Comm	nunity Redevelopment Agency	T	Uncertified Condensed Copy
			3
		1	BOARD MEMBER WOHLERS: Scott Wohlers,
	CITY OF JACKSONVILLE	2	board member.
	COMMUNITY REDEVELOPMENT AGENCY	3	BOARD MEMBER HEAVENER: Micah Heavener,
	BOARD MEETING	4	board member.
		5	BOARD MEMBER FETNER: Sondra Fetner, board
		6	member.
	Proceedings held on Wednesday, July 17, 2024,	7	MS. DILLARD: Joelle Dillard, Office of
	commencing at 2:01 p.m., Jacksonville Public/Main	8	General Counsel.
	Library, Multipurpose Room, 303 North Laura Street,	9	MS. HILL: Ava Hill, DIA staff.
	Jacksonville, Florida, before Diane M. Tropia, FPR, a	-	-
	Notary Public in and for the State of Florida at Large.	10	THE CHAIRMAN: Thank you. And welcome
		11	again, everyone.
	BOARD MEMBERS PRESENT:	12	Any public comments, Ava?
	PATRICK KRECHOWSKI, Chair.	13	MS. HILL: There are no public comments.
	SONDRA FETNER, Board Member. SCOTT WOHLERS, Board Member.	14	THE CHAIRMAN: Anyone here who would like
	JIM CITRANO, Board Member. MICAH HEAVENER, Board Member. MELINDA B. POWERS, Board Member.	15	to address the board, now would be the time.
		16	You can come on up and fill a sheet later.
	ALSO PRESENT: LORI BOYER, DIA, Chief Executive Officer.	17	AUDIENCE MEMBERS: (No response.)
	GUY PAROLA, DIA, OHIET EXecutive Officer. GUY PAROLA, DIA, Operations Manager. STEVE KELLEY, DIA, Director of Development.	18	THE CHAIRMAN: Seeing none, we're going to
	RAUL ARIAS, City Council Liaison. INA MEZINI, Strategic Initiatives Coordinator.	19	move into our Community Redevelopment Agency
	SHERI WEBBER, DIA, Marketing & Communications. ALLAN DEVAULT, DIA, Project Manager.	20	meeting.
	JOELLE DILLARD, Office of General Counsel. AVA HILL, Administrative Assistant.	21	Just so everybody here knows, we're going
	,	22	to move Resolution 2024-07-01, which is down in
		23	Section 4 of the meeting, 4B, we're going to
		24	move that up to the Community Redevelopment
	Diang M. Tropia , Inc., Post Office Box 2575 , Jacksonville , FL 52205 (904) 821-0500	25	Agency portion of the meeting.
			Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
			(904) 821-0300
	2		4
1	PROCEEDINGS	1	And I do have a voting conflict. Ava has
	July 17, 2024 2:01 p.m.	2	got my 8B form. So I'll address that when that
2		3	matter comes up. We'll take it after Item 3E.
3	THE CHAIRMAN: Good afternoon.	4	So for now we'll go to the Community
4	We're going to call to order this meeting	5	Redevelopment Agency meeting minutes of
5	of the Downtown Investment Authority board. It	6	June 28, 2024.
6	is Wednesday, July 17, at 2:01 p.m.	7	Could I have a motion to approve, please?
7	And if you could, please rise and join me	8	BOARD MEMBER CITRANO: Move to approve.
8	in the Pledge of Allegiance.	9	BOARD MEMBER HEAVENER: Second.
9	(Recitation of the Pledge of Allegiance.)	10	THE CHAIRMAN: Any discussion? Any
10	THE CHAIRMAN: Thank you.	11	corrections?
11	Appreciate everybody being here. We'll	12	BOARD MEMBERS: (No response.)
12	start with our introductions to my left.	13	THE CHAIRMAN: All right. All in favor of
13	Mr. DeVault.		approving the June 28, 2024, Community
14	MR. DEVAULT: Allan DeVault, project	14	
15	manager, DIA.	15	Redevelopment Agency meeting minutes, say aye.
16	MR. PAROLA: Guy Parola, DIA.	16	BOARD MEMBERS: Aye.
17	MR. KELLEY: Steve Kelley, director of	17	THE CHAIRMAN: Any opposed?
18	downtown real estate development, DIA.	18	BOARD MEMBERS: (No response.)
19	MS. BOYER: Lori Boyer, CEO.	19	THE CHAIRMAN: So that passes.
20	BOARD MEMBER CITRANO: Jim Citrano, board	20	Moving on, now, to the resolution
21	member.	21	Item 3C, Resolution 2024-07-02, the Trio.
22	BOARD MEMBER POWERS: Melinda B. Powers,	22	Ms. Boyer.
23	board member.	23	MS. BOYER: Mr. Chairman, I believe that
24	THE CHAIRMAN: Patrick Krechowski, board	24	all of those items are on the consent agenda.
25	member.	25	THE CHAIRMAN: Okay. I had printed out a
	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
	(904) 821-0300		(904) 821-0300
		1	(007) 021 0000

Comm	r Jacksonville nunity Redevelopment Agency		Uncertified Condensed Copy
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1	previous version of the agenda, so I don't have	1	budget transfer maybe last fiscal year for it.
2	some of these notations. I'll move that over	2	We've gotten the low bids in and,
3	there now.	3	unfortunately, it requires another \$80,000, so
4	All right. So Item 3C, the consent	4	that's what that's what this will do.
5	agenda, we have Resolution 2024-07-02, the	5	THE CHAIRMAN: Okay. Thank you.
6	Trio; Resolution 2024-07-03, 10 South Newnan	6	I took a drove by and took a look at
_	facade; Resolution 2024-07-05, Related	7	these, so it would be nice to get these down.
7	allocation.		· · ·
8		8	They are pretty rough looking.
9	Can I have a motion, please, on the	9	So 2024-07-04 is before us.
10	consent agenda?	10	Do I hear a motion?
11	BOARD MEMBER WOHLERS: Move to approve.	11	BOARD MEMBER CITRANO: Move to approve.
12	BOARD MEMBER CITRANO: Second.	12	BOARD MEMBER HEAVENER: Second.
13	THE CHAIRMAN: Anybody need to pull	13	THE CHAIRMAN: Any questions or comments
14	anything or have any questions?	14	of staff or anyone else regarding this?
15	MR. KELLEY: Mr. Chair, I'll just note,	15	BOARD MEMBER POWERS: I had a question.
16	the Related allocation has a highlight where	16	THE CHAIRMAN: Go ahead.
17	the scrivener's error has been corrected for	17	BOARD MEMBER POWERS: I just wanted to
18	the benefit of those who were in the committee	18	know how we underestimated by that much.
19	meeting.	19	Can you give me any information on the
20	THE CHAIRMAN: Thank you, Mr. Kelley.	20	difference?
21	Anything else?	21	MR. PAROLA: Sure. Absolutely.
22	BOARD MEMBERS: (No response.)	22	Estimating is incredibly rough nowadays.
23	THE CHAIRMAN: Seeing nothing, we'll take	23	So we take a best guess from an opinion of
24	a roll call vote.	24	probable costs, and that's what you base the
25	Mr. Citrano.	25	original transfer on. When they came in, they
	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
	(904) 821-0300		(904) 821-0300
	6		8
1	BOARD MEMBER CITRANO: I'm in favor.	1	-
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2	THE CHAIRMAN: Ms. Powers.	1 2 3	were higher. We get our costs from Municipal Code Compliance, their consultant. And so it
2 3	THE CHAIRMAN: Ms. Powers. BOARD MEMBER POWERS: In favor.	3	were higher. We get our costs from Municipal Code Compliance, their consultant. And so it was just one of those things.
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City of Jacksonville

July 17, 2024

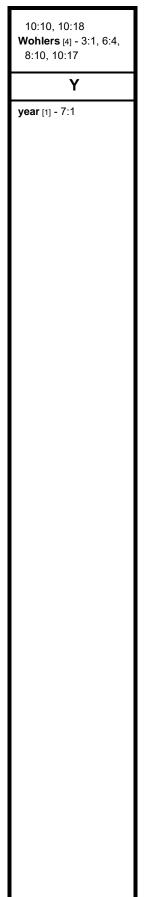
City of Jacl			July 17, 2024
Community	/ Redevelopment Agency 9		Uncertified Condensed Copy 11
1	And so it's my understanding that given	1	And that, unless I'm missing anything, is
2	all that, I still vote or don't vote? We were	2	the conclusion of our Community Redevelopment
3	moving it around here.	3	Agency meeting.
4	MS. DILLARD: You may vote.	4	(The foregoing proceedings were adjourned
5	THE CHAIRMAN: Okay. Thank you.	5	at 2:12 p.m.)
6	So I think I'm going to send it to Steve,	6	
7	correct, on this one?	7	
8	MS. BOYER: Thank you, Mr. Chairman.	8	
9	So this matter was heard in SIC. It did	9	
10	have an amendment. And if you will look on	10	
11	Exhibit A of the resolution, it did pass	11	
12	unanimously, but the highlighted number is an	12	
13	amendment. We were making the term sheet	13	
14	consistent with the staff report, which had	14	
15	a which had a	15	
16	(Microphone failure.)	16	
17	MS. BOYER: I lost my mic. There we go.	17	
18	which had an incorrect number in it,	18 10	
19	but	19 20	
20	I think Mr. Kelley can go through the	20 21	
21	entire underwriting analysis, but you did have a unanimous vote. The amendment forced it to	21 22	
22 23	not be on the consent agenda, but it's up to	22 23	
23	you whether you want a full presentation or you	23 24	
24	just want to answer questions.	24 25	
23	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203	23	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
	(904) 821-0300		(904) 821-0300
	10		12
1	THE CHAIRMAN: Let's just see if anybody	1	CERTIFICATE OF REPORTER
2	has any questions based on what they have seen	•	
3	in the packet in that quick update from the	2	
4	CEO.	3	STATE OF FLORIDA)
5	Any questions for Steve or staff?)
6	BOARD MEMBERS: (No response.)	4	COUNTY OF DUVAL)
7	THE CHAIRMAN: All right. Seeing none,	5	
8	I'll entertain a motion on 2024-07-01.	6 7	I, Diane M. Tropia, Florida Professional
9	BOARD MEMBER POWERS: I move to approve.	8	Reporter, certify that I was authorized to and did
10	BOARD MEMBER WOHLERS: Second.	9	stenographically report the foregoing proceedings and
11	THE CHAIRMAN: All right. Thanks,	10	that the transcript is a true and complete record of my
12	everybody.	11	stenographic notes.
13 14	Mr. Citrano, how do you vote? BOARD MEMBER CITRANO: I'm in favor.	12 13	
14	THE CHAIRMAN: Ms. Powers.	14	
16	BOARD MEMBER POWERS: In favor.	15	DATED this 28th day of July 2024.
17	THE CHAIRMAN: Mr. Wohlers.	16	
18	BOARD MEMBER WOHLERS: In favor.	17 18	Diane M. Tropia
19	THE CHAIRMAN: Mr. Heavener.	10	Florida Professional Reporter
20	BOARD MEMBER HEAVENER: In favor.	19	
21	THE CHAIRMAN: And Ms. Fetner.	20	
22	BOARD MEMBER FETNER: Favor.	21	
23	THE CHAIRMAN: And I, too, am in favor.	22	
24	So Resolution 2024-07-01 passes	23 24	
25	unanimously.	24 25	
	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203	-	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
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		1	So we'll move to our CEO monthly update.
	CITY OF JACKSONVILLE	2	Ms. Boyer.
	DOWNTOWN INVESTMENT AUTHORITY	3	MS. BOYER: Thank you, Mr. Chairman.
	BOARD MEETING	4	First, let me start by welcoming Council
		5	Member Arias. He is our new Council liaison to
		6	the committee, and we're very excited to have
	Proceedings held on Wednesday, July 17, 2024,	7	him. I know Mr. DeVault has already been
	commencing at 2:12 p.m., Jacksonville Public/Main	8	leaning on him for advice and help with some of
	Library, Multipurpose Room, 303 North Laura Street,	9	the restaurant projects and architectural
	Jacksonville, Florida, before Diane M. Tropia, FPR, a	-	services, but we're really grateful to have him
	Notary Public in and for the State of Florida at Large.	10	
		11	here.
	BOARD MEMBERS PRESENT:	12	I will also share that the meetings are
	PATRICK KRECHOWSKI, Chair. SONDRA FETNER, Board Member.	13	not usually this short. We did have a workshop
	SCOTT WOHLERS, Board Member. JIM CITRANO, Board Member.	14	earlier in the month, and we also had the SIC,
	MICAH HEAVENER, Board Member. MELINDA B. POWERS, Board Member.	15	Strategic Implementation Committee, meeting
	ALSO PRESENT:	16	which addressed these matters before today.
	LORI BOYER, DIA, Chief Executive Officer.	17	We have another workshop scheduled for the
	GUY PAROLA, DIA, Operations Manager. STEVE KELLEY, DIA, Director of Development.	18	24th, which I'll bring up in my CEO briefing.
	RAUL ARIAS, City Council Liaison. INA MEZINI, Strategic Initiatives Coordinator.	19	So a lot of the work this month is being done
	SHERI WEBBER, DIA, Marketing & Communications. ALLAN DEVAULT, DIA, Project Manager.	20	in those workshops. I do not expect August to
	JOELLE DILLARD, Office of General Counsel. AVA HILL, Administrative Assistant.	21	be as light based on what I already have in the
		22	pipeline for the August meeting.
		23	So we are not going to do the we have
		24	one slide, I believe, Ava, on the slide
		25	presentation. And this is also because so
	Diang M. Tropia, Inc., Post Office Box 2375, Jacksonville, fL 32203 (904) 821-0500		Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
			(904) 821-0300
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1	P R O C E E D I N G S	1	we usually do a slide presentation, Council
1 ·	July 17, 2024 2:12 p.m.	2	Member, of projects under construction and what
2		2	
3	THE CHAIRMAN: We will now go into the	4	the stages of development are. Our July
4	Downtown Investment Authority portion of our	-	meeting June meeting got moved to the 28th,
5	meeting. And the first thing there on the	5	so with only a couple of weeks between that
6	agenda is our June 28, 2024, Downtown	Ŭ	meeting and now, I only added one slide, which
7	Investment Authority board meeting minutes for	7	is I did not have a picture of the vertical
8	approval.	8	construction at RiversEdge last month, and I
9	BOARD MEMBER HEAVENER: Move to approve.	9	wanted you to be able to see that there are
10	BOARD MEMBER WOHLERS: Second.	10	walls going up, and we do have vertical
11	THE CHAIRMAN: Anybody, questions,	11	construction at RiversEdge on the residential
12	corrections? Anybody notice anything?	12	units there.
13	BOARD MEMBERS: (No response.)	13	So that is available to us.
14	THE CHAIRMAN: Seeing none, we will take a	14	And then let me start with our report. So
15	vote.	15	first starting with the special committee on
16	All in favor of approving the	16	downtown, there is a meeting scheduled for
17	June 28, 2024, DIA board meeting minutes,	17	Monday, the 22nd, from 10:00 to 12:00 in
18	signify by saying aye.	18	Council Chambers. You are all, of course,
19	BOARD MEMBERS: Aye.	19	invited, and would love to have you present if
20	THE CHAIRMAN: Any opposed?	20	you can be.
21	BOARD MEMBERS: (No response.)	21	The agenda includes three different
22	THE CHAIRMAN: So those pass unanimously.	22	topics. One is current projects, updates,
23	I don't see anything under Old Business,	23	five-year plan, and budget. So I know the
23	which is hard to believe. I don't see anything	24	Council auditors are presenting on that.
24 25	under New Business, which is hard to believe.	25	I will be reaching out to Council Member
	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
1			(904) 821-0300
	(904) 821-0300		

 Carrico this afternoon, later, to see if Carrico this afternoon, later, to see if The other thing, I think, Board Member Heavener mem thike from us, in additon to information we have previously provided. At the mount that regard. I did send all the Council members that mem that you received last week for the workshop which has some budgetary information and direction in it. So that may also be the basis for the discussion. To the Trio. Again, I have not been asked to provide anything beyond our resolution which we the ave provided to them. Mr. Kelley will be out; so he will not be available for, you know, so hew will not be available for, you know, which I to hark has that that sugard. Conversion. So those are the three topics on the: that the ywill be taking up. Duen M. Troisi, Inc., Feed Offees Box 275, Jacksonwille, FL 32203 (more threadly for a Strategic Implementation of the soversing in direction and the direction and the direction and the source on the: that the ywill be taking up. Duen M. Troisi, Inc., Feed Offees Box 275, Jacksonwille, FL 32203 (more any that back to you in early were vorking on that Scover. the day on a duar a from City Hall to the the day and bagen in particular, both our workshop and the advers the were as a split for in the soure programs. the the committee will want the day on a floan and Lawar from City Hall to the were as any floan in particular, both our workshop and the advers that we have the special or an investment tow of sources, you know, the idea of looking at Hoes and that we have? tho day and and proces, you know, tho the				_
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18 engagement meetings for the projection tower18 work on signal devices for conversion of	16	From a perspective of professional service	16	underground, just at night where you can't see
	17	· · · · · ·	17	
40 design And once we finish these which I'm 40 traffic	18		18	-
	19	design. And once we finish those, which I'm	19	traffic.
20hoping will happen in the month of July, later20And Baker Design has the Phase 2 scope	20			•
21in the month of July, we will then maybe21underway. The kickoff meeting was held. We	21			
22early August then we will move to the22still anticipate the ability to move to	22		22	
23Riverfront Plaza restaurant.23construction for Phase 2 immediately upon	23		23	
24So we have to finish this, get this24completion of Phase 1. So our goal is it's a	24		24	
25 underway, and then the next one in line will be 25 seamless and continuous process. And you'll	25	underway, and then the next one in line will be	25	seamless and continuous process. And you'll
Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 3220	20			
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	f Jacksonville		July 17, 2024
Down	town Investment Authority 13		Uncertified Condensed Copy 15
1	recall, Phase 2 is where we, in select box,	1	And Riverfront Plaza. The bulkhead
2	expand the sidewalk, add landscaping, move	2	project is moving ahead on schedule, and the
3	curbs. But we will have already converted the	3	piles have been installed for the park services
4	traffic. That's part of the Phase 1.	4	building, and they are now preparing that site
5	Okay. Hogan Street design. This is the	5	for foundation work.
6	Emerald Trail segment as well as streetscape on	6	And RiversEdge, we have finally UCC,
7	the other side. We had a meeting with the	7	who is the contractor who is doing the
8	design team and Public Works last week on the	8	hardscape, putting in the pavers for the parks
9	full length of the corridor. So this is going	9	and for the Riverwalk, has finally mobilized.
10	all the way up to State and Union and down to	10	They had materials delivered today. Coxwell
11	the river. But they need to revise refine	11	has finished the grading work and utility in
12	the concept on a block-by-block basis.	12	Marshfront Park, and we are starting in
13	Part of what we were discussing is, in	13	Northeast Park with conduit installation. So
14	some blocks we don't mind, for example, if	14	they're moving forward with now kind of the
15	there's a bioswale that might make the sidewalk	15	more finishing stages, the park construction
16	a little narrower if there's no capacity for	16	there.
17	outdoor seating for a restaurant there anyway.	17	A few development updates.
18	But a hundred yards further down the street,	18 10	Gateway, the legislation has been filed.
19 20	you may have a storefront space where we would like to have a sidewalk cafe, where we want to	19 20	Mr. Kelley is answering auditors' questions. This will be in Council committees the first
20	then compress the bioswale and have more room	20	week of August.
22	for the outdoor seating. So we're getting very	22	Related has been filed with MBRC. It will
23	detailed in the look of that design.	23	be heard next Monday at MBRC, and the
24	But it will have significant trees. First	24	legislation will be filed the first week in
25	block, we have resolved the utility conflict.	25	August.
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	14		16
1	They thought they were going to have to move a	1	RISE Doro has been filed with MBRC. It,
2	bunch of utility lines. And so we will be able	2	too, will be on next Monday's agenda, and the
3	to put in the shade trees that we will	3	legislation will be filed the first week of
4 5	Groundwork was really hoping we could include, and they'll be there.	4 5	August.
6			The MOSH additional funding request was
U U		-	The MOSH additional funding request was included in the mayor's budget as a CIP item
	McCoy's. The outfall construction is	6	included in the mayor's budget as a CIP item.
7	McCoy's. The outfall construction is underway, and we're now on schedule per the new	6 7	included in the mayor's budget as a CIP item. We will be bringing to the board in August an
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1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24	17 design has Civitas designing that park change. And Met Park wraps around the WJCT facility. The new fire station is on the opposite side. We acquired that property from AR Polar in a land swap, which required the City Public Works to build a new road and fill in part of the pond. That's how we got them to give us the fire station site. So all of these things are going on all around WJCT. We've been meeting with them about their requests for how it'll be coordinated from a timing standpoint, their needs, and we will be in charge of doing a lease amendment with them. So Mr. Parola has kind of an all-hands meeting to make sure that the three entities are coordinated and that we're all working together on that Friday. And then, finally, we have a workshop scheduled to discuss the disposition schedule and criteria for riverfront CRA parcels, including the East Landing lot. So it is not just it. We will talk about the Riverfront Plaza property, the courthouse property, and	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24	But part of what I want to do is you're going to get a package Friday as a distribution with what we've done in the past on these other parcels. What do you want to see here? How do you want to have what criteria do you want to use? The estimate of costs that we have from the past on that particular item as well as our budget projection. Again, when we talk targeted areas and things we want to do, our budget projection for next year and the following year from a CRA capital project standpoint, and whether we have the funds to remove that ramp or do any other work on the site, or what you want to remove how do you want to transfer funds? What do you want to do instead? If you want to prioritize that and we move forward with that, then we do that in lieu of doing something else in the targeted area. And I want to give you the bigger picture so you can make those decisions. THE CHAIRMAN: Thank you. So as usual, a lot of information there in the CEO update.
			•
25	the East Landing lot. I think I'd like to	25	Any questions, any comments?
	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
	(904) 821-0300	<u> </u>	(904) 821-0300
1	18		20
1	start with the two older disposition sites	1	Go ahead.
1 2	first, because I think we might dispose of	1 2	BOARD MEMBER CITRANO: Thank you,
	first, because I think we might dispose of those more quickly, and then get to the		BOARD MEMBER CITRANO: Thank you, Mr. Chair.
2	first, because I think we might dispose of those more quickly, and then get to the criteria for the East Landing lot.	2	BOARD MEMBER CITRANO: Thank you, Mr. Chair. First question. I did read through the
2 3	first, because I think we might dispose of those more quickly, and then get to the criteria for the East Landing lot. I can have further discussion with you as	2 3	BOARD MEMBER CITRANO: Thank you, Mr. Chair. First question. I did read through the CIP, and, I believe going from memory, but I
2 3 4	first, because I think we might dispose of those more quickly, and then get to the criteria for the East Landing lot. I can have further discussion with you as to how much detail you want on various	2 3 4	BOARD MEMBER CITRANO: Thank you, Mr. Chair. First question. I did read through the CIP, and, I believe going from memory, but I believe there was \$6 million for Riverfront
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1	address that we have what we need to move those	1	relocated completed, and then we do something
2	forward for next year.	2	on a temporary basis that is like the Art
3	So I'm counting on that, but I don't have,	3	Market that had been talked about that holds
4	like, the Excel workbook that I can look back	4	that site, but also complements the park and
5	on that tells me, okay, it's this much over	5	delivers it with the park and not do a private
6	three years. You have probably seen more in	6	disposition at this time. That is going to be
7	the CIP I downloaded it, but I haven't had a	7	the staff recommendation. I know where we are
8	chance to scour all the pages to understand how	8	on that one.
9	things are stacked over various years.	9	I don't know you know, if the board
10	BOARD MEMBER CITRANO: Okay. One more	10	wants to engage further in what they want to
11	MS. BOYER: Councilman Arias has had his	11	do, and do, you know, an appraisal of the site
12	hand up.	12	or do other things to evaluate impacts
13	COUNCILMAN ARIAS: I'd like to address	13	downtown, I think that's something that we can
14	that question.	14	certainly have further conversations on. But
15	Do I have to hold this?	15	if the board decides that we are not doing a
16	THE CHAIRMAN: Yes.	16	disposition right now, it gives you some time
17	COUNCIL MEMBER ARIAS: Just to address	17	on that site because and I think that was a
18	your question, sir, we are going to start the	18	recommendation I heard from several of you when
19	CBA special committee next Monday. We will	19	we had this conversation two months ago, maybe,
20	have four meetings and they are already	20	on that parcel.
21	scheduled. One of those meetings will be to	21	As far as the courthouse site and the East
22	address that specific topic. So they may not	22	Landing site, I think there's more refinement
23	have the answers right now, but it will be	23	to the conversation before we make our
24	addressed in one of those meetings. And if you	24	recommendation on Friday, or at least give you
25	need the dates, I think it's already been made	25	some options to consider.
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1	public, if I'm not mistaken.	1	BOARD MEMBER CITRANO: Okay. Thank you.
2	BOARD MEMBER CITRANO: Thank you.	2	I'll leave it at that for right now.
3	Obviously, we don't want to get into a	3	THE CHAIRMAN: Thank you, Mr. Citrano.
4	situation where we slow construction down or	4	Anyone else?
5	have to stop because the funding is not there.	5	Mr. Heavener.
6	And that's seems to be a focal point with	6	BOARD MEMBER HEAVENER: Just piggybacking
7	the community, so that's why I asked the	7	on that, when we do the riverfront property
8	question.	8	disposition, it also and specific to that
9	My second question, slash, comment	9	property, the old Landing site, can we tie into
10	revolves around the riverfront parcels that	10	the Core or strategy, like, what is the
11	we're going to be discussing and disposition.	11	residential need for that area? And then how
12	So I wonder or I question my question is, is	12	does that weigh into any decisions that we
13	it just a foregone conclusion that we're going	13	would be contemplating on that parcel itself?
14	to RFP them to private developers? What	14	MS. BOYER: Through the Chair to Board
15	criteria is that going to be? Or have we	15	Member Heavener, absolutely. And that is part
16	studied something maybe that's not private	16	of if you agree with my recommendation that
17	development? Maybe it's additional public	17	we do something temporary there and we don't
18 19	space. Has anybody thought about that or studied that?	18 19	move forward, it gives us further time to discuss that as well as to develop what that
19 20	MS. BOYER: Through the Chair to Board	20	strategy is.
20	Member Citrano, what I can tell you is the	20	There are those who I have heard advocate
22	staff recommendation on the Riverfront Plaza	22	for this being either hotel and residential or
23	pad is going to be that we go back to we get	23	exclusively hotel. The original Perkins & Will
24	the JEA easement relocated, we get the sewer	24	design contemplated exclusively hotel, and
25	lines, storm drain line that needs to be	25	that's on the basis that it is a more publicly
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	(904) 821-0300		

	25		27
1	accessible facility, more generates more	1	THE CHAIRMAN: Thank you, Mr. Heavener.
			•
2	revenue. It generates the tourist development	2	Anyone else?
3	tax also, which throws off more revenue to help	3	BOARD MEMBERS: (No response.)
4	maintain and not program the park. It maybe	4	THE CHAIRMAN: All right. Thank you,
5	has less of a user conflict in that you don't	5	Ms. Boyer.
6	have people sleeping when there's a concert in	6	First, my apologies, Council Member Arias.
7	the park. You know, you might have people	7	I didn't notice you come in earlier. So thank
8	sleeping in the hotel, but they're more used to	8	you for being here. Certainly, we look forward
9	that kind of interruption.	9	to working with you.
10	So there's that conversation, but there's	10	If there's anything you need of the board,
11	also the desire to bring residential density	11	I will make sure you have my information so you
12	downtown, and we definitely have the American	12	can contact me. I appreciate you being here.
13	Lions' response that we awarded, was a	13	Thank you for your time.
14	residential product. We have other developers	14	COUNCIL MEMBER ARIAS: Thank you.
15	who expressed interest in doing a residential	15	THE CHAIRMAN: I would encourage all the
16	product there.	16	board members to attend the special committee
17	So part of the board's decision ultimately	17	meeting that's coming up. I know we've
18	will be, do you want to allow an RFP that lets	18	mentioned that before. I've also been
19	people do either, or do you want to pick one or	19	contacted by some of the committee members. So
20	the other for some reason? And then identify	20	I know they are eager to hear from us as board
21	what that reason is, and that's what we specify	21	members. So to the extent you have those
22	as what we're looking for.	22	connections or know any of the special
23	But that is part of what is going into the	23	committee members, I would encourage you to
24	staff recommendation that says, let's do this	24	reach out to them and have discussions about
25	one on a temporary, activated-use basis, allow	25	this topic.
25	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203	25	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
	(904) 821-0300		(904) 821-0300
	26		28
	2h		
1	the market to normalize a little bit more and	1	As Ms. Boyer mentioned, some of the things
2	the market to normalize a little bit more and mature; and if we want to work on one of the	2	As Ms. Boyer mentioned, some of the things on the agenda, I'm not quite sure where they
	the market to normalize a little bit more and mature; and if we want to work on one of the other sites, we can work on one of the other		As Ms. Boyer mentioned, some of the things on the agenda, I'm not quite sure where they are going, but I guess that's why you go to the
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2 3 4	the market to normalize a little bit more and mature; and if we want to work on one of the other sites, we can work on one of the other sites first.	2 3 4	As Ms. Boyer mentioned, some of the things on the agenda, I'm not quite sure where they are going, but I guess that's why you go to the meeting to see what happens.
2 3 4 5	the market to normalize a little bit more and mature; and if we want to work on one of the other sites, we can work on one of the other sites first. But, again, we're dealing with a	2 3 4	As Ms. Boyer mentioned, some of the things on the agenda, I'm not quite sure where they are going, but I guess that's why you go to the meeting to see what happens. I was going to bring up the workshop next
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July 17, 2024 Uncertified Condensed Copy

1	29 CERTIFICATE OF REPORTER
2	
3	STATE OF FLORIDA)
45) COUNTY OF DUVAL)
6 7 8 9 10 11 12 13	I, Diane M. Tropia, Florida Professional Reporter, certify that I was authorized to and did stenographically report the foregoing proceedings and that the transcript is a true and complete record of my stenographic notes.
14 15 16	DATED this 28th day of July 2024.
17	
18	Diane M. Tropia
4.0	Florida Professional Reporter
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20 21	
22	
23	
24	
25	
	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
	(904) 821-0300

\$	added [1] - 4:6	art [2] - 11:21, 12:1	23:9, 23:15, 27:10,	2:11, 2:14, 2:20,
Ψ	addition [1] - 5:3	asphalt [1] - 12:14	27:16, 27:20, 28:8	2:22, 18:15, 19:22,
\$60 [1] - 8:6	additional [3] - 16:5,	Assistant [1] - 1:21	Board [10] - 1:13,	21:16, 24:3, 27:1,
,	22:17, 26:11	associated [2] - 9:19,	1:14, 1:14, 1:15,	27:4, 27:15, 28:11,
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'26 [1] - 7:10	addressed [2] - 3:16,	auditors [1] - 4:24	box [1] - 13:1	chance [1] - 21:8
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