that  
14 language recommending withdrawal, then  
15 that's -- I know y'all aren't doing that for a  
16 particular reason, but in my world over there,  
17 that might suggest to our Council leadership to  
18 withdraw the bill and I may not be a part of  
19 that discussion. I may. But as the bill  
20 sponsor, I would like to be the one to withdraw  
21 the bill and --  
22 I'm not going to keep this bill lingering  
23 around forever, but if we come to another  
24 development agreement that can be attached as  
25 another exhibit, then the bill stays alive.  
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1 And so I'm just asking if you could delete  
2 that language, therefore, the bill -- I will  
3 have a little more control of my bill while I  
4 still think it is worth having some life to it.  
5 If for some reason we come to a part where  
6 it's just not going to work, then I can  
7 withdraw the bill, but I don't want to take  
8 life out of my bill. And I don't want to have  
9 any of my colleagues, who are a little less  
10 experienced in the nuances of Council  
11 tradition, try to withdraw my bill without my  
12 saying so or without my blessings or sprinkling  
13 with holy water.  
14 That's what I'd like. So if you would  
15 consider that, please, I would appreciate it.  
16 And that's all I have.  
17 I wish I brought it up the other day. I'm  
18 not going to come to all your DIA meetings and  
19 try to make suggestions, but this is one that I  
20 bypassed in my -- in my view, and wanted to  
21 come today and make that ask.  
22 THE CHAIRMAN: So just -- I'm asking this  
23 because I don't understand the process at City  
24 Council, but by taking that last portion of  
25 that sentence out, does that save you time?  
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1 COUNCIL MEMBER CARLUCCI: Well, yes, it  
2 does because it introduces another bill that  
3 will essentially say the same thing without the  
4 attachment, which may or may not work. It  
5 could save six weeks.  
6 And the other thing is that it suggests  
7 withdrawing the bill, and I don't want the  
8 suggestion to be withdraw the bill to the  
9 entire Council because that kind of takes the  
10 control of my legislation that I have  
11 introduced away from my control. And,  
12 traditionally, I don't withdraw any of Council  
13 Member Peluso's bills because that would be out  
14 of order, it would not be polite. And I could  
15 think of some other words, but it would  
16 certainly not be respectful.  
17 If he withdraws the bill, I don't have to  
18 vote for it, I don't have to vote against it,  
19 whatever, but the sponsor of the bill is the  
20 one who traditionally withdraws. And so if you  
21 recommended that Matt Carlucci withdraw the  
22 bill, that might be a different thing. But  
23 when you're talking to the Council as a whole,  
24 I kind of lose a little bit of control over my  
25 baby.  
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1 THE CHAIRMAN: I understand.  
 2 Do any other board members have any  
 3 questions of Councilman Carlucci?  
 4 BOARD MEMBER HEAVENER: I think I was in  
 5 my first or second meeting when this came up  
 6 the first time, so -- I remember, though, one  
 7 of the -- one of the questions was around just  
 8 the -- I don't know if the right word is  
 9 "legitimacy" or -- of DIA's role in these  
 10 deals.  
 11 Does this -- by removing that, does that  
 12 create a bypass where whatever deal goes  
 13 straight to City Council or -- are we  
 14 sanctioning anything by doing this? It's out  
 15 of pure ignorance that I'm asking this  
 16 question.  
 17 COUNCIL MEMBER CARLUCCI: That's fine.  
 18 It's a good question.  
 19 MS. BOYER: Through the Chair to Board  
 20 Member Heavener, I would say that you are -- by  
 21 changing that language, you are not.  
 22 So Councilman Carlucci raised this with me  
 23 this morning. I suggested that he bring it up  
 24 to the board. In fact, I had provided him a  
 25 copy of the resolution before it got published  
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1 ever.  
 2 At that point, we didn't know there were  
 3 other proposals. And so I think we were both  
 4 not concerned about the language two weeks ago.  
 5 And since there are purportedly other proposals  
 6 now that we just haven't seen or received a  
 7 copy of -- I mean, I don't think that there is  
 8 any harm in removing the language.  
 9 You are still taking a definitive  
 10 position, which part of the Council's concern  
 11 previously was that this board needed to be  
 12 clear and provide clear direction. So you're  
 13 providing clear direction that the March 29th  
 14 proposal should be rejected and is over, and I  
 15 think that's still clear.  
 16 COUNCIL MEMBER CARLUCCI: I think it is.  
 17 And through the Chair to the Chair of the  
 18 other committee, I wish I had thought about  
 19 this the other day. I don't like coming up and  
 20 asking for second and third bites at the apple.  
 21 I try to be thorough, like everybody does, but  
 22 this one slipped by me.  
 23 And so I would love to see the bill go on  
 24 and get passed if we could get to a -- with the  
 25 talks that will be ongoing, hopefully, and I  
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1 think may be addressed today.  
 2 So if we could just take out the  
 3 "withdrawal" part. That doesn't suggest to the  
 4 Council that it needs to be withdrawn, and then  
 5 I'm in the posture of defending why it  
 6 shouldn't be withdrawn.  
 7 So that's all I'm asking for. Does that  
 8 make sense? I mean, I'm not sure it makes  
 9 sense, but --  
 10 THE CHAIRMAN: Yeah.  
 11 Anybody else?  
 12 BOARD MEMBERS: (No response.)  
 13 THE CHAIRMAN: I'll just comment, you  
 14 know, I'm happy with Section 6 as it's been  
 15 added. And if -- given the history of this  
 16 project -- to some, six weeks might not sound  
 17 like a long time, but it's a lifetime given the  
 18 evolution of this. So on that alone,  
 19 I'm willing to modify Section 5 as you've  
 20 requested.  
 21 COUNCIL MEMBER CARLUCCI: I'll give you  
 22 the part that I marked out. And if there's no  
 23 other questions, I'll take my seat and let you  
 24 proceed with your meeting.  
 25 THE CHAIRMAN: Yes, sir.  
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1 COUNCIL MEMBER CARLUCCI: Thank you.  
 2 THE CHAIRMAN: P.K. has something to say.  
 3 BOARD MEMBER KRECHOWSKI: Thank you,  
 4 Chair.  
 5 So I actually thought of this, but I've --  
 6 in respect, in deference to Council Member  
 7 Carlucci, I thought it was his job to bring  
 8 this up, but I did think of it.  
 9 And so what I wrote down was -- and I'll  
 10 read it slow. "The DIA therefore forwards to  
 11 the Mayor and City Council its recommendation  
 12 that the developer proposal presented March 29,  
 13 2024, is unacceptable and be rejected."  
 14 So very similar to what you said, but I  
 15 kept in the "unacceptable" because I thought it  
 16 was important for us to say that.  
 17 COUNCIL MEMBER CARLUCCI: I'm fine with  
 18 that.  
 19 BOARD MEMBER KRECHOWSKI: So that's  
 20 Section 5.  
 21 Section 6, maybe I'm over-lawyering it,  
 22 but I would say, "The DIA remains willing and  
 23 able to discuss," and then no further changes.  
 24 So that's -- those are my comments, and  
 25 I'll listen to the rest of the board.  
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1 THE CHAIRMAN: We're going to let the  
2 developer, or the developer's representative,  
3 come up and talk, but maybe you can make an  
4 amendment when we get to that point.

5 (Mr. Gabriel approaches the podium.)

6 MR. GABRIEL: Good afternoon, Chairman,  
7 DIA board.

8 Jason Gabriel, on behalf of the developer.

9 And I apologize that I missed the Friday  
10 meeting. I had a conflict. And Mr. Atkins  
11 apologizes for not being here today because  
12 he's under the weather, so --

13 I would just propose a friendly amendment  
14 to Mr. Carlucci's, and that would be to do a  
15 like-kind change to Section Number 4, so that  
16 it would read, "The developer has provided an  
17 alternative proposal, inclusive of a Capital  
18 One term sheet, that DIA cannot consider based  
19 on the advice of OGC and the CFO."

20 And I say that because -- so what I'm  
21 proposing is to take out the rest of that  
22 provision that goes on to say, "at this point  
23 the developer is unwilling to proceed on any  
24 basis that does not include the Capital One  
25 financing alternative."

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1 frustration on both sides in terms of timing  
2 and all that, but I don't think it's productive  
3 for anyone to be, you know, in a lock -- or a  
4 checkmate at this point because that just ties  
5 and freezes up discussions and the property for  
6 at least the next several months or a year or  
7 what have you, so --

8 We want to continue the dialogue. I think  
9 we can get there. I certainly respect the  
10 Office of General Counsel's position on the  
11 legal impermissibility of the guaranty. We're  
12 taking that off the table.

13 So, with that, I just propose that  
14 friendly amendment.

15 THE CHAIRMAN: I understand the concept  
16 and the reason. I would just want to make  
17 clear -- and maybe staff or one of the lawyers  
18 on the board can maybe help with some  
19 wordsmithing, but the --

20 The issue is the City obligating itself to  
21 the developer's financing, and so that -- that  
22 could be something other than a guaranty. I  
23 mean, the first one was a replenishment  
24 reserve, which, technically, wasn't a guaranty,  
25 but it effectively was a guaranty.

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1 And I say that because I think what is  
2 meant by that is what's captured in Section 6,  
3 which is that the DIA remains unwilling to  
4 discuss or consider the unconditional guaranty  
5 part of it. And that's agreeable. I think  
6 that's the thrust, Section 6 -- the new  
7 Section 6 is the thrust of what we're trying to  
8 accomplish here today.

9 I don't want there to be any mistake in  
10 that there very well may be another Capital One  
11 term sheet, but, rest assured, it will not  
12 include an unconditional guaranty of any sort.  
13 I know that's the legal hang-up we've had. And  
14 we've talked about that internally and been  
15 clear that that will not be something to bring  
16 back for consideration, so --

17 But I just don't want there to be a  
18 misunderstanding that -- it very well may be  
19 Capital One that does have another term sheet  
20 that does meet your guidelines and  
21 consideration. So that's the only purpose of  
22 that.

23 But other than that, I'm available for any  
24 questions. We look forward to continuing the  
25 dialogue. And I think -- I know there's

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1 So, you know, if it's modified to capture  
2 any structure that looks like a guaranty or  
3 ties the City to an obligation, then I'm -- I'm  
4 fine with that. I don't know how we capture  
5 every single thing, but --

6 MR. GABRIEL: If I may, Mr. Chair?

7 THE CHAIRMAN: But the concept of  
8 Capital One providing a straight, conventional,  
9 traditional, commercial construction loan that  
10 doesn't have any obligation to the City, if we  
11 need to modify it, I'm fine with that. I just  
12 don't want to get back to the same spot where  
13 it's the same thing defined differently or --  
14 or, you know, it's still obligating us at some  
15 point --

16 MR. GABRIEL: Understood.

17 THE CHAIRMAN: -- because that's -- at  
18 that point, then, we are wasting time, and so  
19 I -- I'm open to wordsmithing --

20 MS. BOYER: Mr. Chairman, as an  
21 alternative -- and I think Mr. Gabriel might be  
22 okay with this, because the point of that  
23 phrase was, again, referencing back to the  
24 specific proposal at a specific meeting, and  
25 that, at that meeting, which you attended and

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1 Councilman Carlucci attended -- and I see  
2 Ms. Brosche here -- attended, and Mr. Sawyer  
3 attended. So there are a lot of witnesses that  
4 were present at that meeting.

5 And at that particular meeting, Mr. Atkins  
6 had represented that he was unwilling to  
7 proceed unless that proposal was part of the  
8 package, at that meeting, that one proposal.

9 So what I would say to, again, clean up  
10 the reference is, when you get to the "and,"  
11 say, "and at the March 29, 20-" -- "on" -- and  
12 at March 29, 2029," rather than "at this  
13 point", because it may not be true today, but  
14 it was that day, "the developer was unwilling  
15 to proceed on any basis that did not include  
16 the Capital One financing alternative presented  
17 at that meeting."

18 So, I mean, that's very specific to --  
19 there was a proposal presented. We asked if he  
20 would move forward with the Goldman Sachs  
21 proposal and the historic renovation, and he  
22 said no on several occasions. And so at that  
23 meeting there was no alternative but to proceed  
24 with the Capital One.

25 So that gets you -- limited, and doesn't  
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1 clear any legal issues with it before having a  
2 conversation with you on more of the policy  
3 stuff, if that comports with how you'd like to  
4 see this play out.

5 BOARD MEMBER HEAVENER: Can I ask a  
6 question?

7 THE CHAIRMAN: Sure.

8 BOARD MEMBER HEAVENER: Sorry. I wonder,  
9 in Section 6, if there's a way that is -- as  
10 opposed to saying an "unconditional guaranty,"  
11 saying something along the lines of "financial  
12 structure that creates an unlimited liability  
13 of the City."

14 I mean, it kind of -- in any form or  
15 fashion -- back to -- like, if we come back in  
16 two weeks and we've got some other way that  
17 it -- if there's an unbound amount that we're  
18 on the hook for.

19 MS. BOYER: Through the Chair to  
20 Mr. Heavener, yes, you could do that. However,  
21 what I hesitate to have the board do is start  
22 listing out the particular things that should  
23 or should not be in the proposal because you  
24 will never have an all-inclusive list, right?

25 It is not possible for you to come up with a  
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1 say that you couldn't come back with Capital  
2 One.

3 So there's several ways to get there.

4 MR. GABRIEL: I mean, if we're trying to  
5 catalog the "he said/she said" at the meeting,  
6 that would be a way to do it. I don't think  
7 that's the purpose of it. I think it's not  
8 productive to have that in there. He may have  
9 said that; I don't recall exactly, but here's  
10 what I do know: He's not coming back with an  
11 unconditional guaranty.

12 And I think in your Section 6, it does  
13 capture the, not only exclude the unconditional  
14 guaranty of the City and otherwise legally  
15 permissible. And I get -- we don't need to  
16 bore you guys with the legal back-and-forth.  
17 That's the last thing you need. You're getting  
18 a little bit of that right here.

19 I know you want to get to the policy and  
20 the numbers, which is where you should be  
21 discussing it. And to that end, I think,  
22 we'll -- what the plan is -- we're working on  
23 term sheets 24/7. I think we'll want a  
24 clear -- maybe we have a sit-down with the  
25 Office of General Counsel first to at least

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1 list of, it can't be this, it can't be that, it  
2 can't be this.

3 And so I simply used the "unconditional  
4 guaranty," because that was the term of the  
5 current deal, and said let's get rid of that  
6 piece and not try to prescribe in advance what  
7 other alternatives might be.

8 But you are correct in the intent. I  
9 mean, there are multiple facets of the proposal  
10 that were problematic. One was not being able  
11 to determine the City's maximum indebtedness,  
12 which is that capped unlimited liability. But  
13 the unconditional guaranty is a different  
14 nuance than that even.

15 So there's -- and I'll defer to Mr. Sawyer  
16 or Ms. Brosche, but I think that it would be  
17 difficult, if not impossible, to try to create  
18 a list of what needed to be excluded.

19 MR. SAWYER: Through the Chair, well-said.

20 I think we may be trying to get a little  
21 too granular. I mean, I think the intent is,  
22 it came with an unconditional guaranty, that is  
23 one of the major concerns. And so what this is  
24 saying is, we'll consider anything else that  
25 doesn't come back with that. That doesn't mean

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1 that coming back with that will pass  
 2 constitutional analysis.  
 3 And again, we're happy to meet at any time  
 4 with the developer about proposed structures.  
 5 But as I said at the last meeting, it's the  
 6 totality of the ask that gets looked at,  
 7 analyzed. And so we can't say, if you take  
 8 this out, you're good, or, if you put this in,  
 9 you're good.  
 10 And to Ms. Boyer's point, that -- this is  
 11 not the forum to try and say everything that  
 12 can't be in it.  
 13 THE CHAIRMAN: Jason, I feel like the  
 14 suggested change to Section 4 proposed by  
 15 Ms. Boyer accomplishes what's needed to be  
 16 accomplished. I think, at this point, we are  
 17 all on the same page as directionally where you  
 18 guys are working and heading towards now, and  
 19 Section 6 gives clear indication that -- that  
 20 we are still willing to consider a financing  
 21 option so long as it is within -- legally  
 22 permissible. And so I'm good with your  
 23 suggested change.  
 24 And I am for -- I think that gets us to  
 25 where we need to get to without -- to  
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1 And, again, that could be Capital One. It  
 2 could be, no offense, but Goldman Sachs. It  
 3 could be anybody who does that.  
 4 THE CHAIRMAN: Right.  
 5 MR. GABRIEL: I just don't want to pick on  
 6 a particular financier. That's all.  
 7 BOARD MEMBER WOHLERS: Can we just change  
 8 the language right there to the -- say,  
 9 "proceed on any basis that does not include the  
 10 presented Capital One financing alternative,"  
 11 and just add the word "presented"? Then you're  
 12 not excluding any future Capital One, but  
 13 you're talking specifically to the one with the  
 14 guaranty. Could we do that?  
 15 BOARD MEMBER FETNER: Mr. Chair?  
 16 THE CHAIRMAN: Ms. Fetner.  
 17 BOARD MEMBER FETNER: Would it be helpful  
 18 if, in Section 4, instead of saying "inclusive  
 19 of a Capital One term sheet," we just cross out  
 20 "Capital One" -- it kind of adds to Mr. Wohlers  
 21 suggestion -- and put in "an unconditional  
 22 guaranty of the City" there? Because that's  
 23 really the reason that it's being rejected, and  
 24 it's not just because it's the Capital One term  
 25 sheet.  
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1 Mr. Sawyer's point, getting so granular that --  
 2 which I don't even think this body is the right  
 3 body to do that. I think that's a discussion  
 4 between y'all, too, but --  
 5 MR. GABRIEL: Mr. Chair, if I may?  
 6 THE CHAIRMAN: Yeah.  
 7 MR. GABRIEL: And that's perfectly fine.  
 8 I just ask that if a term sheet comes back  
 9 with Capital One -- I know this sounds kind of  
 10 silly -- it's not rejected outright because  
 11 it's Capital One; it's because of legal issues.  
 12 That's all, because it very well may be  
 13 Capital One that comes back with a term sheet  
 14 that meets constitutional muster and legal  
 15 muster.  
 16 That's all. That's all I'm trying to  
 17 accomplish.  
 18 THE CHAIRMAN: So a Capital One term sheet  
 19 in and of itself won't be excluded, but a  
 20 Capital One term sheet with any kind of  
 21 enhancement from the City, whether it be an  
 22 actual guaranty or replenishment reserve or any  
 23 other obligation that creates a -- an unknown  
 24 amount of obligation cannot be considered.  
 25 MR. GABRIEL: Absolutely.  
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1 MR. GABRIEL: Perfect. I'll sit down.  
 2 BOARD MEMBER KRECHOWSKI: I think it's  
 3 better if it references -- through the Chair,  
 4 if it references the 3/29/24. I think that's  
 5 what we're specifically talking about, that's  
 6 what we've referenced in the other sections.  
 7 BOARD MEMBER FETNER: That's not in  
 8 Section 4. I'm just saying in Section 4 --  
 9 BOARD MEMBER KRECHOWSKI: But I think  
 10 Section 4 should be tied to Section 5, which  
 11 should be tied to Section 6.  
 12 I think if it says -- starting at the  
 13 semicolon in Section 4, "and as of 3/29/24, the  
 14 developer wasn't willing to proceed on any  
 15 basis without with inclusion of the Capital One  
 16 financing alternative presented at that  
 17 meeting," because that's what we're talking  
 18 about and that's what Mr. Gabriel has asked us  
 19 to focus on. That was the problem.  
 20 I think it needs to be referenced, if  
 21 that's specifically what we're talking about,  
 22 specifically what we are rejecting, and what we  
 23 are informing the Mayor and the City Council.  
 24 THE CHAIRMAN: My personal thought is that  
 25 the progression of Sections 4, 5, and 6 capture  
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1 everything the way -- the way you just  
 2 suggested that we amend Section 4.  
 3 BOARD MEMBER KRECHOWSKI: Do you want me  
 4 to try and encapsulate all this in a motion?  
 5 BOARD MEMBER FETNER: I'm sorry, I'm just  
 6 struggling because Section 4 does not mention  
 7 the unconditional guaranty as the problem. We  
 8 don't get to that until we reach Section 6. So  
 9 I like what you're saying to do and keeping the  
 10 Capital One in there, if you'd like, but I  
 11 think Section 4 really should be explaining why  
 12 the DIA cannot consider it.  
 13 BOARD MEMBER KRECHOWSKI: I think  
 14 Section 4 says that. It says, "based on the  
 15 advice of OGC and the CEO [sic]." Is that what  
 16 you're asking?  
 17 MS. BOYER: Mr. Chairman, if I may?  
 18 THE CHAIRMAN: (Nods head.)  
 19 MS. BOYER: Ms. Fetner, if you will look  
 20 at the "whereas" clause that begins at, "at a  
 21 meeting held on March 29th," it references the  
 22 unconditional guaranty as part of the proposal  
 23 that was made. So if in Section 4 you're  
 24 referencing the March 29th proposal, it does  
 25 have, previously in the resolution, a reference  
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1 to the unconditional guaranty.  
 2 BOARD MEMBER FETNER: Okay. I'm just used  
 3 to putting in the sections -- making it as  
 4 clear as possible and not relying on the  
 5 "whereas" clauses. Unfortunately, Mr. Gabriel  
 6 was my boss at OGC, so -- sorry.  
 7 THE CHAIRMAN: Mr. Sawyer.  
 8 MR. SAWYER: And if I could, just to get  
 9 us in the proper posture. I don't believe we  
 10 have a motion and a second on the resolution  
 11 itself, so we need to have that before the  
 12 board before you can start amending the  
 13 resolution.  
 14 BOARD MEMBER KRECHOWSKI: Even though the  
 15 resolution was never adopted by a committee?  
 16 MR. SAWYER: If you're going to amend a  
 17 resolution, the resolution needs to be properly  
 18 before the board. And to get it there, you  
 19 need a first and a second to approve, then  
 20 discussion and any amendments.  
 21 BOARD MEMBER KRECHOWSKI: Okay. I move  
 22 2024-04-10.  
 23 BOARD MEMBER WOHLERS: Second.  
 24 THE CHAIRMAN: Okay. So we have a first  
 25 and a second on the resolution.  
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1 Is there anyone that is inclined to make  
 2 an amendment to the resolution?  
 3 BOARD MEMBER KRECHOWSKI: I move to amend,  
 4 with amendments to Section 4, reading -- I'll  
 5 read the whole thing -- reading as follows:  
 6 "The developer has provided an alternative  
 7 proposal, inclusive of a Capital One term  
 8 sheet, that DIA cannot consider based on the  
 9 advice of OGC and the CEO [sic]; and as of  
 10 3/29/24, the developer was unwilling to proceed  
 11 on any basis without inclusion of the Capital  
 12 One financing alternative presented at that  
 13 meeting."  
 14 Changes to Section 5: "The DIA therefore  
 15 forwards to the Mayor and City Council its  
 16 recommendation that the developer proposal  
 17 presented March 29, 2024, is unacceptable and  
 18 rejected."  
 19 Changes to Section 6, which -- the  
 20 majority of which is all new: "The DIA remains  
 21 willing and able to discuss future alternative  
 22 financing structures that exclude the  
 23 unconditional guaranty of the City and are  
 24 otherwise legally permissible as determined by  
 25 the City's Office of General Counsel."  
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1 That's the motion.  
 2 BOARD MEMBER WOHLERS: Second.  
 3 THE CHAIRMAN: I was writing when you were  
 4 reading Section 5. Did we delete the  
 5 portion of the last sentence that --  
 6 BOARD MEMBER KRECHOWSKI: Yes, sir.  
 7 THE CHAIRMAN: Okay.  
 8 BOARD MEMBER KRECHOWSKI: A period after  
 9 "rejected."  
 10 THE CHAIRMAN: All right. So we have a  
 11 motion and a second on the amendment.  
 12 Any more discussion on the amendment?  
 13 BOARD MEMBER POWERS: One thing. Are  
 14 we -- we added a Section 7, so we need to  
 15 acknowledge that here because that was also  
 16 amended.  
 17 BOARD MEMBER KRECHOWSKI: It's just --  
 18 changed numbers.  
 19 BOARD MEMBER POWERS: Gotcha.  
 20 THE CHAIRMAN: All right. So I'm going to  
 21 call for a vote on the amendment first.  
 22 Ms. Fetner.  
 23 BOARD MEMBER FETNER: Approve.  
 24 THE CHAIRMAN: Mr. Heavener.  
 25 BOARD MEMBER HEAVENER: I'm abstaining.  
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1 THE CHAIRMAN: Abstaining.  
 2 P.K.  
 3 BOARD MEMBER KRECHOWSKI: Approve.  
 4 THE CHAIRMAN: Ms. Powers.  
 5 BOARD MEMBER POWERS: Approve.  
 6 THE CHAIRMAN: Mr. Wohlers.  
 7 BOARD MEMBER WOHLERS: Approve.  
 8 THE CHAIRMAN: And I am also in favor.  
 9 So we will now go back and take a vote on  
 10 Resolution 2024-04-10.  
 11 BOARD MEMBER FETNER: Can I make an  
 12 amendment before we do that? Sorry.  
 13 THE CHAIRMAN: Sure.  
 14 BOARD MEMBER FETNER: Section 6, we say,  
 15 "willing to discuss." Wouldn't it be better to  
 16 say "evaluate" or "consider"? I mean,  
 17 "discuss" is such an odd term for what is  
 18 happening here.  
 19 THE CHAIRMAN: I'm not a lawyer, so I --  
 20 BOARD MEMBER FETNER: I would make a  
 21 motion to amend to change "willing to  
 22 discuss" -- or no, I'm sorry.  
 23 I make a motion to amend to change  
 24 "willing to discuss" to "willing to evaluate."  
 25 MS. BOYER: "And able" was already --  
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1 BOARD MEMBER FETNER: "And able to  
 2 evaluate."  
 3 BOARD MEMBER KRECHOWSKI: Second.  
 4 THE CHAIRMAN: Okay. So we have a motion  
 5 and a second on the second amendment.  
 6 So, Ms. Fetner, how do you vote on that  
 7 amendment?  
 8 BOARD MEMBER FETNER: In favor.  
 9 THE CHAIRMAN: Mr. Heavener is abstaining.  
 10 P.K.  
 11 BOARD MEMBER KRECHOWSKI: In favor.  
 12 THE CHAIRMAN: Ms. Powers.  
 13 BOARD MEMBER POWERS: In favor.  
 14 THE CHAIRMAN: Mr. Wohlers.  
 15 BOARD MEMBER WOHLERS: In favor.  
 16 THE CHAIRMAN: I, too, am in favor.  
 17 And very thankful we have so many lawyers  
 18 on our board.  
 19 BOARD MEMBER FETNER: First time anyone's  
 20 ever said that.  
 21 THE CHAIRMAN: So now we're going to go  
 22 back and vote on the double-amended --  
 23 BOARD MEMBER KRECHOWSKI: Twice-amended.  
 24 THE CHAIRMAN: -- twice-amended  
 25 resolution, 2024-04-10.  
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1 Ms. Fetner.  
 2 BOARD MEMBER FETNER: In favor.  
 3 THE CHAIRMAN: Mr. Heavener is abstaining.  
 4 P.K.  
 5 BOARD MEMBER KRECHOWSKI: In favor.  
 6 THE CHAIRMAN: Ms. Powers.  
 7 BOARD MEMBER POWERS: In favor.  
 8 THE CHAIRMAN: Mr. Wohlers.  
 9 BOARD MEMBER WOHLERS: In favor.  
 10 THE CHAIRMAN: And I, too, am in favor.  
 11 So the resolution passes five to zero with  
 12 one abstention.  
 13 Okay. I believe that was the last item on  
 14 the CRA agenda, so I'm going to close the CRA  
 15 out, and then we're going to open up the  
 16 Downtown Investment Authority portion of the  
 17 agenda.  
 18 (The foregoing proceedings were adjourned  
 19 at 3:07 p.m.)  
 20 - - -  
 21  
 22  
 23  
 24  
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1 CERTIFICATE OF REPORTER  
 2  
 3 STATE OF FLORIDA)  
 4 )  
 5 COUNTY OF DUVAL )  
 6  
 7 I, Diane M. Tropa, Florida Professional  
 8 Reporter, certify that I was authorized to and did  
 9 stenographically report the foregoing proceedings and  
 10 that the transcript is a true and complete record of my  
 11 stenographic notes.  
 12  
 13  
 14  
 15 DATED this 1st day of May 2024.  
 16  
 17  
 18 \_\_\_\_\_  
 19 Diane M. Tropa  
 20 Florida Professional Reporter  
 21  
 22  
 23  
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CITY OF JACKSONVILLE  
DOWNTOWN INVESTMENT AUTHORITY  
BOARD MEETING

Proceedings held on Wednesday, April 17, 2024,  
commencing at 3:07 p.m., Jacksonville City Hall, Lynwood  
Roberts Room, 117 West Duval 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, Chair.  
SONDRA FETNER, Board Member.  
SCOTT WOHLERS, Board Member.  
PATRICK KRECHOWSKI, Board Member.  
MICAH HEAVENER, Board Member.  
MELINDA B. POWERS, Board Member.

ALSO PRESENT:

LORI BOYER, DIA, Chief Executive Officer.  
GUY PAROLA, DIA, Operations Manager.  
STEVE KELLEY, DIA, Director of Development.  
JIMMY PELUSO, City Council Liaison.  
SHERI WEBBER, DIA, Marketing & Communications.  
ALLAN DEVAULT, DIA, Project Manager.  
JOHN SAWYER, Office of General Counsel.  
AVA HILL, Administrative Assistant.

- - -

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1 Item C, Resolution 2024-04-14, Hassan.  
2 Is he here?  
3 MS. BOYER: He is not here.  
4 THE CHAIRMAN: Okay.  
5 MS. BOYER: Mr. Chairman, this is simply a  
6 resolution in recognition and appreciation of  
7 Mr. Hassan's service. I believe you have a  
8 copy of that and have had an opportunity to  
9 review it. I'm happy to answer any questions.  
10 We definitely appreciate the time and  
11 effort he devoted to the board, and he brought  
12 a unique business perspective on a number of  
13 things, including that parking RFP that we  
14 recently had on the street, so I really do  
15 appreciate the time and -- not that we are not  
16 happy with his replacement; however, you know,  
17 it's always a loss when we've got somebody who  
18 has kind of gotten through the first couple of  
19 months and figured out all the nuances of how  
20 the board operates, so we do want to express  
21 our appreciation to him.  
22 THE CHAIRMAN: I'll just add, I'm not  
23 going to read the resolution. I've actually  
24 known Joe for a long, long time. He is from  
25 Jacksonville, he loves Jacksonville. And I'm  
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1 PROCEEDINGS  
2 April 17, 2024 3:07 p.m.  
3 - - -  
4 THE CHAIRMAN: We're going to open up the  
5 Downtown Investment Authority portion of the  
6 agenda, starting with our last month's board  
7 meeting minutes.  
8 Can I get a motion, please?  
9 BOARD MEMBER HEAVENER: Motion to approve.  
10 BOARD MEMBER POWERS: Second.  
11 THE CHAIRMAN: Motion and a second.  
12 All in favor, please say aye.  
13 BOARD MEMBERS: Aye.  
14 THE CHAIRMAN: The meeting minutes from  
15 last month pass.  
16 Six items on the consent agenda.  
17 Can I get a motion, please?  
18 BOARD MEMBER HEAVENER: Move to approve.  
19 BOARD MEMBER KRECHOWSKI: Second.  
20 THE CHAIRMAN: Motion and a second.  
21 All in favor, please say aye.  
22 BOARD MEMBERS: Aye.  
23 THE CHAIRMAN: Any nays?  
24 BOARD MEMBERS: (No response.)  
25 THE CHAIRMAN: The consent agenda passes  
unanimously.  
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1 sure, had he stayed on the board, he would have  
2 made a very, very meaningful contribution. So  
3 we will miss him -- having him here. We'll  
4 miss his input, but I do want to recognize his  
5 contribution for the time that he was here.  
6 And if anybody else has any thoughts or  
7 comments, feel free.  
8 BOARD MEMBERS: (No response.)  
9 THE CHAIRMAN: Okay. Can I get a motion  
10 on the resolution?  
11 BOARD MEMBER HEAVENER: Move to approve.  
12 BOARD MEMBER POWERS: Second.  
13 THE CHAIRMAN: All in favor, please say  
14 aye.  
15 BOARD MEMBERS: Aye.  
16 THE CHAIRMAN: And Resolution 2024-04-14  
17 passes unanimously.  
18 Okay. That is the conclusion of the DIA  
19 agenda, so we're going to go to any old  
20 business.  
21 MS. BOYER: Mr. Chairman, I would say the  
22 Nominating Committee is new business, so I'm  
23 going to let you address that in New Business  
24 or maybe you're addressing that in the  
25 president's report.  
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1 THE CHAIRMAN: We don't have the  
2 president's report listed on here, but I will  
3 go ahead -- oh, there it is. All right. Well,  
4 let's just keep going, then.

5 So no old business. New business, none.  
6 CEO informational briefing.

7 MS. BOYER: So we have our normal monthly  
8 downtown project updates on current projects  
9 that are underway, which is the little slide  
10 show for you here.

11 And for those of you who -- there's a  
12 bigger screen behind you if you want to turn  
13 around, but you should be able to see it up  
14 top.

15 The first one is -- it's hard to see on  
16 that small screen -- Home2 Suites, and Home2  
17 Suites is actually open, and there is service  
18 there. You can see some of the interior spaces  
19 in this picture.

20 The next one is Artist Walk. Artist Walk  
21 pictures from April 24th show a really  
22 significant completion of the skate park area.  
23 And there is an opening coming up on that  
24 later. You'll get announcements. There are a  
25 lot of openings coming over the next six

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1 months, which is a good thing.

2 The next one is One Riverside. I know any  
3 of you who drive across Acosta can see the  
4 progress on this on quite a regular basis.  
5 It's been topped out for sometime, but they are  
6 finishing, you know, working -- in fact,  
7 working even weekends on the apartments there.  
8 And those are moving right along, very much on  
9 schedule, and actually contemplating probably  
10 early delivery from what their original  
11 projected date was.

12 The next slide is McCoys Creek, and  
13 this -- Ina told me she was able to get some  
14 drone footage, from the drone that  
15 One Riverside has, to show the work at  
16 McCoys Creek. So this is pretty significant  
17 because -- and in fact -- I'm not sure that you  
18 could actually see the crane there, which is  
19 interesting. Maybe you can in one photo. No,  
20 you can.

21 But it is -- work is moving along on the  
22 project. And although the start was delayed,  
23 now that they've actually started work, they  
24 are kind of ahead of schedule from the start  
25 time. So things are making progress on getting

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1 the actual creek relocation dug.

2 And for those of you -- I'm going to do a  
3 little history here for new board members. So  
4 this is kind of a multifaceted transaction. So  
5 the City had a major -- it was the FEMA number  
6 one flood control project for the City, flood  
7 mitigation project, was McCoy's Creek  
8 Boulevard.

9 Those of you who are familiar with that  
10 area, it was always on the news as flooding  
11 every time there was a rain or storm event, and  
12 so this was -- this started as a resilience and  
13 a flood control project that was approved by  
14 the City Council as a CIP project in 2019 --  
15 2018/'19, and then it became an opportunity to  
16 tie into that -- both remediation of the ash  
17 that had been in the area and restoration of  
18 the creek and the addition of the Emerald Trail  
19 and economic development, but this parcel, at  
20 the mouth of the creek, stood in the way.

21 And so what DIA's role here was, was to  
22 negotiate with the former -- the owner of the  
23 site. So this is the site where the former  
24 Times-Union publishing company was located, but  
25 actually they did not own it, and we had to

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1 acquire a big portion of the site in order to  
2 be able to relocate the creek. And then a  
3 portion of it is held out for private  
4 development. And we were part of that original  
5 transaction where the private development was  
6 identified, and they sold a portion of the land  
7 to the City to allow the creek construction to  
8 happen.

9 And that's why, when you get updates, you  
10 get updates on both pieces. Once the creek is  
11 actually completed and that work is done, then  
12 the portion between the creek and the railroad  
13 bridge becomes a City park.

14 So that's kind of how that all ties  
15 together and -- and had multiple facets.

16 The next slide is Johnson Commons. These  
17 are the Johnson Commons townhomes, next to Lift  
18 Ev'ry Voice and Sing. So what you see -- you  
19 probably, in the last month, saw they had --  
20 they actually have people moving in. They have  
21 had closings. We have actual residents now  
22 living in the for-sale product here, but every  
23 month I can show you that there is new sections  
24 of units going under construction. So that  
25 continues to be moving forward.

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1 And probably our next slide is Lift Ev'ry  
 2 Voice and Sing Park. There we go. In the same  
 3 vicinity. Again, it doesn't -- there is  
 4 significant progress that has been made on the  
 5 shotgun house. You can see the fountain area  
 6 for the sloped lawn is there.

7 In some ways the area in between looks  
 8 like it has more to be completed than I think  
 9 is reality because this project is really very  
 10 close to completion and you'll be seeing some  
 11 announcements about openings for it as well.

12 Next is Emerald Trail, LaVilla Link.  
 13 Another one -- and, actually, I've heard this  
 14 announced a couple of times, so I don't think  
 15 I'm spilling the beans to say anything, that  
 16 there is a grand opening on May 6th on this  
 17 portion. This is the link that goes from the  
 18 S line back through LaVilla, down Lee Street,  
 19 in front of Lift Ev'ry Voice and Sing Park,  
 20 over the Park Street viaduct, and ties into the  
 21 Park Street road project, which is a project  
 22 that DIA has been working on for a long time,  
 23 many years.

24 But the good news is -- thank you to  
 25 Council Member Peluso and other Council members

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1 who supported, last week, a Public Works bill  
 2 to make sure there was adequate funding for  
 3 that project. This project has been one -- the  
 4 Park Street project has been one that we have  
 5 bid three times, and every time we bid it, we  
 6 didn't have enough money in the budget, so you  
 7 couldn't start, so then you had to go back and  
 8 get more money in the budget. And so we  
 9 finally got the budget and approval synced up  
 10 in the same year.

11 Work is actually beginning on the Park  
 12 Street road diet. And what happens is, this  
 13 LaVilla link ends right where the road diet  
 14 starts, so it's important to have that  
 15 connection; otherwise, this is going to have  
 16 kind of a terminus that will be safe but  
 17 certainly won't be what was envisioned.

18 The next one, two-way street conversion on  
 19 Adams and Forsyth. So Mr. Parola did me a  
 20 solid and got some pictures of them working at  
 21 night. Because the construction is being done  
 22 at night on the project -- so those of us who  
 23 are downtown more in the daytime are  
 24 complaining about never seeing any workers out  
 25 there, despite the fact that they are telling

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1 us it's under construction. So I'm very happy  
 2 to see night pictures showing the work actually  
 3 underway.

4 This we do expect -- the 360 days or  
 5 70 days that were allowed on the contract would  
 6 have this phase of it completed by calendar  
 7 year end. And I'll give a little bit more  
 8 detail when I'm not in the picture portion of  
 9 the update.

10 Decca Live is one of our FAB-REP and DPRP,  
 11 both, incentives that were approved sometime  
 12 ago, and this is -- shows you some of the work  
 13 that's going on in an interior -- as well on  
 14 the rooftop.

15 The next one is Lofts at Cathedral. Lofts  
 16 at Cathedral is making significant progress.  
 17 And, frankly, we're hearing a completion date  
 18 of June. So this one is pretty imminent to  
 19 deliver.

20 The next one is Union Terminal. Union  
 21 Terminal is also well underway. And what  
 22 you're seeing -- I love the picture down at the  
 23 bottom right because one of the most  
 24 interesting things about this project, I think,  
 25 is the fact that the Emerald Trail segment --

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1 so this is part of the Hogan's Creek segment of  
 2 the Emerald Trail -- actually goes through the  
 3 building, it goes in an underground portion of  
 4 the building, and that will be actually the  
 5 trail. So it will be shaded and out of the  
 6 rain and other things as it goes through that  
 7 area.

8 Next is Artea. This is Artea on the  
 9 Southbank, next to the Kings Avenue garage and  
 10 the Channel 4 station. You can see it is  
 11 almost now a hundred percent topped out. Every  
 12 month you can see more of it being completed.  
 13 So they are on track and on schedule.

14 And next is RiversEdge, which -- I like  
 15 these because I actually heard from a developer  
 16 yesterday who had been out there and walked on  
 17 it, that the boardwalk is about half finished  
 18 through the marsh, which is part of the park  
 19 system. And, supposedly, it's quite lovely.  
 20 So if anyone has an opportunity, they should  
 21 check it out.

22 And that's the picture show portion.  
 23 So just a couple -- I think we may have --  
 24 I don't know -- yeah, I see Ms. Ketchum still  
 25 here.

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1 So just a couple of media clarifications  
2 from things over the last month, is that the  
3 Riverfront Plaza Cafe is part of the Community  
4 Services building, and it houses the park  
5 restrooms, the mechanical equipment, the park  
6 office and storage, as well as the cafe. So  
7 when the news said the cafe permit was issued  
8 and there was great concern that that was the  
9 restaurant, that wasn't the restaurant. That  
10 was the Park Services building that has a cafe  
11 in it. The restaurant -- there's been no  
12 permit requests for the restaurant.

13 The budget that is being -- this is  
14 another one that I'm seeing some -- and I think  
15 maybe lost my last media person.

16 I'm seeing some miscommunication in the  
17 media, and that is the budget being transferred  
18 for more immediate needs that you've moved  
19 previously that we said was from the Shipyards  
20 West CRA project. That is not touching any of  
21 the 25 million that is appropriated for the  
22 Shipyards West Park. None of the 25 million  
23 for the Shipyards West Park has been moved or  
24 is being moved.

25 So just those two clarifications.

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1 Parking. We are beginning negotiations  
2 with REEF on the new contract. There was a  
3 protest on the bid. That protest has now been  
4 dismissed and we are directed to move forward  
5 with the contract.

6 The Southbank PUD rezoning for  
7 self-storage, the staff recommended denial for  
8 a number of reasons related to the Downtown  
9 Zoning Overlay and the CRA plan. The DDRB  
10 recommended approval with conditions, and last  
11 night LUZ recommended approval four to three.  
12 So that's the status on that.

13 The architectural services RFP is being  
14 scored and we should have results available  
15 within the next two weeks. So that would kind  
16 of set our time frame for, then, when we can  
17 get a contract and we can have our community  
18 engagement meeting.

19 Capital projects update. I already  
20 mentioned Park Street, that there is a kickoff  
21 meeting scheduled with Coxwell and work is to  
22 begin imminently.

23 Riverfront Plaza. Construction on  
24 Independent Drive/Hogan Street is nearly  
25 complete. And this note says "rerouting of

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1 Water Street is done." So if it is not open  
2 today -- I'm sorry Mr. Gillam is not here  
3 because this is a -- he uses this route to get  
4 to work, and it has been an impediment to his  
5 normal commute, that that intersection has been  
6 closed, so we can share with him that if it's  
7 not open today, it's going to be open by the  
8 weekend. So almost there.

9 And that means, because that work is done,  
10 that work will begin on the playground and the  
11 Park Services building within the next few  
12 weeks. So there will be some fencing going up  
13 even sooner than that, but you won't actually  
14 see people out there doing work in the ground  
15 for probably a couple of weeks, but they are  
16 mobilizing now on that part of the park since  
17 they finally got the street corner done.

18 The two-way Forsyth and Adams, I showed  
19 you the pictures. The conduit installation  
20 continues. EltonAlan will be completing their  
21 basic scope by year end. Public Works and the  
22 contractor are responsible for notifying  
23 businesses of any closures and interruptions,  
24 but most of the work is being completed at  
25 night to avoid those interruptions to

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1 businesses.

2 Baker has provided us with a design scope  
3 and fee for the curb, sidewalk, landscape  
4 changes that are on the same segments, and  
5 anticipates completion of design by October of  
6 this year and the ability to move to  
7 construction immediately upon completion of the  
8 EltonAlan work. So that's why in the budget we  
9 were recommending the additional funds for that  
10 phase, because we'll have, by October, the  
11 design of that phase complete and be able to  
12 roll right into that.

13 Hogan Street design. Public Works has  
14 released Baker to proceed with the current  
15 concept from Water to Bay. It requires utility  
16 relocation in order to accommodate shade trees.  
17 So it would have been under construction  
18 already, except for now we have to relocate  
19 some utilities.

20 The work to commence on that first block,  
21 from Water to Bay, immediately upon completion  
22 of the utility work -- and they've given us an  
23 18-month schedule for the entire length from  
24 Water Street up to FSCJ.

25 McCoy's Creek outfall construction, we

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1 already showed pictures of that.  
2 Council approved the FDOT bridge transfer,  
3 so that is moving along.

4 The Acosta Bridge parking -- so this is on  
5 the Southbank -- is ready to bid for  
6 construction, and we're working with Public  
7 Works on some criteria for that bid. I think I  
8 may have mentioned, we're trying to use this as  
9 an example to include some -- either bonuses  
10 for acceleration or penalties for delays or  
11 things like that that are not kind of standard  
12 but we need to start putting those in our  
13 contracts. So they're working on that  
14 language.

15 And the WJCT road and parking design is on  
16 schedule, but we are working to ensure there's  
17 no loss of parking for WJCT during  
18 construction.

19 We've received no comments from AR Polar  
20 on the marine fire station.

21 Development updates. Gateway, four  
22 documents are close to final and should be  
23 filed for MBRC in early May, next cycle,  
24 hopefully.

25 Jones Brothers historic redevelopment  
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1 agreement was executed just before the  
2 deadline, so they are still in.  
3 The Related high-rise for the Southbank,  
4 they're providing us updated costs and a  
5 project scope. I think I saw -- did  
6 Ms. Trimmer leave? I was bugging her about it  
7 yesterday, that I needed some additional  
8 documents. So we're trying to get that to the  
9 board in May.

10 Several additional FAB-REPs are in review  
11 that we may have for May.

12 We are continuing discussions with Iguana  
13 on plans for the (inaudible) parcel and  
14 starting to do some appraisal work on that.

15 AR Polar has been discussing the sale of  
16 the entire parcel, but the prospective buyer  
17 has not yet come to town. They had said they  
18 were coming but have not.

19 The MOSH amendment Mr. Sawyer is working  
20 on, the one you approved a couple of months  
21 ago. We're going to try to have that ready for  
22 MBRC on Monday so we can file the legislation.

23 The WJCT lease will need to be amended to  
24 finalize details with that roadway, and they're  
25 also requesting a signage package and

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1 improvement of some undeveloped riverfront  
2 within their lease boundary.

3 And RiversEdge, I mentioned it, I think,  
4 at the Finance Committee, but for those who  
5 weren't there, Toll Brothers has closed on one  
6 of the development parcels, and vertical  
7 construction is beginning on the townhomes. So  
8 you have your first vertical construction  
9 there. We're still on schedule to have parks  
10 completed by the end of this calendar year.

11 I showed you the boardwalk. They have  
12 utility installation going on on the parks and  
13 said they're going to be working on the  
14 Riverwalk and site grading and prep very soon.  
15 So by next meeting you'll have pictures of  
16 that.

17 And we don't have much legislation pending  
18 before Council right now.

19 The One Riverside amendment continues to  
20 be deferred as Public Works is discussing the  
21 timing of the actual creek project completion.

22 And the Southbank storage PUD I already  
23 provided you an update on.

24 Regions Bank is moving along with their  
25 historic renovation, which we've been waiting

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1 for for some time. That transaction was part  
2 of the -- right at the same time as we were  
3 doing the disposition of the property, former  
4 parking lot to VyStar, to facilitate the VyStar  
5 garage. And they were acquiring the property  
6 from Regions simultaneously. We provided  
7 this -- historic preservation grants to  
8 Regions, and they finally have the building  
9 covered in scaffolding or beginning work. So  
10 that one is moving along also.

11 That's our update for this month.

12 THE CHAIRMAN: Thank you.

13 I just have a few things.

14 Most of the public comments today revolved  
15 around the private development pad, and we did  
16 have a discussion about that at committee. I  
17 believe we decided that we would have a board  
18 vote on what to do with the pad relative to a  
19 disposition in May.

20 Is that the plan?

21 MS. BOYER: That was the discussion that  
22 we would bring back to the REPD Committee in  
23 May, and then bring back to the board in May a  
24 recommendation as to move forward now, move  
25 forward later, and what scope you wanted to see

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1 of construction.

2 So everybody was provided a copy of the

3 old disposition notice, just with updated

4 dates, for you to start editing from.

5 THE CHAIRMAN: Okay.

6 Okay. I have two other things, but let me

7 recognize Councilman Peluso and ask if he would

8 like to make any comments or ask any questions

9 of the board.

10 COUNCIL MEMBER PELUSO: Thank you, Chair,

11 for this opportunity.

12 I did want to kind of address the board

13 and -- it's a great thing that the press is

14 gone. So I just wanted to talk about a few

15 things. I'm going to ask a few questions of

16 some of the staff here.

17 Mr. Sawyer, how many hours have you worked

18 on the Laura Street Trio deal over the years?

19 MR. SAWYER: I can't give you an accurate

20 total. It's a large number.

21 COUNCIL MEMBER PELUSO: Mr. Parola, how

22 many hours have you worked on the Trio deal

23 over the years?

24 MR. PAROLA: I'll echo Mr. Sawyer.

25 COUNCIL MEMBER PELUSO: Mr. Kelley.

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1 MR. KELLEY: Hundreds.

2 THE CHAIRMAN: Ms. Boyer.

3 MS. BOYER: Definitely hundreds.

4 COUNCIL MEMBER PELUSO: Have there been

5 other deals offered to Mr. Atkins in the past,

6 as in agreements that were agreed upon by City

7 Council?

8 And I ask because there are several new

9 board members, so I don't know if they know the

10 entire history of different development deals.

11 MS. BOYER: Yes. So there -- and,

12 frankly, thank you for bringing that up because

13 I wanted to mention that and failed to mention

14 that, or maybe Mr. Citrano is going to mention

15 that, but there's currently a '21 deal that was

16 executed that has not yet been terminated, is

17 sitting out there. And one of the actions we

18 need to take, as we are continuing these

19 discussions -- the new project scope is

20 entirely different, the new financing structure

21 is different. It includes multifamily that

22 wasn't in the '21 deal.

23 So from that point, we will be cleaning

24 that up and making sure we have a clean slate

25 to work from, and that that contract agreement

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1 is terminated.

2 But there was, prior to that, a 2017, and

3 then, prior to that, a 2012, so ...

4 COUNCIL MEMBER PELUSO: The point I'm

5 trying to make is -- comments were made, by

6 design, by me, talking about eminent domain of

7 these properties. It was said, not in jest,

8 but it was certainly said as a way to -- I'm a

9 Navy guy, so it was a shot across the bow, if

10 you would.

11 When people talk about the Downtown

12 Investment Authority -- and some people have

13 spoken ill about it, especially recently. The

14 amount of hours that they have spent on a deal

15 that is still not done is one of the reasons

16 why they're speaking so ill.

17 These individuals -- the staff is working

18 tirelessly to try to get a great project

19 completed, and it's wasting a lot of their time

20 because of the developer who's not putting an

21 equal amount of effort, I think.

22 I do trust that there will be another deal

23 before you, and I do hope that it -- that it

24 meets all the requirements that we're looking

25 for.

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1 These buildings are historical, they must

2 stay up. And for every day and every year that

3 there is no work, there's a possibility that

4 they will get damaged or that they will crumble

5 to the ground. It would be a major disaster

6 for our city, right? These are beautiful

7 buildings that should have been preserved a

8 decade ago, decades, in fact.

9 And there's a lot of fingers to point out,

10 but at this point I look at the current

11 developer and I question whether or not they're

12 coming with real options to the table.

13 So I am very hopeful that you guys can get

14 a deal done. I asked you that several months

15 back. I said, I don't envy you because of what

16 you have before you. But I am excited to see

17 what deal could come out that would be a real

18 one, right?

19 I mean, I don't understand why we don't

20 have more of our staff in some of those

21 meetings with Capital One because the amount of

22 hours that I know our auditors had to spend

23 going over that first deal during the Christmas

24 holiday was massive. They were here until

25 11:00, 12:00 at night, and it was a waste of

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1 everyone's time.  
 2 Mr. Sawyer, it's the same thing.  
 3 We also need a -- as much as we want to  
 4 make sure a good deal gets done, we need to  
 5 protect the time and money that this City  
 6 spends on chasing after something that's just  
 7 not there.  
 8 I brought up eminent domain because maybe  
 9 it will force some people to be more serious  
 10 about this project. This is arguably one of  
 11 the keys to downtown's success. I know that.  
 12 I think many of you do as well. But if we're  
 13 not going to get a serious proposal brought in  
 14 front of us, we do need to discuss serious  
 15 options moving forward, about how to get those  
 16 lands into -- into the hands of individuals  
 17 that will actually preserve those buildings.  
 18 So just making sure you all know where my  
 19 head is at. I'm not going to the press  
 20 flippantly. I'm not looking for attention. I  
 21 care about my districts and I care about  
 22 downtown, and I care about the staff that's  
 23 working on this stuff because I -- I think it's  
 24 too easy to point the finger and say, they're  
 25 not doing enough, they're the problem.

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1 No, let's -- let's remember that this  
 2 developer has had several deals on the table  
 3 and he has not been able to act. So please  
 4 remember that as you move forward. You've got  
 5 a good staff here.  
 6 Thank you.  
 7 THE CHAIRMAN: Thank you, Councilman.  
 8 I'll just -- just a comment to that.  
 9 There has -- you know, it's been a  
 10 struggle and it's been a very, very long road.  
 11 I feel like, rightly or wrongly, a lot of the  
 12 blame gets put on the City, in general, the DIA  
 13 specifically.  
 14 I can tell you, I've been on this board  
 15 for four years. We've made every attempt to  
 16 provide an incentive package to get the project  
 17 off the ground. So, you know, from that  
 18 standpoint, I -- I share a certain level of  
 19 frustration.  
 20 I did sit in the January 4th committee of  
 21 the whole, and I took it upon myself, as the  
 22 board Chair -- partly because I do feel like I  
 23 have a certain expertise with what I do for a  
 24 living -- to help. And I have engaged in that.  
 25 I've sat in on the meetings with the Mayor's

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1 Office, with our staff, and with the developer.  
 2 I'll stop short of saying this is the  
 3 absolute last try, but I think that their deal  
 4 team understands we're -- we're kind of  
 5 approaching a point where, you know, it -- for  
 6 many reasons, it -- you know, some things may  
 7 have to change. I don't know what that means  
 8 exactly.  
 9 But given the importance of the property  
 10 location, the structures themselves, the fact  
 11 that he is the property owner, I think we need  
 12 to let this play out just a little bit longer  
 13 and see if there's a way to get it done.  
 14 You know, ultimately, based on what I  
 15 heard at the January 4th meeting, was  
 16 instructions to the DIA staff and board to  
 17 bring a deal. Now, is that deal going to be  
 18 equitable or the right financial decision to  
 19 make? You know, I think we'll do our best to  
 20 package it up and then we're going to bring it  
 21 to you guys to make that final decision.  
 22 That's not passing the buck, but, you  
 23 know, knowing what I know, having gotten much  
 24 more involved in this since the beginning of  
 25 the year, it is a very expensive project, it's

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1 very difficult to get financing in today's  
 2 market, and it's going to look different than  
 3 the other incentive packages that we are giving  
 4 to developers who are just taking a blank piece  
 5 of dirt and developing it.  
 6 So it's -- it's a tough situation. I  
 7 think we owe it to the staff and -- the agency  
 8 owes it -- I'm not going to say to give it one  
 9 last try, but we need -- we really need to work  
 10 hard to see if there's a solution, and -- and  
 11 I'll move to do that, so --  
 12 I'll leave that there.  
 13 I have two other items that are important.  
 14 So our next board meeting -- the next two  
 15 board meetings, I would say, are going to be  
 16 really important. A couple of things that are  
 17 priorities, if, for nothing else, given the  
 18 time frame -- the first is this: Our CEO's  
 19 contract expires in June. I can't speak for  
 20 the board, I speak for myself. I, personally,  
 21 desire -- Lori and I have talked. She's  
 22 willing to commit to an additional two years in  
 23 her capacity as our CEO. My sense is that  
 24 there's some level of desire for everybody  
 25 else. I'll leave that up to each individual.

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1 But to get us to a point where we can  
2 enter into some kind of conversations with her,  
3 I've asked staff -- I believe Mr. Parola or  
4 somebody else on the staff is going to be  
5 distributing to each one of you a performance  
6 evaluation form. I would like every individual  
7 board member to complete that.

8 (Council Member Peluso exits the  
9 proceedings.)

10 THE CHAIRMAN: I understand for some of  
11 the newer ones, it might be a little bit more  
12 difficult, but we will use those evaluations --  
13 and I think we'd like them back -- we'll get  
14 them out in the next day or two. We'd like  
15 them back by the end of next week. And then  
16 the next step will be, we will convene a  
17 Governance Committee meeting.

18 For those of you who don't know who is on  
19 that committee, it is Ms. Fetner, P.K., and  
20 Ms. Powers.

21 So before our May board meeting, we will  
22 schedule a Governance Committee meeting. We  
23 will decipher, filter all of the information  
24 that we get back from the individual board  
25 members. I'll participate in that, and we'll

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1 to the full board a slate of leadership  
2 positions, which would consist of the board  
3 chair, board vice chair, and secretary.

4 Again, extremely important. So that will  
5 be occurring.

6 And then, obviously, some other really  
7 important items that will be on both the May  
8 and June board meetings. So a lot of work to  
9 be done over the course of the next two months,  
10 and we just appreciate everybody's attention to  
11 the items that we need back from you as well as  
12 the participation in all the community meetings  
13 and the board meetings, so --

14 MS. BOYER: Mr. Chair, I think the bylaws  
15 ask you to appoint the committee members of the  
16 Nominating Committee now. And under the rule  
17 of, if you're not here, you get appointed, you  
18 may want to appoint Mr. Gillam and Ms. Worsham.

19 THE CHAIRMAN: Coincidentally, I was  
20 thinking the exact same thing, so --

21 Can I be on the Nominating Committee?

22 MS. BOYER: Pardon me?

23 THE CHAIRMAN: Can I be on the --

24 MS. BOYER: Yes, you can.

25 THE CHAIRMAN: Okay. So I will appoint

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1 come up with a recommendation to bring to the  
2 board in May.

3 Mechanically, that would come back to the  
4 board in the form of a resolution to enter into  
5 negotiations with Ms. Boyer for an extension.  
6 So stay tuned, keep an eye on your emails in  
7 the next day or two. Mr. Parola is going to  
8 get that out. But it's really important  
9 information. We really can't make a sound  
10 decision without getting everybody's individual  
11 feedback, so --

12 I don't know if this is proper protocol,  
13 but if anybody feels the need to ask any  
14 questions of you or staff, you know, feel free  
15 to do that, but --

16 So that's Item Number 1. Very important.

17 Item Number 2, we are going to have to  
18 convene a Nominating Committee so that we can  
19 appoint -- or vote on the slate of leadership  
20 for the board for the next year, which begins  
21 July 1st.

22 I believe staff has polled individuals to  
23 determine what capacity each individual is  
24 willing to serve, and so -- we're also going to  
25 have a Nominating Committee meeting to propose

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1 Mr. Gillam, Ms. Worsham, and myself as the  
2 Nominating Committee. And we'll schedule that  
3 meeting some time in May or June.

4 MS. BOYER: It needs to be scheduled prior  
5 to the May board meeting because you need to  
6 report a slate to the May board meeting.

7 THE CHAIRMAN: Okay. A lot of activity  
8 over the next 30 days.

9 P.K. has something to say.

10 BOARD MEMBER KRECHOWSKI: This is not in  
11 response to your report, so I want to wait  
12 until you're finished.

13 THE CHAIRMAN: I think I'm done, so --

14 BOARD MEMBER KRECHOWSKI: I just have a  
15 comment on the CEO's report.

16 Unfortunately, I was at last night's Land  
17 Use and Zoning Committee meeting where the  
18 Vestcor self-storage PUD was debated for well  
19 over two hours, during which Mr. Parola was  
20 repeatedly peppered with questions by a very  
21 engaged committee. And having been in those  
22 committee meetings a number of times over the  
23 years, he did a yeoman's job.

24 And I just wanted to let the board know  
25 that DIA acted as the Planning Department for

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1 that PUD and Mr. Parola presented the staff  
2 report that recommended denial, and he -- he  
3 handled the questions and he handled the  
4 meeting very well, and I just want to let you  
5 all know that because I had to sit through it,  
6 so --

7 And now you owe me a beer.  
8 THE CHAIRMAN: Thank you for that.  
9 Good work, Guy.

10 Unless there is any other business to  
11 discuss, we will adjourn.

12 Thanks, everyone.

13 (The foregoing proceedings were adjourned  
14 at 3:55 p.m.)

15 - - -  
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1 CERTIFICATE OF REPORTER

2  
3 STATE OF FLORIDA)  
4 )  
5 COUNTY OF DUVAL )  
6

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

12  
13  
14  
15 DATED this 2nd day of May 2024.

16  
17 \_\_\_\_\_  
18 Diane M. Tropa  
19 Florida Professional Reporter  
20  
21  
22  
23  
24  
25

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