

CITY OF JACKSONVILLE
DOWNTOWN INVESTMENT AUTHORITY
BOARD MEETING

Proceedings held on Tuesday, November 21, 2017,
commencing at 2:40 p.m., Ed Ball Building, 214 North
Hogan Street, 8th Floor, Jacksonville, Florida, before
Diane M. Tropia, a Notary Public in and for the State of
Florida at Large.

BOARD MEMBERS PRESENT:

JAMES BAILEY, Chairman.
OLIVER BARAKAT, Board Member.
DANE GREY, Board Member.
BRENNAN DURDEN, Board Member.
CRAIG GIBBS, Board Member.
RON MOODY, Board Member.
BRAXTON GILLAM, Board Member.

ALSO PRESENT:

AUNDRY WALLACE, DIA, Chief Executive Officer.
TOM DALY, DIA, Redevelopment Analyst.
GUY PAROLA, DIA, Redevelopment Manager.
JIM KLEMENT, DIA, Development Coordinator.
JOHN SAWYER, Office of General Counsel.
JOHNNY GAFFNEY, Office of the Mayor.
KAREN UNDERWOOD-EILAND, Executive Assistant.

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1 consistent with the DIA's Business Investment
2 and Development Plan; instructing the chief
3 executive officer, in conjunction with the
4 parking official, to develop policies and
5 procedures necessary to implement the
6 recommendation contained within the Office of
7 the Inspector General's Report, Number
8 2017-06-005; requesting that City Council adopt
9 legislation effectuating the sponsorship; and
10 authorizing the chief executive officer to
11 execute any contracts and documents and
12 otherwise take all necessary action in
13 connection therewith to effectuate the purposes
14 of this particular resolution.

15 Mr. Chairman, as indicated, for a number
16 of years -- you can go back to the 1990s --
17 volunteers for the Florida Theatre have been
18 able to park at the Yates garage. However,
19 we're going to move away, into a much more
20 formalized sponsorship arrangement that you
21 would have to approve and then we need to move
22 that on to City Council and get their approval
23 equally as well, is that the volunteers --
24 roughly, there are about 25 volunteers at the
25 Florida Theatre. They have over 150 events a

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1 P R O C E E D I N G S
November 21, 2017 2:40 p.m.

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3 THE CHAIRMAN: Welcome, everyone, to the
4 Downtown Investment Authority meeting.

5 We have a very short agenda here. We
6 start with the minutes.

7 BOARD MEMBER GILLAM: Move to approve.

8 BOARD MEMBER GIBBS: Second.

9 THE CHAIRMAN: Any discussion,
10 corrections?

11 BOARD MEMBERS: (No response.)

12 THE CHAIRMAN: All in favor, say aye.

13 BOARD MEMBERS: Aye.

14 THE CHAIRMAN: Opposed, like sign.

15 BOARD MEMBERS: (No response.)

16 THE CHAIRMAN: That brings us to
17 2017-11-05, parking incentive agreement with
18 the Florida Theatre.

19 Mr. Wallace.

20 MR. WALLACE: Mr. Chairman, a resolution
21 of the Downtown Investment Authority providing
22 parking within the Yates garage for volunteers
23 for the Florida Theatre during events at the
24 Florida Theatre as a sponsorship to the Florida
25 Theatre; finding that this resolution is

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1 year. So what we kind of did is look at, from
2 a sponsorship effort with them in terms of what
3 the value would be, is roughly about \$18,000
4 annually.

5 So what we would give for them is -- they
6 would, on their website, promote the Yates
7 garage. So if you're buying a ticket to the
8 Florida Theatre, hey, park at the Yates garage
9 itself. We get individual event web pages,
10 ticket receipts, et cetera.

11 So we're memorializing this for a 24-month
12 period. As indicated before, we've gone
13 through -- had some questions with regard to
14 how we previously worked with the Florida
15 Theatre. And we've gone through great lengths
16 to make sure we have them processed now, that
17 memorializes that, blessed by you-all, get it
18 blessed by City Council so that the 25
19 volunteers that will work all their events will
20 be able to park at the Yates garage.

21 THE CHAIRMAN: Thank you.

22 Do we have a motion on 2017-11-05?

23 BOARD MEMBERS: (No response.)

24 THE CHAIRMAN: No motion?

25 BOARD MEMBER BARAKAT: Move to approve.

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1 THE CHAIRMAN: Second?
2 BOARD MEMBER GREY: Second.
3 THE CHAIRMAN: Okay. Any discussion?
4 BOARD MEMBERS: (No response.)
5 THE CHAIRMAN: Just to bring everybody up
6 to speed, the Florida Theatre has a pool of
7 about 25 volunteers who do the ushering during
8 these events. It's a valuable, valuable tool
9 for the City, and what the Florida Theatre does
10 for the City is a valuable tool.
11 So you've got this pool of 25. It doesn't
12 mean there's always 25. There might be 10. If
13 it's a big event, there might be 25, but they
14 have a pool of volunteers and they come and
15 they do everything from ushering and hustling
16 around there for every event. And I think the
17 City is fortunate to have volunteers like that.
18 This has always been an issue because the
19 Florida Theatre -- those ushers don't have a
20 place to park, they have to pay, and I think
21 this is a small amount to do for the Florida
22 Theatre.
23 I did see where the Florida Theatre is
24 going to be required to do some things like
25 ensure that these permits are used for ushers.
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1 And how they maintain that, I don't know, but
2 I'm sure that's part of approving this. And
3 this is for a two-year period, so -- is that
4 correct, two years?
5 MR. WALLACE: Correct.
6 THE CHAIRMAN: So I think it's a
7 tremendous benefit and the Florida Theatre does
8 an awful lot of advertising for the Yates
9 garage and other things for our city. So I
10 think it's a good deal.
11 So, with that, let's go around.
12 Mr. Moody.
13 BOARD MEMBER MOODY: I'm for it.
14 THE CHAIRMAN: Mr. Grey.
15 BOARD MEMBER GREY: I'm for it.
16 THE CHAIRMAN: Mr. Gillam.
17 BOARD MEMBER GILLAM: No comment.
18 THE CHAIRMAN: Mr. Gibbs.
19 BOARD MEMBER GIBBS: No comment.
20 THE CHAIRMAN: Ms. Durden.
21 BOARD MEMBER DURDEN: So just for clarity,
22 the question is on -- or what they're providing
23 is that they're going to send event-goers to
24 the garage or direct them to the garage. Is
25 there also any place where we are -- DIA, the
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1 logo, for instance, is shown? Perhaps that's
2 already occurring with the Florida Theatre as a
3 supporter of Florida Theatre?
4 MR. WALLACE: Unless there's some
5 objection from them in terms of being able to
6 display a City of Jacksonville Downtown
7 Investment Authority logo, I don't think he's
8 going to object to that.
9 BOARD MEMBER DURDEN: Okay.
10 MR. WALLACE: He's not.
11 BOARD MEMBER DURDEN: And if I read the
12 resolution correctly, we are recommending that
13 the Florida Theatre implements the three
14 recommendations from the inspector general?
15 MR. WALLACE: Yes, ma'am.
16 BOARD MEMBER DURDEN: Okay. Thank you.
17 No further questions.
18 THE CHAIRMAN: Mr. Barakat.
19 BOARD MEMBER BARAKAT: I have one
20 question. What happens in 24 months?
21 MR. WALLACE: That agreement would expire
22 and we would be back to discuss the volunteer
23 parking.
24 BOARD MEMBER BARAKAT: So it comes back to
25 the board?
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1 MR. WALLACE: It comes back to the board.
2 BOARD MEMBER BARAKAT: Thank you.
3 THE CHAIRMAN: Thank you for bringing that
4 up because, as Numa indicated, it would be
5 great to have the Downtown Investment Authority
6 advertising -- the City of Jacksonville
7 Downtown Investment Authority advertising on
8 the website and on the different event sites,
9 and so on.
10 So we would appreciate that, Numa. But
11 thank you for what Florida Theatre does.
12 I happen to reside not far from the
13 Florida Theatre and I get to witness a lot of
14 the things that go on around there, and this
15 organization has done an awful lot since
16 Jake Godbold redid the Florida Theatre. And
17 it's a tremendous asset. Even in light of
18 having other competition show up, they do a
19 good job. They look at it as, what's good for
20 downtown is good for the city, what's good for
21 everybody, and they always have a positive face
22 on and they do a great job. Their board is
23 very involved. So I appreciate what the
24 Florida Theatre does. They do an awful lot for
25 that building. I think the City is responsible
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1 for the historic renovations and all of that,
2 but they have to replace carpeting and lights
3 and everything in that building, and they do
4 that by raising money and having great
5 volunteers, so I appreciate it.
6 Any other comments?
7 BOARD MEMBERS: (No response.)
8 THE CHAIRMAN: Any comments from the
9 public?
10 AUDIENCE MEMBERS: (No response.)
11 THE CHAIRMAN: Numa, would you like to say
12 anything?
13 MR. SAISSSELIN: All good here.
14 Thank you.
15 THE CHAIRMAN: Okay. With that, all in
16 favor of Resolution 2017-11-05, say aye.
17 BOARD MEMBERS: Aye.
18 THE CHAIRMAN: Opposed, like sign.
19 BOARD MEMBERS: (No response.)
20 THE CHAIRMAN: Very good.
21 That brings us to -- you see your
22 transcripts.
23 And, Mr. Wallace, how about the Chief
24 Executive Officer's Report?
25 MR. WALLACE: I want to say that -- so the
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1 councilwoman and I, along with others, went on
2 a trip to Toronto earlier this month. And I
3 think that I've gone on -- that would have been
4 my fifth Chamber trip. I've gone to Charlotte,
5 Nashville, Oklahoma City, Pittsburgh, and now
6 Toronto. And I would have to say, of the trips
7 that I've gone on, that this was probably one
8 of the best organized trips in terms of -- you
9 compare and contrast and have a conversation
10 there with regards to what you see taking place
11 in this urban metropolis city and what we're
12 doing in Jacksonville. The prior four trips,
13 that discussion didn't take place until we got
14 back home.
15 We had an opportunity to engage in panel
16 discussions with the developers centered around
17 housing. We had a very engaging conversation
18 about how they, in Toronto, have activated
19 their waterfront, but also talked about our
20 plans for waterfront activation. And in that
21 housing conversation, to -- it's amazing to see
22 the fact that they've just never had any
23 slowdown during the great recession that
24 passed, continued to build. Everything that
25 they build is ownership. They don't have a
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1 multifamily rental market, none whatsoever,
2 from a developer aspect. However, the
3 purchaser of the condo certainly is in the
4 business of renting out their particular
5 condos. So we talked about that particular
6 contrast.
7 We also had a very engaging conversation
8 about placemaking. Micro-placemaking was a
9 huge topic.
10 We also had an opportunity to showcase not
11 only what we've been doing from an organization
12 with DIA, DDRB, all the actual projects, at
13 least for the last 24 months, that -- I thought
14 it was very important that the 150-plus people
15 that attended that particular trip got an
16 opportunity and a complete PowerPoint
17 presentation to see that, yes, this
18 organization has a master -- has a development
19 strategy for downtown, you have a Business
20 Investment and Development Plan, we have a CRA
21 plan, and we have a conceptual master plan,
22 what we want to see take place by 2025, and
23 then we're meticulously adhering to that
24 particular plan and approving projects, many of
25 the projects that people didn't know about.
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1 And I think that -- and then we also had a
2 further conversation with regards to sports and
3 entertainment and how they play a role within
4 downtown development.
5 And we concluded the conversation -- we
6 concluded the trip with a very good
7 conversation with regards to poverty, how
8 Toronto is addressing poverty as a whole, and
9 how Jacksonville is beginning its efforts to
10 address poverty itself.
11 So I think that from all of the
12 conversations, it was very good.
13 I would have to say that the owner of the
14 Jaguars, along with Mayor Peyton, as well as
15 the mayor of Toronto had like a fireside chat,
16 conversation at dinner one evening, and the
17 real conversation centered around diversity,
18 and I thought it was a very good, engaging
19 conversation.
20 So, for me, I would have to say it's one
21 of the most engaging trips that we've had since
22 I've been going, and I look forward to continue
23 working the relationships with everyone in the
24 Chamber and this particular community as we
25 continue to move our downtown forward.
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1 I'd ask the councilwoman if she would give
 2 her synopsis of the actual trip itself. She
 3 chaired a panel on waterfront activation.
 4 COUNCIL MEMBER BOYER: You know,
 5 basically, ditto.
 6 Having attended multiple trips, I think
 7 there were take-aways that we can bring home
 8 and actually implement in Jacksonville in a
 9 number of different arenas. So some of them,
 10 certainly with respect to waterfront
 11 activation -- and there are things that we
 12 talked about -- what I can do is forward to --
 13 Aundra and I have been asked to go to a number
 14 of the -- together, go to a number of the
 15 Chamber/Council meetings and kind of make our
 16 combined presentation because the thing that
 17 was interesting, if you were a participant,
 18 watching it, was -- I had a PowerPoint and I
 19 had dots on the map downtown as to where taxi
 20 stops were supposed to be and certain things on
 21 the map, and then when -- the next day Aundra
 22 had a presentation, and it's like you could
 23 overlay our maps, our dots all lined up, and it
 24 was like, you know what, there's a CRA plan.
 25 We're actually on the same page here and we're
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1 both implementing, but we're implementing
 2 different pieces of the same plan.
 3 And so it was kind of like -- you could
 4 just see the audience kind of getting this
 5 aha moment about the fact that there were
 6 multiple projects going on but working in the
 7 same direction, which was really positive.
 8 But I will send you the water activation
 9 part of my PowerPoint and you can distribute it
 10 because there are a number of features that
 11 they adopted on the waterfront that I would say
 12 it -- my take-aways are that they were -- they
 13 were very modest in scale. They don't have to
 14 be enormous parcels and grand things.
 15 So they took an area that was the size of
 16 one of the piers that we have down in the
 17 shipyards area. And if you -- if you can
 18 imagine cutting diagonally across the pier. So
 19 you had half of it, but you had a
 20 triangular-shaped piece, and they turned it
 21 into a white sand beach with pink umbrellas,
 22 where people sit out on the beach in the
 23 summertime and they have movies, you know, on
 24 the floating barge and things, but there were
 25 lots of things like that they did. They built
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1 these interesting docks along the waterfront
 2 that they call wave decks. So it's nothing
 3 more than a Riverwalk, except the Riverwalk
 4 undulates along the edge of the waterfront and
 5 it creates kind of this artistic, architectural
 6 feature that's interesting.
 7 So there were many of those examples that
 8 were smaller in scale and things that wouldn't
 9 be that hard to adopt but just kind of show the
 10 creativity and a level of engagement along the
 11 water that they've been working on for years.
 12 But, overall, I thought there was -- it
 13 was a very interesting and helpful trip.
 14 The other presentations, likewise, had
 15 great information that was -- I would say
 16 perhaps housing was a bit of a stretch for us
 17 because their housing market is now so grossly
 18 different, but the take-aways that they all
 19 stated, where they wished they would have dealt
 20 with transit sooner, they wished they would
 21 have required dedicated park space or
 22 recreation space sooner, those kinds of things
 23 were valuable information for us being at an
 24 earlier stage of intensity and development to
 25 know that, you know, we need to be mindful of
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1 those as we move forward.
 2 MR. WALLACE: And the other component that
 3 came out of the housing conversation was, they
 4 didn't plan education into what they were doing
 5 in terms of K through 12, et cetera. And I
 6 thought that was a very telling situation
 7 because they had so much immense growth and
 8 then they have similar challenges as we do here
 9 in the states with regards to education. So,
 10 therefore, you end up where a lot of urban
 11 cities right now are -- either got a millennial
 12 population or they have an empty-nester
 13 population, but you miss out on that middle,
 14 which is everyone from a family standpoint.
 15 And how do you get -- how do you gain more of
 16 that particular market share for your downtown?
 17 And it's the education component.
 18 COUNCIL MEMBER BOYER: And one more thing
 19 I'll add about the trip. Just so you don't
 20 think that everything they do is perfect and we
 21 want to emulate them. There was some
 22 ridiculous number of -- like ten years to get
 23 approval for a residential development, from
 24 start to the time they actually break ground is
 25 ten years. I was like, oh, my gosh.
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1 MR. WALLACE: So those that complain about
2 our process, I made the joke, I don't think we
3 are that bad.
4 BOARD MEMBER BARAKAT: It's not the
5 problem.
6 THE CHAIRMAN: Good. That's great.
7 And following up on the Toronto trip, it
8 sounds like the Chamber and Mayor Peyton put
9 together a great trip. Is this the 36th year
10 of this trip?
11 And I heard more positive comments the
12 week after from people who attended, who did
13 not know all of the things that are going on in
14 the city. And it was an opportunity for them
15 to hear, in one place, all of these things.
16 And from our City Council president to others
17 that attended, they said they learned more at
18 this meeting than they knew when they were
19 here. So I think it was valuable for
20 everybody, I think it was a good experience for
21 everybody, and I think they put together a
22 great trip.
23 Despite social media and what people
24 say -- there's nothing we can do about that,
25 but compared to other trips, I think this -- it

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1 sounds like it was one of the more successful
2 in getting people on the same page. And, to
3 me, that's because of the staff that we have
4 and the work that they do and the proactive
5 work they do, and this board and the active
6 board that we have right now. It's great to
7 see.
8 I've attended the Strategic Implementation
9 Committee a couple of times, and it's great to
10 see people who understand and get it on these
11 committees, and it tees it up for us much
12 better at these meetings and it makes these
13 meetings a lot easier when you have
14 professionals to look at this, so --
15 And then we have another great partner in
16 the administration. I think having this kind
17 of partnership and teamwork among staff and the
18 DIA board and the folks they deal with and the
19 administration -- I think for the first time in
20 a long, long time we're all moving in the same
21 direction and moving in the right direction,
22 and it's exciting. People hear about
23 everything, the good things, bad things,
24 everything, but it's the things that we're
25 connecting those dots on that are making the

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1 difference, and that's what I think makes this
2 board even more valuable.
3 Mr. Wallace, you had some other comments?
4 MR. WALLACE: One more comment.
5 We have a DDRB appeal hearing here at
6 5 p.m. this evening. So I just wanted people
7 to be aware. It's on Southbank Ventures, a
8 project that's already come through us at DIA.
9 You've heard it as a board. So that appeal
10 will be before LUZ at a time certain at
11 5 o'clock this afternoon.
12 THE CHAIRMAN: Very good.
13 And I see somebody in the audience. Is
14 that Mr. Moore back there?
15 You want to comment about anything? Do
16 you have any comments talking about housing and
17 your projects and what's going on?
18 MR. MOORE: Sure.
19 THE CHAIRMAN: Step forward and just give
20 us an update.
21 (Mr. Moore approaches the podium.)
22 MR. MOORE: Steve Moore, 3030 Hartley
23 Road, Suite 310, Jacksonville, Vestcor.
24 Hi, everyone.
25 The Lofts at LaVilla, as you see right

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1 down the street, is nearing completion.
2 December 15th is the move-in date. I'm going
3 there right after here. Anyone is welcome to
4 come join me to take a walk through.
5 The Lofts at Monroe, we had Chairman
6 Bailey attend the ground-breaking, which is the
7 reason I was here. I have a little letter if
8 you guys don't mind me reading it real quick to
9 the whole DIA.
10 "Thank you for your support of the
11 development of Lofts at Monroe. We appreciate
12 the DIA's involvement in allowing us to provide
13 quality, affordable housing to those who
14 otherwise would not be able to enjoy the urban
15 experience of living downtown. We're excited
16 for the construction to progress and looking
17 forward to celebrating the grand opening, what
18 we are sure will be another beautiful community
19 and a great addition to our growing downtown.
20 "I've included a photo from the
21 ground-breaking. Thank you for attending."
22 So everyone doesn't have to fight for this
23 photo, but --
24 THE CHAIRMAN: And would you share with
25 the board the status of the Lofts? It's right

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1 now a hundred percent --
2 MR. MOORE: It is.
3 THE CHAIRMAN: -- leased? We have a
4 waiting list?
5 MR. MOORE: A hundred percent leased.
6 And Lofts at Monroe, you now see the
7 columns being formed for the podium. So
8 hopefully that community will be delivered this
9 time next year, at the latest. And that's
10 another 108 units.
11 The Lofts at Jefferson Station, which you
12 approved last month to move forward, will be in
13 front of the Jacksonville Housing Finance
14 Authority on November the 29th, next Wednesday.
15 So we will know at that point if we've been
16 successful in moving that community forward,
17 which has 80 affordable housing units and 52
18 workforce housing units.
19 But the response has been tremendous, and
20 thank you guys, again, for your support.
21 THE CHAIRMAN: Thank you. And we
22 appreciate you being here and --
23 MR. MOORE: Who can I hand this to?
24 THE CHAIRMAN: If you can pass that to
25 Tom, that would be great.
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1 Thank you very much. I appreciate that.
2 Another example of a great partner, so --
3 Okay. Mr. Wallace, did you have any other
4 comments?
5 MR. WALLACE: No, sir.
6 THE CHAIRMAN: Okay. And I think I've
7 said enough.
8 Mr. Klement, you have a DDRB briefing?
9 MR. KLEMENT: Very brief, yes, sir.
10 The board actually met November 16th and
11 had one review, a conceptual review for a
12 project referenced as the Dora Block
13 development. It's a refurbishment of an
14 existing approximately 6,000 [sic] structure,
15 and a new construction, a structure around
16 5,000 square feet. This is in the Brooklyn
17 area. So they will be coming back before this
18 board -- excuse me, before the DDRB as they
19 finalize their drawings and move forward, but
20 they received conceptual approval and will be
21 moving forward.
22 THE CHAIRMAN: And your next meeting is
23 when?
24 MR. KLEMENT: Right now we have a
25 tentative meeting in December. We're looking
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1 at getting our board members together and a
2 quorum and things of that nature, so it's
3 tentatively the third -- the second, third week
4 in December right now because of the holiday.
5 So we're working with our board to get them to
6 show up and --
7 THE CHAIRMAN: And do you have any
8 vacancies on your board?
9 MR. KLEMENT: We have one vacancy.
10 THE CHAIRMAN: Very good.
11 Okay. Any questions of Mr. Klement and
12 DDRB?
13 BOARD MEMBERS: (No response.)
14 THE CHAIRMAN: And keep in mind, everyone
15 is welcome to attend. It's almost like the
16 Strategic Implementation Committee, you learn
17 an awful lot and you understand these projects
18 in more detail when you do attend. So if
19 anyone is available, they meet at 2 o'clock
20 also.
21 MR. KLEMENT: Yes, sir.
22 THE CHAIRMAN: Any old business? Anybody
23 have any old business to --
24 BOARD MEMBER BARAKAT: Yes, sir,
25 Mr. Chairman. I have some old business
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1 regarding the evaluation of our CEO,
2 Mr. Wallace.
3 I think all of you recall, we did a
4 performance evaluation a couple of months ago.
5 All of you contributed to that, I think, except
6 for Mr. Gillam. I think it was before your
7 time.
8 But all of you are aware of the results,
9 and Mr. Wallace did very, very well in his
10 performance evaluation. He and Mr. Bailey have
11 been discussing, as well as myself -- with
12 myself, a proposed raise that I would like to
13 bring to the board.
14 As you know, all City employees received a
15 raise with the current budget. It was a
16 5 percent raise; is that correct?
17 MR. WALLACE: Yes, citywide.
18 BOARD MEMBER BARAKAT: Citywide.
19 And would like to propose an additional
20 5 percent raise, to raise the annual salary of
21 Mr. Wallace to \$196,244. The original salary
22 amount, when he and I negotiated his contract,
23 when he originally arrived here in
24 Jacksonville, was \$178,000, so -- and he's not
25 had -- until this citywide raise, has not had
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1 any raises until that time.
 2 So I would like to go ahead and make a
 3 motion to move that forward for discussion.
 4 BOARD MEMBER MOODY: Second.
 5 THE CHAIRMAN: Okay. Any discussion?
 6 Mr. Moody.
 7 BOARD MEMBER MOODY: I think it's very
 8 well-deserved. I watch Aundra closely and he's
 9 a very hard, very connected, very committed
 10 worker. So I think it's very well-deserved.
 11 THE CHAIRMAN: Thank you.
 12 Mr. Grey.
 13 BOARD MEMBER GREY: No comment.
 14 THE CHAIRMAN: Mr. Gillam.
 15 BOARD MEMBER GILLAM: I would add, you
 16 know, to Mr. Moody's comments, the work of this
 17 board is in large part because of the hard work
 18 put in to -- you know, before it gets to us.
 19 That's, you know, Mr. Wallace and his staff,
 20 Mr. Parola. He's done a great job. He's the
 21 gas in the tank, from my perspective.
 22 THE CHAIRMAN: Thank you.
 23 Mr. Gibbs.
 24 BOARD MEMBER GIBBS: Beyond that, he's the
 25 engine in the car.
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1 THE CHAIRMAN: Okay. Ms. Durden.
 2 BOARD MEMBER DURDEN: Well, I would
 3 certainly support the proposal, the motion.
 4 One thing that's so important to me is
 5 that -- I do have a lot of questions, and not
 6 only is Mr. Wallace available, but he makes
 7 sure that his staff is available. But anytime
 8 I've ever had a question or a request about
 9 some additional information, I think that --
 10 not only does Mr. Wallace actually just know
 11 these projects inside and out and really get
 12 into the details, which is one of my -- one of
 13 my characteristics. And so I really appreciate
 14 the fact that he's very well apprised of the
 15 information, the projects, the details in the
 16 deals because that's where the problems -- if
 17 there's going to be a problem, that's where
 18 they'll be.
 19 I greatly support the proposal.
 20 THE CHAIRMAN: Thank you.
 21 Mr. Barakat.
 22 BOARD MEMBER BARAKAT: Yeah. Other than
 23 what I said, I think this is a no-brainer. I
 24 think when you have the right economic
 25 development officials working for your city,
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1 they more than pay for themselves. And the
 2 deals that are put together, the quality of the
 3 deals and the fact that certain transactions,
 4 certain policies are never put together if
 5 they're not at the table doing the right job.
 6 I know Mr. Wallace is in the office late.
 7 When I was chair, I would get texts from him on
 8 the weekends, at all hours. My wife was
 9 wondering who I was texting sometimes. But I
 10 can attest to the fact that he works very hard,
 11 and I think that's no surprise to anybody
 12 that's been involved with this organization, so
 13 I support the motion certainly.
 14 THE CHAIRMAN: Thank you, Mr. Barakat.
 15 I think Mr. Barakat and I were the only
 16 two on the board at the time when we hired him,
 17 and I thought we were getting a great deal at
 18 178- because of what he brought to the table,
 19 and he has gotten better the entire time. He
 20 works well with folks. He knows his business.
 21 He takes the time to know it.
 22 I think I'm going to start forwarding your
 23 phone number on the weekends because I get a
 24 lot -- we text a lot back and forth, just
 25 questions and comments and things, but he does
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1 know his business. And he's creative and he
 2 works well with folks, and I think people see
 3 and understand. And it's a confidence that he
 4 exudes that helps people with these projects.
 5 So I think we'd be remiss not doing this.
 6 The 5 percent happened to come about the
 7 same time we were talking about this. And I
 8 think he's been a tremendous asset for what
 9 we've been trying to do and where we're going
 10 and everything that we do right now.
 11 I get comments from folks he works with,
 12 and this is well-deserved so I appreciate it,
 13 Mr. Wallace and the staff and everything that
 14 y'all do for this organization, because it does
 15 not go unseen. We know all the work that goes
 16 into it.
 17 With that, any comments from the public?
 18 AUDIENCE MEMBERS: (No response.)
 19 THE CHAIRMAN: Seeing none, all in favor
 20 of this increase for Mr. Wallace, say aye.
 21 BOARD MEMBERS: Aye.
 22 THE CHAIRMAN: Opposed, like sign.
 23 BOARD MEMBERS: (No response.)
 24 THE CHAIRMAN: Thank you, Mr. Wallace.
 25 MR. WALLACE: Thank you.
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1 THE CHAIRMAN: Appreciate it.
2 MR. WALLACE: Mr. Chairman, take note, you
3 can return my texts on the weekends.
4 THE CHAIRMAN: Okay. Change of
5 leadership.
6 Okay. Do we have -- thank you,
7 Mr. Wallace and the staff.
8 Do we have any new business?
9 BOARD MEMBER GILLAM: I have one issue.
10 THE CHAIRMAN: Oh, you still have some old
11 business?
12 Ms. Durden.
13 BOARD MEMBER DURDEN: Thank you very much.
14 If I could, just to follow-up on our last
15 meeting, you might remember that we talked
16 about the Florida Redevelopment Association and
17 the bill that is pending before the House and
18 the Senate. I wanted just to give you a quick
19 update.
20 The Executive Committee of the Authority
21 did meet on Friday in Tallahassee, and the --
22 committed to about \$60,000 of work that will be
23 for public relations. There will be a whole
24 public relations effort. There will also be
25 some additional efforts made.
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1 The bill did get through -- we're
2 primarily focused on the Senate. The bill did
3 get through the first committee meeting in the
4 Senate. It has three more to go. Our
5 governmental affairs consultant is working on
6 the bill, trying to find potential solutions
7 and slight revisions to it.
8 The next committee is the Transportation
9 and Economic Development Committee, of which
10 Senator Bradley from Orange Park is the chair.
11 If any of -- you know, that will be an
12 important -- I believe that is going to be next
13 week, December 3rd, I think. I can't remember
14 for sure. I know it's --
15 MR. WALLACE: The week after.
16 BOARD MEMBER DURDEN: The week next, yes,
17 December 3rd. It's a Wednesday.
18 So, you know, some of you may know
19 Senator Bradley. If you are inclined to pick
20 up the phone and let his office know that --
21 how much work the CRAs in our downtown have
22 done for Jacksonville and how much they will
23 continue to do and how important they are to
24 our region, I would think that would be
25 possibly informative to Senator Bradley.
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1 And if you have any other questions about
2 that, you can let me know. Actually, the board
3 members can't let me know, but let Mr. Wallace
4 know.
5 THE CHAIRMAN: I saw Mr. Sawyer cringe
6 when you said that.
7 BOARD MEMBER DURDEN: I'm sorry. I caught
8 myself quickly.
9 THE CHAIRMAN: Ms. Durden, who is the FRA
10 lobbyist?
11 BOARD MEMBER DURDEN: Bill Peebles. It's
12 the Peebles, Smith & Matthews firm. And
13 Bill Peebles and Ryan Matthews are the primary
14 people in charge of this particular effort.
15 THE CHAIRMAN: Thank you.
16 Okay. Any other old business?
17 BOARD MEMBERS: (No response.)
18 THE CHAIRMAN: Hearing none, new business.
19 Mr. Gillam.
20 BOARD MEMBER GILLAM: One issue. And it's
21 probably something we -- I guess I'll ask that
22 we maybe take it up next time, but -- a
23 summary.
24 The last Strategic Implementation
25 Committee meeting we heard proposals. I guess
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1 at some point before I was on this body this
2 body voted to issue a request or a proposal for
3 consideration of use of a property on Broad
4 Street, right across from the courthouse.
5 There were three proposals submitted. One of
6 them really didn't reflect much effort, but two
7 of them reflected quite a bit of effort. And,
8 ultimately, we voted not to proceed with any of
9 them in large part because of the appraised
10 value of the property as related to the offers
11 made.
12 And, candidly, when you look at the
13 expected after-renovation value and the cost to
14 renovate, I don't think the property value we
15 got in our appraisal, or at least the one
16 that's on record, I don't think it was
17 accurate. And what I'd like to talk about at
18 the next meeting is whether or not we ought to
19 commission another appraisal so we can, you
20 know, put that property back in use.
21 Obviously, some people out there are
22 wanting to make an investment in the community
23 and, you know, improve those properties and put
24 them on the tax rolls again, but we've got to
25 have more accurate information on our end to
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1 evaluate the proposals.

2 THE CHAIRMAN: And why couldn't we go

3 ahead and implement another -- or proceed with

4 another appraisal or understand this one?

5 MR. PAROLA: To the Chair and the board,

6 as I understand it -- and Mr. Sawyer and I

7 talked about it briefly today. The original

8 notice, the ISP, whatever that number was for

9 324 Broad Street, is essentially dead because

10 the time frame for submitting has passed and so

11 on and so forth.

12 What we've done in the past, at least in

13 one other instance that I can remember, is that

14 we just have to author a memorandum or a letter

15 for -- under Aundra's signature to Procurement

16 letting them know what we've done, and it kind

17 of puts the issue to rest.

18 After that, we can certainly get another

19 appraisal. Nothing will prevent us from that.

20 I think what staff would find helpful is some

21 guidance as to whether or not the Strategic

22 Implementation Committee liked the concepts, it

23 was just the financial structure that didn't

24 work. And that will kind of offer us a little

25 bit of --

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1 THE CHAIRMAN: Mr. Moody, as chair of the

2 Strategic Implementation Committee, where was

3 the committee on it?

4 BOARD MEMBER MOODY: Well, I think, in

5 theory, we were all behind it, and we -- I

6 think in theory we realized, we've got to give

7 a pretty good deal to encourage development,

8 but the offers that we got were really kind of

9 ridiculous.

10 And I would have a question, it would be

11 this: Can we let the three bid again on it?

12 Not that it would turn into a bidding war, but

13 could we give them another chance to maybe make

14 a better offer and keep it on track or do we

15 have to start from ground zero with another

16 appraisal?

17 MR. PAROLA: Through the Chair, we -- once

18 the -- I mean, once Aundra authors that and it

19 gets to Procurement, they can submit -- with or

20 without a (inaudible), they can give us an

21 unsolicited -- or we can go ahead, and under

22 the instruction of the board, issue a new

23 Notice of Disposition with whatever guidance

24 the board wants to offer your staff, and they

25 can apply.

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1 And nothing precludes them from that, as I

2 understand it, Mr. Sawyer?

3 MR. SAWYER: Through the Chair, that's

4 correct.

5 The notice that went out had a specific

6 time frame for a bidder to respond. So, in

7 essence, whoever bid within that time frame,

8 that's who you have to work with.

9 The committee elected not to move forward

10 with any. So really, at that point, this

11 particular notice, slash, RFP process is

12 terminated. So now you're just in a brand-new

13 posture. You can work with anyone you may wish

14 to and then subsequently notice. You can do a

15 brand-new notice. But under this particular

16 notice, the process is essentially finished.

17 BOARD MEMBER MOODY: The encouraging part

18 to the committee was that some of the proposals

19 were pretty good as to what the finished

20 product would be, and it would be exactly what

21 we need to start spurring some new development

22 right in that area. I think we just need to

23 have a better deal.

24 THE CHAIRMAN: And for anybody that

25 doesn't know, this is on the west side of the

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1 courthouse, but next to the --

2 MR. WALLACE: It's an optical eyewear

3 business right there on the very corner, and

4 then it's the -- it's the middle building.

5 THE CHAIRMAN: The middle building.

6 What is on Broad?

7 BOARD MEMBER GILLAM: It's on Broad. It's

8 on the -- part of the -- what I would call the

9 northwest corner of the courthouse, across the

10 street. And there's three buildings. As

11 noted, one is occupied by an eye facility on

12 the corner there and then there's two buildings

13 next to there that are unoccupied. One is

14 partially renovated. I think it's on the

15 market for about a half million dollars. And

16 this building, this middle building is nothing

17 more than really a facade because it just

18 failed. I mean, I --

19 And, again, Mr. Moody, his comment -- I

20 just want to be clear. One of the real

21 problems that I felt like I faced in evaluating

22 the proposal was -- I mean, the current

23 appraisal was about \$45 a foot for land, you

24 know, and you've got a half-built structure and

25 maybe some desire to retain certain pieces of

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1 the structure. And the cost -- we've all seen
2 the cost of renovating, you know, properties
3 like that and/or a demo and starting over and
4 saving elements. It's extremely expensive.

5 I just think you have a hard time with \$45
6 a foot, making that deal work. I just think
7 it's wrong. And I think for us to make an
8 informed decision and not be embarrassed, you
9 know, publicly about -- you know, we need to
10 have an appraisal that's more fair market value
11 so we can then, you know, evaluate what kind of
12 deal there's going to be with an investor.

13 THE CHAIRMAN: Well, what I'm getting at
14 is, do we have to wait till the next meeting or
15 can we go ahead and get another appraisal on
16 the property? Because we're talking another
17 two more months. And, you know, these folks
18 are hanging, so --

19 MR. WALLACE: I think what we'll do is
20 we'll take a stab at, you know, having some
21 conversation about this appraisal, rely upon
22 Mr. Moody, if he can give us some information
23 that we can deal with whomever does the next
24 appraisal so that we can get -- what I'm
25 hearing from the board is a real snapshot,

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1 market analysis, appraisal, and that's what you
2 feel as though we did not get beforehand. So
3 we need to improve upon that piece.

4 Once we get that, I think that we can come
5 back to the Strategic Implementation Committee,
6 get some more information with regards to what
7 you'd like to see in a Notice of Disposition,
8 then get their blessing and bring that to the
9 board, get your approval to reissue a Notice of
10 Disposition for -- I think it's 324 Broad
11 Street. I think that's what the address is.

12 THE CHAIRMAN: Okay. Does that work?

13 BOARD MEMBER GILLAM: Thank you.

14 THE CHAIRMAN: Thank you. Great.

15 BOARD MEMBER DURDEN: May I --

16 THE CHAIRMAN: Yes.

17 BOARD MEMBER DURDEN: Thank you.

18 I always worry about saying, well, I just
19 disagree with the appraisal. I mean, I may
20 disagree with the appraisal, but I have a hard
21 time saying that. And I always get concerned
22 when we try to say, well, that appraisal is
23 obviously wrong, because somebody -- a
24 certified appraiser made that decision.

25 So when the staff is looking at this

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1 issue, I would try to be very specific about
2 some of the things that you might want to have
3 reflected in a new appraisal, if that's the
4 direction that we're going, so that we don't
5 end up with just competing appraisals because
6 that will not be helpful to the Strategic
7 Implementation Committee or it wouldn't be
8 helpful to me if we just come up with competing
9 appraisals. So take that into consideration if
10 you decide to order a new one.

11 The second thing that I learned from this,
12 or a take-away, I think, for us as a group is
13 that there was such a huge difference between
14 the bid amounts and the appraisal. Is it
15 inappropriate -- and maybe this is a question
16 for Mr. Sawyer.

17 Is it inappropriate for us to -- when we
18 know that we're going to put a disposition out,
19 a Notice of Disposition out, would it be
20 helpful for us to have an appraisal and have
21 some idea so that a person who's going to bid
22 on that potential piece of property may at
23 least know what the DIA has received in an
24 appraisal as far as a value?

25 Because, like I said, this one was so far

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1 apart. It's almost as if the left hand was
2 over here and the right hand -- and there was
3 no recognition.

4 If those bidders that did bid on 324 Broad
5 had known about the appraised value -- which I
6 guess that's an assumption on my part. I don't
7 think that they knew. Maybe they did,
8 actually. But if they could have that
9 information made available to them, I don't
10 think we would end up in the same position
11 again, having such a divergence of bids, or at
12 least it might not be so great.

13 BOARD MEMBER GILLAM: Just to respond to
14 that -- and I know we need to move on, but I
15 don't think the bids themselves were divergent.
16 We had a \$3,000 bid, a \$9,500 bid, and a
17 \$10,000 bid. The bids themselves weren't
18 divergent. What was divergent was an outlier
19 appraisal which was not in line with what the
20 developers thought was the value of the -- and
21 I don't know if the market value is 3,000. I'm
22 just saying to you, I mean, that -- a \$180,000
23 appraisal and a \$10,000 offer and a \$9,000
24 offer and a \$3,000 offer says there's
25 something -- you know, there's something afoot.

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1 BOARD MEMBER DURDEN: Right.
 2 THE CHAIRMAN: Mr. Moody.
 3 BOARD MEMBER MOODY: We can put any value
 4 you want on the property by an appraisal, but
 5 it doesn't mean a thing in the world unless you
 6 really look at it like a developer is going to
 7 look at it. And it's kind of a residual
 8 approach. They look at putting a building up
 9 and they say what kind of rent can I get. And
 10 then you can figure out what the value would
 11 be. And then you have to start deducting the
 12 cost of building the property, the soft costs,
 13 et cetera. You get all the way down to the
 14 very end of it and a residual number will pop
 15 out, and that's what a developer can pay for a
 16 piece of land.
 17 Well, is 3,000 or 10,000 the right number?
 18 I can tell you no, but it's probably above
 19 that. I don't know that it's 180,000.
 20 BOARD MEMBER DURDEN: So --
 21 THE CHAIRMAN: But the developer -- excuse
 22 me. Just say the developer takes into account
 23 having to leave that facade up there -- which
 24 he might not have to leave. He might have to
 25 do certain things that might not be required if
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1 BOARD MEMBER MOODY: Well, I think at the
 2 end of the day you have to look at the highest
 3 and best use, what's the highest and best use
 4 of the property, and then you -- everything
 5 works from that angle. And part of it is
 6 financial feasibility.
 7 BOARD MEMBER DURDEN: Right.
 8 BOARD MEMBER MOODY: And that's the
 9 illustration that I gave you earlier. It's got
 10 to make financial sense for a developer, and
 11 they're not going to pay any more than they
 12 have to for the land sale.
 13 BOARD MEMBER DURDEN: So I would think
 14 that whenever we have a piece of property like
 15 this, or any of our pieces of property, that
 16 that would be part and parcel of what we're
 17 looking for from the appraiser; that is, and it
 18 should be what we're looking for when we ask
 19 for an appraisal. So just keep that in mind
 20 when we go out and do future appraisals or
 21 obtain them.
 22 Thank you.
 23 THE CHAIRMAN: Okay. Thank you,
 24 Ms. Durden.
 25 Any other comments?
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1 it's not a common wall and so on. So the
 2 developer is looking at all those costs when he
 3 walked into it.
 4 We sit down expecting that facade to have
 5 to stay -- which I think one of the developers
 6 is talking about spending \$675,000 or
 7 something, but that's to preserve that facade.
 8 If he can clean that out and start over, it's
 9 going to be cheaper. So the value of the
 10 property could be higher for him to finish that
 11 project.
 12 BOARD MEMBER DURDEN: So, through the
 13 Chair to Mr. Moody, can -- as an appraiser, if
 14 you had instructions along the lines of, we
 15 want the appraisal to reflect, you know, the
 16 cost associated with developing the parcel,
 17 can't we ask for that?
 18 BOARD MEMBER MOODY: That would be kind of
 19 an investment analysis. You could ask for
 20 that.
 21 BOARD MEMBER DURDEN: Or at least getting
 22 it -- maybe this is a better description -- at
 23 least getting it to ground level, you know, the
 24 demolition and that, can that be taken into
 25 account?
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1 BOARD MEMBER MOODY: One more.
 2 THE CHAIRMAN: Yes.
 3 COUNCIL MEMBER BOYER: I have a different
 4 topic other than new business. Let's finish
 5 new business.
 6 BOARD MEMBER MOODY: One more comment.
 7 I just don't want to lose sight of the
 8 fact that if we want to see development, if we
 9 want to encourage development spurred, let's
 10 don't -- let's don't drive the value so high
 11 that we have to have the highest price. Let's
 12 put it at a price that is encouraging for a
 13 developer.
 14 THE CHAIRMAN: Good. Thank you.
 15 Okay. Ms. --
 16 MR. PAROLA: I'm sorry, through the Chair,
 17 if I could offer one more little thing.
 18 Something I think the board should
 19 understand or consider when looking at a price,
 20 you know, in a typical -- if I buy a piece of
 21 property from Mr. Gillam, I don't expect him to
 22 tell me I have to build within two years or
 23 he's taking it back. We put those performance
 24 requirements in, and I think that has to be a
 25 consideration because that is very important to
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1 your staff, that we're not selling or conveying
2 publicly owned assets or underutilized assets
3 for somebody to sit on until such time as they
4 feel like they're going to develop it or flip
5 it. So I think there's a balance of interests,
6 and I would just offer that and -- that's all.

7 THE CHAIRMAN: Mr. Moody, do you have
8 another comment?

9 BOARD MEMBER MOODY: Correct me if I'm
10 wrong, and -- but I would offer this: I would
11 give some free appraisal analysis and take the
12 buildings that have been proposed, and I could
13 show you how you work it out and see what the
14 residual land should be worth, if that would
15 help anyone, help the committee. I don't know,
16 would that be a conflicting situation?

17 THE CHAIRMAN: Not if you did it with
18 staff independently, but --

19 MR. WALLACE: With us.

20 BOARD MEMBER MOODY: Okay. I'd be happy
21 to help with that.

22 THE CHAIRMAN: Okay. Thank you.

23 Yeah, we've had this in the past, and it
24 does become an issue when you're putting a --
25 you have to put a value on that timeline. And
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1 I wasn't even thinking about that, but you're
2 correct, that's asking a lot of a developer.

3 Okay. No other comments on that issue,
4 Councilwoman Boyer.

5 COUNCIL MEMBER BOYER: I just wanted to
6 bring to your attention that we had a noticed
7 meeting -- Mr. Parola was in attendance --
8 about the downtown entertainment zones, and
9 this includes the stadium zone, the old Alltel
10 zone, the -- I mean, they have various names,
11 but essentially they are zones in which you can
12 either -- if you have an on-site alcohol sales
13 license, you can sell off premises or you can
14 consume off premises.

15 So there turns out, between the state
16 statute and the local ordinances, there are
17 three different zone boundaries, there are
18 three different time frames, there are three
19 different criteria for what you can do, and we
20 had kind of a large group meeting with as many
21 interested parties as we could think about to
22 try to come to some consensus about where we
23 should start, and there will probably be
24 legislation introduced. It may not make the
25 December introduction; it may make the December
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1 introduction. It probably will not be till the
2 first of January.

3 So just to kind of clean things up for
4 this year so we have an enforceable standard
5 for this year, and then we will -- we're asking
6 all parties to submit information. So if any
7 of you have particular wish lists or requests,
8 let Mr. Parola know because the idea is, if we
9 have to go back to the legislature next year
10 and try to get some clean-ups in the
11 legislative boundaries or time frames, we will
12 do that, and we'll try to match our stuff up
13 with that.

14 So this is just trying to sync up three
15 things that have been adopted over various
16 periods and, consequently, are very difficult
17 to try to enforce.

18 THE CHAIRMAN: And the things she's
19 talking about is where Georgia/Florida is one
20 exception; Metro Park used to have an
21 exception; and the shipyards, when someone held
22 a festival out there; and along May Street. So
23 there were some conflicting --

24 COUNCIL MEMBER BOYER: The boundary, as it
25 currently exists, is basically from Hogan
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1 Street all the way to the opposite side of the
2 stadium. So it takes everything from Hogan
3 Street. But the boundary at the State level
4 doesn't include Metropolitan Park. It stops
5 at -- the boulevard doesn't go all the way to
6 the river, so this is where I'm saying.

7 There's a lot of things that are confusing
8 about it, but you should kind of look at it as
9 the bigger boundary that we're dealing with,
10 not just the old A. Philip Randolph one.

11 THE CHAIRMAN: Very good. Thank you.

12 And thank you for your continued
13 involvement and everything that you're doing at
14 the council level.

15 Okay. With that, no other new business?
16 Any comments?

17 BOARD MEMBERS: (No response.)

18 THE CHAIRMAN: Any public comments?
19 Dick Jackson, you turned in a card. Do
20 you want to step forward?
21 (Audience member approaches the podium.)

22 THE CHAIRMAN: You have three minutes.

23 AUDIENCE MEMBER: Dick Jackson, 4426
24 Herschel Street, 32210, and hopefully soon to
25 be a Downtown Dweller.
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1 But what I'm speaking to you today is just
2 the wrangling that's going on between the
3 Landing, Sleiman and City Hall, and just
4 wondering if maybe the DIA isn't the proper
5 instrument to somehow get involved in this
6 controversy and maybe a committee or something
7 as an arbitration type of deal.

8 I'm not trying to increase your workload,
9 but I'm just thinking there's going to be a lot
10 of time, money wasted on this stuff that's
11 going on, and maybe they can see the DIA as the
12 proper role, as a -- respected by both parties,
13 I might add. I believe so, unless somebody
14 knows otherwise, and -- as a possible solution.

15 I don't think Ron Littlepage's answer, you
16 know, offer them some money to buy them out,
17 but -- you know, who knows. You know, it's --
18 but I just --

19 While I'm up here, the other thing I might
20 as well address is that I -- I don't like to
21 see the direction that JTA is taking with the
22 Skyway. I think, you know, they're just --
23 their time schedule is way off. Their
24 approach -- I think they're creating a monster
25 which is not going to be utilized, and that's

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1 3:32 p.m.)

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1 all I'll say on that.
2 Thank you.
3 THE CHAIRMAN: Thank you, Mr. Jackson.
4 Any other comments from the public?
5 AUDIENCE MEMBERS: (No response.)
6 THE CHAIRMAN: With that said, if we
7 could, on our agendas, add someone from either
8 JTA or any of the organizations that we work
9 with that might come and give us a 10-minute or
10 a 5-minute update on what they're working on
11 and what's being done. I think the more we can
12 educate this board on issues, it would be
13 helpful.

14 So if we can get someone on our agenda for
15 just a brief moment to give us an update on
16 what they're doing -- I know it was helpful to
17 have Brad Thoburn and folks like that, Jeff
18 Sheffield, anyone like that that might be able
19 to help us -- and just a presentation for
20 educational purposes.

21 With that, there is no other business, no
22 comments, no one wanting to say anything, so,
23 with that, this meeting is adjourned.

24 Thank you.
25 (The above proceedings were adjourned at
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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 28th day of November 2017.
16

17 _____
18 Diane M. Tropia
19 Florida Professional Reporter
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