

CITY OF JACKSONVILLE  
COMMUNITY REDEVELOPMENT AGENCY  
BOARD MEETING

Proceedings held on Wednesday, October 16, 2024,  
commencing at 2:00 p.m., Jacksonville Public/Main  
Library, Multipurpose Room, 303 North Laura Street,  
Jacksonville, Florida, before Diane M. Tropa, FPR, a  
Notary Public in and for the State of Florida at Large.

BOARD MEMBERS PRESENT:

PATRICK KRECHOWSKI, Chair.  
SONDRA FETNER, Board Member.  
SCOTT WOHLERS, Board Member.  
CAROL WORSHAM, Board Member.  
JIM CITRANO, Board Member.  
JOHN HIRABAYASHI, Board Member.  
MELINDA B. POWERS, Board Member.  
JILL CAFFEY, Board Member.

ALSO PRESENT:

LORI BOYER, DIA, Chief Executive Officer.  
GUY PAROLA, DIA, Operations Manager.  
STEVE KELLEY, DIA, Director of Development.  
ALLAN DEVAULT, DIA, Project Manager.  
JOHN SAWYER, Office of General Counsel.  
AVA HILL, Administrative Assistant.

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1 manager.  
2 MR. PAROLA: Guy Parola, DIA staff.  
3 MR. KELLEY: Steve Kelley, director of  
4 downtown real estate and development.  
5 MS. BOYER: Lori Boyer, CEO.  
6 BOARD MEMBER WORSHAM: Carol Worsham,  
7 board member.  
8 BOARD MEMBER WOHLERS: Scott Wohlers,  
9 board member.  
10 BOARD MEMBER CITRANO: Jim Citrano, board  
11 member.  
12 THE CHAIRMAN: Patrick Krechowski, board  
13 member.  
14 BOARD MEMBER FETNER: Sondra Fetner, board  
15 member.  
16 BOARD MEMBER HIRABAYASHI: John  
17 Hirabayashi, Board Member.  
18 BOARD MEMBER POWERS: Melinda B. Powers,  
19 board member.  
20 BOARD MEMBER CAFFEY: Jill Caffey, board  
21 member.  
22 MR. SAWYER: John Sawyer, Office of  
23 General Counsel.  
24 MR. HILL: Ava Hill, DIA staff.  
25 THE CHAIRMAN: Thank you.  
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1 PROCEEDINGS  
2 October 16, 2024 2:00 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.  
7 MS. BOYER: Mr. Chair, let's hold for a  
8 second on technical difficulties here.  
9 (Discussion held off the record.)  
10 (Brief pause in the proceedings.)  
11 THE CHAIRMAN: So everybody make sure you  
12 are speaking in your microphone, speak loudly,  
13 and we'll kind of work through this one and get  
14 things corrected for next time.  
15 So again, we're going to call to order  
16 this meeting of the Downtown Investment  
17 Authority board meeting. It is 2:07, on  
18 Thursday, October 16th.  
19 First, if you could join me -- stand, and  
20 join me in the Pledge.  
21 (Recitation of the Pledge of Allegiance.)  
22 THE CHAIRMAN: Thank you, and thanks to  
23 everybody for being here.  
24 We'll start with introductions,  
25 Mr. DeVault.  
MR. DEVAULT: Allan DeVault, DIA project  
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1 First, I wanted to thank everybody,  
2 especially those up here at the table, board  
3 members, staff, certainly Ava. We had, by my  
4 count, over six hours of committee meetings in  
5 the last two days due to the storms. Certainly  
6 we don't have it as bad as some others, but  
7 it's been a lot, and so I appreciate board  
8 members' engagement the last couple of days,  
9 and certainly staff getting everything adjusted  
10 and put together.  
11 We had a bit of a -- a blitz creek of  
12 information in the last few days, and the  
13 committees have done a lot of work, which,  
14 hopefully, will help us be efficient today. So  
15 just my thanks to everybody for being involved.  
16 We'll move on to public comments.  
17 Ava.  
18 MR. HILL: There are no public comments.  
19 THE CHAIRMAN: All right. Anybody here to  
20 speak up?  
21 AUDIENCE MEMBERS: (No response.)  
22 THE CHAIRMAN: Okay. We'll move forward  
23 with commencing our Community Redevelopment  
24 Agency portion of the meeting.  
25 Do we have any Form 8B voting conflict  
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1 disclosures we need to deal with today?  
 2 BOARD MEMBERS: (No response.)  
 3 THE CHAIRMAN: All right. Seeing none, we  
 4 will move on to our Community Redevelopment  
 5 Agency meeting minutes for September 18th,  
 6 2024.  
 7 Do I have a motion on these?  
 8 BOARD MEMBER CITRANO: Move to approve.  
 9 BOARD MEMBER POWERS: Second.  
 10 THE CHAIRMAN: Any corrections or  
 11 comments?  
 12 BOARD MEMBERS: (No response.)  
 13 THE CHAIRMAN: Okay. We'll do a group  
 14 vote on this.  
 15 All those in favor of approving the  
 16 September 18th, 2024, Community Redevelopment  
 17 Agency meeting minutes, signify by saying aye.  
 18 BOARD MEMBERS: Aye.  
 19 THE CHAIRMAN: Any opposed?  
 20 BOARD MEMBERS: (No response.)  
 21 THE CHAIRMAN: And the meeting minutes are  
 22 adopted.  
 23 Moving on to the consent agenda, which has  
 24 two resolutions. Does anybody have a request  
 25 to pull anything from the consent agenda?  
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1 BOARD MEMBERS: (No response.)  
 2 THE CHAIRMAN: If not, I'll entertain a  
 3 motion.  
 4 BOARD MEMBER WORSHAM: Move to approve.  
 5 BOARD MEMBER WOHLERS: Second.  
 6 THE CHAIRMAN: Any comments or questions?  
 7 BOARD MEMBERS: (No response.)  
 8 THE CHAIRMAN: All right. Ms. Worsham,  
 9 how do you vote on the consent agenda?  
 10 BOARD MEMBER WORSHAM: In favor.  
 11 THE CHAIRMAN: Mr. Wohlers.  
 12 BOARD MEMBER WOHLERS: In favor.  
 13 THE CHAIRMAN: Mr. Citrano.  
 14 BOARD MEMBER CITRANO: I'm in favor.  
 15 THE CHAIRMAN: Ms. Fetner.  
 16 BOARD MEMBER FETNER: In favor.  
 17 THE CHAIRMAN: Mr. Hirabayashi.  
 18 BOARD MEMBER HIRABAYASHI: In favor.  
 19 THE CHAIRMAN: Ms. Powers.  
 20 BOARD MEMBER POWERS: In favor.  
 21 THE CHAIRMAN: Ms. Caffey.  
 22 BOARD MEMBER CAFFEY: In favor.  
 23 THE CHAIRMAN: And I, too, am in favor, so  
 24 the consent agenda is approved and passes  
 25 unanimously.  
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1 Moving on to Item 3(D), Resolution  
 2 2024-10-01 InvestDTJax website.  
 3 Who is taking this for us?  
 4 Ms. Boyer.  
 5 MS. BOYER: Thank you, Mr. Chairman.  
 6 The InvestDTJax website, if you're not  
 7 familiar with it, is part of a suite of  
 8 websites that has been maintained by Downtown  
 9 Vision, and they are connected --  
 10 interconnected with one another, so it helps  
 11 the user be able to access those platforms.  
 12 This one is specifically directed outward  
 13 to potential investors in downtown. It  
 14 includes property maps, properties available  
 15 for disposition, links to information about all  
 16 of our incentive programs. And our staff  
 17 worked closely -- and Mr. DeVault here works  
 18 closely with DVI on providing the information  
 19 that is updated on that website.  
 20 But, again, this is a DVI-maintained  
 21 website through their contract with Wingard.  
 22 And as a result, we are requesting an  
 23 appropriation this year of \$18,000 payable to  
 24 DVI for updating maintenance and hosting of the  
 25 InvestDTJax website for the coming year.  
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1 THE CHAIRMAN: All right. Thank you.  
 2 Mr. Gordon, anything to add to that? Are  
 3 you good?  
 4 MR. GORDON: (Indicating.)  
 5 THE CHAIRMAN: Mr. Gordon's good.  
 6 Any comments or questions from any of the  
 7 board?  
 8 BOARD MEMBER WORSHAM: I'll move to  
 9 approve Resolution 2024-10-01.  
 10 BOARD MEMBER CITRANO: Second.  
 11 THE CHAIRMAN: So I have a motion and a  
 12 second.  
 13 Any questions?  
 14 BOARD MEMBERS: (No response.)  
 15 THE CHAIRMAN: All right. We'll go around  
 16 the horn.  
 17 We'll start with you, Ms. Caffey.  
 18 BOARD MEMBER CAFFEY: In favor.  
 19 THE CHAIRMAN: Mr. Hirabayashi.  
 20 BOARD MEMBER HIRABAYASHI: In favor.  
 21 THE CHAIRMAN: Sorry. Ms. Powers.  
 22 BOARD MEMBER POWERS: In favor.  
 23 THE CHAIRMAN: Ms. Fetner.  
 24 BOARD MEMBER FETNER: In favor.  
 25 THE CHAIRMAN: Mr. Citrano.  
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1 BOARD MEMBER CITRANO: I'm in favor.  
 2 THE CHAIRMAN: Mr. Wohlers.  
 3 BOARD MEMBER WOHLERS: In favor.  
 4 THE CHAIRMAN: Ms. Worsham.  
 5 BOARD MEMBER WORSHAM: In favor.  
 6 THE CHAIRMAN: And I, too, am in favor, so  
 7 Resolution 2024-10-01 passes unanimously.  
 8 Moving on to Item 3(E), Resolution  
 9 2024-10-02, the DIA property due diligence.  
 10 This is the work we did yesterday on the  
 11 riverfront parcels.  
 12 Ms. Boyer.  
 13 MS. BOYER: Thank you, Mr. Chairman.  
 14 If you look in your notebook, in your  
 15 agenda packet, you have the red-lined copy of  
 16 this resolution. And Ava handed out to you a  
 17 conformed copy that doesn't have the red-line  
 18 on it, so you have the simpler version, but we  
 19 wanted to provide the red-line so you can see  
 20 that we deleted all the whereas clauses, as you  
 21 suggested. We left in a Landing -- a  
 22 definition of the "East Landing Lot," and  
 23 that's the only parcel it applies to.  
 24 Again, if you go over to Page 2 of the  
 25 resolution, you will see it refers only to the  
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1 East Landing Lot, as shown on Exhibit A.  
 2 And then on Exhibit A to the resolution,  
 3 we have the East Landing Lot identified  
 4 specifically as the property to which the due  
 5 diligence will apply.  
 6 And, again, as I -- and Exhibit B, turn  
 7 the page to 404 of the resolution, you now see  
 8 we have title services still included; easement  
 9 conformation; FDOT; Main Street Bridge, so that  
 10 we are confirming the 50 foot with DOT.  
 11 Main Street Bridge ramp removal and  
 12 updated cost estimate for that, and the JEA  
 13 electrical duct bank relocation. So those are  
 14 both cost estimates.  
 15 So those are the only items that are now  
 16 included in the resolution, and then you have a  
 17 clean copy here as well for your review.  
 18 If there are no other questions, I think  
 19 we captured what the amendments were at  
 20 committee.  
 21 THE CHAIRMAN: All right. Let's focus on  
 22 that. Anybody see anything that was missed  
 23 or -- or have other corrections given  
 24 yesterday's discussion?  
 25 BOARD MEMBERS: (No response.)  
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1 THE CHAIRMAN: All right. Sounds like it  
 2 looks good.  
 3 I will entertain a motion on Resolution  
 4 2024-10-02.  
 5 BOARD MEMBER FETNER: Move to approve.  
 6 BOARD MEMBER POWERS: Second.  
 7 THE CHAIRMAN: We have a motion and a  
 8 second.  
 9 Any other comments or questions?  
 10 BOARD MEMBERS: (No response.)  
 11 THE CHAIRMAN: Seeing none, Ms. Worsham,  
 12 how do you vote?  
 13 BOARD MEMBER WORSHAM: In favor.  
 14 THE CHAIRMAN: Mr. Wohlers.  
 15 BOARD MEMBER WOHLERS: In favor.  
 16 THE CHAIRMAN: Mr. Citrano.  
 17 BOARD MEMBER CITRANO: In favor.  
 18 THE CHAIRMAN: Ms. Fetner.  
 19 BOARD MEMBER FETNER: In favor.  
 20 THE CHAIRMAN: Mr. Hirabayashi.  
 21 BOARD MEMBER HIRABAYASHI: In favor.  
 22 THE CHAIRMAN: Ms. Powers.  
 23 BOARD MEMBER POWERS: In favor.  
 24 THE CHAIRMAN: Ms. Caffey.  
 25 BOARD MEMBER CAFFEY: In favor.  
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1 THE CHAIRMAN: And I, too, am in favor, so  
 2 2024-10-02 passes unanimously.  
 3 We will move on to Item 3(F), Resolution  
 4 2024-10-03, Core Residential Incentive Program.  
 5 MS. BOYER: Mr. Chairman, I will defer to  
 6 you how much discussion you would like to have  
 7 or explanation of this.  
 8 We discussed it at length in the committee  
 9 yesterday, and the committee's ultimate  
 10 recommendation was to defer this for another  
 11 month to allow us to continue to work with  
 12 stakeholders on refinements of the program,  
 13 bringing it back next month to the committee.  
 14 So if you would want more explanation  
 15 here, I'm happy to defer to Mr. Kelley to go  
 16 through his program guidelines.  
 17 THE CHAIRMAN: Sure. Yeah, we had a  
 18 robust discussion yesterday afternoon,  
 19 including some pretty significant and helpful  
 20 comments from the development community and  
 21 Council Member Joe Carlucci.  
 22 What we determined is there's quite a bit  
 23 of work still to do here. We're on the right  
 24 path. We got a lot of good feedback, both from  
 25 the committee level and, again, the development  
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1 community level. And we think there's a little  
2 more time needed to kind of iron some of these  
3 things out.

4 So my understanding is that the board  
5 would need to vote to defer given that it was  
6 already on the agenda. So that -- that's the  
7 motion that I'm seeking at this point, unless  
8 there are any other questions or --

9 I know, Ms. Worsham, you weren't around.  
10 If you need some explanation, I think Steve's  
11 got more info than he probably cares to share,  
12 but we can do that if you need or we can  
13 revisit this when it comes back kind of cleaned  
14 up and a little bit further along.

15 BOARD MEMBER WORSHAM: I'd be in favor for  
16 deferring for additional information.

17 THE CHAIRMAN: Okay. So I'll entertain a  
18 motion -- sorry.

19 Ms. Fetner.

20 BOARD MEMBER FETNER: Would it be possible  
21 to have the SIC and REPD meet -- committees  
22 meet together on this one, since it is dealing  
23 with retail?

24 THE CHAIRMAN: We can certainly do that.

25 I'm comfortable where it is, and given the  
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1 I think my preference would be to just  
2 have -- everybody's aware that -- that we're  
3 working on this, and it involves the entirety  
4 of the board, and that -- if you want to come  
5 to the meeting and be heard and be part of the  
6 discussion, I think that's probably the more  
7 efficient way to go about it.

8 I understand that there may be some --  
9 maybe a less opportunity to vote, but again,  
10 it's going to have to come before the board as  
11 a whole. And if -- if we don't want it on  
12 consent so that it can be fully discussed by  
13 the board, I think that's -- I think that's  
14 sufficient.

15 BOARD MEMBER FETNER: I defer to you,  
16 Chair.

17 THE CHAIRMAN: Okay. If we could have a  
18 motion to defer Resolution 2024-10-03.

19 BOARD MEMBER WOHLERS: Move to defer.

20 BOARD MEMBER HIRABAYASHI: Second.

21 THE CHAIRMAN: Thank you.

22 We'll just do a group vote on this.

23 All those in favor of deferring  
24 2024-10-03, signify by saying aye.

25 BOARD MEMBERS: Aye.  
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1 information that we had, and any committee  
2 member can come to -- to the SIC meetings, but  
3 if -- I don't know if you've ever done a double  
4 committee with everybody voting or -- or how  
5 you want to do that.

6 My tendency is to leave it where it is and  
7 other committee members can come and comment  
8 and hear. And certainly they may not be voting  
9 members, but I'm open to the idea.

10 MS. BOYER: To the Chair, the concern I  
11 would have is -- if we were having both  
12 committees at the same time, I would have to  
13 have a quorum of both committees present to be  
14 able to have each committee member vote.

15 And we can do that. We can attempt to  
16 schedule that, but then that also would mean  
17 we'd have to work it out so that all of the  
18 REPD members don't have to stay for everything  
19 else that's on SIC, and vice versa.

20 You know, we could have a joint committee  
21 meeting maybe at 2:00 and a different committee  
22 meeting at 1:00 and a different one at 3:00, or  
23 something like that, but it gets a little  
24 complicated.

25 THE CHAIRMAN: Yeah.

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1 THE CHAIRMAN: Any opposed?

2 BOARD MEMBERS: (No response.)

3 THE CHAIRMAN: All right. So we'll keep  
4 working on that one and revisit it in a month  
5 or so.

6 Moving on to Item 3(G), Resolution  
7 2024-10-07, Market and Property Optimization  
8 Study. Again, this is something we discussed  
9 at length yesterday regarding the -- mainly the  
10 East Landing Lot, so I'll let CEO Boyer bring  
11 us up to speed.

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

13 So this is similar in terms of the fact --  
14 in your notebook, you have the red-line copy  
15 that shows all the changes we made from  
16 committee, and Ms. Hill handed out the clean  
17 copy that matches the red-line, where -- with  
18 all the changes.

19 So what you can see here is the deletion  
20 of the paragraphs, the whereas clauses that  
21 referenced specific development properties in  
22 specific earlier meetings on Resolution -07.

23 Turning to the next page, I do want to  
24 point out a small change I made in Section 2  
25 just to clean up the reference to the map

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1 because -- we've also changed the map, but the  
2 study area is the entire boundary of the dashed  
3 line.

4 And then it's not all City-owned  
5 properties within that boundary, it's only the  
6 City-owned properties that are in the white  
7 boxes because we deleted the courthouse  
8 property, so I was trying to make sure we  
9 weren't being overly broad in our statement.

10 And then you'll see the Exhibit A  
11 resolution change where we deleted the  
12 courthouse property and left the City Hall  
13 Annex property in.

14 So I think that captures the committee  
15 amendments.

16 THE CHAIRMAN: Thank you, Ms. Boyer.

17 And so just for those that -- who either  
18 don't recall or weren't there, the reason we've  
19 carved out the courthouse property is we think  
20 that that's actually ready to go and we can  
21 move forward with potentially getting that  
22 disposition moving and out on the street.

23 It doesn't have some of the issues or  
24 stickiness that the other one does, and so we  
25 pulled it out, but it is included in the -- the

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1 general area, but we won't be getting a  
2 specific marketing optimization study on that  
3 parcel.

4 MS. BOYER: And to the Chair, just for the  
5 benefit of those on REPD to know, what I  
6 envision we would be doing is distributing to  
7 you and bringing back for action, next month,  
8 the criteria that were used in the last  
9 disposition on the courthouse property and  
10 giving you the opportunity to edit or amend  
11 those as you saw appropriate and then authorize  
12 it.

13 So it's not that we're going to put out  
14 the disposition before we bring it back, but it  
15 would be going to committee next month on that  
16 specific property.

17 THE CHAIRMAN: Thank you.

18 Any questions of staff or comments  
19 regarding this particular matter?

20 Mr. Citrano has got his finger already  
21 ready to go.

22 BOARD MEMBER CITRANO: Yeah, just one  
23 suggestion or comment. I -- I would like the  
24 scope of services to include a presentation by  
25 the consultant upon conclusion of the report to

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1 the board, and have -- the board have the  
2 ability to ask questions and -- similar to what  
3 we did with Streetscapes, when they did their  
4 study for us.

5 MS. BOYER: Through the Chair to Board  
6 Member Citrano, so if you'll note in this  
7 resolution it contemplates in Section 3 that we  
8 are bringing back the RFP and scope of services  
9 to you at the November meeting, so we'll  
10 specifically call that out in the scope of  
11 services, a required activity.

12 BOARD MEMBER CITRANO: Great. Thank you.

13 THE CHAIRMAN: Thank you.

14 Anybody else?

15 BOARD MEMBERS: (No response.)

16 THE CHAIRMAN: I'll entertain a motion on  
17 2024-10-07.

18 BOARD MEMBER CITRANO: Move to approve.

19 BOARD MEMBER WOHLERS: Second.

20 THE CHAIRMAN: Motion and a second.

21 Last chance for any comments or questions.

22 BOARD MEMBERS: (No response.)

23 THE CHAIRMAN: Seeing none, Ms. Worsham,  
24 how do you vote?

25 BOARD MEMBER WORSHAM: In favor.

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1 THE CHAIRMAN: Mr. Wohlers.

2 BOARD MEMBER WOHLERS: In favor.

3 THE CHAIRMAN: Mr. Citrano.

4 BOARD MEMBER CITRANO: I'm in favor.

5 THE CHAIRMAN: Ms. Fetner.

6 BOARD MEMBER FETNER: In favor.

7 THE CHAIRMAN: Mr. -- I'm going to have  
8 trouble with this constantly -- Hirabayashi.

9 BOARD MEMBER HIRABAYASHI: In favor.

10 THE CHAIRMAN: Ms. Powers.

11 BOARD MEMBER POWERS: In favor.

12 THE CHAIRMAN: And Ms. Caffey.

13 BOARD MEMBER CAFFEY: In favor.

14 THE CHAIRMAN: And I, too, am in favor.  
15 You would think with my last name, I'd be  
16 better at it, but I'm not apparently.

17 2024-10-07 passes unanimously.

18 Thank you, everybody.

19 Now another quite red-lined resolution,  
20 202-10-09, the DIA CEO search firm. The  
21 Governance Committee met on Monday and went  
22 through a pile of documents and came up with  
23 some changes and a path forward.

24 I don't know if -- Ms. Boyer,  
25 Mr. Parola -- who's going to bring this one to

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1 us.

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

3 So this is the opposite in the sense that

4 you have the clean copy in your notebook and

5 the red-lined copy was handed out to you.

6 Apologies for any confusion this may

7 create, but on our one-day turnaround we were

8 just happy to get them both completed.

9 And if you want to go through -- you made

10 amendments to -- if we could start with minimum

11 requirements because it's the simplest.

12 And on the minimum requirements, we listed

13 and inserted the language that -- they placed

14 qualified candidates and executive-level

15 leadership positions in the field of community

16 redevelopment, downtown development,

17 redevelopment, economic development, real

18 estate development, finance, economic policy,

19 and other similar disciplines.

20 I think that captures what was stated at

21 committee. And then you're going to see that

22 same language we pulled through in several

23 other places, so that's why I started with this

24 particular one.

25 THE CHAIRMAN: Right. And these are the  
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1 inserted in the first line the requirement that

2 the information they provide on their education

3 and experience relates not just to the firm,

4 but also to the individual who will be assigned

5 to the project.

6 And then as you get down a little further

7 in the paragraph, you're going to have the same

8 list of city planning, finance, real estate,

9 development, economic policy fields. It should

10 have community redevelopment. It should still

11 be in, but --

12 THE CHAIRMAN: That's there. Next

13 sentence.

14 MS. BOYER: Right.

15 And then specific experience, if any, in

16 recruiting community redevelopment

17 professionals for agencies of a similar size

18 and scope will be particularly relevant.

19 Next is, in the Statement of Understanding

20 Need, we took Schedule of Completion out of

21 there and moved it to Methodology, and just

22 tried to make a little bit more clear, the fact

23 that this is about the consultant demonstrating

24 that they understand what we're asking for.

25 In C, on Methodology, you'll see that this  
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1 minimum requirements of the search firm, not

2 the -- ultimately, the candidate. I just want

3 to make sure we're all clear there.

4 MS. BOYER: Correct.

5 And then if you'll go next to Evaluation

6 Criteria, before we go to Scope.

7 So if we can look first at the points and

8 the point assignment, we changed the points for

9 Qualification and Experience from 45 to 30, as

10 was suggested. We left the Understanding of

11 Need at 15. The Search Methodology and

12 Schedule for Completion is 25 because that's

13 part of their methodology and approach. And we

14 left 20 points in the References category but

15 divided it, 15 for the three to five

16 references, and we'll talk more about that, and

17 5 for the list of the ten most recent search

18 engagements.

19 You may want to -- that was what my notes

20 reflected, was 15/5. Open for discussion

21 whether you think it should be 10/10 or how you

22 want to divide that 20 points if you feel like

23 there's further refinement needed.

24 If you want to go back to Qualification --

25 or Criteria A, what you will see is, we  
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1 is where it is, how that approach will achieve

2 the desired outcome, is partly the part where I

3 heard you asking that there would be some

4 subjectivity on the part of the scores of this

5 to evaluate whether they liked one approach

6 better than another approach so that it was

7 giving you that opportunity.

8 And this is where we added in the fact

9 that there is a public records law and a

10 Sunshine Law and they'll be expected to comply

11 with it.

12 THE CHAIRMAN: I see a typo in B, just

13 so --

14 MS. BOYER: Where?

15 THE CHAIRMAN: The underline in B, "The

16 consultant has a clear understanding the of

17 the" -- there's a "the" that needs to be

18 removed there.

19 MS. BOYER: Got it.

20 BOARD MEMBER HIRABAYASHI: Just a quick

21 question on that one too. Is there a

22 redundancy between B and C in that both are

23 talking about a timely completion and schedule?

24 Should it be in one or the other? Because

25 it -- it also talks about C, having a detailed  
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1 schedule. And if you wanted to isolate B more  
 2 along the lines of just understanding the  
 3 scope ...  
 4 MS. BOYER: Thank you.  
 5 Yeah, and I thought I recalled in a copy I  
 6 saw from Mr. Parola that the "schedule for  
 7 timely completion" was deleted in B. I'm not  
 8 seeing -- so I think it would be appropriate to  
 9 delete it in B. It was supposed to be moved.  
 10 THE CHAIRMAN: Okay. We'll make a note of  
 11 that.  
 12 MS. BOYER: And then as I pointed out in  
 13 E, in References, we attempted to capture both  
 14 concepts that you discuss here.  
 15 The first one is, the consultant is  
 16 required to provide three to five references  
 17 from agencies or firms who successfully hired  
 18 candidates proposed by the search firm within  
 19 the last five years, together with contact  
 20 information for the agency, the date of the  
 21 search, and the number of years the executive  
 22 hired has served in their new role.  
 23 And then the second part was, the  
 24 consultant shall provide a list of the ten most  
 25 recent search engagements for which the firm  
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1 was hired -- or agency was hired, identifying  
 2 the organization, organization contact and  
 3 contact information, the general professional  
 4 field of the search, and the outcome of the  
 5 search.  
 6 So that is -- they may or may not have  
 7 hired someone, and it's really looking from the  
 8 consultant's side as to who they've worked for.  
 9 The other one is looking from agencies to say  
 10 how successful the candidates were that were  
 11 placed. So however you want to assign the  
 12 points to that.  
 13 Do you want to discuss that one before we  
 14 move to the next one?  
 15 THE CHAIRMAN: Yeah, let's discuss this  
 16 one.  
 17 These generally reflect what I recall with  
 18 a couple of minor changes, but I'm happy to  
 19 hear from the rest of the board, based on their  
 20 review of this red-line/blue-line.  
 21 Ms. Fetner.  
 22 BOARD MEMBER FETNER: This is consistent  
 23 with my recollection of the meeting on Monday  
 24 as well. I went back through my notes to make  
 25 sure everything was in it, and it was.  
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1 Thank you.  
 2 Thank you, Guy.  
 3 THE CHAIRMAN: Great. Thank you.  
 4 Anyone else?  
 5 BOARD MEMBER POWERS: I have --  
 6 THE CHAIRMAN: Ms. Powers.  
 7 BOARD MEMBER POWERS: For the references,  
 8 breaking down the 20 points, would it make more  
 9 sense for them to be 10 equally so they don't  
 10 kind of -- one doesn't outweigh the other or  
 11 doesn't appear to outweigh the other?  
 12 THE CHAIRMAN: Yeah, I'm a bit agnostic on  
 13 that. I mean, that -- to me, it could go  
 14 either way, so I -- if there's a preference  
 15 there, I don't -- I don't know if anybody else  
 16 has an objection to that or a different  
 17 recollection based on what we discussed.  
 18 BOARD MEMBERS: (No response.)  
 19 THE CHAIRMAN: So maybe we need to handle  
 20 that in a -- I'm trying to think of whether  
 21 we're moving as amended already because it's  
 22 all underlined or -- or is this what we're  
 23 working from, but we'll keep track of that as  
 24 we -- I'll write it down. We'll keep track of  
 25 that as we go through these various parts of  
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1 it.  
 2 MS. BOYER: Mr. Chair, can you please  
 3 repeat what that amendment is just so I capture  
 4 it?  
 5 THE CHAIRMAN: So Ms. Powers was  
 6 suggesting that for E, the point breakdown be  
 7 10/10. Now, I don't hear an objection from any  
 8 of the other board members on that, so we'll --  
 9 we'll go with that for now when we try to --  
 10 when someone tries to craft a memo to deal with  
 11 all this.  
 12 If you want to go to Section 2?  
 13 MS. BOYER: Thank you, Mr. Chairman.  
 14 Okay. Specifications and Scope. So the  
 15 first request was that we include a  
 16 "Background" section that talks about who DIA  
 17 is and how we function, and this is what you  
 18 really see on Page 1, which has Page 7 at the  
 19 bottom of it. And it goes through and provides  
 20 that additional information.  
 21 And then on Page 2, I would call to your  
 22 attention the numbered items where Mr. Parola  
 23 worked to really describe the scope of services  
 24 that the consultant was being asked to provide  
 25 here.  
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1 So the first thing, of course, is, based  
 2 on their required skills and expertise included  
 3 in the Ordinance Code -- in the Ordinance Code  
 4 required qualification to this -- assist in the  
 5 requirement of the job description. So we  
 6 talked about that.  
 7 Identifying established -- candidate  
 8 qualifications and character standards.  
 9 Perform a market compensation study to  
 10 recommend compensation. Reach out to  
 11 stakeholders. That's IV, Number 4.  
 12 Number 5, conduct a national search for  
 13 qualified candidates. Assist in preparing and  
 14 placing advertisements. Send out and receive  
 15 all application materials and documents.  
 16 Review resumes and qualifications.  
 17 Conduct background checks. And one is  
 18 educational and criminal background and the  
 19 next one is going a little bit further on  
 20 judgments. And then also, going down, news  
 21 articles and social media. So trying to  
 22 capture all of that that we're asking them to  
 23 do on our behalf.  
 24 Evaluate candidates for serious  
 25 consideration by conducting in-depth reference  
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1 So, again, I think that we have captured  
 2 what the committee was asking at the meeting,  
 3 or decisions were made, but there may be  
 4 additional things that we missed.  
 5 THE CHAIRMAN: Thank you, Ms. Boyer.  
 6 Ms. Fetner, what say you as Chair of the  
 7 Governance Committee?  
 8 BOARD MEMBER FETNER: I reviewed this, and  
 9 everything -- I reviewed it last night, not  
 10 just right now. Everything matched up with the  
 11 discussions that we had. And I really  
 12 appreciate the staff turning this around so  
 13 quickly and doing it exactly as we asked, so  
 14 thank you.  
 15 THE CHAIRMAN: Let's see -- yeah, does  
 16 anybody else have any questions on Section 2?  
 17 BOARD MEMBERS: (No response.)  
 18 THE CHAIRMAN: All right. Is that --  
 19 those are all the changes?  
 20 MS. BOYER: Mr. Chairman, those are all  
 21 the changes.  
 22 I would defer to Mr. Sawyer on this  
 23 question, but I believe since the committee did  
 24 not take action, the committee only had a  
 25 discussion, and we made these changes in  
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1 checks. Finalize the interview process.  
 2 Assist in developing a set of interview  
 3 questions. Notify rejected applicants. And  
 4 assist with contract negotiations with the top  
 5 qualified candidate.  
 6 So I think he came up with a pretty  
 7 thorough list. If there's anything you can  
 8 think of that we omitted that you would expect  
 9 them to do, now we can -- we can add that.  
 10 If you go down to the next section where  
 11 you see the edits in Skills and Expertise, this  
 12 is where you had suggested a minimum 10 years  
 13 experience with 5 years in an executive  
 14 leadership role as compared to the 5 that was  
 15 in the Ordinance Code. So that was captured.  
 16 And now this is where we have the  
 17 experience in community redevelopment or  
 18 downtown redevelopment preferred. And we pick  
 19 up our same list from the candidate perspective  
 20 and struck all of the previous language  
 21 regarding candidate qualifications and have  
 22 that being attached as an exhibit or an  
 23 appendix, just like we would be attaching as an  
 24 exhibit or appendix the Ordinance Code  
 25 requirements as to what was required.  
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1 response to that, that the -- all of the  
 2 amendments would need to be incorporated in an  
 3 amendment here because it was published in its  
 4 original form. So what you have before you, I  
 5 guess, is the original document, and then all  
 6 of these amendments are made here at the board  
 7 level as opposed to at the committee level.  
 8 THE CHAIRMAN: Okay. And we also have --  
 9 on the Evaluation Criteria pages, we have --  
 10 we're moving sort of the second half of the  
 11 first sentence in B. "And a detailed schedule  
 12 for timely completion of the assignment," that  
 13 will be removed.  
 14 The unnecessary word "the" will be removed  
 15 from the last sentence in section B.  
 16 And then we also discussed breaking the  
 17 points down in section E as 10 apiece.  
 18 So we have those changes as well that  
 19 we've discussed.  
 20 I will entertain a motion and sit back and  
 21 see how it's worded.  
 22 BOARD MEMBER FETNER: Through the Chair to  
 23 Mr. Sawyer, since this resolution wasn't  
 24 discussed -- wasn't available at the Governance  
 25 Committee, could we move to approve the  
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1 resolution with the amended exhibits and  
2 then -- and say "amended exhibits as amended by  
3 the board," or "as amended" -- just "as  
4 amended"? And state those amendments that the  
5 Chair said?

6 MR. SAWYER: John Sawyer.  
7 Through the Chair, so correct me if you  
8 feel differently, Ms. Boyer, with your  
9 experience on Council.

10 I think you have all the documents before  
11 you, so you can move directly what you wish to  
12 move. So if you're moving the revised  
13 Section 2, you just move that as a motion, not  
14 as anything that's being amended, per se. And  
15 so you move the components that you will as  
16 just one amendment, and I believe you then need  
17 an amendment to the amendment to get to where  
18 you want to be.

19 BOARD MEMBER FETNER: I move to approve  
20 Resolution 2024-10-09 with the exhibits --  
21 exhibits -- can I just say "the exhibits"?  
22 Because they're not amended.

23 MR. SAWYER: As red-lined by staff, just  
24 to reference what you're moving.

25 BOARD MEMBER FETNER: Okay. With the  
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1 BOARD MEMBER FETNER: In favor.  
2 THE CHAIRMAN: Mr. Hirabayashi.  
3 BOARD MEMBER HIRABAYASHI: In favor.  
4 THE CHAIRMAN: Ms. Powers.  
5 BOARD MEMBER POWERS: In favor.  
6 THE CHAIRMAN: Ms. Caffey.  
7 BOARD MEMBER CAFFEY: In favor.  
8 THE CHAIRMAN: And I, too, am in favor.  
9 So 2024-10-09 passes unanimously.

10 Thank you, everyone, for your work on  
11 this. I'm happy that we're moving this  
12 forward. We've got a lot of work to do and  
13 it's great to get this started.

14 Thanks, Guy, for all the red-lining and  
15 blue-lining. It's one of the my favorite  
16 things to do, is red-line a document, so  
17 appreciate your work.

18 That's all I see on the agenda for the  
19 Community Redevelopment Agency, so we will  
20 conclude that portion of our meeting.

21 (The foregoing proceedings were adjourned  
22 at 2:35 p.m.)

23 - - -  
24  
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1 exhibits as red-lined by staff, with the  
2 additional amendments to subsection B, E --  
3 subsection B and E of the Evaluation Criteria,  
4 as stated.

5 THE CHAIRMAN: Thank you.  
6 I have a motion.  
7 Do I have a second?

8 BOARD MEMBER WORSHAM: Second.  
9 THE CHAIRMAN: I have a motion and a  
10 second.

11 Any comments or questions? There's a lot  
12 here, so if you see something ...

13 BOARD MEMBERS: (No response.)

14 THE CHAIRMAN: All right. It looks like  
15 we did our work on Monday and staff did their  
16 work since Monday.

17 So we have a motion and a second on  
18 2024-10-09 as stated by Ms. Fetner.

19 Ms. Worsham, how do you vote?

20 BOARD MEMBER WORSHAM: In favor.

21 THE CHAIRMAN: Mr. Wohlers.

22 BOARD MEMBER WOHLERS: In favor.

23 THE CHAIRMAN: Mr. Citrano.

24 BOARD MEMBER CITRANO: I'm in favor.

25 THE CHAIRMAN: Ms. Fetner.

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1 CERTIFICATE OF REPORTER

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

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

12  
13  
14  
15 DATED this 30th day of October 2024.  
16

17  
18 \_\_\_\_\_  
19 Diane M. Tropia  
20 Florida Professional Reporter

21  
22  
23  
24  
25 Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203  
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CITY OF JACKSONVILLE  
DOWNTOWN INVESTMENT AUTHORITY  
BOARD MEETING

Proceedings held on Wednesday, October 16, 2024,  
commencing at 2:35 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.  
CAROL WORSHAM, Board Member.  
JIM CITRANO, Board Member.  
JOHN HIRABAYASHI, Board Member.  
MELINDA B. POWERS, Board Member.  
JILL CAFFEY, Board Member.

ALSO PRESENT:

LORI BOYER, DIA, Chief Executive Officer.  
GUY PAROLA, DIA, Operations Manager.  
STEVE KELLEY, DIA, Director of Development.  
ALLAN DEVAULT, DIA, Project Manager.  
JOHN SAWYER, Office of General Counsel.  
AVA HILL, Administrative Assistant.

- - -

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1 approved unanimously.  
2 On to Item IV(B), the consent agenda,  
3 which includes the Pour Taproom modification  
4 and the Urban Dough modification.  
5 I will entertain a motion unless someone  
6 wants to pull.  
7 BOARD MEMBER CITRANO: Move to approve.  
8 BOARD MEMBER WOHLERS: Second.  
9 THE CHAIRMAN: I have a motion and a  
10 second on the consent agenda.  
11 Ms. Worsham, how do you vote?  
12 BOARD MEMBER WORSHAM: In favor.  
13 THE CHAIRMAN: Mr. Wohlers.  
14 BOARD MEMBER WOHLERS: In favor.  
15 THE CHAIRMAN: Mr. Citrano.  
16 BOARD MEMBER CITRANO: I'm in favor.  
17 THE CHAIRMAN: Ms. Fetner.  
18 BOARD MEMBER FETNER: In favor.  
19 THE CHAIRMAN: Mr. Hirabayashi.  
20 BOARD MEMBER HIRABAYASHI: In favor.  
21 THE CHAIRMAN: Ms. Powers.  
22 BOARD MEMBER POWERS: In favor.  
23 THE CHAIRMAN: Ms. Caffey.  
24 BOARD MEMBER CAFFEY: In favor.  
25 THE CHAIRMAN: And I, too, am in favor, so  
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1 PROCEEDINGS  
2 October 16, 2024 2:35 p.m.  
3 - - -  
4 THE CHAIRMAN: That's all I see on the  
5 agenda for the Community Redevelopment Agency,  
6 so we will conclude that portion of our meeting  
7 and move forward with our Downtown Investment  
8 Authority agenda items, starting at Roman  
9 numeral IV, the first thing being the September  
10 18th, 2024, Downtown Investment Authority board  
11 meeting minutes.  
12 Do I hear a motion to approve?  
13 BOARD MEMBER WORSHAM: So moved.  
14 BOARD MEMBER CITRANO: Second.  
15 THE CHAIRMAN: Any comments, edits,  
16 questions?  
17 BOARD MEMBERS: (No response.)  
18 THE CHAIRMAN: Seeing none, we'll just  
19 take a group vote on this.  
20 All those in favor of the September 18th,  
21 2024, Downtown Investment Authority board  
22 meeting minutes, signify by saying aye.  
23 BOARD MEMBERS: Aye.  
24 THE CHAIRMAN: Any opposed?  
25 BOARD MEMBERS: (No response.)  
THE CHAIRMAN: The meeting minutes are  
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1 the consent agenda is approved unanimously.  
2 I had intended to move this up, but  
3 totally forgot about it. My fault. Resolution  
4 2024-10-05 commending John Silveira's service  
5 to RAM.  
6 Who's taking this for our group?  
7 MS. BOYER: I think Ms. Fetner is.  
8 THE CHAIRMAN: Wonderful.  
9 Ms. Fetner, you're up.  
10 BOARD MEMBER FETNER: Thank you.  
11 As the -- as a board member for Riverside  
12 Avondale Preservation, I thought it makes sense  
13 for me to do this.  
14 So what you have before you, Board  
15 Members, is a resolution, 2024-10-05, and it's  
16 honoring John Silveira's dedication to the  
17 Riverside Arts Market. And I'll just read it  
18 on the record, and -- and then I'll pass it  
19 back to the Chair.  
20 "Whereas, the Riverside Arts Market  
21 started in 2009 and for the past 15 years RAM  
22 has grown from a small seasonal market to a  
23 year-round market with a diverse selection of  
24 artisans and producers.  
25 "Whereas, RAM sees over 4,000 weekly  
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1 visitors and is a valuable contributor to the  
 2 vibrancy of downtown and Riverside.  
 3 "Whereas, in 2016 Mr. Silveira brought his  
 4 extensive experience and farmers and arts  
 5 markets from the San Francisco Bay area to  
 6 Jacksonville, helping to grow RAM from 60  
 7 vendors to over 150 weekly vendors.  
 8 "Whereas, Mr. Silveira and his team sift  
 9 through over a thousand applicants, selecting  
 10 local vendors with locally sourced food,  
 11 produce, and art.  
 12 "Whereas, the DIA recognizes that  
 13 Mr. Silveira in no small part contributed to  
 14 the success of RAM.  
 15 "And now, therefore, be it resolved by the  
 16 Downtown Investment Authority. The Downtown  
 17 Investment Authority commends Mr. Silveira on  
 18 his contributions to the success of RAM."  
 19 This resolution shall become effective on  
 20 the date it is signed by the chair of the DIA  
 21 board.  
 22 THE CHAIRMAN: Thank you, Ms. Fetner.  
 23 Mr. Silveira, would you like to come up  
 24 and say anything? We're happy to have you  
 25 here.

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1 (Mr. Silveira approaches the podium.)  
 2 THE CHAIRMAN: I'm a huge fan of RAM. I  
 3 spend more money there than I probably should.  
 4 I hope the produce is back soon. We missed  
 5 them last weekend, but, please -- welcome.  
 6 MR. SILVEIRA: Awesome.  
 7 Thank you very much for the incredible  
 8 recognition. It's been my pleasure to serve  
 9 the community.  
 10 I certainly would be remiss if I didn't  
 11 point out three things. I have three of my  
 12 incredible colleagues that joined me today.  
 13 This wouldn't have happened without the support  
 14 of my colleagues. This wouldn't have happened  
 15 without the 350 small businesses, makers,  
 16 farmers, bakers, culinary artists, visual  
 17 artists, performing arts that certainly come  
 18 out to RAM every Saturday. It's been  
 19 incredible.  
 20 And, third, is you, the community. The  
 21 community really is key to making this  
 22 community event work. Without the support and  
 23 folks coming out to experience the incredible  
 24 event that we have every Saturday on the limits  
 25 of the Urban Core -- again, it's been my

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1 pleasure and I thank you.  
 2 THE CHAIRMAN: Thank you very much.  
 3 Any comments from the board?  
 4 BOARD MEMBERS: (No response.)  
 5 THE CHAIRMAN: I'll entertain a motion on  
 6 Resolution 2024-10-05.  
 7 BOARD MEMBER WORSHAM: Move to approve.  
 8 BOARD MEMBER FETNER: Second.  
 9 THE CHAIRMAN: Let's do a group vote on  
 10 this one.  
 11 All those in favor of Resolution  
 12 2024-10-05 commending John Silveira's service  
 13 to RAM, how do you vote?  
 14 Signify by saying aye.  
 15 BOARD MEMBERS: Aye.  
 16 THE CHAIRMAN: Any opposed?  
 17 BOARD MEMBERS: (No response.)  
 18 THE CHAIRMAN: None.  
 19 Thank you very much.  
 20 A great, great part of our community,  
 21 great part of our downtown. I think if you --  
 22 if you lose the (inaudible), you're going to  
 23 lose my 13-year-old. But other than that, I  
 24 think you're doing really well.  
 25 Thank you very much.

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1 I see no new business on the agenda, and  
 2 next we will hear from our CEO on her monthly  
 3 update.  
 4 MS. BOYER: Thank you, Mr. Chairman.  
 5 Ava, if you will go ahead and pull up the  
 6 PowerPoint, we'll do our construction update.  
 7 And while we're waiting to get that ready,  
 8 I just want to say welcome to our two new board  
 9 members. I know they were part of the board  
 10 last month, but neither of them were present,  
 11 so this is your first board meeting,  
 12 Mr. Hirabayashi and Ms. Caffey.  
 13 And I think what you got to experience  
 14 this month is a good example of -- the bulk of  
 15 the work is done at the committee level, which  
 16 is why it's so important when we're calling and  
 17 looking for quorums at the committee level that  
 18 you're able to attend or attend by Zoom if you  
 19 can't actually be there to vote. But it really  
 20 helps us.  
 21 And we welcome you to the board and  
 22 appreciate your contributions already.  
 23 THE CHAIRMAN: Yeah. My fault in not  
 24 welcoming you. We've spent so much time  
 25 together this week, we already seem like old

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1 board members, so my apologies.  
2 MS. BOYER: And we, now, at this point, go  
3 through a monthly construction update where I  
4 just provide a few photographs that show  
5 progress on projects downtown that you might  
6 not otherwise have seen as you drive by.

7 The first that we have here is Pour  
8 Taproom, which shows the plumbing is complete  
9 and the concrete has been poured, so you can  
10 see where that work was underway and has now  
11 been completed.

12 Next is Johnson Commons. And Johnson  
13 Commons, Building 6 is now finished. Remaining  
14 units are closed. Building 10 is in punch work  
15 and final inspections. Closings are underway.

16 Building 3 is in framing punch and has had  
17 numerous partial inspections. And Building 14,  
18 the footers, plumbing, block and slab have been  
19 poured. Framing started at the end of  
20 September. So you see that building.

21 So you can see progress is continuing to  
22 be made, step by step, on completion of all of  
23 the townhomes here at LaVilla Townhomes.

24 Next is Four Seasons. I thought these  
25 were interesting photographs because --

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1 dramatic progress over the last month in  
2 vertical construction.

3 The upper left is the office building and  
4 the right is the hotel. So both of those you  
5 can see have made significant progress over the  
6 last month.

7 I'm always amazed at how fast vertical  
8 goes once the foundation is finished and how  
9 many months we seem to spend on the underground  
10 and pilings. I mean, that seems to take  
11 forever, and then, all of a sudden, it happens.  
12 So excited to see those moving along.

13 And I think you probably are all aware  
14 that yesterday the NFL approved the stadium  
15 lease and the terms of the new stadium  
16 construction, so that also is moving forward.

17 The next slide is Artea on the Southbank.  
18 So this is located over next to Channel 4. You  
19 see significant progress on interior finishes  
20 as well as -- I don't know that we have the  
21 picture that shows -- there's actually brick  
22 facade and stone facade elements also going on  
23 on the outside. So we're getting both exterior  
24 facade as well as interior finish on that one.

25 I believe that's all we have this month.

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1 We did not include pictures on McCoys  
2 Creek or a few other projects that we had  
3 pictures of last month because they are moving  
4 ahead of schedule, but you cannot see  
5 demonstrable progress by just looking at those  
6 pictures.

7 From the CEO report update, the special  
8 committee on downtown had no meeting this past  
9 month. Staff has delivered to the committee  
10 recommendations for DDRB process improvements  
11 and parking process improvements and code  
12 changes. Those code changes were things that  
13 were adopted by this board back in February.  
14 So those have all been provided to the special  
15 committee with encouragement that they move  
16 those forward.

17 In addition, we prepared the two core  
18 programs that you acted on and saw this month,  
19 which were requested by the special committee.

20 The Trio project that has been a topic of  
21 the special committee, the Council Personnel  
22 Committee authorized the hiring of legislative  
23 counsel to draft Trio agreements and  
24 legislation. It is our understanding that that  
25 firm has actually been engaged.

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1 And a next meeting has not yet been  
2 scheduled. Between hurricanes and travel  
3 engagements, it's been difficult to get that  
4 scheduled. So we expect that there will  
5 probably be something next month.

6 Staffing. From a staffing standpoint, we  
7 have extended an offer and received an  
8 acceptance for a new property disposition  
9 manager. Quite excited about this new hire.  
10 Our property disposition manager comes to us  
11 with years of experience in this role in  
12 Nashville, doing Nashville downtown  
13 redevelopment. And then when he retired from  
14 the City of Nashville, he worked for the State  
15 of Tennessee.

16 He has a son who lives in St. Augustine or  
17 Nocatee, down here in St. Johns County, which  
18 has brought him to our part of the world. And  
19 I think it's a great opportunity for us to  
20 bring in someone who not only can bring some  
21 new ideas and ways Nashville was able to  
22 successfully redevelop their downtown, but also  
23 has the experience we need from understanding  
24 real estate and titles and easements and things  
25 like that to really help us with these property

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1 dispositions. So excited about that.  
2 We are interviewing right now for our DDRB  
3 staff replacement and have a couple of good  
4 candidates that we have seen. So when we  
5 finish those interviews, we expect to be  
6 extending an offer on that position.

7 I think many of you know that Sheri Webber  
8 left us to become the executive director of  
9 San Marco Preservation. So Sheri is no longer  
10 with us. So right after we finish this hire,  
11 we'll be interviewing for a marketing and  
12 communications -- so everybody keep that open.  
13 If you know of anyone who might be interested,  
14 keep us in your thoughts.

15 Professional service contracts. Our  
16 projection tower design and St. Johns River  
17 Park restaurant design are moving forward.

18 The new RFQ that is supposed to be  
19 selecting multiple qualified firms, this would  
20 allow us to do Broadcast Place Park and Liberty  
21 Street and -- we probably have 10 or 12  
22 projects that are waiting for this new RFQ.

23 We have been assured by the -- I saw an  
24 email from the Procurement chief that they plan  
25 to have it on the street by the end of October,

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1 so I am hopeful that that will happen and we  
2 will be actually talking about who is going to  
3 be moving forward with these projects by  
4 December.

5 Capital projects update. Two-way, Forsyth  
6 and Adams, it is still on schedule for Phase 1  
7 completion, first quarter of 2025.

8 So for my new board members, Phase 1  
9 completion means that the traffic would  
10 actually convert to two-way on Forsyth and  
11 Adams, but we would not yet be moving curbs to  
12 expand sidewalk areas next to potential  
13 restaurant locations. That's Phase 2.

14 Phase 2 design -- we've had some issues  
15 with signal placement on Phase 1. There were a  
16 number of conflicts, where, when they actually  
17 got in the field and tried to install the new  
18 signal devices, they had conflicts underground.  
19 I think there were seven, and five of those  
20 they have resolved, and they're working on the  
21 last two, but that seems to be moving ahead on  
22 schedule.

23 We also have received a complaint from at  
24 least one business about construction vehicles  
25 for the project parking on the street, taking

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1 up meters in front of retail establishments, so  
2 we've also asked that the contractor address  
3 that and ensure that those working on the  
4 project are not further impeding access to the  
5 retail establishments. The construction  
6 already does, but we don't want to have an even  
7 greater impact.

8 The Phase 2 project, which is in the  
9 design phase, the survey has just been  
10 completed. We found out this morning it was,  
11 like, turned in yesterday.

12 The schedule calls for 30 percent design  
13 to be complete by November, and we are still  
14 planning on a March to April 100 percent  
15 construction drawings. Not sure that there  
16 won't be further delays for utility relocations  
17 and other things, but that's the schedule.  
18 We're on for that.

19 We need to prioritize which segments of  
20 Phase 2 are constructed first to ensure that we  
21 don't delay anything. So think about the  
22 downtown grid for a moment and the  
23 conversations we've had about Laura and Hogan.

24 We have the Emerald Trail project on Hogan  
25 Street. We have Riverfront Plaza. And then we

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1 have Forsyth and Adams crossing Hogan Street.  
2 So what we want to be sure is that the Phase 2  
3 improvements that are planting trees and moving  
4 curbs and things on Forsyth and Adams, where  
5 they are adjacent to Hogan Street and Laura  
6 Street are happening first and are happening  
7 right away so that when the park opens and the  
8 Emerald Trail opens we're not coming right  
9 behind it and tearing it up with work on the  
10 Phase 2 project.

11 So that's our timing of trying to make  
12 sure that we get that -- at least those two  
13 blocks on both Forsyth and Adams completed  
14 simultaneously with the Emerald Trail project,  
15 so it's all synchronized.

16 The Hogan Street design itself, the --  
17 we've had a couple of update meetings cancelled  
18 by hurricanes and rescheduling. It is now set  
19 for next week. Q1/2025 is the new construction  
20 start date. And we still have not seen the  
21 consultant's refined design for the remainder  
22 of it.

23 There's some easement issues on the first  
24 block that now appear to be causing delays.  
25 This is in response to Ms. Powers' questions

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1 yesterday about timing.  
 2 It was an 18-month construction schedule.  
 3 If we start in the first quarter of 2025, that  
 4 means we would not be complete by December 31,  
 5 '25, which was the date we were originally  
 6 given, which is why I'm hesitant, until they  
 7 actually start construction, to be able to  
 8 predict what the completion date will be.

9 McCoys Creek Outfall is on schedule,  
 10 making good progress.

11 Acosta Bridge parking. Public Works is  
 12 still reviewing the design, but we do have now  
 13 an on-site rescheduled meeting with Parks and  
 14 Public Works Friday at 11:00 to resolve any  
 15 additional design changes that are being  
 16 suggested.

17 So this is the under-bridge parking, under  
 18 the Acosta Bridge, that will serve the boat  
 19 ramp, both for trailers -- and it also serves  
 20 the Riverwalk.

21 It's important that we get that under  
 22 construction so that when Related gets under  
 23 construction for their building -- and there is  
 24 no other parking in the vicinity -- that the  
 25 public has parking for boat trailers, boats,

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1 and is -- they have a couple of design issues  
 2 in review by Public Works right now.

3 Arcadis is also designing the ramp removal  
 4 of the little nub of the ramp that's on the  
 5 park side.

6 So all of those are underway to facilitate  
 7 Phase 2 construction starting on schedule.

8 RiversEdge hardscape is underway with  
 9 Marshfront Park being the beginning place.

10 The cabinet meeting that was supposed to  
 11 be held in September was canceled. As a result  
 12 of the cabinet meeting being canceled, there  
 13 were no votes on the submerged land lease and  
 14 the permits necessary for the marina. So,  
 15 unfortunately, we are delayed in the Northwest  
 16 Park and some of our other park improvements  
 17 that are dependent on those permits coming from  
 18 the governor and cabinet.

19 This is the developer getting those, but  
 20 this is the second cabinet meeting in a row  
 21 that has been canceled. And it's somewhat out  
 22 of their control, but, nevertheless, it's  
 23 causing development delays.

24 On the Southbank bulkhead, this is at the  
 25 River City side, is on track for April '25

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1 and access to the Riverwalk. So we need to get  
 2 our project finished first. That's why we're  
 3 pushing on that one.

4 Park Street construction is moving on  
 5 schedule, and it's scheduled for completion in  
 6 May.

7 Riverfront Plaza -- and this is why when  
 8 Mr. Diebenow mentioned at one of the committee  
 9 meetings yesterday about some private  
 10 development projects on Park Street that had  
 11 been waiting for a while and the concern about  
 12 completion grants and the focus area, he's  
 13 thinking of this project that really has been  
 14 in the wings for about three years now, waiting  
 15 for Park Street to be completed. It's finally  
 16 going to be completed. It would be a shame not  
 17 to get the project moving under construction.

18 Riverfront Plaza, Phase 1 is on schedule.  
 19 And the infrastructure necessary on the Phase 2  
 20 land, to stay on schedule for Phase 2, is also  
 21 proceeding.

22 There is a JEA committee meeting and --  
 23 next week, and board meeting the following week  
 24 on the conduit relocation and the storm sewer  
 25 relocation design that is on the Phase 2 land,

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1 completion.

2 And Snyder Memorial Church, if you didn't  
 3 get to visit during this month's Art Walk, it  
 4 was open. And Mr. Parola and a whole crew of  
 5 folks from the City did a yeoman's job to get  
 6 the improvements that we needed to complete, in  
 7 order to be able to open the doors, completed  
 8 in time. So that was exciting.

9 Now, not refinished by any means, but  
 10 enough that the fire marshal would let us in  
 11 the building.

12 Development updates. Gateway has a  
 13 groundbreaking scheduled for later this month.  
 14 And in a moment I will look it up on my phone  
 15 and tell you when it is, unless somebody else  
 16 knows, because I was told that I was allowed to  
 17 say it today. So I'll give you that date.

18 Related legislation was approved, and  
 19 they're ready to execute the agreements.  
 20 They've requested them from OGC, probably,  
 21 like, the day after, I think, Mr. Sawyer got  
 22 that email the day after it passed Council.

23 RISE, the Doro legislation, was approved,  
 24 and they plan to close in early November,  
 25 Mr. Kelley told me.

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1 MOSH. Document drafts of the amended RDA  
2 have been prepared by OGC. I've made my  
3 comments on them. And MOSH is going to request  
4 a short extension for their delivery of  
5 schematic design documents, maybe 30 days or  
6 maybe only two weeks, but they're a little  
7 behind on their schedule on that.

8 Jones Brothers historic. The developer  
9 has requested a 90-day extension of  
10 commencement of construction. It's really a  
11 financing question. They have their financing  
12 commitments, but at least -- a bridge loan that  
13 they have has requested that they not close  
14 until January. So, as a result, they are  
15 asking that their commencement date be moved to  
16 January. That's within their permissible  
17 period.

18 WJCT lease modification. We met with them  
19 last week regarding the lease boundary  
20 modifications. They are asking DIA and the  
21 City to cover the cost of new directional  
22 signage, which I don't think is an  
23 inappropriate ask, but we'll be coming back to  
24 you with a budget request for that, in addition  
25 to the cost of the parking lot reconstruction,

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1 which is part of a CIP project.  
2 The Greenleaf building commenced  
3 construction this week.  
4 And we met again with the Trio team last  
5 week. Mr. Weinstein, the CFO, and General  
6 Counsel were in that meeting. And Mr. Kelley  
7 has been preparing information requested by  
8 Mr. Weinstein.

9 Conversations are ongoing with the  
10 University of Florida regarding their downtown  
11 campus, and that is still moving forward.

12 And that's your CEO's report for this  
13 month.

14 THE CHAIRMAN: Thank you, Ms. Boyer.

15 I think the groundbreaking is on the 29th.  
16 I got an email today, so maybe the rest of you  
17 did as well. I would encourage everybody to be  
18 there.

19 Any questions of Ms. Boyer on her update  
20 or construction projects?

21 MS. BOYER: And let me remind everyone  
22 tomorrow is Sip & Stroll, which we support. So  
23 if you have a chance, come out on the  
24 Southbank, 5 o'clock, and enjoy Sip & Stroll.

25 THE CHAIRMAN: Thank you.

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1 Mr. Citrano.

2 BOARD MEMBER CITRANO: Regarding the Trio,  
3 was it decided by the special committee that  
4 the DIA board would not be involved in any  
5 evaluation or consideration of a potential  
6 agreement?

7 MS. BOYER: To my knowledge, the special  
8 committee took no action one way or the other  
9 on any Trio proposal. They have heard various  
10 requests and discussions, but they have not  
11 taken any kind of a formal vote on anything.

12 There was conversation about them  
13 hiring -- in the Personnel Committee, about  
14 them hiring an attorney that would allow them  
15 to proceed with drafting of documents. It  
16 sounded -- or apparently, independent of the  
17 administration. However, I am aware that the  
18 administration has been in discussion with the  
19 developer and is proceeding on that basis.

20 So I don't think that there are -- there  
21 may be two parallel tracks, but I don't think  
22 that there is an exclusively Council track  
23 going on, but I'm not aware. I'm not sure.

24 THE CHAIRMAN: Anybody else have anything  
25 for the CEO?

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1 BOARD MEMBERS: (No response.)

2 THE CHAIRMAN: All right. Thank you.  
3 Lots going on, for sure.

4 I don't have anything for a chairman's  
5 report.

6 We don't have a date for the next special  
7 committee, right?

8 MS. BOYER: We do not.

9 THE CHAIRMAN: So let us know what you  
10 hear.

11 And I would encourage everybody to  
12 continue to be engaged in that. And for those  
13 that are new, to jump into that discussion.  
14 It's important, and we're seeing a lot of  
15 feedback about how this agency is going to look  
16 and operate in the future.

17 I don't have anything else other than,  
18 again, thank everybody for their work this week  
19 and leading up to this week and adjusting for  
20 the storms.

21 It sounds like tomorrow night would be  
22 a -- wonderful weather for Sip & Stroll. And  
23 we've got the air show this weekend. So enjoy  
24 Jacksonville this weekend.

25 Does anybody else have anything for the

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1 good of the order?  
2 BOARD MEMBERS: (No response.)  
3 THE CHAIRMAN: Okay. Meeting adjourned.  
4 Thank you very much.  
5 (The foregoing proceedings were adjourned  
6 at 3:05 p.m.)

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1 CERTIFICATE OF REPORTER

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4 )  
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6

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

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DATED this 30th day of October 2024.

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Diane M. Tropa  
Florida Professional Reporter

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