

CITY OF JACKSONVILLE
COMMUNITY REDEVELOPMENT AGENCY
BOARD MEETING

Proceedings held on Wednesday, July 17, 2024,
commencing at 2:01 p.m., Jacksonville Public/Main
Library, Multipurpose Room, 303 North Laura Street,
Jacksonville, Florida, before Diane M. Tropa, FPR, a
Notary Public in and for the State of Florida at Large.

BOARD MEMBERS PRESENT:

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

ALSO PRESENT:

LORI BOYER, DIA, Chief Executive Officer.
GUY PAROLA, DIA, Operations Manager.
STEVE KELLEY, DIA, Director of Development.
RAUL ARIAS, City Council Liaison.
INA MEZINI, Strategic Initiatives Coordinator.
SHERI WEBBER, DIA, Marketing & Communications.
ALLAN DEVAULT, DIA, Project Manager.
JOELLE DILLARD, Office of General Counsel.
AVA HILL, Administrative Assistant.

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1 BOARD MEMBER WOHLERS: Scott Wohlers,
2 board member.
3 BOARD MEMBER HEAVENER: Micah Heavener,
4 board member.
5 BOARD MEMBER FETNER: Sondra Fetner, board
6 member.
7 MS. DILLARD: Joelle Dillard, Office of
8 General Counsel.
9 MS. HILL: Ava Hill, DIA staff.
10 THE CHAIRMAN: Thank you. And welcome
11 again, everyone.
12 Any public comments, Ava?
13 MS. HILL: There are no public comments.
14 THE CHAIRMAN: Anyone here who would like
15 to address the board, now would be the time.
16 You can come on up and fill a sheet later.
17 AUDIENCE MEMBERS: (No response.)
18 THE CHAIRMAN: Seeing none, we're going to
19 move into our Community Redevelopment Agency
20 meeting.
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
25 Agency portion of the meeting.
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1 PROCEEDINGS
2 July 17, 2024 2:01 p.m.
3 - - -
4 THE CHAIRMAN: Good afternoon.
5 We're going to call to order this meeting
6 of the Downtown Investment Authority board. It
7 is Wednesday, July 17, at 2:01 p.m.
8 And if you could, please rise and join me
9 in the Pledge of Allegiance.
10 (Recitation of the Pledge of Allegiance.)
11 THE CHAIRMAN: Thank you.
12 Appreciate everybody being here. We'll
13 start with our introductions to my left.
14 Mr. DeVault.
15 MR. DEVAULT: Allan DeVault, project
16 manager, DIA.
17 MR. PAROLA: Guy Parola, DIA.
18 MR. KELLEY: Steve Kelley, director of
19 downtown real estate development, DIA.
20 MS. BOYER: Lori Boyer, CEO.
21 BOARD MEMBER CITRANO: Jim Citrano, board
22 member.
23 BOARD MEMBER POWERS: Melinda B. Powers,
24 board member.
25 THE CHAIRMAN: Patrick Krechowski, board
member.
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1 And I do have a voting conflict. Ava has
2 got my 8B form. So I'll address that when that
3 matter comes up. We'll take it after Item 3E.
4 So for now we'll go to the Community
5 Redevelopment Agency meeting minutes of
6 June 28, 2024.
7 Could I have a motion to approve, please?
8 BOARD MEMBER CITRANO: Move to approve.
9 BOARD MEMBER HEAVENER: Second.
10 THE CHAIRMAN: Any discussion? Any
11 corrections?
12 BOARD MEMBERS: (No response.)
13 THE CHAIRMAN: All right. All in favor of
14 approving the June 28, 2024, Community
15 Redevelopment Agency meeting minutes, say aye.
16 BOARD MEMBERS: Aye.
17 THE CHAIRMAN: Any opposed?
18 BOARD MEMBERS: (No response.)
19 THE CHAIRMAN: So that passes.
20 Moving on, now, to the resolution --
21 Item 3C, Resolution 2024-07-02, the Trio.
22 Ms. Boyer.
23 MS. BOYER: Mr. Chairman, I believe that
24 all of those items are on the consent agenda.
25 THE CHAIRMAN: Okay. I had printed out a
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1 previous version of the agenda, so I don't have
2 some of these notations. I'll move that over
3 there now.

4 All right. So Item 3C, the consent
5 agenda, we have Resolution 2024-07-02, the
6 Trio; Resolution 2024-07-03, 10 South Newnan
7 facade; Resolution 2024-07-05, Related
8 allocation.

9 Can I have a motion, please, on the
10 consent agenda?

11 BOARD MEMBER WOHLERS: Move to approve.

12 BOARD MEMBER CITRANO: Second.

13 THE CHAIRMAN: Anybody need to pull
14 anything or have any questions?

15 MR. KELLEY: Mr. Chair, I'll just note,
16 the Related allocation has a highlight where
17 the scrivener's error has been corrected for
18 the benefit of those who were in the committee
19 meeting.

20 THE CHAIRMAN: Thank you, Mr. Kelley.
21 Anything else?

22 BOARD MEMBERS: (No response.)

23 THE CHAIRMAN: Seeing nothing, we'll take
24 a roll call vote.

25 Mr. Citrano.

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1 BOARD MEMBER CITRANO: I'm in favor.

2 THE CHAIRMAN: Ms. Powers.

3 BOARD MEMBER POWERS: In favor.

4 THE CHAIRMAN: Mr. Wohlers.

5 BOARD MEMBER WOHLERS: In favor.

6 THE CHAIRMAN: Mr. Heavener.

7 BOARD MEMBER HEAVENER: In favor.

8 THE CHAIRMAN: Ms. Fetner.

9 BOARD MEMBER FETNER: In favor.

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

11 So the consent agenda passes unanimously.
12 Thank you very much.

13 Moving on to 3D, Resolution 2024-07-04,
14 the Duval demo budget transfer.

15 MS. BOYER: And I will allow Mr. Parola to
16 present this one.

17 THE CHAIRMAN: Great.

18 Mr. Parola, you're on deck.

19 MR. PAROLA: Thank you, Mr. Chairman.

20 To the Chair and through the Chair, this
21 is a budget transfer of \$80,000 to an existing
22 project the City acquired and had gotten DIA's
23 inventory for future redevelopment, three
24 dilapidated buildings.

25 We originally did, I believe, a \$125,000

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1 budget transfer maybe last fiscal year for it.

2 We've gotten the low bids in and,

3 unfortunately, it requires another \$80,000, so
4 that's what -- that's what this will do.

5 THE CHAIRMAN: Okay. Thank you.

6 I took a -- drove by and took a look at
7 these, so it would be nice to get these down.

8 They are pretty rough looking.

9 So 2024-07-04 is before us.

10 Do I hear a motion?

11 BOARD MEMBER CITRANO: Move to approve.

12 BOARD MEMBER HEAVENER: Second.

13 THE CHAIRMAN: Any questions or comments
14 of staff or anyone else regarding this?

15 BOARD MEMBER POWERS: I had a question.

16 THE CHAIRMAN: Go ahead.

17 BOARD MEMBER POWERS: I just wanted to
18 know how we underestimated by that much.

19 Can you give me any information on the
20 difference?

21 MR. PAROLA: Sure. Absolutely.

22 Estimating is incredibly rough nowadays.

23 So we take a best guess from an opinion of
24 probable costs, and that's what you base the
25 original transfer on. When they came in, they

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1 were higher. We get our costs from Municipal
2 Code Compliance, their consultant. And so it
3 was just one of those things.

4 THE CHAIRMAN: Anybody else?

5 BOARD MEMBERS: (No response.)

6 THE CHAIRMAN: All right. Mr. Citrano.

7 BOARD MEMBER CITRANO: I'm in favor.

8 THE CHAIRMAN: Ms. Powers.

9 BOARD MEMBER POWERS: In favor.

10 THE CHAIRMAN: Mr. Wohlers.

11 BOARD MEMBER WOHLERS: In favor.

12 THE CHAIRMAN: Mr. Heavener.

13 BOARD MEMBER HEAVENER: In favor.

14 THE CHAIRMAN: Ms. Fetner.

15 BOARD MEMBER FETNER: In favor.

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

17 So Resolution 2024-07-04 passes

18 unanimously.

19 And so now we're good to move up Item 4B,
20 Resolution 2024-07-01.

21 I have a conflict here in that my law firm
22 represents Regions Bank, and I specifically was
23 directly involved in representing Regions Bank
24 in this application and the associated
25 approvals. So I have given Ava the form.

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1 And so it's my understanding that -- given
 2 all that, I still vote or don't vote? We were
 3 moving it around here.
 4 MS. DILLARD: You may vote.
 5 THE CHAIRMAN: Okay. Thank you.
 6 So I think I'm going to send it to Steve,
 7 correct, on this one?
 8 MS. BOYER: Thank you, Mr. Chairman.
 9 So this matter was heard in SIC. It did
 10 have an amendment. And if you will look on
 11 Exhibit A of the resolution, it did pass
 12 unanimously, but the highlighted number is an
 13 amendment. We were making the term sheet
 14 consistent with the staff report, which had
 15 a -- which had a --
 16 (Microphone failure.)
 17 MS. BOYER: I lost my mic. There we go.
 18 -- which had an incorrect number in it,
 19 but --
 20 I think Mr. Kelley can go through the
 21 entire underwriting analysis, but you did have
 22 a unanimous vote. The amendment forced it to
 23 not be on the consent agenda, but it's up to
 24 you whether you want a full presentation or you
 25 just want to answer questions.

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1 And that, unless I'm missing anything, is
 2 the conclusion of our Community Redevelopment
 3 Agency meeting.
 4 (The foregoing proceedings were adjourned
 5 at 2:12 p.m.)
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1 THE CHAIRMAN: Let's just see if anybody
 2 has any questions based on what they have seen
 3 in the packet in that quick update from the
 4 CEO.
 5 Any questions for Steve or staff?
 6 BOARD MEMBERS: (No response.)
 7 THE CHAIRMAN: All right. Seeing none,
 8 I'll entertain a motion on 2024-07-01.
 9 BOARD MEMBER POWERS: I move to approve.
 10 BOARD MEMBER WOHLERS: Second.
 11 THE CHAIRMAN: All right. Thanks,
 12 everybody.
 13 Mr. Citrano, how do you vote?
 14 BOARD MEMBER CITRANO: I'm in favor.
 15 THE CHAIRMAN: Ms. Powers.
 16 BOARD MEMBER POWERS: In favor.
 17 THE CHAIRMAN: Mr. Wohlers.
 18 BOARD MEMBER WOHLERS: In favor.
 19 THE CHAIRMAN: Mr. Heavener.
 20 BOARD MEMBER HEAVENER: In favor.
 21 THE CHAIRMAN: And Ms. Fetner.
 22 BOARD MEMBER FETNER: Favor.
 23 THE CHAIRMAN: And I, too, am in favor.
 24 So Resolution 2024-07-01 passes
 25 unanimously.

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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 28th day of July 2024.
 16
 17
 18 _____
 19 Diane M. Tropa
 20 Florida Professional Reporter
 21
 22
 23
 24
 25

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CITY OF JACKSONVILLE
DOWNTOWN INVESTMENT AUTHORITY
BOARD MEETING

Proceedings held on Wednesday, July 17, 2024,
commencing at 2:12 p.m., Jacksonville Public/Main
Library, Multipurpose Room, 303 North Laura Street,
Jacksonville, Florida, before Diane M. Tropa, FPR, a
Notary Public in and for the State of Florida at Large.

BOARD MEMBERS PRESENT:

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

ALSO PRESENT:

LORI BOYER, DIA, Chief Executive Officer.
GUY PAROLA, DIA, Operations Manager.
STEVE KELLEY, DIA, Director of Development.
RAUL ARIAS, City Council Liaison.
INA MEZINI, Strategic Initiatives Coordinator.
SHERI WEBBER, DIA, Marketing & Communications.
ALLAN DEVAULT, DIA, Project Manager.
JOELLE DILLARD, Office of General Counsel.
AVA HILL, Administrative Assistant.

- - -

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1 So we'll move to our CEO monthly update.
2 Ms. Boyer.
3 MS. BOYER: Thank you, Mr. Chairman.
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
7 him. I know Mr. DeVault has already been
8 leaning on him for advice and help with some of
9 the restaurant projects and architectural
10 services, but we're really grateful to have him
11 here.

12 I will also share that the meetings are
13 not usually this short. We did have a workshop
14 earlier in the month, and we also had the SIC,
15 Strategic Implementation Committee, meeting
16 which addressed these matters before today.

17 We have another workshop scheduled for the
18 24th, which I'll bring up in my CEO briefing.
19 So a lot of the work this month is being done
20 in those workshops. I do not expect August to
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
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1 PROCEEDINGS
July 17, 2024 2:12 p.m.

2 - - -
3 THE CHAIRMAN: We will now go into the
4 Downtown Investment Authority portion of our
5 meeting. And the first thing there on the
6 agenda is our June 28, 2024, Downtown
7 Investment Authority board meeting minutes for
8 approval.

9 BOARD MEMBER HEAVENER: Move to approve.

10 BOARD MEMBER WOHLERS: Second.

11 THE CHAIRMAN: Anybody, questions,
12 corrections? Anybody notice anything?

13 BOARD MEMBERS: (No response.)

14 THE CHAIRMAN: Seeing none, we will take a
15 vote.

16 All in favor of approving the
17 June 28, 2024, DIA board meeting minutes,
18 signify by saying aye.

19 BOARD MEMBERS: Aye.

20 THE CHAIRMAN: Any opposed?

21 BOARD MEMBERS: (No response.)

22 THE CHAIRMAN: So those pass unanimously.

23 I don't see anything under Old Business,
24 which is hard to believe. I don't see anything
25 under New Business, which is hard to believe.

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1 we usually do a slide presentation, Council
2 Member, of projects under construction and what
3 the stages of development are. Our July
4 meeting -- June meeting got moved to the 28th,
5 so with only a couple of weeks between that
6 meeting and now, I only added one slide, which
7 is -- I did not have a picture of the vertical
8 construction at RiversEdge last month, and I
9 wanted you to be able to see that there are
10 walls going up, and we do have vertical
11 construction at RiversEdge on the residential
12 units there.

13 So that is available to us.

14 And then let me start with our report. So
15 first starting with the special committee on
16 downtown, there is a meeting scheduled for
17 Monday, the 22nd, from 10:00 to 12:00 in
18 Council Chambers. You are all, of course,
19 invited, and would love to have you present if
20 you can be.

21 The agenda includes three different
22 topics. One is current projects, updates,
23 five-year plan, and budget. So I know the
24 Council auditors are presenting on that.

25 I will be reaching out to Council Member
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1 Carrico this afternoon, later, to see if
2 there's anything in particular on those topics
3 he would like from us, in addition to
4 information we have previously provided. At
5 the moment, I have not been asked to provide
6 anything. So we just need to figure out more
7 about what he wants in that regard.

8 I did send all the Council members that
9 memo that you received last week for the
10 workshop which has some budgetary information
11 and direction in it. So that may also be the
12 basis for the discussion.

13 Point 2 on their agenda is a discussion of
14 the Trio. Again, I have not been asked to
15 provide anything beyond our resolution which we
16 have provided to them. Mr. Kelley will be out,
17 so he will not be available for, you know,
18 fine-detail, financial analysis questions, but
19 we do have his staff report and white paper
20 available, and can provide that to Council
21 members if that is where they go in that
22 conversation.

23 And the third thing is the JTA update,
24 which I do not know what that subject matter is
25 that they will be taking up.

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1 So those are the three topics on their
2 agenda for Monday.

3 Internally and somewhat in response to
4 both our workshop and in response to comments
5 from the committee expressing the desire to
6 focus on the Core or focus on a targeted area,
7 you will recall at the workshop we discussed
8 the idea of looking at Hogan in particular,
9 because of the Emerald Trail segment that's
10 coming along Hogan, and the fact that we have
11 it as a designated food and beverage district,
12 but Hogan and Laura from City Hall to the
13 river, and what would that look like if that
14 were a targeted or a focused area, what would
15 we prioritize as projects, how would we
16 implement that?

17 So internally, from a staff perspective,
18 we're working on that. We're trying to develop
19 numbers, identify projects, you know,
20 obstacles, opportunities, what we can do. And
21 we're planning to get that back to you in early
22 August, probably for a Strategic Implementation
23 Committee meeting in early August. It is
24 possible that the committee will want
25 information on that sooner.

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1 The other thing, I think, that is of
2 interest and, I think, Board Member Heavener
3 mentioned it during the board meeting -- or the
4 workshop, was riverfront parcels.

5 And another focus area that I'm
6 particularly paying attention to is, we have a
7 lot of CRA projects and capital projects in
8 proximity to one another on the riverfront that
9 are all tied together with a timing of delivery
10 in '25 or early '26. And I think that is going
11 to take a lot of effort and focus to deliver
12 those on time. I want to make sure we have the
13 capacity to do that, so --

14 Whether it is the projection tower or the
15 restaurant in Riverfront Plaza, or whether we
16 do a temporary use on the development parcel in
17 Riverfront Plaza, or how we address all of
18 that. So I would expect to hear more about
19 that as well. So I'll try to have that for you
20 for the August Strategic Implementation
21 meeting.

22 So those two focus areas, I think, are
23 going to take a lot of staff effort in the next
24 year to accomplish.

25 Budget reports. The mayor's budget was

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1 released on Monday. As you probably heard, as
2 part of the budget address, there are
3 significant investments in downtown parks.
4 There are significant investments across the
5 city, particular emphasis on public safety.
6 But there was also \$60 million less than what
7 had been projected earlier in the year
8 available, which led to no new positions being
9 awarded and no enhancements. We had asked for
10 some small enhancements for equipment, things
11 like that, subscriptions for software programs.
12 We didn't get any of it in the budget.

13 So for those of you who are new, you may
14 not be aware that this is not really
15 surprising. And if I sounded jaded when it
16 came up when we had the discussion previously,
17 it was only because I've been through this a
18 few times, and we have not been awarded the
19 positions we've asked for in the past either.

20 We still have the opportunity, however,
21 with the special committee and with Council, to
22 convince Council that those are warranted and
23 that that capacity is warranted. And, in our
24 case, we would like the opportunity to pay for
25 those entirely from the Tax Increment funds so

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1 that there's no burden to the General Fund from
2 doing this. But it allows us greater ability
3 to complete our work.

4 So that's the -- that is the pitch that we
5 will be making.

6 From the -- we have, from a DIA staffing
7 standpoint, dusted off the job description for
8 the property disposition person. We're working
9 on getting it posted. Ideally, I think someone
10 who has experience in the real estate industry,
11 maybe a title examiner, maybe a paralegal,
12 someone with that kind of background would be
13 ideal for this position because what we are
14 looking for is someone who --

15 There's a pretty structured process in the
16 Ordinance Code about how we do dispositions,
17 but the real challenge is getting a property
18 ready for disposition and identifying what all
19 of the issues are associated with it and trying
20 to get those corrected and working on easements
21 and releases and things.

22 And Board Member Fetner, I know, was
23 involved in some of that when we were doing the
24 Iguana/Four Seasons disposition. But we really
25 need someone to do that, to be able to help us

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1 move these properties out to the market. So
2 we'll be getting that out.

3 From the Office of Public Parking staffing
4 standpoint, we have been interviewing for both
5 a parking operations manager and a new public
6 parking officer. That would be the head of
7 that position.

8 Due to several upcoming retirements -- and
9 I'll say, we've had a couple of great
10 interviews and great candidates, and so I think
11 we're going to be -- Mr. Parola is really in
12 charge of that, but I think that we will be
13 extending offers and be able to fill those
14 positions shortly to have some transition and
15 overlap time there.

16 From a perspective of professional service
17 contracts, we are now scheduling the community
18 engagement meetings for the projection tower
19 design. And once we finish those, which I'm
20 hoping will happen in the month of July, later
21 in the month of July, we will then -- maybe
22 early August -- then we will move to the
23 Riverfront Plaza restaurant.

24 So we have to finish this, get this
25 underway, and then the next one in line will be

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1 that for the architectural services contract.

2 We have a new RFQ that we have developed,
3 seeking multiple qualified firms, which -- now,
4 the procurement system changed over as of
5 July 1st. We have a new procurement code and a
6 new approach. Everything has to be filed
7 online and has been digitized. So we have to
8 convert the documents that we had prepared
9 under the old system and file them digitally,
10 but we hope to have that done by the end of
11 this week.

12 And that will allow us to have a selected
13 group of qualified consultants, landscape
14 architects, and just gives us an opportunity to
15 get some small businesses in the fold as well.
16 That would then -- we would be able to select
17 for Project A or Project B, based on their
18 staffing and availability and expertise. So
19 that's in the works and, hopefully, that will
20 be filed this week.

21 And then the downtown public art plan,
22 which we hired the Cultural Council to prepare
23 for us, is nearing completion, and we hope to
24 have that -- maybe we will even have that for
25 you in August. So this was focused not only on

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1 what the art should look like, but how it's
2 funded, how it's maintained over time, et
3 cetera, and how it's selected. So we're
4 looking forward to that.

5 And I understand the City is kind of
6 piggybacking on this and doing something
7 similar for the larger city as a result.

8 From a capital projects update standpoint,
9 the two-way on Forsyth and Adams is on schedule
10 to complete the basic scope of conversion of
11 traffic by year-end. They are now continuing
12 with pedestrian signal head replacement and
13 installing new signal heads at intersections.
14 They have begun removing the temporary asphalt
15 patches. So now we are beyond the -- just the
16 underground, just at night where you can't see
17 anything, that they are actually starting to
18 work on signal devices for conversion of
19 traffic.

20 And Baker Design has the Phase 2 scope
21 underway. The kickoff meeting was held. We
22 still anticipate the ability to move to
23 construction for Phase 2 immediately upon
24 completion of Phase 1. So our goal is it's a
25 seamless and continuous process. And you'll

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1 recall, Phase 2 is where we, in select box,
2 expand the sidewalk, add landscaping, move
3 curbs. But we will have already converted the
4 traffic. That's part of the Phase 1.

5 Okay. Hogan Street design. This is the
6 Emerald Trail segment as well as streetscape on
7 the other side. We had a meeting with the
8 design team and Public Works last week on the
9 full length of the corridor. So this is going
10 all the way up to State and Union and down to
11 the river. But they need to revise -- refine
12 the concept on a block-by-block basis.

13 Part of what we were discussing is, in
14 some blocks we don't mind, for example, if
15 there's a bioswale that might make the sidewalk
16 a little narrower if there's no capacity for
17 outdoor seating for a restaurant there anyway.
18 But a hundred yards further down the street,
19 you may have a storefront space where we would
20 like to have a sidewalk cafe, where we want to
21 then compress the bioswale and have more room
22 for the outdoor seating. So we're getting very
23 detailed in the look of that design.

24 But it will have significant trees. First
25 block, we have resolved the utility conflict.

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1 They thought they were going to have to move a
2 bunch of utility lines. And so we will be able
3 to put in the shade trees that we will --
4 Groundwork was really hoping we could include,
5 and they'll be there.

6 McCoy's. The outfall construction is
7 underway, and we're now on schedule per the new
8 agreement timeline. Everything is working well
9 on that. Phase 1 retail is also underway.

10 Acosta Bridge parking. Public Works is
11 still reviewing our design prior to bidding it
12 for construction. We need to work on getting
13 this one moving. They've held it now for a
14 month or two. It was all ready to go to bid,
15 and they were not entirely happy with the
16 design that the consultant had provided and
17 were making some changes. So we need to get
18 that prioritized.

19 Park Street. We have now started
20 receiving material for water, sewer, and storm
21 drain work. And that will be the next stage of
22 the work. If any of you have tried to drive
23 over there, you know it's closed off for the
24 entire length and quite a detour. But work is
25 on schedule on that.

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1 And Riverfront Plaza. The bulkhead
2 project is moving ahead on schedule, and the
3 piles have been installed for the park services
4 building, and they are now preparing that site
5 for foundation work.

6 And RiversEdge, we have finally -- UCC,
7 who is the contractor who is doing the
8 hardscape, putting in the pavers for the parks
9 and for the Riverwalk, has finally mobilized.
10 They had materials delivered today. Coxwell
11 has finished the grading work and utility in
12 Marshfront Park, and we are starting in
13 Northeast Park with conduit installation. So
14 they're moving forward with now kind of the
15 more finishing stages, the park construction
16 there.

17 A few development updates.

18 Gateway, the legislation has been filed.
19 Mr. Kelley is answering auditors' questions.
20 This will be in Council committees the first
21 week of August.

22 Related has been filed with MBRC. It will
23 be heard next Monday at MBRC, and the
24 legislation will be filed the first week in
25 August.

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1 RISE Doro has been filed with MBRC. It,
2 too, will be on next Monday's agenda, and the
3 legislation will be filed the first week of
4 August.

5 The MOSH additional funding request was
6 included in the mayor's budget as a CIP item.
7 We will be bringing to the board in August an
8 RDA revision that reflects the fact that the
9 building would be City owned and the City would
10 be paying for the construction.

11 So rather than a ground lease, we'll now
12 be leasing the land and the building, but they
13 will be constructing the building under a cost
14 disbursement agreement. So that's a change
15 that we have to make in order to sync up with
16 the budget that is now pending before City
17 Council.

18 And Jones Brothers historic, they are
19 still planning to commence this summer, but I
20 think we're still waiting on documentation.
21 I'm looking at Joelle and Steve. Haven't seen
22 that one cross my desk yet.

23 And the WJCT lease, we have a big meeting
24 Friday that Mr. Parola has been coordinating
25 with Public Works and Parks. You know, Parks'

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1 design has Civitas designing that park change.
 2 And Met Park wraps around the WJCT facility.
 3 The new fire station is on the opposite
 4 side. We acquired that property from AR Polar
 5 in a land swap, which required the City --
 6 Public Works -- to build a new road and fill in
 7 part of the pond. That's how we got them to
 8 give us the fire station site.
 9 So all of these things are going on all
 10 around WJCT. We've been meeting with them
 11 about their requests for how it'll be
 12 coordinated from a timing standpoint, their
 13 needs, and we will be in charge of doing a
 14 lease amendment with them.
 15 So Mr. Parola has kind of an all-hands
 16 meeting to make sure that the three entities
 17 are coordinated and that we're all working
 18 together on that Friday.
 19 And then, finally, we have a workshop
 20 scheduled to discuss the disposition schedule
 21 and criteria for riverfront CRA parcels,
 22 including the East Landing lot. So it is not
 23 just it. We will talk about the Riverfront
 24 Plaza property, the courthouse property, and
 25 the East Landing lot. I think I'd like to

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1 start with the two older disposition sites
 2 first, because I think we might dispose of
 3 those more quickly, and then get to the
 4 criteria for the East Landing lot.
 5 I can have further discussion with you as
 6 to how much detail you want on various
 7 proposals. I know you have met at least with
 8 one of the applicants who has an interest in
 9 the site, but -- and this is really for staff
 10 and the board to establish what you want to see
 11 there and how we could operate moving forward
 12 on disposition.
 13 So happy to answer any questions. That's
 14 our update for this month.
 15 THE CHAIRMAN: Thank you, Ms. Boyer.
 16 So the last topic there, is there going to
 17 be information on what it's going to take to
 18 bring the ramp down and all that, or are we not
 19 quite there yet?
 20 MS. BOYER: We will not have new budget
 21 information, but we will have the old
 22 information for you. So we'll be looking at
 23 numbers that are two years sold. We can all
 24 add 30 or 50 percent or some number on top of
 25 that and expect that the cost increase exists.

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1 But part of what I want to do is -- you're
 2 going to get a package Friday as a distribution
 3 with what we've done in the past on these other
 4 parcels. What do you want to see here? How do
 5 you want to have -- what criteria do you want
 6 to use? The estimate of costs that we have
 7 from the past on that particular item as well
 8 as our budget projection.
 9 Again, when we talk targeted areas and
 10 things we want to do, our budget projection for
 11 next year and the following year from a CRA
 12 capital project standpoint, and whether we have
 13 the funds to remove that ramp or do any other
 14 work on the site, or what you want to remove --
 15 how do you want to transfer funds? What do you
 16 want to do instead?
 17 If you want to prioritize that and we move
 18 forward with that, then we do that in lieu of
 19 doing something else in the targeted area. And
 20 I want to give you the bigger picture so you
 21 can make those decisions.
 22 THE CHAIRMAN: Thank you.
 23 So as usual, a lot of information there in
 24 the CEO update.
 25 Any questions, any comments?

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1 Go ahead.
 2 BOARD MEMBER CITRANO: Thank you,
 3 Mr. Chair.
 4 First question. I did read through the
 5 CIP, and, I believe -- going from memory, but I
 6 believe there was \$6 million for Riverfront
 7 Plaza for this year.
 8 Is that sufficient for this next year's
 9 scheduled construction phasing? I'm just
 10 trying to get a sense of if that's going to
 11 meet the schedule or if we're maybe short on
 12 money and then we're going to have to stop and
 13 wait for another allocation.
 14 MS. BOYER: Through the Chair to Board
 15 Member Citrano, I have requested a meeting with
 16 Darryl Joseph and the CFO -- City CFO, to go
 17 through the CIP numbers and the associated CBA
 18 numbers on the parks because no one has
 19 explained to me how they shake out year by year
 20 by project, right? I see gross numbers, but I
 21 don't see them in detail.
 22 I know that the mayor has said -- and so I
 23 believe people have told her that that is what
 24 we need for next year and that that is
 25 sufficient, because I heard her say in the

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1 address that we have what we need to move those
2 forward for next year.

3 So I'm counting on that, but I don't have,
4 like, the Excel workbook that I can look back
5 on that tells me, okay, it's this much over
6 three years. You have probably seen more in
7 the CIP -- I downloaded it, but I haven't had a
8 chance to scour all the pages to understand how
9 things are stacked over various years.

10 BOARD MEMBER CITRANO: Okay. One more --

11 MS. BOYER: Councilman Arias has had his
12 hand up.

13 COUNCILMAN ARIAS: I'd like to address
14 that question.

15 Do I have to hold this?

16 THE CHAIRMAN: Yes.

17 COUNCIL MEMBER ARIAS: Just to address
18 your question, sir, we are going to start the
19 CBA special committee next Monday. We will
20 have four meetings and they are already
21 scheduled. One of those meetings will be to
22 address that specific topic. So they may not
23 have the answers right now, but it will be
24 addressed in one of those meetings. And if you
25 need the dates, I think it's already been made

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1 public, if I'm not mistaken.

2 BOARD MEMBER CITRANO: Thank you.

3 Obviously, we don't want to get into a
4 situation where we slow construction down or
5 have to stop because the funding is not there.
6 And that's -- seems to be a focal point with
7 the community, so that's why I asked the
8 question.

9 My second question, slash, comment
10 revolves around the riverfront parcels that
11 we're going to be discussing and disposition.
12 So I wonder or I question -- my question is, is
13 it just a foregone conclusion that we're going
14 to RFP them to private developers? What
15 criteria is that going to be? Or have we
16 studied something maybe that's not private
17 development? Maybe it's additional public
18 space. Has anybody thought about that or
19 studied that?

20 MS. BOYER: Through the Chair to Board
21 Member Citrano, what I can tell you is the
22 staff recommendation on the Riverfront Plaza
23 pad is going to be that we go back to -- we get
24 the JEA easement relocated, we get the sewer
25 lines, storm drain line that needs to be

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1 relocated completed, and then we do something
2 on a temporary basis that is like the Art
3 Market that had been talked about that holds
4 that site, but also complements the park and
5 delivers it with the park and not do a private
6 disposition at this time. That is going to be
7 the staff recommendation. I know where we are
8 on that one.

9 I don't know -- you know, if the board
10 wants to engage further in what they want to
11 do, and do, you know, an appraisal of the site
12 or do other things to evaluate impacts
13 downtown, I think that's something that we can
14 certainly have further conversations on. But
15 if the board decides that we are not doing a
16 disposition right now, it gives you some time
17 on that site because -- and I think that was a
18 recommendation I heard from several of you when
19 we had this conversation two months ago, maybe,
20 on that parcel.

21 As far as the courthouse site and the East
22 Landing site, I think there's more refinement
23 to the conversation before we make our
24 recommendation on Friday, or at least give you
25 some options to consider.

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1 BOARD MEMBER CITRANO: Okay. Thank you.
2 I'll leave it at that for right now.

3 THE CHAIRMAN: Thank you, Mr. Citrano.
4 Anyone else?

5 Mr. Heavener.

6 BOARD MEMBER HEAVENER: Just piggybacking
7 on that, when we do the riverfront property
8 disposition, it also -- and specific to that
9 property, the old Landing site, can we tie into
10 the Core or strategy, like, what is the
11 residential need for that area? And then how
12 does that weigh into any decisions that we
13 would be contemplating on that parcel itself?

14 MS. BOYER: Through the Chair to Board
15 Member Heavener, absolutely. And that is part
16 of -- if you agree with my recommendation that
17 we do something temporary there and we don't
18 move forward, it gives us further time to
19 discuss that as well as to develop what that
20 strategy is.

21 There are those who I have heard advocate
22 for this being either hotel and residential or
23 exclusively hotel. The original Perkins & Will
24 design contemplated exclusively hotel, and
25 that's on the basis that it is a more publicly

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1 accessible facility, more -- generates more
2 revenue. It generates the tourist development
3 tax also, which throws off more revenue to help
4 maintain and not program the park. It maybe
5 has less of a user conflict in that you don't
6 have people sleeping when there's a concert in
7 the park. You know, you might have people
8 sleeping in the hotel, but they're more used to
9 that kind of interruption.

10 So there's that conversation, but there's
11 also the desire to bring residential density
12 downtown, and we definitely have the American
13 Lions' response that we awarded, was a
14 residential product. We have other developers
15 who expressed interest in doing a residential
16 product there.

17 So part of the board's decision ultimately
18 will be, do you want to allow an RFP that lets
19 people do either, or do you want to pick one or
20 the other for some reason? And then identify
21 what that reason is, and that's what we specify
22 as what we're looking for.

23 But that is part of what is going into the
24 staff recommendation that says, let's do this
25 one on a temporary, activated-use basis, allow

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1 the market to normalize a little bit more and
2 mature; and if we want to work on one of the
3 other sites, we can work on one of the other
4 sites first.

5 But, again, we're dealing with a
6 constrained budget. And on recent projects --
7 when we took up the Related project on the
8 Southbank, you saw there was a significant
9 financial gap. The question here is, if you
10 were providing the land to someone, are you
11 also having to incur additional costs or pay
12 for completion grants where, instead, we really
13 want that developer to be helping to fund and
14 support the park? If we're going to make the
15 land have a private use, it needs to support
16 the park in one way or another.

17 BOARD MEMBER HEAVENER: Thank you.

18 Yeah. It really is just around -- after
19 the workshop -- it's less about that specific
20 parcel than it is around are we feeding in --
21 you know, if this was -- if we're going to
22 activate the corridors, do we have the
23 residential density that can support it outside
24 of people just going there from other parts of
25 the city, so ...

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1 THE CHAIRMAN: Thank you, Mr. Heavener.
2 Anyone else?

3 BOARD MEMBERS: (No response.)

4 THE CHAIRMAN: All right. Thank you,
5 Ms. Boyer.

6 First, my apologies, Council Member Arias.
7 I didn't notice you come in earlier. So thank
8 you for being here. Certainly, we look forward
9 to working with you.

10 If there's anything you need of the board,
11 I will make sure you have my information so you
12 can contact me. I appreciate you being here.
13 Thank you for your time.

14 COUNCIL MEMBER ARIAS: Thank you.

15 THE CHAIRMAN: I would encourage all the
16 board members to attend the special committee
17 meeting that's coming up. I know we've
18 mentioned that before. I've also been
19 contacted by some of the committee members. So
20 I know they are eager to hear from us as board
21 members. So to the extent you have those
22 connections or know any of the special
23 committee members, I would encourage you to
24 reach out to them and have discussions about
25 this topic.

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1 As Ms. Boyer mentioned, some of the things
2 on the agenda, I'm not quite sure where they
3 are going, but I guess that's why you go to the
4 meeting to see what happens.

5 I was going to bring up the workshop next
6 week, but Ms. Boyer did that, so I don't think
7 I have anything else.

8 Any other matters from staff or board
9 members for the good of the order?

10 BOARD MEMBERS: (No response.)

11 THE CHAIRMAN: Ms. Boyer, we're good?

12 MS. BOYER: (Nods head.)

13 THE CHAIRMAN: Seeing none, meeting
14 adjourned.

15 Thank you for being here.

16 (The foregoing proceedings were adjourned
17 at 2:40 p.m.)

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

12

13

14

15 DATED this 28th day of July 2024.

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