

CITY OF JACKSONVILLE
COMMUNITY REDEVELOPMENT AGENCY
BOARD MEETING

Proceedings held on Thursday, October 20, 2022,
commencing at 1:00 p.m., Jacksonville Public/Main
Library, Multipurpose Room, 303 North Laura Street,
Jacksonville, Florida, before Diane M. Tropa, FPR, a
Notary Public in and for the State of Florida at Large.

BOARD MEMBERS PRESENT:

CAROL WORSHAM, Chair.
JIM CITRANO, Vice Chair.
OLIVER BARAKAT, Board Member.
CRAIG GIBBS, Board Member.
TODD FROATS, Board Member.
BRAXTON GILLAM, Board Member.

ALSO PRESENT:

LORI BOYER, Chief Executive Officer.
GUY PAROLA, DIA, Operations Manager.
STEVE KELLEY, DIA, Director of Development.
ANTONIO POSEY, DIA, Project Manager.
SUSAN KELLY, Redevelopment Coordinator.
INA MEZINI, DIA, Marketing and Communications.
JOHN SAWYER, Office of General Counsel.

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1 BOARD MEMBER BARAKAT: Oliver Barakat,
2 board member.
3 BOARD MEMBER GILLAM: Braxton Gillam,
4 board member.
5 MS. BOYER: Lori Boyer, CEO.
6 MR. KELLEY: Steve Kelley, DIA staff.
7 MR. POSEY: Antonio Posey, DIA staff.
8 MR. PAROLA: Guy Parola, DIA staff.
9 THE CHAIRWOMAN: Thank you.
10 Ms. Mezini, do we have public comment?
11 MS. MEZINI: Yes. First up is Carnell
12 Oliver.
13 (Audience member approaches the podium.)
14 MS. MEZINI: And, Mr. Oliver, you can
15 press the "speak" button and then you just let
16 it go. You don't have to hold on.
17 AUDIENCE MEMBER: Yes. My name is Carnell
18 Oliver. Address is on file.
19 I want to speak in support of a lot of
20 economic development projects, but I want to
21 highlight some things that I'm seeing in the
22 downtown area. It's taking extremely too long
23 to get a lot of these projects off the ground.
24 As I see small businesses opening up shop -- I
25 watched one right around the corner from Jimmy
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1 PROCEEDINGS
October 20, 2022 1:00 p.m.
2 - - -
3 THE CHAIRWOMAN: Good afternoon.
4 I'd like to call today's hybrid
5 virtual/in-person meeting, Thursday
6 October 22nd [sic], 2022, of the Downtown
7 Investment Authority to order.
8 And we will start with the Pledge.
9 (Recitation of the Pledge of Allegiance.)
10 THE CHAIRWOMAN: Thank you.
11 For the purposes of the record, we're
12 going to do introductions. I'll start down on
13 the far right with Ms. Ina Mezini.
14 MS. MEZINI: Ina Mezini, DIA staff.
15 MS. KELLY: Susan Kelly, DIA staff.
16 COUNCIL MEMBER BOWMAN: Hi. Aaron Bowman,
17 City Council.
18 BOARD MEMBER GIBBS: Craig Gibbs, board
19 member.
20 BOARD MEMBER FROATS: Todd Froats, board
21 member.
22 BOARD MEMBER CITRANO: Jim Citrano, board
23 member.
24 THE CHAIRWOMAN: Carol Worsham, board
25 member.
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1 John's closed up. They only been there eight
2 months. It's an African-American business, but
3 they will not -- getting a lot of support of
4 patrons. And, you know, to a certain extent,
5 there's some -- some systematic racism there,
6 but at the same time how you cover up that
7 systematic racism is by creating more foot
8 traffic.
9 I keep looking at the Laura Street Trio.
10 I want real attack dogs on Steve Atkins and to
11 getting that project up and running because
12 that project right there, if it was already off
13 the ground and already gone, that business
14 would never have been shut down.
15 Real long I look down the other side.
16 Alex Sifakis bought where -- bought where
17 Scotty's used to be at.
18 Find out -- don't let these developers
19 just buy property and sit on it. Put a time
20 period on these projects, make sure they have
21 the dollars already established, and let's get
22 these projects moving fast.
23 I want to see more cranes, I want to see
24 more -- more bulldozers. The momentum is
25 there. You want to create more economic --
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1 more foot traffic. The housing is coming, I
2 see that. But at the same time, these
3 businesses, they take a chance on the Urban
4 Core, they're benefitting from it because it's
5 a miss-or-hit situation with certain parts of
6 the Urban Core, especially on this side of the
7 bank.

8 And I also want to say that I'm in support
9 of -- of the extension of the Ambassadors
10 program, but one of the things I want to
11 highlight is that -- one thing that I know,
12 they need proper equipment so that these folks
13 can do their job because they busting their
14 butt too hard and they -- and they have too
15 much high turnovership [sic].

16 Just like any other business that doesn't
17 even invest in their people or give them the
18 proper tools so that they can do their job more
19 effectively -- I watch them walk up and down
20 that street, up these streets, and they busting
21 their butt too hard because they're not getting
22 the necessary investment.

23 I believe in working people and I believe
24 that they should be paid fairly and they're
25 given the proper tools.

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1 These -- these two areas concern to me,
2 connect to making a vibrant downtown work.

3 MS. MEZINI: That's time, Mr. Oliver.

4 THE CHAIRWOMAN: Thank you for your
5 comments.

6 Any more public comment?

7 MS. MEZINI: No more public comments.

8 THE CHAIRWOMAN: And you have forms to
9 read into the record.

10 MS. MEZINI: Yes. Pursuant to Section
11 112.3143 of the Florida Statutes, the Form 8B,
12 Memorandum of Voting Conflict, filed during the
13 last meeting must be read publicly at the next
14 meeting, after the form is filed.

15 Pursuant to that requirement, Board Member
16 Oliver Barakat declared a conflict on
17 Resolution 2022-09-02 for the following
18 reasons: CBRE is an advisor to the City's
19 Notice of Disposition for Resolution
20 2022-09-02, and he is an independent contractor
21 to CBRE.

22 Board Member Oliver Barakat also declared
23 a conflict for Resolution 2022-09-08 for the
24 following reasons: Mr. Barakat currently
25 serves on the board of Downtown Vision, Inc.

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1 And, lastly, Board Member Oliver Barakat
2 declared a conflict for Resolution 2022-09-09
3 for the following reasons: Mr. Barakat is
4 currently on the board of Downtown Vision, Inc.

5 And that is the end of Form 8B.

6 THE CHAIRWOMAN: All right. Thank you
7 very much.

8 Our next item is the approval of our
9 minutes. I hope everyone's had a chance to
10 review it. I'm looking for a motion on the
11 minutes.

12 BOARD MEMBER GIBBS: Madam Chair, I move
13 to approve.

14 BOARD MEMBER BARAKAT: Second.

15 THE CHAIRWOMAN: We have a motion and a
16 second.

17 All in favor of the minutes being
18 approved, signify by saying aye.

19 BOARD MEMBERS: Aye.

20 THE CHAIRWOMAN: Thank you.

21 The minutes are approved.

22 Next item on the agenda is our consent
23 agenda for the Community Redevelopment Agency.
24 We have three items on consent. We need a
25 motion to approve the consent agenda.

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1 BOARD MEMBER CITRANO: I'll move to
2 approve.

3 BOARD MEMBER GILLAM: Second.

4 THE CHAIRWOMAN: All right. A motion has
5 been made and seconded.

6 I'll start with Mr. Gibbs. Comments?

7 BOARD MEMBER GIBBS: No comments.

8 THE CHAIRWOMAN: Mr. Froats.

9 BOARD MEMBER FROATS: No comments.

10 THE CHAIRWOMAN: Mr. Citrano.

11 BOARD MEMBER CITRANO: None from me.

12 THE CHAIRWOMAN: Mr. Barakat.

13 BOARD MEMBER BARAKAT: No comments.

14 THE CHAIRWOMAN: Mr. Gillam.

15 BOARD MEMBER GILLAM: No comments.

16 THE CHAIRWOMAN: Thank you.

17 Then we'll go ahead and take a vote. And
18 I think I can -- do I have to -- can I do a
19 voice vote since -- or do I have to go person
20 by person?

21 MR. PAROLA: Madam Chair, who seconded the
22 motion?

23 THE CHAIRWOMAN: Mr. Citrano did. Didn't
24 you?

25 (Simultaneous speaking.)

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1 MR. PAROLA: Mr. Gillam seconded?
 2 THE CHAIRWOMAN: Sorry.
 3 Well, for the record, we'll just go ahead
 4 and do a voice -- person-by-person vote.
 5 Mr. Gibbs.
 6 BOARD MEMBER GIBBS: I'm in favor.
 7 THE CHAIRWOMAN: Mr. Froats.
 8 BOARD MEMBER FROATS: In favor.
 9 THE CHAIRWOMAN: Mr. Citrano.
 10 BOARD MEMBER CITRANO: I'm in favor.
 11 THE CHAIRWOMAN: Mr. Barakat.
 12 BOARD MEMBER BARAKAT: In favor.
 13 THE CHAIRWOMAN: Mr. Gillam.
 14 BOARD MEMBER GILLAM: In favor.
 15 THE CHAIRWOMAN: And I'm also in favor.
 16 The consent agenda passes, and we have
 17 seven [sic] to zero.
 18 Are there any other matters for the CRA --
 19 six to zero, sorry; I can't count -- for the
 20 Community Redevelopment Agency today?
 21 (No response.)
 22 THE CHAIRWOMAN: Seeing none, I'll close
 23 the Community Redevelopment Agency, and we'll
 24 move into the Downtown Investment Authority
 25 meeting.

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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 31st day of October 2022.
 16
 17 _____
 18 Diane M. Tropa
 19 Florida Professional Reporter
 20
 21
 22
 23
 24
 25

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1 (The above proceedings were adjourned at
 2 1:08 p.m.)
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CITY OF JACKSONVILLE
DOWNTOWN INVESTMENT AUTHORITY
BOARD MEETING

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1 THE CHAIRWOMAN: All right. Then we will
2 move into Resolution 2022-10-04, the Jax River
3 Jams event contribution.
4 MS. BOYER: Thank you, Madam Chair.
5 So DVI is here and can address this
6 resolution and the next if you have any
7 questions that you want to hear additionally
8 from them. However, I will just tell you that
9 these are repeats of the contributions we made
10 last year, one for River Jams and one for Sip &
11 Stroll on the Southbank. They were both
12 specifically included in our administrative
13 budget that went to City Council this year for
14 these amounts and approved by City Council. So
15 they have already been authorized uses of the
16 funds.
17 So the River Jams contribution, as we did
18 last year, is to fund a specific music group.
19 I don't know that we have identified who that
20 is yet, but just so it is easier from a
21 disbursement standpoint, we will end up using
22 our funds toward the cost of one particular
23 musical entertainment group for one of the
24 nights at River Jams. And then that receipt is
25 sufficient evidence for us to make the payment.
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1 P R O C E E D I N G S
October 20, 2022 1:08 p.m.
2 - - -
3 THE CHAIRWOMAN: I'll close the Community
4 Redevelopment Agency, and we'll move into the
5 Downtown Investment Authority meeting.
6 The first order of business is the board
7 meeting minutes from September the 21st.
8 Has everyone had a chance to review? And
9 if so, I'm looking for a motion.
10 BOARD MEMBER CITRANO: Move to approve.
11 BOARD MEMBER BARAKAT: Second.
12 THE CHAIRWOMAN: Second by who?
13 BOARD MEMBER BARAKAT: (Indicating.)
14 THE CHAIRWOMAN: Second by Mr. Barakat.
15 Thank you.
16 All in favor of the minutes from
17 September 21st, 2022, of the Downtown
18 Investment Authority board meeting, signify by
19 saying aye.
20 BOARD MEMBERS: Aye.
21 THE CHAIRWOMAN: Thank you.
22 We do not -- do we have one item on the
23 consent agenda or nothing on consent?
24 MS. BOYER: Madam Chair, it's my
25 understanding there is nothing on consent.
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1 And if you have any other questions, you
2 can ask DVI.
3 We're looking forward to doing this again
4 in April and have timed the Riverfront Plaza
5 bid and construction to make sure that it
6 doesn't begin until at least May.
7 BOARD MEMBER GILLAM: Move to approve.
8 BOARD MEMBER GIBBS: I'll second.
9 THE CHAIRWOMAN: Does anyone have any
10 comments on the -- Mr. Barakat.
11 BOARD MEMBER BARAKAT: My only comment is
12 I'm filling out Form 8B for this resolution and
13 the next one.
14 THE CHAIRWOMAN: All right. Thank you.
15 Any -- yes, Mr. Gibbs.
16 BOARD MEMBER GIBBS: Did we get publicity?
17 MS. BOYER: Through the Chair to
18 Mr. Gibbs, I know you asked about this this
19 year. And I know that your request was that --
20 with regard to something on the screen that
21 indicates DIA as a sponsor, et cetera, is part
22 of the request. And I think that that -- I'm
23 seeing nodding heads. So I think that can
24 easily be accommodated, but I --
25 I would agree with you, that that would be
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1 appropriate. And maybe even in that slide, we
 2 can work with Ms. Mezini to make sure that we
 3 provide information about a website or -- where
 4 we have -- people can access our programs and
 5 more information about things that DIA offers
 6 for downtown.
 7 BOARD MEMBER GIBBS: Thank you, Madam
 8 Chair.
 9 THE CHAIRWOMAN: Any other comments or
 10 questions from the board?
 11 BOARD MEMBERS: (No response.)
 12 THE CHAIRWOMAN: I see Mr. Gordon back
 13 there nodding yes, that that can be
 14 accomplished, so thank you.
 15 Seeing no other comments, we'll move to a
 16 vote.
 17 Mr. Gibbs.
 18 BOARD MEMBER GIBBS: I approve.
 19 THE CHAIRWOMAN: Mr. Froats.
 20 BOARD MEMBER FROATS: In favor.
 21 THE CHAIRWOMAN: Mr. Citrano.
 22 BOARD MEMBER CITRANO: In favor.
 23 THE CHAIRWOMAN: Mr. Barakat.
 24 BOARD MEMBER BARAKAT: In favor.
 25 THE CHAIRWOMAN: Mr. Gillam.

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1 BOARD MEMBER GILLAM: In favor.
 2 THE CHAIRWOMAN: And I'm also in favor.
 3 Thank you.
 4 All right. We will move into our Sip &
 5 Stroll contribution. Very like-minded
 6 resolution, 2022-10-05.
 7 Do I have a motion to approve?
 8 BOARD MEMBER GIBBS: Move to approve.
 9 BOARD MEMBER GILLAM: Second.
 10 THE CHAIRWOMAN: Thank you.
 11 It's been moved and approved.
 12 Does anyone have any additional comments
 13 or questions for the staff?
 14 BOARD MEMBERS: (No response.)
 15 THE CHAIRWOMAN: Seeing none, we'll
 16 start --
 17 BOARD MEMBER GILLAM: I don't mean to drag
 18 it out, but I have a question. Can I just -- I
 19 guess it's for Ms. Boyer.
 20 These are all in our upcoming year budget,
 21 correct, these numbers?
 22 MS. BOYER: Correct.
 23 These are in the DIA administrative
 24 budget, marketing, as opposed to the CRA
 25 budget. But, yes, these were specifically

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1 called out in the budget process in
 2 anticipation.
 3 BOARD MEMBER GILLAM: And I assume that
 4 means that you're all in support for DVI and
 5 these are numbers that -- these are requests
 6 that they made, and when we're -- everybody's
 7 comfortable, this is the right amount, that
 8 they -- what they needed from us?
 9 MS. BOYER: Yes. And, in fact, this year,
 10 we actually get one more event for the same
 11 contribution. We reviewed the budget somewhat
 12 at length last year in terms of how much we
 13 were providing for the sponsorship and how much
 14 the cost was of each event. And they have
 15 other sponsors, another named sponsor of the
 16 event. But, together, that was sufficient,
 17 with their assistance and their in-kind
 18 services that they provide, to cover the cost
 19 of those. This year there will be one
 20 additional event for the same amount.
 21 BOARD MEMBER GILLAM: Thank you.
 22 THE CHAIRWOMAN: Just a comment. I've
 23 received lots of comments from folks who
 24 normally don't come downtown on the popularity
 25 of both of these events, but the River Jams and

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1 the Sip & Stroll is getting great press, so I
 2 think it's one of the more important things we
 3 can do to encourage participation downtown. So
 4 thank you.
 5 With that, we have a motion and a second.
 6 I'll move to a vote.
 7 Mr. Gillam.
 8 BOARD MEMBER GILLAM: In favor.
 9 THE CHAIRWOMAN: Mr. Barakat.
 10 BOARD MEMBER BARAKAT: In favor.
 11 THE CHAIRWOMAN: Mr. Citrano.
 12 BOARD MEMBER CITRANO: I'm in favor.
 13 THE CHAIRWOMAN: Mr. Froats.
 14 BOARD MEMBER FROATS: In favor.
 15 THE CHAIRWOMAN: Mr. Gibbs.
 16 BOARD MEMBER GIBBS: I'm in favor.
 17 THE CHAIRWOMAN: And I'm also in favor.
 18 2022-10-05 passes unanimously.
 19 Our next contract -- our next item is a
 20 contract extension for our CEO.
 21 Does she need to step out of the room or
 22 are we -- what's our procedure here?
 23 BOARD MEMBER GILLAM: I don't think we can
 24 ask her to step out of the room.
 25 THE CHAIRWOMAN: I don't know how --

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1 what's the procedure? I'll look to Mr. Sawyer.
 2 MR. SAWYER: John Sawyer, Office of
 3 General Counsel.
 4 The last statement by the -- Mr. Gillam
 5 was correct.
 6 THE CHAIRWOMAN: Great. Then I will look
 7 for a motion on Resolution 2022-10-06.
 8 BOARD MEMBER GIBBS: Madam Chair, this
 9 came before the subcommittee, Governance. And
 10 the Governance Subcommittee highly recommended
 11 that we approve this.
 12 There was a tranche of compliments to the
 13 CEO with regard to the wonderful work she's
 14 done here for the city. And as a consequence,
 15 it was unanimously approved by the Governance
 16 Subcommittee.
 17 THE CHAIRWOMAN: So we do not need a
 18 motion to -- since it came from a committee,
 19 correct?
 20 MS. BOYER: (Nods head.)
 21 THE CHAIRWOMAN: All right. Then we'll
 22 move to board member comments.
 23 Mr. Gillam.
 24 BOARD MEMBER GILLAM: I'd only say it
 25 should be for a longer term, but otherwise I'm
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1 in favor of the motion -- resolution.
 2 THE CHAIRWOMAN: Mr. Barakat.
 3 BOARD MEMBER BARAKAT: I made my comments
 4 at the Governance meeting.
 5 Ms. Boyer has -- I would say has met
 6 expectations. That doesn't sound like a raving
 7 review, but in Ms. Boyer's case we had very
 8 high expectations, so she has met all of them
 9 and so it was an easy conversation -- easy,
 10 quick meeting.
 11 THE CHAIRWOMAN: Mr. Citrano.
 12 BOARD MEMBER CITRANO: I don't have any
 13 comments. I'm in favor.
 14 THE CHAIRWOMAN: Mr. Froats.
 15 BOARD MEMBER FROATS: In favor.
 16 THE CHAIRWOMAN: Anything additional,
 17 Mr. Gibbs?
 18 BOARD MEMBER GIBBS: Nothing additional.
 19 Thank you.
 20 THE CHAIRWOMAN: And I echo the comments
 21 that have already been stated.
 22 I think, Ms. Boyer, you've done an amazing
 23 job, and in particular shepherding the changes
 24 that we've been through in the last three years
 25 with the BID, the CRA, the programs. The
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1 enormous amount of effort and energy that
 2 you've put into elevating the DIA's presence
 3 has not gone unnoticed, and we all do wish it
 4 was for a longer term, so --
 5 Councilman Bowman, any comments?
 6 COUNCIL MEMBER BOWMAN: Thank you, Madam
 7 Chair.
 8 And from the Council perspective,
 9 Ms. Boyer and her staff have just been amazing.
 10 The responsiveness to requests for information,
 11 the way she advocates what you all are doing is
 12 timely and professional, and -- I'd like to
 13 have her back on Council, but I don't think
 14 we're going to get that. But I can tell you
 15 from my perspective, you couldn't have a better
 16 choice and we're very supportive.
 17 THE CHAIRWOMAN: I agree.
 18 You're a great asset to the city and we're
 19 lucky to have you as our CEO.
 20 So, with that, we'll move to a vote.
 21 Mr. Gibbs.
 22 BOARD MEMBER GIBBS: I'm in favor.
 23 THE CHAIRWOMAN: Mr. Froats.
 24 BOARD MEMBER FROATS: Still in favor.
 25 THE CHAIRWOMAN: Mr. Citrano.
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1 BOARD MEMBER CITRANO: I'm in favor.
 2 THE CHAIRWOMAN: Mr. Barakat.
 3 BOARD MEMBER BARAKAT: In favor.
 4 THE CHAIRWOMAN: Mr. Gillam.
 5 BOARD MEMBER GILLAM: In favor.
 6 THE CHAIRWOMAN: And I'm also in favor.
 7 Thank you.
 8 Thank you for your service and all the
 9 things that you do for the city and the
 10 Downtown Investment Authority.
 11 We do have a request for another public
 12 comment, and it is in regard to the item that's
 13 coming up to us on the next -- on our next
 14 agenda item, I believe, so I will go ahead and
 15 allow that.
 16 (Audience member approaches the podium.)
 17 AUDIENCE MEMBER: Good afternoon.
 18 Through the Chair and to the board, Billy
 19 Zeits with Corner Lot Development, 1819 Goodwin
 20 Street, Jacksonville, Florida.
 21 Well, I echo the board's sentiments for
 22 the previous item that you just discussed, and
 23 I wanted to mention the -- on the DPRP
 24 resolution that's going to be before you, that
 25 there's been a lot of discussion about how do
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1 we protect the integrity of the city of
2 Jacksonville by preserving the historic
3 structures.

4 Our firm has worked really hard on finding
5 solutions for that, and we recognize the
6 efforts of the DIA staff in creating the
7 program and applying the program. And I just
8 want to share the sentiment that it's really a
9 business decision from the moment you enter in
10 the contract of trying to preserve a historic
11 structure.

12 If we're looking for a date that is
13 applicable, that date could be the date the
14 application has been filed with the DIA or that
15 date could be the -- the date could be the time
16 the demo permit is issued. We don't really
17 know the integrity of the structure until we
18 get through the demolition and inspection of
19 the building. So having the ability to work
20 with your contractor from demo permit forward
21 through the application process makes a lot of
22 sense in terms of understanding what actions
23 need to be taken to preserve the historic
24 integrity of the structure.

25 So thank you for allowing my time, and I
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1 action that is being offered to you.

2 So what I want to explain for the benefit
3 of the entire board, what this -- what this
4 resolution is and is asking of you, and then
5 give a little background on the conversation
6 yesterday and some of the emails that you have
7 received.

8 In recent months, we have processed a
9 number of historic preservation applications
10 where the applicant began work at their own
11 risk, sometimes before DIA board approval, but
12 on several occasions before City Council
13 approval, which often comes several months
14 after DIA board approval because between the
15 DIA board meeting and the time the documents
16 get filed with City Council, all of the
17 contracts have to be drafted, negotiated,
18 finalized, then it goes to MBRC, which is a
19 couple-of-weeks process, and the City Council
20 process is six weeks.

21 So we heard yesterday that that is kind of
22 averaging around four months, maybe longer,
23 between the time the board approves it and you
24 come out of City Council. It's a minimum of
25 three -- or two-and-a-half.

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1 appreciate the board's review of the item.

2 Thank you.
3 THE CHAIRWOMAN: Thank you very much.

4 All right. At this moment, we'll move
5 into Resolution 2022-10-07, the Carlucci DPRP
6 amendment. We'll send it to the staff and
7 Ms. Boyer for comments and explanation.

8 MS. BOYER: Thank you, Madam Chair.

9 What you have before you -- and Ms. Mezini
10 has on the screen -- I'm looking to see if the
11 copy has been -- it has been substituted in
12 your book, so it's also substituted in your
13 notebook.

14 We took this resolution to SIC yesterday.
15 And while the two members who made up a quorum
16 of the committee voted initially to put the
17 resolution on the table, they voted in
18 opposition to it, but -- not to speak for them;
19 I'll let them speak for themselves. The
20 discussion really was, they wanted to bring the
21 subject to the board as a whole.

22 And so, as a result, I would not take that
23 as a statement of opposition as much as a
24 statement of moving this forward for discussion
25 at the board level and not taking a committee

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1 As a result, in recent council meetings
2 there have been amendments by council members
3 asking for a fixed retroactive date that
4 expenses could be covered, to be sure that this
5 wasn't going back four years or something like
6 -- and picking up expenses that a developer
7 incurred way before they ever even made an
8 application or anything.

9 And that makes sense. There is some date
10 that is a retroactive date that would be
11 appropriate, and those amendments were
12 incorporated and offered by council members.

13 As a result of that conversation that went
14 on at council, there was heightened interest in
15 what was the appropriate retroactivity. And
16 Councilman Carlucci has worked with the Office
17 of General Counsel and has drafted a bill that
18 would amend the guidelines to both programs and
19 would say that -- that no expenses incurred
20 prior to the date of council approval would be
21 eligible for reimbursement.

22 They could be included in the total
23 development cost of the project to make it
24 eligible to meet criteria in the program, et
25 cetera, but they wouldn't be eligible for

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1 reimbursement. So, for example, if you started
2 work on the building and you were doing framing
3 and that happened before it got through council
4 approval, you wouldn't be able to seek
5 reimbursement for any portion of the framing.

6 As to the Historic Preservation Trust Fund
7 guidelines, which only have DIA board approval,
8 at the DIA board approval level it would be no
9 work prior to DIA board approval would be
10 eligible for reimbursement.

11 So that's the concept of where Councilman
12 Carlucci's bill was headed. The actual bill
13 that's attached is even a little bit more
14 restrictive than that, and it -- the language,
15 as drafted, is really a scrivener's error in
16 that it reflected even Historic Preservation
17 Trust Fund matters would have to go to council.
18 That was not his intent, and he has agreed to
19 correct that portion of the bill. And I
20 believe Mr. Sawyer has already drafted that for
21 him.

22 In any event, it was requested that the
23 DIA board weigh in and express their position
24 one way or the other on the appropriateness of
25 this change in the guidelines and what the

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1 appropriate timing would be.

2 The resolution, as I have drafted it, and
3 what I -- what I'm giving you and highlighted
4 here in yellow is -- there are three options
5 for you. Option 1 is that you would recommend
6 as the board that you support the legislation
7 as drafted. The second is that you would
8 recommend the legislation be adopted by
9 council, but with -- or you would recommend
10 denial of the legislation altogether.

11 And the third is that you would recommend
12 support of the legislation, but with the
13 following amendments. And I have given you
14 some draft suggested language for amendments,
15 if you wanted to go along with support, based
16 on the discussion yesterday. And I believe
17 Mr. Kelley has one more that he came into my
18 office with just an hour ago that occurred to
19 him. So if I can share with you those real
20 quickly.

21 In the resolution, the first thing is,
22 delete any reference to the HPRTF guidelines as
23 this program does not require City approval of
24 awards and is final when awarded by DIA. HPRTF
25 guidelines could be revised to allow

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1 reimbursement only for construction incurred
2 after DIA approval. That is the portion that
3 I'm saying Councilman Carlucci has already
4 agreed to. So I think we can assume that that
5 would be accepted, but I think that we have to
6 state it because the copy that we were provided
7 didn't have that in it.

8 Number 2 -- and this was the nature of the
9 discussion yesterday at SIC -- is to limit
10 reimbursement for expenses incurred prior to
11 City Council approval for DPRP programs or DIA
12 board approval for HPRTF programs to expenses
13 incurred after receipt of a complete submission
14 package has been acknowledged by DIA.

15 So, basically, we are saying, no, we think
16 it should not have to wait until council
17 approval or board approval, but we shouldn't be
18 reimbursing things prior to the time they've
19 actually submitted an application package to
20 staff.

21 So once we say, okay, we have an
22 application package in hand -- not that we've
23 processed it or reviewed it; therefore, we're
24 giving them the benefit of the time it takes
25 staff, in the event staff is backlogged,

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1 whatever, they're not having to wait for us.

2 I do think that going retroactive beyond
3 that has some issues as to what do you pick as
4 the date; when they acquired the property four
5 years earlier? You know, I mean, what -- what
6 is the appropriate date if you start going
7 beyond the submission date?

8 And then the next thing I suggested there
9 is modifying the guidelines to -- in the
10 process description to actually require us to
11 do an acknowledgment. So we would do a formal
12 acknowledgment of the date of the submission so
13 that there is a date that triggers that, and we
14 would know what that date is.

15 So that would be, from a staff standpoint,
16 our recommendation of changes in the
17 legislation if you were going to recommend
18 approval of the legislation. You may have
19 others, and I -- if I can defer to Mr. Kelley,
20 I think he has one more recommendation.

21 MR. KELLEY: Thank you, Madam Chair.

22 So it occurs to me, as I was thinking more
23 about this, actually in context of another deal
24 that we were discussing yesterday, that there
25 are certain soft costs that I personally

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1 believe should be made eligible if -- if they
2 are considered by DIA staff to be eligible for
3 funding under the DPRP or the HPRTF program,
4 then they -- they should be allowed to be
5 incurred prior to even the application date.

6 Namely, what I'm talking about are
7 architectural and engineering costs that have
8 been incurred which will be used to inform
9 their construction budget. And so to the
10 extent that they have done that level of due
11 diligence and -- and we typically do allow
12 those as eligible costs, they're eligible for
13 capitalization under the development project,
14 so we -- we typically do include those in the
15 listing of eligible costs in a development
16 project.

17 So to get to that stage, it's a little bit
18 of a chicken-and-egg situation. So they will
19 need to have incurred certain architectural and
20 engineering costs to even be able to submit the
21 application with enough detail to -- to make
22 that application.

23 MS. BOYER: So, Madam Chair, we might
24 include something like soft costs, such as
25 architectural and engineering fees incurred

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1 within 12 months prior to the submission of a
2 complete application, because they -- they
3 would be doing those leading up to the complete
4 application process, but, again, having a
5 cutoff date so something that was a prior
6 version of a design done years earlier wouldn't
7 be reimbursable.

8 THE CHAIRWOMAN: Right. Thank you.

9 So those of us who were at the meeting
10 yesterday, we had this discussion and we felt
11 like it was important to bring it back for
12 everyone's discussion here to -- because it was
13 a -- there were some moving targets there, but
14 I think it's -- we've all received some public
15 comment about the program.

16 And I know it's near and dear to all of
17 our hearts, this historic preservation program.
18 And it's doing great things, sometimes slowly,
19 but indeed doing great things downtown.

20 So I would need a motion first, so -- yes.

21 BOARD MEMBER GILLAM: I have a question
22 before I make the motion.

23 What I really hear you saying with respect
24 to the options you provided, there's really
25 four separate options. They're a part of

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1 Section 2 on the second page. There's three
2 proposed Section 2s. I'm looking at the third
3 Section 2, and within it there are options of
4 things that we might -- would recommend
5 modification.

6 Are you with me, Ms. Boyer?

7 MS. BOYER: I am with you, but I would
8 suggest all of those options on the third
9 Section 2 be incorporated or modified as you
10 see appropriate.

11 BOARD MEMBER GILLAM: And that was my
12 question. It seems to me that all three of
13 the -- the three that are listed there would
14 fit as one --

15 Okay. I would make the motion that we
16 approve the third version of Section 2, or
17 include the --

18 My motion would be to approve Resolution
19 2022-10-07 using the third version of Section 2
20 as outlined by Ms. Boyer without the proposed
21 soft cost 12-month look-back. And my proposal
22 would be -- well, that's the motion.

23 THE CHAIRWOMAN: Do I have a second?

24 And that can be amended after someone
25 seconds it and we discuss it.

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1 BOARD MEMBER BARAKAT: Could you repeat
2 the motion? Sorry.

3 BOARD MEMBER GILLAM: Sure.

4 So the motion would be to approve
5 Resolution 2022-10-07 using the third version
6 of Section 2 that's included in the proposed
7 draft resolution. That would include three
8 items within Section 2 as it's -- proposed
9 modifications to the legislation, which would
10 be deleting any reference to the HPRTF
11 guidelines as this program does not require
12 City Council approval of awards and is final
13 when awarded by DIA. HPRTF guidelines could be
14 revised to allow reimbursement only for
15 construction incurred after DIA approval.

16 And then, two, limit reimbursement for
17 expenses occurred by -- prior to City Council
18 approval of DPRP or DIA board approval for
19 HPRTF to expenses incurred after receipt of a
20 complete submission package has been
21 acknowledged by DIA.

22 And, thirdly, modify the DPRP and HPRTF
23 guidelines to include in the process
24 description a specific acknowledgment by DIA
25 when a complete submission package has been

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1 received.

2 THE CHAIRWOMAN: Is there a second?

3 BOARD MEMBERS: (No response.)

4 THE CHAIRWOMAN: Lacking a second.

5 BOARD MEMBER GIBBS: Madam Chair, may I

6 make a motion?

7 I approve Resolution 2022-10-07, and I

8 would like to include all three, plus the soft

9 costs.

10 It's tough for a developer to decide

11 whether or not to go -- make a development

12 until they kick the tires. And part of kicking

13 the tires is -- Mr. Kelley has highlighted

14 it -- doing an engineering study, architectural

15 study. That aids them in making a decision as

16 to whether or not they're going to invest their

17 money in a particular project.

18 So I think it's important that we have

19 that, with the time limit of 12 months prior to

20 the application being acknowledged.

21 BOARD MEMBER FROATS: I'll second the

22 motion.

23 THE CHAIRWOMAN: All right. So your

24 motion is to recommend approval and -- with

25 using the third option of Section 2, and the

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1 I've got to do lots of things before I make

2 that decision that I want to invest in a hotel

3 on the river, or anywhere else in downtown, and

4 those costs should be reimbursed with a time

5 limit.

6 THE CHAIRWOMAN: Mr. Froats.

7 BOARD MEMBER FROATS: Thank you.

8 I think the goal of this whole program is

9 to foster historic development --

10 redevelopment, right? I mean, that was the

11 problem. We're tearing a lot of things down.

12 It wasn't feasible for developers to do this,

13 so we came up with that program. The program

14 is working, and now we have to fine tune it a

15 little bit, I agree with that.

16 I agree with Mr. Gibbs, but I also would

17 like to -- I have a few questions for the

18 staff. Have you had enough time to actually

19 work with the developers and City Council? I

20 mean, we just added a fourth recommendation in

21 here. Do you need more time to do this is the

22 question.

23 MS. BOYER: Through the Chair to

24 Mr. Froats, if you're asking do we need more

25 time to review Councilman Carlucci's

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1 addition of the soft costs incurred within

2 12 months of the application package being

3 submitted or approved; is that --

4 BOARD MEMBER GIBBS: Twelve months of the

5 acknowledgment of the application being

6 submitted.

7 THE CHAIRWOMAN: All right. Is that

8 clear? Clear as mud?

9 We have a -- do we have a second?

10 BOARD MEMBER CITRANO: So with that

11 motion, are we -- any other costs are

12 noneligible until it's approved by Council?

13 THE CHAIRWOMAN: No.

14 Well, first of all, let's get our rules in

15 order. We have a motion.

16 Do we have a second?

17 BOARD MEMBER FROATS: (Indicating.)

18 THE CHAIRWOMAN: By Mr. Froats.

19 All right. Now we're going to open it up

20 for discussion. I'm going to start with --

21 Mr. Gibbs, did you have anything

22 additional to say?

23 BOARD MEMBER GIBBS: Nothing additional.

24 It's only fair to a developer -- suppose

25 I'm going to put a hotel down on the river.

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1 legislation -- or are you saying, does the

2 application process require -- do we require

3 more time -- further retroactive time for the

4 applicability?

5 BOARD MEMBER FROATS: No, I'm asking if

6 you -- if the staff needs more time to meet

7 with developers to get their feedback, as well

8 as -- I mean, you've already reviewed the --

9 the bill. Do you need more time to meet with

10 developers to get their feedback on what their

11 reaction to that is?

12 MS. BOYER: I don't think so, frankly.

13 We could meet with developers and go out

14 and do a whole -- but it is my belief that the

15 council member is going to submit the

16 legislation at some point, whether we do that

17 or we don't do that.

18 If the board doesn't wish to take a

19 position and wants to just defer to council's

20 action, you could certainly do that, but my

21 sense and the developers that -- we had

22 developers that spoke yesterday. You received

23 correspondence. And pretty consistently, it

24 was either a demo permit or the date a

25 sufficient application was received.

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1 And since we've heard that that date was
2 acceptable -- the email that we received from
3 Mr. Sifakis, a comment we received yesterday, a
4 comment we received today, all indicated the
5 consistency on that. I think that that would
6 be a reasonable compromise. I don't know that
7 City Council will agree with us, but I think
8 that that does provide some reasonable
9 retroactive date, and especially if we include
10 the soft costs that go back beyond that.

11 BOARD MEMBER FROATS: That's my question.

12 I would rather turn it down or I would
13 take your recommendations. And my question
14 was, do you think you would have additional
15 recommendations if you had more time?

16 Mr. Kelley.

17 MR. KELLEY: Through the Chair to
18 Mr. Froats. So I am certain that we would have
19 more recommendations that would probably
20 broaden it and open up more. I think
21 ultimately it's incumbent upon us, and -- and
22 with the information that -- we know the will
23 or the direction that members of City Council
24 have communicated as -- where they would like
25 to see it. So along that continuum, we -- I

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1 legislation, that a consideration needed to be
2 made for certain hard costs.

3 I would like to clarify for this board
4 that we don't include 100 percent of soft
5 costs. Those that we really kind of consider
6 to be pure risk management, which is certainly
7 a prudent business practice but may not add to
8 the value of the building, but it may derisk
9 the project for the developer, namely, market
10 studies, additional -- or appraisals, certain
11 things that a -- third-party costs, some of
12 those things.

13 So, typically, we look at hard costs --
14 I'm sorry, soft costs that are eligible for
15 capitalization, which is even too generic, but
16 those that really feed into the construction
17 budget, such as architecture and engineering,
18 are the two biggest line items that kind of
19 capture the essence of what it is that we're
20 suggesting.

21 BOARD MEMBER FROATS: Thank you.

22 THE CHAIRWOMAN: Mr. Citrano.

23 BOARD MEMBER CITRANO: So I'll be voting
24 to deny the resolution. The only thing I agree
25 with is that we should set a date for which --

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1 think it's incumbent upon us to make a
2 recommendation.

3 We have heard -- I've had continuous
4 communication, you know, going back even before
5 this was an issue, when we have promoted and
6 created the unwritten policy or unwritten
7 procedure that only costs incurred after formal
8 approval -- complete approval would be
9 considered eligible.

10 We've made a couple of exceptions along
11 the way -- I think five in total -- to allow
12 costs incurred after DIA approval were
13 considered eligible. There's one -- one
14 project that was -- that went further back than
15 that, and that's really what kind of opened up
16 this conversation.

17 The idea of allowing certain soft costs to
18 be deemed eligible, regardless of where we
19 establish the point -- or the point of
20 origination for -- I'll just say for hard
21 costs, really came out of a conversation that
22 we were in late yesterday afternoon on a
23 different development that's not even a DPRP
24 program funding. But in talking about that, it
25 occurred to me that, in this case, for this

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1 with the only exception being soft costs that
2 otherwise would be reimbursable. We set a
3 date -- a retroactive date, prior to which
4 costs are noneligible.

5 But I think this is a bad resolution. I
6 think the -- the thought process here, which
7 was discussed yesterday -- I participated in
8 the committee, but I did not vote; I'm not on
9 the committee -- was that if somebody has spent
10 money, and -- and at -- even at risk of not
11 getting the incentive, that -- that means that
12 they didn't need an incentive, and I just think
13 that that's a flawed idea, and --

14 Especially in today's market where you
15 have costs escalating at a huge pace, some
16 developers will choose to go ahead and start
17 work, and that actually saves them money, and
18 so --

19 Council has the ability to either approve
20 an application or not, and we should not
21 penalize anybody if they choose to -- to start
22 work before it gets to council, and so I will
23 be voting to deny this resolution.

24 THE CHAIRWOMAN: Thank you.

25 Mr. Barakat.

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1 BOARD MEMBER BARAKAT: Thank you, Madam
2 Chair.

3 So I think I'm a little confused. So with
4 respect to the Historic Preservation Trust
5 Fund, the way it is written today, if there's
6 a -- let's say there's a million-dollar project
7 and the developer has spent \$100,000 before it
8 becomes -- comes to this board, walk me through
9 the difference between the benefits to the
10 developer and -- as it is currently written,
11 compared to that as it's drafted in our
12 resolution today, using the million
13 dollar -- \$100,000 example.

14 MS. BOYER: So through the Chair to
15 Mr. Barakat, first let's clarify the difference
16 between the DPRP and Historic Preservation
17 Trust Fund. The Historic Preservation Trust
18 Fund is limited to applications of \$100,000 or
19 less, period. So they're usually projects that
20 are nowhere near a million-dollar-value project
21 because the maximum amount they can get under
22 that program is up to \$100,000. Those are
23 small projects where somebody is redoing
24 windows or something like that.

25 The Historic Preservation Trust Fund is a
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1 allowed retroactively. And it really would
2 become a question in Mr. Kelley's review -- if
3 in the process someone had spent \$100,000, we
4 would say to them, this is at risk. And let's
5 say it's \$101,000. So we're going to council.
6 If it was a \$101,000 request and we were going
7 to City Council anyway, we would make a
8 recommendation, you would make a recommendation
9 as a board, it would go to City Council.

10 And at the time it's at City Council, we
11 would be recommending whatever the amount was
12 that had been analyzed and underwritten here,
13 including, potentially, that \$100,000 that had
14 been spent and anything that was spent between
15 the time that it was underwritten and the time
16 it got to council, which may be more than that
17 that is spent in that interim period. But the
18 underwriting amount would be based on the total
19 project cost and the construction budget, not
20 on how much of the construction budget had been
21 spent prior to approval.

22 So what, as initially proposed, the
23 Carlucci amendment was doing, was it was
24 peeling out of that and saying any money spent
25 before Council approval is getting carved out
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1 prefunded pool of money that sits in an
2 account. And in that particular program, using
3 the same evaluation criteria, the DIA board is
4 the final decision-maker on whether you give a
5 \$75,000 award or a \$90,000 award, assuming you
6 have the funds available in that trust fund.

7 The DPRP program is for things where the
8 request is over \$100,000. And so they're
9 requesting more than \$100,000 on any project,
10 whatever that value is, 1 million, 20 million,
11 that -- then it's going through the DPRP
12 program. So the expectation is that you would
13 not have a million-dollar project that was only
14 requesting \$100,000.

15 Now, I can answer your question, if you
16 want, with that hypothetical.

17 BOARD MEMBER BARAKAT: My hypothetical was
18 a million-dollar project and they've already
19 spent \$100,000 prior to the DIA board meeting.
20 What would be the difference in the potential
21 incentive as it is currently written and after
22 this is -- resolution is approved, assuming it
23 does get approved?

24 MS. BOYER: So there is no language in the
25 current guidelines that says it cannot be

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1 and you don't get reimbursement for it.

2 Our recommendation -- or the motion before
3 you that has this third version of Section 2 is
4 simply saying, any money that was spent before
5 you submitted a complete application is not
6 eligible, but once we've done -- you submit a
7 complete application, and that's the basis on
8 which we're underwriting the amount that you're
9 eligible for and what your total construction
10 costs are, then we fix that number, and that
11 number stays all the way through the process.

12 That's what our amendment would do, and
13 allow someone to be reimbursed for that total
14 amount of the costs based on their construction
15 budget from the underwriting going forward.

16 If you go back to your Historic
17 Preservation Trust Fund, the difference in the
18 Historic Preservation Trust Fund is it doesn't
19 ever go to City Council. So in the Carlucci
20 amendment, as proposed, it would be, if there
21 was additional money expended before DIA board
22 approval, that would not be eligible. And as
23 we're proposing it, it still would be eligible.

24 Again, we're fixing the date of a
25 completed application -- or complete submission

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1 package, as opposed to the final date of an
 2 approval in the process to allow -- but we are
 3 clearly -- and I think it's important. We are
 4 advising developers that if they're moving
 5 forward, they're doing so at risk. You don't
 6 have an obligation to approve HPRTF. City
 7 Council doesn't have an obligation to approve a
 8 DPRP. That's a policy choice, and they can
 9 make a decision that the money needs to go
 10 elsewhere, but our underwriting isn't changing
 11 based on that policy decision.

12 BOARD MEMBER BARAKAT: Madam Chairwoman, I
 13 don't know how I'm going to vote on this one.
 14 I wish I was at the meeting yesterday. I think
 15 there's a lot of moving parts here. And I just
 16 think this really needs to be thought through.

17 The email we got this morning from
 18 Mr. Sifakis pertained to timing and timing
 19 kills deals kind of scenario. And I'm also --
 20 you know, I also hear Mr. Citrano's comments
 21 about, you know, developers having to take
 22 appropriate risk, but I think there's -- I
 23 think both sides have valid issues that have
 24 been brought up, and I'm not sure I'm in a
 25 position to make a decision today, so I may

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1 just not vote or ask that we defer this for
 2 further study.

3 THE CHAIRWOMAN: Mr. Gillam.

4 BOARD MEMBER GILLAM: So I am -- I'm
 5 pretty interested to hear what Councilman
 6 Bowman has got to say. I know he's been very
 7 patient listening to us talk.

8 And I'll tell you that I'm going to vote
 9 against it today. I mean, I'll tell you the
 10 reason why, but I -- I could be convinced
 11 otherwise by Councilman Bowman if he tells me a
 12 reason I should change my mind.

13 My initial thought process is this is a
 14 policy issue. I do not think this is going to
 15 be a DPRP issue. I think this is an issue on
 16 these larger projects where the City is asked
 17 to put in millions of dollars on a particular
 18 historic building.

19 Historically, I've always said -- I've
 20 taken the position that these projects are not
 21 going to get done unless the City puts money in
 22 because they're so upside down. We're -- we're
 23 not allowing people to move forward or tear
 24 buildings down because they're historic, and we
 25 want them maintained, and so we're going to put

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1 money in them, but I think the dollars we're
 2 talking about -- at least how all of them are
 3 currently set up, it's a policy issue. And
 4 it's for the Council to make a decision on
 5 that. And what I hear from the Council, from
 6 this conversation is, there's a concern about a
 7 bunch of money being spent, you know, months,
 8 days, maybe years prior to an application and
 9 there's an effort to claw it back or get it
 10 back, and that's not what the program is there
 11 for. The program is there to incentivize work
 12 going forward, not to recoup money going
 13 backwards.

14 So I'm -- you know, I agree with
 15 Mr. Citrano about that. If you want to spend
 16 money at risk, that's fine, but don't look to
 17 us, then, with an expectation that we're going
 18 to give you something, you know, before we've
 19 agreed to do so, and in particular that the
 20 Council has agreed to do so.

21 So, I mean, I -- I want to encourage this
 22 kind of activity, but not recklessly. And in
 23 my mind, if the City Council has got a concern
 24 about the timing of some of these requests and
 25 money being spent, I'm going to take their lead

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1 on that because I think it's a policy issue.

2 THE CHAIRWOMAN: Thank you.

3 Mr. Bowman, we'd love to hear your
 4 comments.

5 COUNCIL MEMBER BOWMAN: Thank you, Madam
 6 Chair.

7 And this is by no means me publicly
 8 disagreeing with one of my colleagues, but I
 9 view my mission here to help you understand the
 10 will of the council, where we're trying to go,
 11 and to give you the best guidance possible.

12 For this particular issue that caused
 13 this -- we got it to where we needed to get and
 14 we made an amendment. It was fully supportive,
 15 and that's how the process should work.

16 My concern, I think echoed by many of your
 17 members, is developers have choices where to
 18 put their money. And it comes with risk, and
 19 we should encourage that at all costs. And we
 20 need to make it easier rather than harder. And
 21 I view this proposal as -- as viewed from the
 22 outside, as another barrier to wanting to
 23 invest in our city, so --

24 I only speak for one council member, but
 25 this won't get my support when it gets to that

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1 place. And that also goes with our philosophy
2 of the City, when we created the DIA, was go
3 out and make our downtown better.

4 And, yeah, we don't like giving you total
5 control, but we don't want to get in your way
6 either. So I think what you've got in place
7 right now with the staff that you've got doing
8 that, and with the -- the variety of the board
9 and the intelligence of the board and their
10 proving that they're doing the right things,
11 I'd leave this one alone.

12 THE CHAIRWOMAN: Thank you.

13 I know we all appreciate your comments and
14 insight.

15 So at this point, are there any other
16 comments?

17 MS. BOYER: Madam Chair, if I could just
18 make one, which is that -- I've heard a couple
19 of comments about this is a policy decision for
20 City Council. And I totally agree with that,
21 but they will ask me what your position is or
22 what your opinion is. I'm hearing it, but I
23 would -- regardless of which way you go, it
24 would be really appreciated if the board takes
25 a position because I think that gives me

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1 the City, that we should be notified through
2 the submission of an application, and that
3 should be the date from which costs become
4 eligible, except for any cost needed to prepare
5 the application or other soft costs that would
6 otherwise be eligible; architectural,
7 engineering fees, environmental studies,
8 whatever that might be.

9 That is fair, that is rational, and I
10 think that gives protection to the City. But
11 if a developer wants to take the risk of
12 spending money to move a project along -- we
13 just heard somebody from the public talk about
14 the delay of these projects getting done. If
15 we wait until it gets all the way to City
16 Council, in today's environment you're likely
17 going to lose some developers because the costs
18 have gone up too much or you're going to go
19 into the next calendar year or even beyond.

20 So I think the date should be -- if you're
21 going to apply for an incentive or if you're
22 going to ask for reimbursement, then make the
23 application. That's the date. And then you're
24 on your own until it gets to council and you
25 get the approval. You are at risk. And as

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1 something to communicate to council and
2 explain. It's much more difficult if you
3 decline to take any position.

4 THE CHAIRWOMAN: Mr. Froats.

5 BOARD MEMBER FROATS: I think what
6 developers want is a set of rules that they can
7 follow and they know what they're going to be
8 reimbursed for and what they're not going to be
9 reimbursed for. And if they know that, they
10 can -- they can then proceed knowing that they
11 have a very good chance of getting that passed.
12 That's what -- they need a little bit of
13 stability, I think.

14 So if there's something in our program
15 that needs to be tweaked and clarified or --
16 which expenses can be covered, which ones
17 can't, that's something for the staff to work
18 with, with City Council, but I think we should
19 move forward with rejecting the bill.

20 BOARD MEMBER CITRANO: Madam Chair?

21 THE CHAIRWOMAN: Yes.

22 BOARD MEMBER CITRANO: Going back to one
23 of my earlier points, I think it is right and
24 fair to the City, that if an applicant --
25 potential applicant is going to seek money from

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1 long as they know that, then that -- that's
2 business.

3 And so I don't know if -- well, I know
4 there's a motion that we need to vote on, but I
5 don't -- I just think that the way -- this
6 thing should just be denied and we make a
7 follow-up recommendation.

8 THE CHAIRWOMAN: Any other comments before
9 we take a vote?

10 BOARD MEMBER BARAKAT: I've got to ask,
11 when is the City Council vote for this? Do we
12 have that date?

13 MS. BOYER: Through the Chair, the
14 legislation has not been filed. So it is,
15 under a normal system, six weeks away.
16 Councilman Carlucci had planned to file it
17 yesterday, and then pending -- was waiting to
18 hear the board's thoughts and the board's
19 position on it.

20 So, I mean, if we don't want to -- and,
21 frankly, I don't think it requires a
22 resolution. I mean, if you were to reject the
23 resolution, even as amended, that essentially
24 said what Board Member Citrano said about
25 having the soft costs retroactive and the

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1 application date be the trigger -- if you were
 2 to reject this as amended and then just express
 3 your thought as to what you would like me to
 4 communicate, that's fine too.

5 THE CHAIRWOMAN: Any other comments?
 6 BOARD MEMBER BARAKAT: Just regarding
 7 Mr. Citrano's suggestion -- I guess this is a
 8 comment for -- or a question for Mr. Kelley.

9 When the application comes before you, how
 10 much work do you expect the developers to have
 11 put forth by then to get to the application
 12 point? I would think that a fair amount of
 13 soft costs have already been -- occurred, and a
 14 lot of the concept is already baked.

15 MR. KELLEY: Through the Chair to Board
 16 Member Barakat, yes, that's absolutely correct.

17 So the application, per se, the package of
 18 information that we receive for a DPRP request
 19 is a lot of work. So, typically, when we --
 20 and within that package, two of the most
 21 critical pieces that we need include a very
 22 detailed construction budget as well as an
 23 operating pro forma because we --

24 As you know, we look at the before tasks
 25 and -- as the first measure of is the funding

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1 even needed. And so looking at that operating
 2 pro forma and -- it spins off, you know, in
 3 reasonableness tests, et cetera. That sets us
 4 up to move into the next stage of looking at
 5 that construction budget, which we need in some
 6 level of detail.

7 And we work closely with the Historic
 8 Preservation section in making the
 9 determination of which category of eligibility
 10 each one of those line items falls under, which
 11 would be beyond difficult -- it would actually
 12 be meaningless, really, for a developer to
 13 submit a construction budget in that level of
 14 detail that wasn't informed by architectural
 15 and engineering and certain other activities,
 16 soft-cost-related activities that would have
 17 occurred prior to that date.

18 BOARD MEMBER BARAKAT: And it seems to me
 19 that -- from the developer's standpoint, it --
 20 that does not include the lenders and maybe
 21 equity partners being on -- involved, but the
 22 go or no-go decision may occur prior -- will
 23 occur prior to meeting with you, correct?

24 MR. KELLEY: Through the Chair to Board
 25 Member Barakat, certainly. I'm sure there's

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1 many no-go decisions that have been reached
 2 prior to coming to our office.

3 I'm trying to think right now if we've had
 4 any pulled out following submission of all that
 5 information. It's very, very few. So by the
 6 time they submit to us, it's -- they've pretty
 7 much made a go decision, conditional on or
 8 subject to all of these approvals and financing
 9 and everything else.

10 They don't have to disclose all of that.
 11 We do look for LOIs to indicate that there is
 12 financing, and we certainly have equity
 13 requirements that are within the deal. But,
 14 typically, by the time it gets to that point,
 15 they -- they're very interested in pursuing
 16 this development activity.

17 BOARD MEMBER BARAKAT: All right.
 18 Thank you.

19 THE CHAIRWOMAN: Any other comments or
 20 questions?

21 BOARD MEMBERS: (No response.)
 22 THE CHAIRWOMAN: All right. We have
 23 before us a motion and a second to approve
 24 resolution 2022-10-07 with a recommendation of
 25 adding the third option of Section 2 with an

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1 additional line item to include some soft
 2 costs.

3 So we've had a lot of discussion, so we'll
 4 go ahead and move to a vote.

5 Mr. Gibbs.

6 BOARD MEMBER GIBBS: In favor.

7 THE CHAIRWOMAN: Mr. Froats.

8 BOARD MEMBER FROATS: I second the motion.
 9 I was in favor of it. But it does sound
 10 to me, through this discussion, that we can't
 11 really define these soft costs yet. And I
 12 think more work needs to be done on what those
 13 costs are to be eligible, so I'm not in favor.

14 THE CHAIRWOMAN: Mr. Citrano.

15 BOARD MEMBER CITRANO: I am not in favor.

16 THE CHAIRWOMAN: Mr. Barakat.

17 BOARD MEMBER BARAKAT: Like I said, I'd
 18 like more study on this, so not in favor.

19 THE CHAIRWOMAN: Mr. Gillam.

20 BOARD MEMBER GILLAM: Opposed.

21 THE CHAIRWOMAN: And I also am opposed, so
 22 the resolution fails.

23 So we now have a discussion to have in
 24 front of us of what action the board would like
 25 for Ms. Boyer -- for us to tell Ms. Boyer to

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1 communicate to the City Council.
2 I think you've heard from the board
3 members. Do we need -- what sort of -- what is
4 our best action for you? I see we have another
5 option to reject -- to recommend to reject the
6 proposed amendment or it could just be a
7 conversation. I'd like to hear some comments.

8 MS. BOYER: Madam Chair, I would love to
9 hear the board's comments. I appreciate the
10 discussion and the thought process going into
11 this.

12 I do want to understand -- if you think
13 that, other than the engineering and
14 architectural costs that are part of the design
15 process, that we should be talking about
16 reimbursing things back prior to the time an
17 application is filed, I'd like to hear more on
18 what you think should be included and how far
19 back we should be going because that will be
20 the area that -- that I don't feel comfortable
21 I have a good recommendation on.

22 THE CHAIRWOMAN: Mr. Froats.

23 BOARD MEMBER FROATS: Ms. Boyer, I think
24 we need that recommendation from your team. I
25 don't think I'm qualified enough to say what

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1 recommendation there, just as it is today when
2 I'm looking at a total development budget and
3 I'm making a determination as to what should be
4 considered eligible and what should not be
5 considered eligible in the calculations -- and
6 that's often followed by a pretty detailed
7 conversation with the developer as to why
8 something is in and why something is out.

9 Sometimes I learn things that I
10 interpreted incorrectly or they understand the
11 rationale why, but we come to that agreement as
12 to what should be included and what should not.

13 I'm using the terms "architectural and
14 engineering" because those are the two easiest
15 to identify and -- and get the focus on really
16 what it is that we're talking about here.

17 So I personally prefer the broader term of
18 soft costs as determined eligible by DIA staff
19 because that's, in fact, exactly what we're
20 doing today.

21 BOARD MEMBER GILLAM: Madam Chair, I would
22 move -- in light of Councilman Bowman's
23 comments and also comments from staff, I would
24 move that we oppose the legislation. I don't
25 like the word "reject" the legislation. I

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1 costs should be included in that. So I think
2 Mr. Kelley is probably the expert on this.

3 MS. BOYER: And our recommendation was
4 that the engineering and architectural fees be
5 included and that we not go back longer than
6 12 months.

7 BOARD MEMBER FROATS: Mr. Kelley, so I
8 asked earlier, do you feel comfortable with all
9 of that, or would you like more time to think
10 about what other costs should be included?

11 Because I've heard some other costs in the
12 discussions that you felt were maybe eligible
13 as well.

14 MR. KELLEY: So through the Chair to
15 Mr. Froats, one of the things that I've heard
16 said here a couple of times today, including
17 from Councilman Bowman, is the latitude that's
18 afforded to the DIA staff in processing these
19 applications, some of the considerations that
20 are made.

21 My recommendation here is -- because no
22 two applications are the same, and so
23 they're -- in some cases, they're -- even what
24 is submitted as architectural and engineering
25 might be different from one to another. So my

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1 don't think this body has the ability to reject
2 legislation from City Council.

3 I would move that we oppose the proposed
4 legislation and allow staff to retain the
5 flexibility they have to evaluate it on a
6 case-by-case basis, what to include and what
7 requests would go to City Council for approval.

8 THE CHAIRWOMAN: Is there a second?

9 BOARD MEMBER CITRANO: Can I just ask one
10 question? Should there be a date set in
11 addition to that?

12 THE CHAIRWOMAN: The staff had recommended
13 a date of the complete application package
14 being submitted to them and deemed sufficient
15 by the staff because sometimes the application,
16 the first time, is not sufficient.

17 BOARD MEMBER CITRANO: Thank you.

18 THE CHAIRWOMAN: Do we have a second on
19 Mr. Gillam's motion?

20 BOARD MEMBER CITRANO: Could you repeat it
21 for me?

22 BOARD MEMBER GILLAM: Simply to oppose the
23 proposed legislation, to allow staff to
24 continue to have flexibility to evaluate it --
25 a project on a case-by-case basis for approval

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1 and recommendation to City Council.
 2 THE CHAIRWOMAN: I'll second.
 3 Any discussion?
 4 Mr. Gibbs.
 5 BOARD MEMBER GIBBS: I would vote it --
 6 probably against that motion. A case-by-case
 7 basis, you're opening yourself up to a can of
 8 worms. And one developer is going to say,
 9 "Well, wait a minute. Developer A got this.
 10 I'm Developer B; I can't get this." Developer
 11 C, "That's too inflexible."
 12 I think I heard Mr. Froats say, developers
 13 like rules, so let's give them some rules.
 14 THE CHAIRWOMAN: Mr. Froats, any comment?
 15 BOARD MEMBER FROATS: Yeah. I mean, I
 16 think we would oppose the resolution, but I
 17 would encourage -- and maybe a question. Did
 18 Mr. Carlucci, when he was drafting his bill,
 19 did he seek your guidance on that at all?
 20 MR. KELLEY: Through the Chair to
 21 Mr. Froats, he did. I sat with Mr. Carlucci,
 22 Councilman Carlucci, in discussing this
 23 conceptually. And Mr. Carlucci specifically
 24 asked that we make sure that the input from the
 25 board was received. He's been very -- trying
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1 to look at this from 360 degrees, knowing that
 2 he doesn't have all of the answers. But given
 3 some of the considerations that came out of a
 4 specific project that came before the City
 5 Council, ultimately, the --
 6 The take-away was something needed to be
 7 incorporated here. He landed on, from the
 8 point of City Council approval forward, which
 9 I'll readily admit has been -- is consistent
 10 with some of the communication that we've
 11 provided to applicants previously.
 12 But I can fully appreciate and understand
 13 the comments that have been brought forth by
 14 the community as well as the members of the
 15 board today.
 16 BOARD MEMBER FROATS: So I think we should
 17 oppose the resolution and I would encourage you
 18 to continue those conversations and include
 19 some of the comments that you've heard today.
 20 THE CHAIRWOMAN: Mr. Citrano.
 21 BOARD MEMBER CITRANO: I think I'm
 22 generally in agreement with Mr. Gillam's
 23 proposal, so no other comments.
 24 THE CHAIRWOMAN: Mr. Barakat.
 25 BOARD MEMBER BARAKAT: I'm going to be in
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1 agreement with the far side of the room. I
 2 think the -- the case by case, I think, does
 3 bother me a little bit to the extent we can
 4 develop more clear, defined guidelines. That's
 5 better for the development community. So I'm
 6 leaning towards not voting in favor.
 7 THE CHAIRWOMAN: Mr. Gillam, do you have
 8 any other comments?
 9 BOARD MEMBER GILLAM: I don't. I mean --
 10 well, I guess I do.
 11 Frankly, the rule makes sense to me too,
 12 but I -- this is an awkward place to be making
 13 rules. You know, committees, you know, build
 14 that kind of recommendation. City Council has
 15 its own rule-making process too. I think in an
 16 open board meeting, trying to develop those set
 17 of rules, it -- this is not the proper venue.
 18 And based on that, I'll be voting in favor of
 19 opposing the proposed legislation.
 20 THE CHAIRWOMAN: So we've got -- any other
 21 comments? Go ahead. Did you have something?
 22 Go ahead.
 23 BOARD MEMBER FROATS: It sounds like we're
 24 all in favor of rejecting the legislation
 25 guideline changes, including Exhibit A. I
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1 think we're all in favor of that. It's the --
 2 beyond that that we are -- we have some
 3 differences on, so I think -- is there a motion
 4 out there now or can I --
 5 THE CHAIRWOMAN: There's a motion on the
 6 floor to -- the resolution -- all we're being
 7 asked to do is give some guidance to City
 8 Council on our position on this resolution to
 9 limit costs, anything -- until City Council --
 10 limit reimbursement until City Council
 11 approval.
 12 So what we have -- our job is to give a
 13 recommendation to Mr. Carlucci, what we feel is
 14 the proper procedure on his resolution.
 15 So right now, we are -- the motion on the
 16 floor is for us to tell him that we are
 17 rejecting his proposed amendment to the
 18 program. That's the resolution. And the --
 19 that was it, and leave it as is, and we hope
 20 that down the road there might be some further
 21 discussion, but the resolution on the floor
 22 that's been seconded is for the board to reject
 23 the amendment to the legislation.
 24 BOARD MEMBER GILLAM: Point of order. I'm
 25 sorry, I want to be clear. My motion is to
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1 oppose the legislation, not to reject it.
 2 THE CHAIRWOMAN: I'm sorry. Our position
 3 is we would oppose the legislation, not to
 4 reject it. I'm sorry.
 5 BOARD MEMBER FROATS: And I'm in favor of
 6 opposing the legislation.
 7 THE CHAIRWOMAN: Do we have any other
 8 comments?
 9 BOARD MEMBER BARAKAT: I'm going to change
 10 my mind. I'm going to also be in favor of it,
 11 with the qualification that I'd like further
 12 discussion and to make a subsequent
 13 recommendation.
 14 THE CHAIRWOMAN: Excellent.
 15 After much discussion, I think we're ready
 16 for a vote.
 17 All right. I'll start with Mr. Gibbs.
 18 BOARD MEMBER GIBBS: I'm not in favor.
 19 THE CHAIRWOMAN: Mr. Froats.
 20 BOARD MEMBER FROATS: Well, I am in favor
 21 of opposing the legislation.
 22 THE CHAIRWOMAN: Mr. Citrano.
 23 BOARD MEMBER CITRANO: I am in favor of
 24 opposing the legislation.
 25 THE CHAIRWOMAN: Mr. Barakat.

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1 BOARD MEMBER BARAKAT: I'm in favor of the
 2 motion.
 3 THE CHAIRWOMAN: Mr. Gillam.
 4 BOARD MEMBER GILLAM: In favor.
 5 THE CHAIRWOMAN: I also am in favor of the
 6 motion. So the motion passes five to one.
 7 Thank you.
 8 Any other discussion on the matter before
 9 we leave this?
 10 BOARD MEMBER BARAKAT: I don't know if a
 11 special meeting is required, but I agree with
 12 Mr. Gillam. This is not the proper venue to be
 13 discussing a detailed policy matter. So I
 14 don't know if we need to make a quick, special
 15 meeting on this because it is an important
 16 issue. We're hearing from a lot of developers.
 17 We have a member of City Council here. So I
 18 would recommend either a special meeting -- I
 19 also plan to sit down with Mr. Kelley and have
 20 a talk with him one-on-one to be better
 21 informed.
 22 THE CHAIRWOMAN: Well, as you said, this
 23 program is really important to us and for
 24 downtown and for our revitalization of
 25 downtown. We want to make sure we get it right

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1 and we don't want to discourage renovation of
 2 our historic buildings, so we want to make sure
 3 we're sensitive to our budgets, but also to our
 4 long-term goal of downtown renovation.
 5 Any other comments to be added to our --
 6 BOARD MEMBERS: (No response.)
 7 THE CHAIRWOMAN: Do we have any other
 8 matters, old business, new business?
 9 MS. BOYER: I do have a CEO briefing when
 10 you get to that part of the agenda.
 11 THE CHAIRWOMAN: Okay. Then I'm going to
 12 close the Downtown Investment Authority meeting
 13 and move on to -- if there's any old business
 14 or new business. If not, I'll turn it over to
 15 you for your CEO briefing.
 16 MS. BOYER: Thank you, Madam Chair.
 17 I do not have the PowerPoint presentation
 18 that we have had in the past, and we will
 19 resume it again next month.
 20 But that brings us to our point -- the
 21 first item on the update, which is that -- you
 22 will recall that we had been asking for
 23 additional staff for some time. We got
 24 authorized for three additional positions, one
 25 of them in the budget, two of them earlier than

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1 that. We have not been able yet to fill those
 2 positions in terms of finding viable candidates
 3 for most of the positions.
 4 And we have -- Mr. Chisholm, as you may
 5 have noticed, has moved to the Office of
 6 General Counsel and is no longer with us. And
 7 Ms. Fetner is no longer with us; she started
 8 with duPont. So, in reality, we are down two
 9 now, rather than being up three, which is why
 10 we don't have the video presentation for this
 11 meeting.
 12 I appreciate Ina stepping in and -- she's
 13 been running the meetings, and Mr. Parola is
 14 doing minutes for us right now in the absence
 15 of other staff. We have some interviews coming
 16 up. But as you could tell, that is only making
 17 it more challenging.
 18 Just a corresponding note -- and this goes
 19 right to Mr. Barakat's point regarding a
 20 special meeting -- is we're also down three
 21 board members. The reason the meeting was
 22 moved to today was to get a quorum. And all
 23 six of you are needed for every board meeting
 24 until we have some new members appointed.
 25 That's by ordinance. It's not a majority of

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1 those serving; it is a six minimum, fixed
2 number.
3 Committees -- at this point, several
4 committees, SIC and REPD, a quorum is two. So
5 we can have a meeting, but I am less
6 comfortable with our consent agenda process
7 when we only have two members attending a
8 meeting and voting. So we'll see how that
9 works.

10 Hopefully, we will have new members
11 appointed soon, but the idea where we were
12 previously seeing three and four members at our
13 committee meetings, it really made it
14 reasonable to use the consent agenda process
15 because we had, in the committee process, been
16 able to vet things like this item.

17 It just may be a couple of months. And it
18 may be that next month, depending on where we
19 are -- and we will discuss this with the
20 chair -- we may not have committee meetings on
21 some items. If I can't get a quorum for a
22 committee, we will just move things directly to
23 the board and we'll go back to our very long
24 board meetings because that may be the only way
25 we can continue to move business through.

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1 So that's what we are -- we're going to
2 try to keep the pipeline open, but it's going
3 to be important for us to get those positions
4 filled.

5 There's one council appointee right now
6 and two open mayoral appointees. And in
7 addition to that, Mr. Froats has graciously
8 agreed to move into Mr. Gibbs status, which is,
9 both of them are serving until an
10 appointment -- another person is appointed to
11 serve in their slot, but they are not standing
12 for reappointment. So we now have, frankly,
13 two additional positions as well, beyond those.

14 So it will be a -- many new faces that we
15 will be training on both staff and at the board
16 level to get up to speed.

17 The next thing is that our CRA audit for
18 the year was completed. That's a good thing.
19 This is the Carr, Riggs & Ingram audit that
20 they do of the entire City and they do of the
21 CRA. It was later than we would like, later
22 than the scheduled date, but much better than
23 last year. And we are getting closer to the
24 balance sheet type of information that
25 Mr. Froats would like to see.

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1 We are not there yet. But as we work on
2 it, we continue to uncover issues. You'll
3 recall we had the W.A. Knight loan come to the
4 board a couple of months ago, that we didn't
5 know it existed. It was an old JEDC loan
6 issued in 1998. It is -- as we researched it,
7 we have determined that it was a Downtown
8 Economic Development Fund, so it's not a CRA.
9 We had initially reported it as a CRA.

10 But it's those types of things that we're
11 trying to get straight in the CRA audits that
12 are a lot of old information that we just
13 really didn't have access to and that we are --
14 but we're getting there. We're getting closer
15 each time. And that's working well with the
16 Accounting Department and the Finance
17 Department to try to narrow down those issues.

18 We have some pending legislation that's
19 been pending for a while on investment pool
20 earning appropriations that you voted on months
21 ago which the council auditors raised a
22 question about because they think there's some
23 old information that didn't carry over
24 properly.

25 We may be bringing back to you revised
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1 budget amendments on those and cleaning those
2 up because once we all agree on whatever number
3 they say is the real number, we may be having
4 to change the numbers that we had in our
5 records. So we'll let you know about that.
6 Ultimately, I want to rely on the board action
7 being consistent with what we take to City
8 Council.

9 As far as project updates go, we are very
10 close to having final Iguana documents on the
11 revised disposition package that you approved
12 and the revised term sheet that you approved.
13 So our hope is that -- to have those to MBRC
14 filing next week and then be able to file them
15 with City Council, I believe, November 14th, or
16 somewhere around there is our filing date with
17 City Council.

18 We have a first draft on the MOSH revised
19 documents. And American Lions is waiting in
20 line, not entirely patiently. They have been
21 emailing Mr. Kelley about, "Why haven't we
22 heard from you?" And we're like, "We're
23 getting there."

24 I'll remind you that the Iguana
25 documents -- Mr. Sawyer can tell me. I think
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1 we're at 600 pages, or something or the other,
 2 that we've been going over in the last couple
 3 of meetings. So it's painful.
 4 We have -- in addition to the financial
 5 bills -- and one of them is on an MPS true-up.
 6 So one of those -- the legislation pending on
 7 the MPS true-up is good news for us in that not
 8 only do we have the cost savings from
 9 operations that we incurred on that, the
 10 original legislation going through City Council
 11 authorized up to \$33 million of bonds, I think
 12 33.5; and 28- was issued -- 28-something rather
 13 than 29- was issued to pay off the old debt, so
 14 it was lower than projected.
 15 And in addition to that, we had a transfer
 16 of reserves that had been held by the bond
 17 trustee that came over to us. So the
 18 additional 4 million that we were authorized to
 19 borrow, thought we would have to borrow to put
 20 into capital reserves, we didn't have to
 21 borrow. We were able to use it -- do it
 22 through a transfer of cash, so we don't have to
 23 pay debt service on that additional 4 million.
 24 It reduces that obligation of the City to
 25 borrow the additional money. So that's going

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1 through council right now.
 2 We also have the appropriation of funds
 3 for the Church and Hogan DPRP historic
 4 renovation project. It's nearing completion,
 5 so now it's time to appropriate the money to be
 6 able to pay the developer, because they get
 7 paid when they complete.
 8 The W.A. Knight loan modification is going
 9 through. And the CNB, which is the kind of
 10 accompanying project on the old Independent
 11 Life building, the historic project, around
 12 that, that legislation has also been filed with
 13 City Council and is going through the City
 14 Council process.
 15 The Fincantieri REV Grant documents have
 16 been drafted. Interestingly, we were getting
 17 all ready to file those with City Council and
 18 Mr. Sawyer brought to my attention that under
 19 the new BID Plan, since they comply with the
 20 terms of the updated BID Plan and the PIP and
 21 there's no waiver required, I don't think it
 22 has to go to City Council. And so board
 23 approval alone is fine and, hopefully, we can
 24 just execute those.

25 The one thing I do have to talk to him
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1 about, it may have to come back to you next
 2 month for execution authority because I don't
 3 know that we had that in the original
 4 resolution, which was before the BID Plan
 5 changed. One way or the other, that one
 6 doesn't need to go to City Council, so we'll be
 7 able to move that more quickly. Worst case,
 8 it's next month's board meeting. Maybe we can
 9 just execute them in the meantime, so that's
 10 good, streamlining something that we can
 11 acknowledge.
 12 A couple other things going on. The USS
 13 ORLECK, there is a possibility -- a likelihood,
 14 in fact, that we will be taking something to
 15 City Council without a board resolution or
 16 action, which is to allow the ORLECK to -- a
 17 temporary construction easement, to allow
 18 installation of the dolphins and other mooring
 19 details associated with the relocation to
 20 Pier 1 prior to the time we have a fully
 21 approved modified license agreement.
 22 So as we told you before, there are
 23 multiple terms of the agreement that we will be
 24 changing, and those will require board approval
 25 and City Council approval. Again, we're

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1 looking at a process that was going to take
 2 several months. In order to expedite their
 3 relocation to Pier 1, we may go straight to
 4 City Council with a temporary construction
 5 easement to allow them to start getting the
 6 moorings installed while we're going through
 7 this other process so that we don't delay that
 8 process.
 9 From a parking standpoint, there are
 10 multiple parking items that have risen to the
 11 surface. So one of them is that, the council
 12 auditors did an audit of the Office of Public
 13 Parking. This was conducted over the last
 14 year. They have now completed it and they have
 15 a draft report completed. I have not reviewed
 16 it; it just came out yesterday. It's internal
 17 at this point, and -- for us to comment on,
 18 respond to. We'll get back to them, but I want
 19 to let you know that that is something you
 20 should expect in the next month or so.
 21 In addition, you probably have seen the --
 22 Twitter and the issues that have been floating
 23 around regarding the signage associated with
 24 the parking at the Ed Ball garage and the costs
 25 that the board discussed and approved to

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1 essentially penalize someone who parks longer
2 than the time needed to just do business in the
3 building.

4 The idea is that we have mostly monthly
5 parking there for City employees and we hold
6 out some spaces for -- again, it's primarily
7 developers or people doing business in Ed Ball
8 who have to pick up a permit or drop off a set
9 of plans or drop off a bid package. And these
10 are short-term, in-and-out type of activities
11 that we want to accommodate in that garage.

12 If people park longer than -- I think it's
13 three hours, it becomes a \$50 charge. And that
14 is to discourage that activity. And it's
15 posted, but we may make modifications to that
16 signage to make it more clear. We've already
17 modified the signage once. And, I mean, we can
18 make big notices to let everybody know, don't
19 stay here a long time; this is short time for
20 business within the building. It is not
21 intended to replace employee parking or parking
22 for other buildings in downtown. It is not
23 truly a public parking facility for that
24 purpose.

25 We also have several other parking items
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1 on the agenda, but this -- that one that I just
2 referred to came up in the TEU Committee at
3 City Council and I've been asked to make a
4 presentation in a couple of weeks to the
5 committee on it, so that -- that continues.

6 And we do not yet have our parking
7 strategy person either, so that's -- that
8 continues to be part of that.

9 And I'm looking to see -- I think I've got
10 all the items that -- oh, the Trio update that
11 Mr. Barakat always asks me for.

12 The Trio update, at this point, is that
13 Mr. Kelley has a package of documentation to
14 review. I don't know if Mr. Kelley can tell
15 you whether -- based on our prior discussion
16 today, if that package is complete or whether
17 it is not yet complete, but we are going to be
18 going through that information and be able to
19 evaluate whether there is an additional gap,
20 whether REV Grants are available, what other
21 types of opportunities would be available for
22 that project, hopefully, in the next month.

23 Again, the focus has been on getting the
24 Iguana, MOSH, and American Lions done and this
25 other legislation. He may have a greater

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1 update on the status.

2 MR. KELLEY: Thank you, CEO Boyer.

3 So, yes, I have to say that Mr. Atkins has
4 been very forthcoming with providing whatever
5 information that's been requested as it relates
6 to the Trio. It's a substantially different
7 package than what we had approved previously.
8 Although, it's -- it appears to be a complete
9 package, including letters of interest from
10 different finance sources, detailed
11 construction budgets, very similar to what I've
12 utilized previously.

13 I have not yet met with the Historic
14 Preservation section. There are some unique
15 considerations given the two different uses of
16 two different properties within the overall
17 project, so it's -- it's still kind of at a
18 high level, but I spoke with Mr. Atkins via
19 email earlier today and gave him my commitment
20 that it's going to get my attention in -- it's
21 near the top of the list, if not the top of the
22 list. So, hopefully, we'll have that before
23 the committees and boards of DIA very soon.

24 MS. BOYER: And that's our update for the
25 month.

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1 THE CHAIRWOMAN: Well, I could tell the
2 workload is increasing. And the fact that your
3 staff level is down, I know you all are working
4 over time and it's not going unnoticed. And I
5 could imagine the stress level is very high, so
6 I hope that we find some candidates for the
7 open positions soon, as well as the parking. I
8 know the parking has been at the top of the
9 news over the last week or so, so thank you.

10 And thank you, Councilman Bowman, for
11 being here. We appreciate your comments and
12 input. I think it was very helpful.

13 Does anyone else have any other comments
14 or thoughts?

15 (No response.)

16 THE CHAIRWOMAN: If not, we will stand
17 adjourned.

18 (The foregoing proceedings were adjourned
19 at 3:25 p.m.)

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1 CERTIFICATE OF REPORTER

2

3 STATE OF FLORIDA)

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4 COUNTY OF DUVAL)

5

6

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

12

13

14

15 DATED this 31st day of October 2022.

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Diane M. Tropa
Florida Professional Reporter

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