

CITY OF JACKSONVILLE  
DOWNTOWN INVESTMENT AUTHORITY  
BOARD MEETING

Proceedings held on Wednesday, February 20, 2019,  
commencing at 2:14 p.m., at the Ed Ball Building, 214  
North Hogan Street, 8th Floor, Jacksonville, Florida,  
before Diane M. Tropa, FPR, a Notary Public in and for  
the State of Florida at Large.

BOARD MEMBERS PRESENT:

CRAIG GIBBS, Acting Chair.  
RON MOODY, Secretary.  
OLIVER BARAKAT, Board Member.  
DANE GREY, Board Member.  
TODD FROATS, Board Member.  
CAROL WORSHAM, Board Member.

ALSO PRESENT:

BRIAN HUGHES, Interim 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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P R O C E E D I N G S  
February 20, 2019 2:14 p.m.

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THE CHAIRMAN: We start the Downtown Investment Authority board meeting. Has everyone had an opportunity to review the minutes?

BOARD MEMBERS: Yes.

THE CHAIRMAN: So --

BOARD MEMBER GREY: Make a motion to approve.

THE CHAIRMAN: Thank you.

BOARD MEMBER BARAKAT: Second.

THE CHAIRMAN: Properly moved and seconded.

Any further discussion?

BOARD MEMBERS: (No response.)

THE CHAIRMAN: All those in favor, please signify by saying aye.

BOARD MEMBERS: Aye.

THE CHAIRMAN: Any opposition by like sign.

BOARD MEMBERS: (No response.)

THE CHAIRMAN: Thank you. It's unanimous. We can move on to Resolution 2019-02-02, Ambassador Hotel Allocation.

1 Mr. Parola.

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

3 As the preceding, there's a location map  
4 both in the agenda packet and -- and on the  
5 screen are the -- the allocation that -- the  
6 allocation corresponds with the redevelopment  
7 agreement that the City just approved and DIA  
8 approved a while ago for the redevelopment of  
9 the Ambassador Hotel and the block that it sits  
10 on.

11 When it went through, it was moving at a  
12 relatively fast pace. You recall Aundra's last  
13 board meeting, a lot of items came through, so  
14 this was kind of running a little behind it.

15 I'll explain a little bit of what the  
16 allocation does because I think it sets the  
17 stage for the next resolution and why we're  
18 doing it.

19 The development plan is for 227  
20 multifamily units, a 110-room hotel, and 15,000  
21 square feet of office, as well as accessory.  
22 Because the component areas of the DRI run  
23 short on residential, we've converted an  
24 existing office building on the site to  
25 residential. That equated to 90 units. So 90

1 of their 227 multifamily units are accommodated  
2 by existing development rights on the property,  
3 leaving an allocation of 137 multifamily units.

4 The hotel is preexisting and has been in  
5 existence since it was converted from a  
6 residential building, I think, in the '30s or  
7 '40s. So that did not require an allocation of  
8 development rights. It exists simply because  
9 it's historically been a hotel.

10 And then we're adding 15,000 square feet  
11 of office to accommodate -- I believe they've  
12 mentioned about having a not-for-profit on the  
13 ground floor, some sort of ground floor  
14 activation, as well as if they have a gym or  
15 office or anything like that.

16 So the map and -- has kind of what we're  
17 doing on there, a summary of it, and I'm here  
18 to answer any questions.

19 THE CHAIRMAN: Thank you, Mr. Parola.

20 Mr. Moody, any questions?

21 BOARD MEMBER MOODY: I have no questions.

22 I think previously we got very comfortable  
23 with this development, and I just think we need  
24 to see it through.

25 THE CHAIRMAN: Ms. Worsham.

1           BOARD MEMBER WORSHAM: I don't have any  
2           questions on the actual disposition and the  
3           reallocation. I just think, as you mentioned,  
4           this is a great case study for what we're about  
5           to talk about with the abandonment of the DRI  
6           and some other issue that we need to revisit on  
7           the DRI. So I think this sets the stage nicely  
8           for all the things that you have to do to allow  
9           this development that we all want to happen.

10          THE CHAIRMAN: Thank you.

11          Mr. Grey.

12          BOARD MEMBER GREY: Nothing at this time.

13          THE CHAIRMAN: Mr. Barakat.

14          BOARD MEMBER BARAKAT: To Mr. Parola. You  
15          usually provide us a chart of the various uses  
16          and what's being taken and what's remaining.  
17          Are you not doing that this time because of the  
18          next agenda item, and that would make that  
19          chart irrelevant?

20          MR. PAROLA: Through the Chair, I believe  
21          I included a chart on the back of the  
22          memorandum that accompanied this resolution.

23          BOARD MEMBER GREY: (Indicating.)

24          BOARD MEMBER BARAKAT: Is that in the  
25          packet?

1 BOARD MEMBER GREY: Yeah.

2 MR. PAROLA: But just kind of for the  
3 record, after this allocation there will be 455  
4 units of Phase I multifamily development rights  
5 for this area and 1,763,508 square feet of  
6 office, post allocation.

7 BOARD MEMBER BARAKAT: Okay. Thank you.

8 THE CHAIRMAN: Mr. Froats.

9 BOARD MEMBER FROATS: No questions.

10 THE CHAIRMAN: Any further discussion from  
11 any board members?

12 BOARD MEMBERS: (No response.)

13 THE CHAIRMAN: Any public comments?

14 AUDIENCE MEMBERS: (No response.)

15 THE CHAIRMAN: Can we get a motion,  
16 please?

17 BOARD MEMBER WORSHAM: I'll move to  
18 approve.

19 BOARD MEMBER FROATS: Second.

20 THE CHAIRMAN: Properly moved and  
21 seconded.

22 All those in favor, please signify by  
23 saying aye.

24 BOARD MEMBERS: Aye.

25 THE CHAIRMAN: Any opposition like sign.

1 BOARD MEMBERS: (No response.)

2 THE CHAIRMAN: Thank you.

3 We can move on to the next agenda item,  
4 which is 2019-02-03.

5 Mr. Parola.

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

7 There's a PowerPoint slide. It's going to  
8 kind of summarize what I'm talking about for  
9 this resolution.

10 This resolution involves the DRI, as you  
11 know; you've read it. And if you will allow  
12 me, I'm going to kind of just read from my  
13 notes here so that I'm more succinct in where  
14 I'm going with this.

15 The DRI essentially has served its purpose  
16 since the three downtown DRIs were consolidated  
17 in 1992. It served the development community  
18 well, and we think whatever comes after the DRI  
19 we can continue to serve the development  
20 community because we essentially exempt them  
21 from concurrency and mobility fees, at least  
22 for the time being.

23 However, the development order is -- it's  
24 antiquated. The uses are, as we've seen from  
25 the last resolution, compartmentalized into

1 office, government, institutional, retail,  
2 multifamily, and they don't reflect how  
3 downtown is developing.

4 And I'll get a little kind of ethereal  
5 here. In the 1990s -- and downtowns were going  
6 to be the places where there were offices. So  
7 when you saw, even in Miami or other places  
8 where the communities adopted a downtown DRI,  
9 they stacked them with offices. That's not  
10 what we're seeing right now, thankfully. What  
11 we're seeing is a resurgence in downtown,  
12 people wanting to live downtown, and a need for  
13 more residential units inside of the DRI, more  
14 retail inside of the DRI, and a development  
15 order that isn't so antiquated.

16 As a way of example -- by means of  
17 example, if you will, some of the conditions in  
18 the DRI still reflect the time when cars were  
19 burning leaded gasoline and we were a  
20 non-attainment area.

21 You will recall that there are conditions  
22 inside of the development order that relate  
23 back to when we had to come in here and test  
24 our cars for emissions. Those days are gone.  
25 So we not only have an imbalance in the

1           entitlements, we have a development order that  
2           addresses things that don't need to be  
3           addressed and doesn't address things that need  
4           to be addressed.

5           So how do we correct this? Well, the City  
6           is very fortunate in that Bill Killingsworth,  
7           the director of Planning, was also at the  
8           Department of Economic Opportunity as, I think,  
9           the division chief of Community Development.  
10          And between Mr. Killingsworth, myself, some  
11          people in OGC, we came up with a -- kind of a  
12          strategy to guide a consultant into rectifying  
13          these issues.

14          The first one is to abandon the DRI. This  
15          corresponds with the way the State has been  
16          going for quite sometime now. DRIs are a thing  
17          of the past. The City of Jacksonville hasn't  
18          been required to have a DRI since it was  
19          classified as a dense urban land area, I'm  
20          going to call it eight years ago. So there's  
21          no need to keep the DRI just as a tool anymore.  
22          It's just antiquated.

23          But we don't want to throw out all the  
24          development rights we have. The reason we  
25          don't want to throw out those vested rights is

1           because they had value. They make us  
2           competitive against the suburban landscape  
3           because, when you come to downtown, if you use  
4           our Phase I development rights, and whatever  
5           they become -- again, you don't have to pay  
6           into the mobility plan. So there's already a  
7           built-in incentive to develop downtown.

8           Once you lose the development order of the  
9           DRI, you have to say, what is the next --  
10          what's the teeth that allows you to develop  
11          downtown the way we want to see it? And that  
12          falls back to the Comprehensive Plan and the  
13          Land Development Regulations. So you'll see in  
14          the scope of services attached to the  
15          resolution that Task 1 and Task 2 address  
16          abandoning the DRI while continuing to maintain  
17          the vested development rights as a tool for  
18          DIA, amending the Comp Plan and the Land  
19          Development Code to acknowledge that, and also  
20          give us some other teeth, and then the Mobility  
21          Plan.

22          We feel that all roads,  
23          transportation-wise, are going to lead to the  
24          Mobility Plan, and staff agrees that that  
25          should be the tool. We think this is going to

1 be a 6- to 9-month process. Probably a 9-month  
2 process. It will go back through the State.  
3 It will go locally. It will see City Council.  
4 It will see the administration. And in some  
5 form or fashion it will see both this body and  
6 DDRB again.

7 So what we're asking is the ability to go  
8 through the Procurement Division to issue an  
9 RFP for the scope of services attached to this  
10 resolution and go forth.

11 Frankly, there are questions that we don't  
12 know, we need to ask, until we get a consultant  
13 digging into this.

14 Also, in the resolution we're asking this  
15 body to grant the chairman two powers. The  
16 first power is to appoint a member of the board  
17 to sit on the selection panel. The second one  
18 is to authorize Mr. Hughes, or whoever is the  
19 CEO, if we have one after -- to not only sit on  
20 the board but execute any documents, contracts  
21 relating to the RFP.

22 I'm happy to answer any questions, and I  
23 apologize if that was long-winded.

24 THE CHAIRMAN: Thank you, Mr. Parola.

25 Mr. Froats.

1 BOARD MEMBER FROATS: So during that  
2 9-month phase, do we have enough rights in  
3 there? Like, do we run the risk of running out  
4 of anything?

5 MR. PAROLA: Through the Chair, there are  
6 tools within the DRI that allow us to convert  
7 rights. We have also worked with the Planning  
8 Department and the General Counsel to have a  
9 policy that -- we have a lot of older buildings  
10 in town, that their development rights predate  
11 the DRI. By way of example, we converted  
12 office space on the Ambassador Hotel property  
13 to residential and then backfilled that lost  
14 office space with more office space because we  
15 have 1.7 million square feet of it, not a lot  
16 of residential. So there are tools.

17 We also submitted to the Planning  
18 Department yesterday -- and were told that  
19 we're good to go on it -- an extension of the  
20 Phase I development time frame, which was  
21 supposed to be November 29th of this year. We  
22 requested to take advantage of an executive  
23 order that's going to extend the development up  
24 through 2021. So we feel we've put in place  
25 enough protection that we can see this through.

1 BOARD MEMBER FROATS: Thank you.

2 THE CHAIRMAN: Thank you, Mr. Froats.

3 Mr. Barakat.

4 BOARD MEMBER BARAKAT: Yes. Thank you,  
5 Mr. Chairman.

6 To Mr. Parola, so what we're deciding  
7 today is to agree to hire a -- excuse me -- to  
8 send out an RFP for a consultant, and then the  
9 consultant will make recommendations back to  
10 this board within that 6- to 9-month period.  
11 And until such time the development order  
12 downtown will be status quo?

13 MR. PAROLA: Through the Chair, that is  
14 correct.

15 BOARD MEMBER BARAKAT: And I don't know if  
16 you mentioned this, but the DRI has been  
17 antiquated for sometime. Why are we doing this  
18 now versus two years ago or two years from now?

19 MR. PAROLA: Through the Chair, I think  
20 Mr. Hughes has it right. I mean, just the  
21 volume. We've been extremely busy. As you  
22 recall, when I -- when I first interviewed for  
23 this job one of the things right out of the  
24 gate was, we need to get rid of the DRI.

25 As we dove into it, we said, well, let's

1 not do the baby in the bath water. It served  
2 us quite well, but we're just at that  
3 precipitous where right now is about a good a  
4 time as any.

5 BOARD MEMBER BARAKAT: And last question.  
6 Will the consultant, whoever they may be, will  
7 they be prescribing what new mandate may be  
8 among the uses? In other words, the DRI today  
9 kind of governs what uses we have in the tank,  
10 so to speak. What would -- and maybe you  
11 explained this and I didn't get it, but what  
12 would be the new methodology to help us govern  
13 what capacity we have for uses going forward?

14 MR. PAROLA: Through the Chair, at the  
15 risk of poisoning any creative solutions out  
16 there, our end game is to convert those  
17 development rights into a credit of some sort,  
18 whether it's a Mobility Fee credit or something  
19 else, where that's agnostic to the use, where  
20 it's straight vehicle miles. And then as we  
21 apply those credits either to incentivize a  
22 project or get a project through, we're not  
23 beholden to a stagnant compartmentalization of  
24 those rights.

25 BOARD MEMBER BARAKAT: So determining the

1 level of certain uses in the future will be --  
2 the trips aside and the traffic implications  
3 generated from uses, that will be governed on a  
4 case-by-case basis by this board and by the  
5 land use codes?

6 MR. PAROLA: The assignment of the  
7 development rights will be up to this board;  
8 development rights as, you know, vehicle mile  
9 trips, so however that comes out.

10 But we're not going to reinvent the  
11 Mobility Plan. That has a transportation  
12 methodology in it, and we'll just use that.

13 The mobility plan already acknowledges  
14 that there's a downtown, and the trip  
15 allocation and the theoretical mobility fees  
16 have already been calculated into it, so  
17 thankfully that wheel has been invented. We're  
18 just trying to slip into it the best way we  
19 can.

20 BOARD MEMBER BARAKAT: Thank you.

21 MR. PAROLA: You're very welcome.

22 THE CHAIRMAN: Thank you, Mr. Barakat.  
23 Mr. Grey.

24 BOARD MEMBER GREY: Through the Chair,  
25 just one quick question. And we're going to

1 RFP, but our intent is to see if we can get  
2 some more flexibility from the consultant on  
3 the DRI; is that correct?

4 MR. PAROLA: Through the Chair,  
5 absolutely.

6 THE CHAIRMAN: Thank you, Mr. Grey.

7 Ms. Worsham.

8 BOARD MEMBER WORSHAM: Well, first of all,  
9 I commend you for taking on this task. This is  
10 going to be a long process. And I think  
11 getting the right consultant on board is going  
12 to be critical. And just the exercises that,  
13 obviously, you all have been going through on  
14 reallocating these units over the last many  
15 years have shown us that it's time for us to  
16 revisit this.

17 And through the Chair, to Oliver's  
18 question, some of the uses, of course, that we  
19 have in the DRI are governed by the master plan  
20 and the different districts that have uses  
21 allocated within those, and it probably will  
22 relate back to the effort that Councilwoman  
23 Boyer is doing on the redevelopment rights.

24 So I think it's absolutely the right thing  
25 to do, and I'm very pleased that you have

1 incorporated the skill set of Mr. Killingsworth  
2 and the Planning Department. I think this is a  
3 huge undertaking and it's time to do it. So  
4 carry on and good luck. I mean, I know we'll  
5 all be watching and helping the consultant  
6 along and putting input, but it's a task that  
7 needs to be done.

8 THE CHAIRMAN: Thank you, Ms. Worsham.  
9 Mr. Moody.

10 BOARD MEMBER MOODY: Just one question,  
11 Mr. Parola. Do you expect to find this  
12 consultant on a local, regional area, or do you  
13 think we'll have to go far and wide for a  
14 consultant?

15 MR. PAROLA: Through the Chair, I  
16 genuinely don't know the answer to that. I  
17 feel -- let me answer it this way: Anytime you  
18 deal with something like this, there's probably  
19 a melding of the two. Fortunately, most states  
20 are comprehensive plan states, so it's not  
21 unknown. Fortunately, most states have some  
22 requirement that mimics the DRI. So Florida is  
23 in its own special snowflake, but, you know, I  
24 don't know.

25 BOARD MEMBER BARAKAT: Just a follow-up to

1           that.

2           THE CHAIRMAN:   Sure.

3           BOARD MEMBER BARAKAT:   Is this something  
4           the DIA will be paying for?

5           MR. PAROLA:   Through the Chair, yes, sir.

6           And to just build on that, that's why  
7           our -- it's stated in the scope, is these  
8           rights are to go back to us for our use.  "Our  
9           use" being the board, obviously.

10          BOARD MEMBER BARAKAT:   Is this something  
11          already budgeted or do we have discretion  
12          within a line item?

13          MR. PAROLA:   Through the Chair, we  
14          contemplated it in this year's budget.

15          BOARD MEMBER BARAKAT:   Okay.  Thank you.

16          THE CHAIRMAN:   Anyone else?

17          BOARD MEMBERS:   (No response.)

18          THE CHAIRMAN:   Can we get a motion,  
19          please?

20          BOARD MEMBER WORSHAM:   I'll move to  
21          approve.

22          BOARD MEMBER BARAKAT:   I'll second.

23          THE CHAIRMAN:   Properly moved and  
24          seconded.

25          Do you think nine months would be long

1 enough?

2 (No response.)

3 THE CHAIRMAN: Any public comments,  
4 please?

5 AUDIENCE MEMBERS: (No response.)

6 THE CHAIRMAN: Hearing none, seeing none,  
7 all those in favor signify by saying aye.

8 BOARD MEMBERS: Aye.

9 THE CHAIRMAN: Any opposition by like  
10 sign.

11 BOARD MEMBERS: (No response.)

12 THE CHAIRMAN: Thank you.

13 We have a presentation next, Art in Public  
14 Places, design phase of the DIA Urban Arts  
15 Project, Phase II.

16 MR. HUGHES: The presentation folks, I  
17 think, thought they would be further along to  
18 make the presentation and didn't get there, so  
19 that's a pass.

20 THE CHAIRMAN: Okay.

21 MR. HUGHES: We'll bring them back at a  
22 future date.

23 THE CHAIRMAN: Then we'll move on to the  
24 CEO's report.

25 MR. HUGHES: Thank you, board members,

1 Mr. Chairman.

2 In the packet there are a couple of items  
3 that -- there are three things that I'd like to  
4 talk to you about. On the first one there are  
5 two things in the packet. There's a copy of  
6 what was an unsolicited response to the RFP  
7 that dealt with the convention center and  
8 there's a memo from me.

9 And the purpose of both of these, before I  
10 sort of talk through the memo a little bit, is  
11 just that I think you all may have been asked  
12 out in the world as DIA folks, and the  
13 administration and others have been asked,  
14 since the board decided to focus on the other  
15 supplemental development that was sort of  
16 advised could help the success of the  
17 convention center, if that's off the table,  
18 what's happening with the parcels that were  
19 part of that RFP. And obviously, we had a very  
20 explosive moment that has sort of contributed  
21 to that question, and now we actually are about  
22 to have parcels that are blank slates as they  
23 finish that up.

24 So I wanted to, in this meeting -- I don't  
25 know that it's an action item, but I wanted to

1 talk through -- the memo and the attached  
2 document are there to remind you, you know,  
3 that that discussion happened and some of the  
4 potential things you could consider perhaps at  
5 the next meeting or thereafter as far as  
6 options or directions that you might consider  
7 heading. So with your willingness, I'll just  
8 sort of talk through the memo.

9 Obviously, the history is simple enough to  
10 recollect. The board endeavored an RFP process  
11 to learn more. Ultimately, in conjunction with  
12 the chairman's communication with the mayor,  
13 the decision was made to hold, and the  
14 demolition is completed and -- well, almost  
15 completed, but obviously some big components of  
16 it were there.

17 The options -- essentially, there's three  
18 directions to head. One would be status quo,  
19 make ultimately no change. One would be to  
20 allow the unsolicited proposal that came in to  
21 be considered, and that would trigger a  
22 process, or the potential would be for some  
23 model of going out to the world and seeing what  
24 other uses those parcels could be -- you know,  
25 could have, and what the proposals might be for

1           what that could look like. Whether that's a  
2           formal RFP or something less than that, again,  
3           would all be the discretion of the board.

4           To that end, the second area -- the first  
5           area of the pathway, as the memo outlines,  
6           relates to the unsolicited document that came  
7           in. The second pathway, as I said, you could  
8           have a request for information. You would  
9           ultimately have a lot of the same triggers as  
10          an RFP built in to that, but it would really  
11          allow people to think creatively, make us an  
12          offer of possibilities, and perhaps lead the  
13          board in a direction to something else being  
14          there or those parcels being used for something  
15          other than what the original thought was when  
16          we talked about a convention center.

17          I don't know. I mean, I could go on, but  
18          the memo is there for you to think about. The  
19          reason I thought there was no action item is  
20          that has more details for you about what those  
21          pathways would look like.

22          And again, you may come back next month  
23          and not want to do anything, but at least in  
24          between now and then perhaps consider it, think  
25          about the best and highest use, and if there's

1           some other pathway to take. And staff will be  
2           ready to answer any questions either now or  
3           between now and that meeting about what that  
4           could look like.

5           Are there any questions or anything  
6           related to that?

7           THE CHAIRMAN: Yes. Demolition should be  
8           done, excavation, everything, by when?

9           MR. HUGHES: I think we're saying April or  
10          May.

11          THE CHAIRMAN: Thank you.

12          BOARD MEMBER WORSHAM: Just a question.

13          At this point, we don't have any other  
14          interested parties that were -- I mean, there  
15          was a confidential -- just a question.

16          MR. HUGHES: The only public response or  
17          the only thing that's been responded to was  
18          what came in during the convention center time  
19          frame. There's nothing formal, but I would --  
20          some of the questions that have come are people  
21          asking what now and some of the what now  
22          questioners are folks that are in the  
23          development community and elsewhere.

24          Yes, sir.

25          BOARD MEMBER MOODY: Brian, obviously, if

1 we -- timewise, if we look at this now, we  
2 would speed the process up, but -- certainly  
3 that would be an advantage, but are there any  
4 other major disadvantages to kind of zeroing in  
5 on this current plan?

6 MR. HUGHES: The current plan being the  
7 unsolicited --

8 BOARD MEMBER MOODY: Yes.

9 MR. HUGHES: -- as the trigger?

10 Well, yes. The 45-day trigger would be  
11 there, so it would -- there would be a speed to  
12 it. Ultimately, because of that process, I  
13 would just say the disadvantage is not having  
14 the ability to -- or having a reduced time  
15 frame for people to contemplate what the other  
16 potential uses are.

17 BOARD MEMBER MOODY: Okay. I think Oliver  
18 probably has a lot more information on this  
19 than most of us.

20 Didn't you analyze all the scenarios?

21 BOARD MEMBER BARAKAT: As it related to  
22 the convention center process?

23 BOARD MEMBER MOODY: Yes. I should say,  
24 did you analyze the unsolicited offer?

25 BOARD MEMBER BARAKAT: No. It was not

1 part of the scope.

2 BOARD MEMBER MOODY: Okay.

3 BOARD MEMBER BARAKAT: It was particularly  
4 pertaining to the convention center project,  
5 although this is the same group, I believe,  
6 that -- or a version of this group did propose  
7 the convention center project.

8 BOARD MEMBER MOODY: The one thing that  
9 really stood out to me, it was certainly a  
10 mixed-use development, which is absolutely what  
11 we need there, including residential, retail,  
12 hotel, restaurants, marina. I mean, it kind of  
13 does it all.

14 And I'm curious, in this particular setup,  
15 how would we price the land? Would that be  
16 based on an appraisal or --

17 MR. HUGHES: Well, I think we could  
18 certainly get appraisal value of the parcels as  
19 they stand, you know, as they will be  
20 represented post-demo. There's obviously a  
21 parcel that was in consideration of this that  
22 there's a right of first refusal out there on,  
23 but the -- I think, not unlike the convention  
24 center process, you know, we would be looking  
25 to prospective -- to those interested parties

1 to consider what they see and how they would  
2 incorporate that into the entire development  
3 agreement, but we could get -- we could  
4 contemplate that there would be an appraisal  
5 and --

6 BOARD MEMBER MOODY: Because it looked to  
7 me like the two companies that were involved in  
8 this are pretty big, heavy hitters. So they're  
9 not rookies in the process.

10 It looks to me, too, like if we were  
11 absolutely sure that we could sell the land at  
12 a price that is reasonable and competitive in  
13 the marketplace, and also if this accomplishes  
14 what we need there -- and we've talked about it  
15 for a long time -- that is mixed-use to provide  
16 the support for future developments, such as a  
17 convention center, then it would be nice to --  
18 timewise, it would be nice to start focusing on  
19 this unsolicited offer.

20 MR. HUGHES: Well, I serve at the pleasure  
21 of the board. My suggestion, for what -- or  
22 thought, for what it was worth, was the idea of  
23 just sort of reminding you what had been a part  
24 of the previous discussion and contemplating a  
25 next meeting board action. I don't think the

1 additional month to sort of contemplate it  
2 individually and thinking about the different  
3 ideas you may have or may have heard, you know,  
4 are worthwhile to think about prior to acting,  
5 but --

6 BOARD MEMBER BARAKAT: If I may,  
7 Mr. Chairman.

8 THE CHAIRMAN: Sure.

9 BOARD MEMBER BARAKAT: I think we have a  
10 Strategic Implementation Committee meeting next  
11 week.

12 THE CHAIRMAN: You do.

13 BOARD MEMBER MOODY: We do.

14 BOARD MEMBER BARAKAT: I don't know what's  
15 on the agenda, but, you know, putting this  
16 proposal aside, I would love to hear from board  
17 members, clean slate, what would be preferred  
18 uses on that property.

19 When we say "mixed-use," I agree, but  
20 that's kind of a vague term. You know, your  
21 definition of "mixed-use" may be different than  
22 mine. Do we prescribe any requirements for  
23 greenspace or not? You know, we could decide  
24 not to. Do we discuss storm resiliency? Or  
25 just let the developer and their lender

1 determine storm resiliency? Do we make any  
2 requirements for integration with the  
3 storefronts along Bay Street or not?

4 I mean, maybe we require nothing, but I  
5 think -- I think the community looks to this  
6 board to at least have that discussion. This  
7 is probably one of the more important pieces of  
8 property that the City owns (inaudible)  
9 downtown that I suggest we have that  
10 conversation. And if it makes sense to have it  
11 at next week's meeting, let's have it as an  
12 agenda item and get some input from board  
13 members, and maybe we determine this is right  
14 in line with our expectations or not, and then  
15 we determine the strategy moving forward.

16 BOARD MEMBER MOODY: Good idea.

17 MR. HUGHES: I think we'll go ahead, then,  
18 with -- and have that as an agenda item for the  
19 committee.

20 BOARD MEMBER BARAKAT: Great.

21 MR. HUGHES: Okay. The second item --

22 BOARD MEMBER FROATS: Question --

23 MR. HUGHES: Yes, sir.

24 BOARD MEMBER FROATS: -- for Mr. Parola.

25 So if we issue a Notice of Disposition,

1           what's the process for that? And what happens  
2           if we don't get any responses that we really  
3           like?

4           MR. PAROLA: Through the Chair, in broad  
5           strokes, we do what we did for the shipyards.  
6           We would come here and we would ask the board's  
7           permission to issue a Notice of Disposition.  
8           We put the notice out there with the scope  
9           attached to it. It would come back.

10           Unlike RFPs where the Procurement Division  
11           plays a larger selection role, a validation  
12           role, this body would actually be the -- as the  
13           CRA, the selection panel.

14           You know, timing-wise, as Mr. Hughes kind  
15           of alluded to earlier, it's between -- anything  
16           after 30 days, longer than 30 days, response  
17           time.

18           Because of the value of the property, I'm  
19           going to make a guess here, it's more than  
20           \$25,000. All the roads will lead back to the  
21           legislative process.

22           I don't know if I'm -- it's hard to  
23           pin-point a time frame on it, but --

24           BOARD MEMBER FROATS: The question is, if  
25           we get five responses and we don't like any of

1           them, do we have to sell it to somebody?

2           MR. PAROLA: Through the Chair, no.

3           You're not required to, but let me say  
4           this: If there's that risk or if there's that  
5           kind of thought, even ever so slight hanging  
6           out there, then maybe the request for  
7           information is something that the board  
8           considers because it comes with no expectation  
9           that it's going to lead to an agreement. It's,  
10          you know, more of a -- I wouldn't say fishing  
11          expedition, but it's asking the marketplace to  
12          kind of guide us on a future notice.

13          BOARD MEMBER FROATS: I can only imagine  
14          what that would turn into.

15          Can you put stipulations on it? Can you  
16          say, you know, a minimum investment of X?

17          MR. PAROLA: Through the Chair, I'm sure  
18          you can, but, again, I think the request for  
19          information is supposed to be so -- kind of  
20          open, that there's no expectation on a person  
21          responding to it to put that much level of  
22          energy into giving you a proposal.

23          It's a lot of energy and a lot of cost to  
24          give a sincere proposal and to go through the  
25          exercise. If it's a request for information, I

1 don't think you're going to get anything useful  
2 out of it.

3 BOARD MEMBER FROATS: I agree with that.

4 Thank you.

5 THE CHAIRMAN: Any other questions on this  
6 point?

7 BOARD MEMBERS: (No response.)

8 THE CHAIRMAN: Thank you.

9 MR. HUGHES: The second item that's in  
10 your packet, again, I won't -- it's there to  
11 read. It's simply the final version of what  
12 was the search information package put together  
13 by our search -- by the search firm. It looks  
14 like that, (indicating), which came -- if it's  
15 not there -- do you have them?

16 BOARD MEMBERS: Yes.

17 MR. HUGHES: Some have them, some don't?

18 All right. It came -- the search firm,  
19 Jorgensen, had its principal in town. Several  
20 of you had the opportunity to meet in person.  
21 And those, I think, with scheduling conflicts  
22 had individual phone calls. I hope that's  
23 accurate. That was the goal.

24 There were changes and ideas incorporated,  
25 I think, from several different members after

1           those conversations, and I think our search  
2           professional has a good idea of the marketplace  
3           out there.

4           The latest update would be, with this  
5           information in hand, he's begun the process of  
6           searching. And I think again next month, I  
7           think we'll have a more formal report for you  
8           about what the next steps are going to be on  
9           what the pool is shaping up to look like, but  
10          I've -- given the timeline from when he came  
11          here to today, I think it was appropriate to  
12          allow another four extra weeks for him to go  
13          out into the universe of possibilities. And I  
14          just wanted to at least give you the update of  
15          the document and send good vibes into the  
16          universe for a successful search.

17          Finally, for my report, it pertains to a  
18          staff member; Tom Daly, who is seated to the  
19          left, has accepted a position with the City as  
20          the chief of Housing in our Neighborhoods  
21          Department. It will be a loss for DIA, but  
22          we're happy -- with my other hat on, the City  
23          is very happy to have this slot filled in  
24          Neighborhoods. Obviously, there's a couple  
25          more steps he's got to go through because it's

1 a chief level position, but we anticipate no  
2 hiccups in that process.

3 So I'll let you sort of give more than  
4 that, but I wanted to offer you the floor, with  
5 the indulgence of the Chair.

6 THE CHAIRMAN: Please.

7 MR. DALY: Thank you again, with the  
8 indulgence of the Chair.

9 It's been a great opportunity. I've  
10 enjoyed working with the DIA. It's been a  
11 wonderful experience. This is an opportunity  
12 that came about -- I think the chief's position  
13 has been open since the beginning of October  
14 last year. I had a couple of conversations  
15 with the director of Neighborhoods. We went to  
16 the same law school. Before coming to law  
17 school, I had a 14-year career in affordable  
18 housing. So this comes right back in my  
19 wheelhouse. So it's a great opportunity for  
20 me. To be honest, I kind of hit a wall, I was  
21 not going to advance at DIA any further, I was  
22 not going to be the CEO, nor did I want to be  
23 the CEO of DIA. Although it was interesting,  
24 because apparently LinkedIn --

25 (Simultaneous speaking.)

1 MR. DALY: But it's a great opportunity,  
2 and I'm not going far, I'll be in this  
3 building. I'll be available to Brian and Guy,  
4 as needed. Jackie, our accountant, is capable  
5 hands for all the day-to-day financial stuff.  
6 So I'm not leaving DIA in a lurch, but I am  
7 moving on to a bigger opportunity.

8 BOARD MEMBER WORSHAM: Congratulations.

9 MR. HUGHES: And to finalize the report, I  
10 would just add to that, that Mr. Parola and I  
11 have talked, and it will be our desire, unless  
12 information shows otherwise, to steal Tom if we  
13 need him for an hour here or there, but to  
14 continue without the position. With the  
15 potential of a new CEO not that far off in the  
16 horizon, our goal would be to give that new  
17 leader the opportunity to work with all of you  
18 when he or she is selected and make an  
19 assessment of his or her organizational chart  
20 and how to work on that.

21 So with that, I'll conclude my CEO report.

22 THE CHAIRMAN: Tom, I know I speak for the  
23 board in saying that we certainly appreciate  
24 all the work you've done for the DIA and we're  
25 glad that you're not going far away. So thank

1           you for your service.

2           Anyone else?

3           BOARD MEMBER WORSHAM: Congratulations.

4           BOARD MEMBER BARAKAT: I'll say, you know,  
5           the community raid continues. The remaining  
6           DIA employees are not allowed to talk to  
7           anybody of any importance.

8           Thank you, Tom. Your role has been  
9           critical to the negotiations and supporting  
10          Aundra and all the deals that he did, and I  
11          know a lot of the creativity on the financial  
12          side has been, in part, by your efforts, so you  
13          had a really important role in everything the  
14          DIA has done since its inception, so we'll be  
15          saddened by you moving on, but congratulations.

16          But just an overall management comment,  
17          you know, losing Aundra and now not having Tom,  
18          it's going to put more pressure on the  
19          remaining troops, and so I think it places more  
20          importance on getting that new CEO on board. I  
21          don't think it makes sense to hire the next Tom  
22          before our CEO comes on board.

23          So in the interim, I understand, Tom, you  
24          will be helping us run numbers, I assume, when  
25          we need you.

1           The other issue, I think you were  
2           responsible for what was really critical to,  
3           you know, the long-term integrity of this  
4           organization, and that is compliance. So we've  
5           approved a lot of deals in the last five years.  
6           I think, Tom, your responsibility was  
7           compliance. So I just want to make sure that  
8           that void is met while you're gone and while  
9           your position remains unfilled for an  
10          undetermined period of time.

11          So I'll let you synthesize that, let you  
12          designate somebody be in charge with compliance  
13          of prenegotiated transactions.

14          MR. HUGHES: Yes, sir.

15          Mr. Chairman, it's a fair point and it's  
16          one -- I will be prepared at the next meeting  
17          to sort of put more meat on the bone about,  
18          internally, what -- how we'll structure it so  
19          that you all have a level of comfort and -- for  
20          your board responsibilities. Understood.

21          BOARD MEMBER BARAKAT: Thank you.

22          THE CHAIRMAN: Thank you again, Tom.

23          The next item is the DDRB briefing.

24          MR. KLEMENT: Mr. Chairman, members of the  
25          board, very briefly, we met February 14th and

1 approved the VyStar building identification  
2 signs, and we also had a presentation by the  
3 Art in Public Places to bring our attention to  
4 Phase II, and the board supported their --  
5 actually, the program, and had a recommendation  
6 to approve. And they presented three of the  
7 artists. They were still working on the fourth  
8 artist to bring completion to their total  
9 program. We will meet again February -- excuse  
10 me, March 14th, next month, and we're putting  
11 our agenda together.

12 THE CHAIRMAN: Thank you.

13 Any questions for Mr. Klement?

14 BOARD MEMBERS: (No response.)

15 THE CHAIRMAN: None?

16 Next item on the agenda is old business.

17 Does anyone have old business?

18 BOARD MEMBERS: (No response.)

19 THE CHAIRMAN: Anyone have new business to  
20 bring before the board?

21 BOARD MEMBERS: (No response.)

22 THE CHAIRMAN: I have no cards for public  
23 comment.

24 Yes.

25 BOARD MEMBER FROATS: Just a comment.



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CERTIFICATE OF REPORTER

STATE OF FLORIDA)  
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COUNTY OF DUVAL )

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

DATED this 1st day of March 2019.

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Diane M. Tropa  
Florida Professional Reporter

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