

CITY OF JACKSONVILLE  
DOWNTOWN INVESTMENT AUTHORITY  
BOARD MEETING

Proceedings held on Friday, February 21, 2020,  
commencing at 12:22 p.m., City Hall, Lynwood Roberts  
Room, 1st Floor, 117 West Duval Street, Jacksonville,  
Florida, before Diane M. Tropia, FPR, a Notary Public in  
and for the State of Florida at Large.

BOARD MEMBERS PRESENT:

CRAIG GIBBS, Chairman.  
RON MOODY, Vice Chair.  
OLIVER BARAKAT, Board Member.  
TODD FROATS, Board Member.  
CAROL WORSHAM, Board Member.  
DAVID WARD, Board Member.

ALSO PRESENT:

LORI BOYER, Chief Executive Officer.  
GUY PAROLA, DIA, Operations Manager.  
JOHN CRESCIMBENI, DIA, Compliance Coordinator.  
STEVE KELLY, DIA, Director of Development.  
JOHN SAWYER, Office of General Counsel.  
JOHNNY GAFFNEY, Office of the Mayor.  
MICHAEL BOYLAN, City Council Liaison.  
KAREN UNDERWOOD-ELLAND, Executive Assistant.

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1 Mr. Parola walk you through these two.  
2 THE CHAIRMAN: Okay.  
3 MR. PAROLA: Thank you, Mr. Chairman.  
4 The following two resolutions -- so it's  
5 going to be 2020-02-10 and -11 -- both deal  
6 with the townhome project in LaVilla. They  
7 have executed redevelopment agreements. These  
8 two resolutions are just mechanics to implement  
9 things you've already, you know, agreed to.

10 The first resolution, 2020-02-10, is the  
11 sale of stormwater credits for the project.  
12 They're up to four credit acres at a prescribed  
13 sale price -- I believe it's in here -- \$34,000  
14 and change, for the benefit of the board.

15 The Public Works Department has the  
16 prescribed methodology for determining costs,  
17 and that's (inaudible) code, and so that's how  
18 they get to that \$34,000 number.

19 As I spoke to you, Mr. Chairman, earlier,  
20 we'll get you a revised resolution. There is a  
21 scrivener's error, and I just acknowledge --  
22 and you and I spoke about it.

23 I know a representative from Vestcor is  
24 here if you have any questions regarding this  
25 resolution or the following resolution.

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1 P R O C E E D I N G S  
February 21, 2020 12:22 p.m.

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3 THE CHAIRMAN: Next is the Downtown  
4 Investment Authority meeting.  
5 Has everyone had an opportunity to look at  
6 the minutes?

7 BOARD MEMBER MOODY: Yes.

8 THE CHAIRMAN: Can we get a motion with  
9 regard to the minutes?

10 BOARD MEMBER MOODY: So moved.

11 THE CHAIRMAN: Moved by Mr. Moody.

12 BOARD MEMBER FROATS: Second.

13 THE CHAIRMAN: Second by Mr. Froats.  
14 Any deletions, additions?

15 BOARD MEMBERS: (No response.)

16 THE CHAIRMAN: Hearing none, all those in  
17 favor signify by saying aye.

18 BOARD MEMBERS: Aye.

19 THE CHAIRMAN: Any opposition by like  
20 sign.

21 BOARD MEMBERS: (No response.)

22 THE CHAIRMAN: The minutes pass

23 unanimously.

24 Next is Resolution 2020-02-10.

25 MS. BOYER: And I'm going to let

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1 I'm here for any questions, obviously.  
2 THE CHAIRMAN: What is the pleasure of the  
3 body with regard to Resolution 2020-02-10?  
4 BOARD MEMBER WORSHAM: Move to approve.  
5 THE CHAIRMAN: Ms. Worsham moved.  
6 Can we get a second?  
7 BOARD MEMBER WARD: Second.  
8 THE CHAIRMAN: Second by Mr. Ward.  
9 Discussion?  
10 Ms. Worsham, please.  
11 BOARD MEMBER WORSHAM: No comments.  
12 THE CHAIRMAN: Mr. Moody.  
13 BOARD MEMBER MOODY: No questions.  
14 THE CHAIRMAN: Mr. Froats.  
15 BOARD MEMBER FROATS: No questions.  
16 THE CHAIRMAN: Mr. Barakat.  
17 BOARD MEMBER BARAKAT: No.  
18 THE CHAIRMAN: Mr. Ward.  
19 BOARD MEMBER WARD: No.  
20 THE CHAIRMAN: Councilman.  
21 COUNCIL MEMBER BOYLAN: Nothing.  
22 THE CHAIRMAN: No comments.  
23 All those in favor of Resolution  
24 2020-02-10 signify by saying aye.  
25 BOARD MEMBERS: Aye.

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1 THE CHAIRMAN: Opposition by like sign.  
 2 BOARD MEMBERS: (No response.)  
 3 THE CHAIRMAN: Show it passes unanimously.  
 4 Next is 2020-02-11.  
 5 MR. PAROLA: Thank you, Mr. Chairman.  
 6 As I said previously, this resolution also  
 7 relates to the townhome project in LaVilla, and  
 8 this is just the mechanical allocation of 88 --  
 9 up to 88 units of development rights for the  
 10 project.  
 11 I'm here to answer any questions, and I  
 12 know the developer is here as well.  
 13 THE CHAIRMAN: Thank you.  
 14 What is the board's pleasure with regard  
 15 to 2020-02-11?  
 16 BOARD MEMBER BARAKAT: Move to approve.  
 17 THE CHAIRMAN: Move to approve,  
 18 Mr. Barakat.  
 19 BOARD MEMBER WARD: Second.  
 20 THE CHAIRMAN: Seconded by Mr. Ward.  
 21 Mr. Ward, would you begin with comments?  
 22 BOARD MEMBER WARD: I don't have anything.  
 23 THE CHAIRMAN: Mr. Barakat.  
 24 BOARD MEMBER BARAKAT: I don't have  
 25 anything.

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1 THE CHAIRMAN: Mr. Froats.  
 2 BOARD MEMBER FROATS: Quick question for  
 3 Mr. Parola.  
 4 So we talked about this before. Where do  
 5 we stand on the total allocation rights? We  
 6 had to -- you know, are we in a good spot or  
 7 are we running out or -- you know, where do we  
 8 stand?  
 9 MR. PAROLA: Through the Chair, that's a  
 10 very good question. You'll recall a couple of  
 11 months ago -- so call it late fall 2019 -- we  
 12 addressed that kind of efficiency issue in  
 13 terms of having multifamily development rights.  
 14 As we're proceeding through the abandonment  
 15 process, I will tell you that we've got, in our  
 16 estimation, enough residential Phase I  
 17 development rights to get us through the actual  
 18 abandonment of the DRI.  
 19 I'll also tell you there's a couple of  
 20 pieces of legislation that are going through  
 21 right now, one in particular is actually  
 22 implementing the will of the board to convert  
 23 the Phase I development rights in the DRI for  
 24 incorporation into the mobility system. So  
 25 that's going through right now. I believe that

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1 ordinance is 2020-01-10. And maybe we're  
 2 getting to a point where an update, maybe in  
 3 March or April, as to where we are  
 4 wholistically when that abandonment process is  
 5 appropriate.  
 6 BOARD MEMBER FROATS: Thank you.  
 7 THE CHAIRMAN: Any further comments?  
 8 Yes.  
 9 MS. BOYER: Mr. Chairman, if I could just  
 10 add, in response to Mr. Froats' comments, both  
 11 for Mr. Boylan's benefit -- Council Member  
 12 Boylan's benefit and anyone else in the  
 13 audience who may not fully understand what  
 14 we're talking about when we talk about the  
 15 abandonment process.  
 16 So when the development of regional impact  
 17 was approved, it granted us the authority as  
 18 master developer to allow a certain amount of  
 19 residential units, a certain amount of  
 20 commercial square footage and things like that  
 21 to be developed without the developers having  
 22 to pay any kind of transportation impact fee,  
 23 mobility fee, concurrency fee, because it said  
 24 these transportation improvements have already  
 25 been made in downtown.

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1 So the goal here is, since the State  
 2 really has abandoned the DRI process and it is  
 3 a cumbersome one for us to deal with, is to get  
 4 rid of the overarching DRI document, but to  
 5 preserve the benefits that we had where we  
 6 could allow development of various types to  
 7 occur without incurring an additional cost. So  
 8 it is a generally applicable incentive for  
 9 downtown, to encourage people to come downtown.  
 10 So that legislation is going through City  
 11 Council now that converts those development  
 12 rights to mobility fee credits. So in the  
 13 future it would be an allocation of mobility  
 14 fee credits as opposed to an allocation of  
 15 development rights.  
 16 It still puts us in a position of knowing  
 17 what's going on, and people would be coming to  
 18 us and seeking that so we would know whether  
 19 there's residential coming here or multifamily  
 20 going there or office going somewhere else and  
 21 parceling out those credits, but it puts us in  
 22 the new system rather than the old system which  
 23 is really no longer effective and somewhat  
 24 antiquated.

So that's kind of the process that's going  
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1 through right now, and we have a contract that  
2 Mr. Parola is managing with a consultant team  
3 that is helping us through that abandonment  
4 process and sequencing everything properly so  
5 that we don't somehow do the wrong step first  
6 and end up losing some of those vested  
7 benefits.

8 THE CHAIRMAN: Any further discussion?

9 BOARD MEMBERS: (No response.)

10 THE CHAIRMAN: Hearing none, all those in  
11 favor of Resolution 2020-02-11 signify by  
12 saying aye.

13 BOARD MEMBERS: Aye.

14 THE CHAIRMAN: Opposition by like sign.

15 BOARD MEMBERS: (No response.)

16 THE CHAIRMAN: Show it unanimously passes.

17 Next is the chief executive's report.

18 MS. BOYER: So in the interest of time,  
19 it's going to be very brief. You'll have to  
20 wait until next month or call me personally if  
21 you want more information.

22 I will tell you, we have one board member,  
23 a new appointee, who is a City Council  
24 appointee, who has been through the Rules  
25 Committee, that is Jim Citrano, Jr., he was

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1 approved unanimously in Rules, and I expect  
2 that he will be approved at City Council next  
3 Tuesday night and so he'll be at our next board  
4 meeting likely.

5 And a second appointee, who is Bill Adams,  
6 who will be replacing -- a mayor's appointee  
7 who will be replacing Marc Padgett on the  
8 board, and that has also been introduced. It  
9 has not yet been to committee, but probably  
10 will be effective prior to our next board  
11 meeting.

12 I plan on meeting with both of them and  
13 kind of giving them a DIA 101 session.  
14 Mr. Citrano requested it, and I don't know if  
15 Mr. Ward wants to participate too. We'll try  
16 to figure out how we can do this so we can kind  
17 of get everybody up to speed, broadly, on what  
18 we're doing.

19 The other thing I want to bring to your  
20 attention is, before the March board meeting,  
21 we have another REPD meeting, and I understand  
22 we were originally going to do it on March 2nd.  
23 It is now March 9th at 1:00 p.m. So I'm told  
24 that Mr. Barakat, Ms. Worsham, and Mr. Froats  
25 have all been contacted and have it on their

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1 calendar already. But for anybody else, this  
2 is to consider the food and beverage program  
3 that we're talking about so that we can  
4 hopefully get that to the board in the -- at  
5 the March board meeting. So March 9th at 1:00.

6 And then later in the month, after the  
7 board meeting, I believe we are scheduling the  
8 second Strategic Implementation meeting, which  
9 is going to take up parking. And I don't know  
10 if that -- I'm looking at Mr. Crescimbeni.

11 Has that date been set yet?

12 MR. CRESCIMBENI: We've got it down to two  
13 dates, and we're just waiting to choose one of  
14 the two.

15 MS. BOYER: Okay. So you'll probably see  
16 e-mails being circulated, if you're on  
17 Strategic Implementation, about trying to pick  
18 a date later in the month to take on next steps  
19 in parking.

20 So we're going to try to keep both of  
21 these moving. And I know it's an imposition on  
22 your time. I am incredibly grateful for your  
23 volunteer service. But if we're going to keep  
24 making things happen, we're going to have to  
25 have some of these committee meetings in

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1 anticipation.

2 And, with that, that's going to complete  
3 my Chief Executive Officer Report unless you  
4 want to ask me any questions.

5 THE CHAIRMAN: Questions?

6 BOARD MEMBERS: (No response.)

7 THE CHAIRMAN: Hearing none, chairman's  
8 report, I just want to commend the board for  
9 having attended committee meetings. It helps  
10 facilitate the board meeting because we can get  
11 a lot done. So I thank everyone for their  
12 great work.

13 And we'll talk next month about appointing  
14 the two new people -- board members to  
15 committees.

16 MS. BOYER: And, Mr. Chairman, thank you  
17 for reminding me.

18 Because Mr. Bailey was not attending our  
19 committee meetings, the assignments to the  
20 current committees didn't have him assigned to  
21 committees, and all of you were sometimes  
22 assigned to two and sometimes three committees.  
23 So if you would like to be removed from a  
24 committee -- now that we have new people coming  
25 on, if your schedule dictates and you're

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1 concerned about the time commitment, please  
2 contact me. Don't contact the Chair directly;  
3 contact me, and I will be making -- or asking  
4 the new members where they would like to serve  
5 and making a recommendation to the Chair about  
6 how we fill out the committees in the future.  
7 So just a heads up if anybody is concerned  
8 about the time commitment.

9 THE CHAIRMAN: Thank you.  
10 DDRB briefing.

11 MR. PAROLA: Thank you, Mr. Chairman.  
12 I was just looking for the other Lori;  
13 she's not here.

14 It was an exciting time last week for  
15 DDRB. A couple of really important things  
16 happened. The FIS facility on (inaudible)  
17 received final approval for their design.  
18 Fantastic-looking design if you haven't seen  
19 that (inaudible).

20 A project on the Southbank, the  
21 redevelopment of the Reddi-Arts site, received  
22 final approval as well. For those who live or  
23 walk in that area or have a business in that  
24 area, we are adding another corridor to connect  
25 Hendricks and Kings. So it's increasing

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1 pedestrian connectivity there, so -- as the  
2 project is as well.

3 The naming rights. So the signs for the  
4 Jumbo Shrimp were approved. I fail to remember  
5 what the exact bank was --

6 MS. BOYER: It's 121 Financial.

7 MR. PAROLA: Yeah, 121 Financial, was  
8 approved there as well.

9 And just piggybacking off of the two  
10 resolutions regarding LaVilla, their project  
11 received final approved at the DDRB meeting as  
12 well.

13 THE CHAIRMAN: Great. Thank you for that  
14 outstanding report.

15 Any old business?  
16 (No response.)

17 THE CHAIRMAN: Any new business?  
18 (No response.)

19 THE CHAIRMAN: Hearing none, we are  
20 adjourned.

21 Thank you.

22 MS. BOYER: Thank you all.

23 (The foregoing proceedings were adjourned  
24 at 12:34 p.m.)

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CERTIFICATE OF REPORTER

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

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

12  
13  
14  
15 DATED this 29th day of February 2020.  
16

17 \_\_\_\_\_  
18 Diane M. Tropa  
19 Florida Professional Reporter

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