

CITY OF JACKSONVILLE  
COMMUNITY REDEVELOPMENT AGENCY  
BOARD MEETING

Proceedings held on Wednesday, July 7, 2021,  
commencing at 9:00 a.m., at the Jacksonville Public/Main  
Library, Multipurpose Room, 303 North Laura Street,  
Jacksonville, Florida, before Diane M. Tropa, FPR, a  
Notary Public in and for the State of Florida at Large.

BOARD MEMBERS PRESENT:

BRAXTON GILLAM, Chairman.  
CAROL WORSHAM, Vice Chair.  
JIM CITRANO, Secretary.  
WILLIAM ADAMS, Board Member.  
RON MOODY, Board Member.  
TODD FROATS, Board Member.  
CRAIG GIBBS, Board Member.  
DAVID WARD, Board Member.

ALSO PRESENT:

LORI BOYER, Chief Executive Officer.  
STEVE KELLEY, DIA, Director of Development.  
INA MEZINI, DIA, Marketing and Communications.  
JOHN SAWYER, Office of General Counsel.  
XZAVIER CHISHOLM, Administrative Assistant.

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1 into the record.  
2 First, we have Mr. Adams. Pursuant to  
3 Section 112.3143 of the Florida Statutes, a  
4 Form 8B, Memorandum of Voting Conflict, filed  
5 by Board Member Bill Adams, prior to this  
6 meeting must be read publicly at the next  
7 meeting, after the form is filed.  
8 Pursuant to that requirement, Board Member  
9 Adams declares a conflict on Resolution  
10 2021-07-01 for the following reasons:  
11 Mr. Adams' law firm has performed legal  
12 services for Iguana on unrelated items and  
13 represents certain affiliated entities.  
14 Pursuant to Section 112.3143 of the  
15 Florida Statutes, a Form 8B, Memorandum of  
16 Voting Conflict, filed by Board Member Oliver  
17 Barakat during the last meeting must be read  
18 publicly at the next meeting, after the form is  
19 filed.  
20 Pursuant to that requirement, Board Member  
21 Oliver Barakat declared a conflict on  
22 Resolution 2021-06-03 for the following  
23 reasons: Mr. Barakat is currently a board  
24 member of Downtown Vision, Incorporated.  
25 Pursuant to Section 112.3143 of the  
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1 PROCEEDINGS  
July 7, 2021 9:00 a.m.

2 - - -  
3 THE CHAIRMAN: At this time, we call the  
4 Wednesday, July 7th, Downtown Investment  
5 Authority meeting to order.  
6 Before we get started, I'd ask Ms. Worsham  
7 to lead us in the Pledge of Allegiance.  
8 (Recitation of the Pledge of Allegiance.)  
9 THE CHAIRMAN: I want to welcome everybody  
10 here today. I want to recognize a few people.  
11 I don't see Councilman [sic] Cumber in  
12 person. Maybe she's on Zoom.  
13 Do we know, Mr. Chisholm?  
14 MR. CHISHOLM: She is not on Zoom with us.  
15 THE CHAIRMAN: All right. We're joined  
16 today, obviously, by our wonderful CEO,  
17 Ms. Boyer; staff, Xzavier Chisholm, Ina Mezini,  
18 and Steve Kelley.  
19 Board members present today are  
20 Mr. Froats; Mr. Ward; Jim Citrano; Ms. Worsham;  
21 Mr. Gibbs; Mr. Adams; unfortunately, Mr. Moody.  
22 Before we begin, Mr. Chisholm, I think we  
23 have a voting conflict to read.  
24 MR. CHISHOLM: To the Chair, yes, we have  
25 three voting conflicts that I'll be reading  
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1 Florida Statutes, a Form 8B, Memorandum of  
2 Voting Conflict, filed by Board Member Oliver  
3 Barakat during the last meeting must be read  
4 publicly at the next meeting, after the form is  
5 filed.  
6 Pursuant to that requirement, Board Member  
7 Oliver Barakat declares a conflict on  
8 Resolution 2021-07-01 for the following  
9 reasons: CBRE project management is responding  
10 to the developer RFP for property subject to  
11 resolution.  
12 And that's all of them.  
13 THE CHAIRMAN: Thank you, Mr. Chisholm.  
14 I know we've had some in writing, public  
15 comments we received. We've also got some  
16 people here today who, I think, have filled out  
17 forms. Would you proceed with at least reading  
18 the ones that were submitted in advance?  
19 MR. CHISHOLM: Thank you, Mr. Chair.  
20 As the Chair said, first we'll begin with  
21 in-person speaker requests, followed by  
22 attendees on Zoom.  
23 First, we have Mr. Logan Cross. Please  
24 come to the podium and state your name and  
25 address for the record. You will have three  
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1 minutes to speak.  
 2 (Audience member approaches the podium.)  
 3 AUDIENCE MEMBER: Is this working or can  
 4 you hear me all right? Can you hear me now?  
 5 All right. My name is Logan Cross. I'm a  
 6 resident of San Marco.  
 7 (Audio interruption.)  
 8 MR. CROSS: Okay. I'm a resident of  
 9 San Marco, 1521 Le Baron Avenue.  
 10 I'm also the Chair of the Sierra Club of  
 11 Northeast Florida. We have a membership of  
 12 over 2,000 dues-paying members and we have in  
 13 excess of 5,000 people who participate in our  
 14 education and outdoor activities.  
 15 We put a high premium on environmental  
 16 stewardship and promotion of recreational  
 17 activities. For this reason, it was a logical  
 18 act on our part to become part of the  
 19 Riverfront Parks Now initiative.  
 20 The resolution before you today has  
 21 bearing on some of the things that that  
 22 organization is advocating for, and that is  
 23 more natural space along the river, and I would  
 24 like to -- and I --  
 25 You may or may not recall, but I sent all  
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1 of you a letter, an attachment, with -- stating  
 2 the position of our organization on this  
 3 matter, but I would like to bring out a couple  
 4 of points and elaborate on a couple of points  
 5 that were made in that letter. And I hope you  
 6 will bear with me.  
 7 Before I say that, I want to commend you  
 8 all for something that's a little bit out of  
 9 character for decision-making bodies in this  
 10 region, and that is soliciting input from the  
 11 citizens, listening to what they have to say,  
 12 and then letting that factor into your  
 13 decision-making, so I commend you for that. It  
 14 is a very good act on your part.  
 15 I'm going to start my statements with just  
 16 a couple of words that will kind of  
 17 characterize what I'm saying, and then I'll  
 18 speak a bit more about it. One of them is  
 19 natural areas. Having natural areas in the  
 20 Urban Core is essential, not just for the  
 21 people who are living in that area but people  
 22 who are visiting that area or people who work  
 23 in those areas. Having those natural areas,  
 24 they don't have to drive miles to get to those  
 25 natural areas. It's a -- it's a big thing that  
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1 we have those spaces available at this time.  
 2 The part -- we are in support of the  
 3 proposal that was put before you today, that  
 4 you're deliberating on. This one Esplanade  
 5 plan, in general, we're supporting that, but  
 6 there are a few enhancements that would make it  
 7 a much better plan. One of the things that  
 8 would be -- is connectivity. It's one thing to  
 9 have park space along the river, but it's  
 10 another for it to be connected.  
 11 What we do not need is a bunch of -- a  
 12 collection of pocket parks where you have to go  
 13 out to the street level to get from one park to  
 14 the next --  
 15 (Timer notification.)  
 16 MR. CROSS -- or you have a narrow path  
 17 along the Riverwalk.  
 18 MR. CHISHOLM: Excuse me. That's time.  
 19 MR. CROSS: Pardon?  
 20 MR. CHISHOLM: That's time.  
 21 MR. CROSS: I'm out of time?  
 22 MS. MEZINI: Yes, sir.  
 23 MR. CROSS: Well, you get the gist of what  
 24 I'm saying.  
 25 Thank you.  
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1 THE CHAIRMAN: Thank you, Mr. Cross.  
 2 MS. MEZINI: Next up is Carnell Oliver.  
 3 THE CHAIRMAN: Next up is Carnell Oliver.  
 4 Mr. Oliver.  
 5 (Audience member approaches the podium.)  
 6 AUDIENCE MEMBER: Yes. Carnell Oliver.  
 7 Address is on file.  
 8 I'm going to bust -- I'm going to bust  
 9 some people across the head right now.  
 10 Jaguars, I'm not against the idea, but I  
 11 want to tell you this, and I'm going to be  
 12 straightforward. I'm not asking, I'm telling  
 13 you what I want you to do. I want to see this  
 14 project -- if it happens, right along with the  
 15 J lot and also with the Jaguars, for them to  
 16 come back in January with the idea, and also  
 17 purchasing the old fairgrounds. This is what I  
 18 want y'all to do.  
 19 There's a consistent marketing tool called  
 20 (inaudible) market. I want a space dedicated  
 21 to -- space dedicated to minority businesses  
 22 who have been associated with that thing,  
 23 creating economic growth for minority  
 24 communities.  
 25 Now, a million dollars have been given by  
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1 the Jaguars, but that's just crumbs off the  
 2 table. But that's always been the philosophy,  
 3 don't give African-American communities a  
 4 proper share of the pie. Give them just enough  
 5 just to shut their mouth and call it a day.  
 6 That, to me, isn't good enough.  
 7 Whatever goes on over there by the Jaguar  
 8 stadium is going to have an impact over there.  
 9 Gentrification is something that we all cannot  
 10 control because you want to rebuild the tax  
 11 base. But in all cases, you can create a  
 12 community that everybody can benefit from.  
 13 You may not like my comments. I don't  
 14 care. But something's got to give. This  
 15 community has been controlled by a certain  
 16 class of people that are predominantly white  
 17 and that wealth has been concentrated in their  
 18 own community and only give us crumbs off the  
 19 table in order for us to keep our mouths shut.  
 20 I want to see proper reparation coming to  
 21 our community. I know the economics is how we  
 22 attack y'all, playing the same game and making  
 23 y'all work to give us respect for our  
 24 community.  
 25 And I yield the rest of my time.

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1 MR. CHISHOLM: Thank you.  
 2 Next, we have Lisa Grubba.  
 3 (Audience member approaches the podium.)  
 4 MR. CHISHOLM: I would just ask that you  
 5 state your name and address for the record.  
 6 You have three minutes.  
 7 AUDIENCE MEMBER: Good morning.  
 8 I'm Lisa Grubba, interim executive  
 9 director for Greenscape of Jacksonville, 1468  
 10 Hendricks Avenue.  
 11 I'm pleased to speak today on behalf of  
 12 the Greenscape board of directors.  
 13 Greenscape's mission is to plant, protect and  
 14 promote trees, which we've been doing in  
 15 Jacksonville for 46 years.  
 16 We're credited with adding more than  
 17 350,000 trees to the tree canopy. Greenscape  
 18 was also a founding member of the Riverfront  
 19 Parks Now coalition.  
 20 Greenscape supports the excellent work  
 21 done by the Jessie Ball duPont Fund, in  
 22 particular, its conceptual planning for  
 23 utilization of the area from the Shipyards to  
 24 Metropolitan Park.  
 25 Used as a whole, the preliminary plan

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1 described in the duPont Fund Report as the  
 2 Esplanade advances several objectives important  
 3 to Greenscape:  
 4 First, it preserves a significant portion  
 5 of the overall site as open space, which can  
 6 act as a resilient buffer for the river.  
 7 Second, it provides for a continuous  
 8 pedestrian walkway all the way to Metropolitan  
 9 Park. Unlike the Southbank Riverwalk, this  
 10 Riverwalk extension will have sufficient space  
 11 to provide what most people want more of, a  
 12 longer Riverwalk. And that's more trees,  
 13 especially shade trees.  
 14 Third, the Esplanade plan makes some sound  
 15 recommendations for the future development  
 16 parcel and the projected MOSH parcel. It  
 17 recommends the development on those sites be  
 18 located adjacent to Bay Street, leaving at  
 19 least half of those sites closest to the river  
 20 preserved as open space. This is very  
 21 important because it provides the opportunity  
 22 to create some exciting and innovative designs  
 23 to promote resiliency along the river.  
 24 Also, people love trees, especially shade  
 25 trees and recreation areas. But shade trees

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1 need more space, so they need more room to  
 2 grow. The Esplanade plan provides more space  
 3 for big trees.  
 4 It's critical as we develop the Shipyards  
 5 area that we create a continuous linear park  
 6 along the river, not just a narrow Riverwalk  
 7 squeezed in front of dense development. That  
 8 way, we'll have spaces that we can be proud of  
 9 here in the River City that also support  
 10 resiliency and benefit the environment.  
 11 I will provide a copy of this  
 12 electronically to you for your records.  
 13 Thank you for your time.  
 14 MR. CHISHOLM: Thank you.  
 15 Next we have Daniel Davis.  
 16 (Mr. Davis approaches the podium.)  
 17 MR. DAVIS: Good morning, board. I  
 18 appreciate your service to the City.  
 19 There are many reasons why the Jax Chamber  
 20 supports this project. The one I want to talk  
 21 to you about today is the -- its strength of  
 22 the public/private partnership.  
 23 When I served on the Jacksonville City  
 24 Council, I realized quickly that in many cases  
 25 the City could not maintain the public spaces

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1 as -- as well as we would really like them to  
2 be. Many cases -- one, our athletic  
3 associations. We brought in many of the --  
4 family members, private sector, to run the  
5 concessions, to make sure the ball fields were  
6 maintained properly, and they -- they really  
7 did a great job with it. The City could never  
8 do it the way the parents could.

9 Another area we focused on, out at Cecil.  
10 We were trying to develop that piece of  
11 property into a business park and we realized  
12 quickly that if the City was in charge of  
13 developing that property, it really was not  
14 going to move as quickly as it could if we had  
15 a private-sector partner that knew what they  
16 were doing moving forward. And we asked  
17 Hillwood to partner with us, and they've done a  
18 fantastic job since then. It was a great  
19 public/private partnership.

20 And the last area that we focused on -- we  
21 have a City-owned golf course out off 103rd  
22 Street, and we asked Billy Casper Golf to come  
23 in and partner with the City and maintain the  
24 golf course, and they did a fantastic job. And  
25 it was just one more example of how the City

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1 can work with private entities to make sure  
2 that we can maintain our facilities as good as  
3 we should.

4 One of the reasons I think this is a great  
5 project and is good for the City of  
6 Jacksonville is the opportunity to have the  
7 Jags help maintain Metro Park and maintain the  
8 marina. They're going to maintain it at a very  
9 high level. I think they're going to activate  
10 it. They're going to create a better park  
11 system for us in the city of Jacksonville.

12 And the Chamber has many reasons why we  
13 support this, including all the job growth that  
14 it's going to create, but today I just wanted  
15 to make sure -- I wanted you to understand, I  
16 think a public/private partnership on the parks  
17 is a great move for the City of Jacksonville  
18 and it's a better deal for the City of  
19 Jacksonville. I think our citizens are going  
20 to be able to enjoy it and enjoy the  
21 facilities, and activated facilities much more.

22 So please vote in favor of it today, and  
23 we appreciate your time.

24 Thank you.

25 MR. CHISHOLM: Thank you.

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1 Next, we have Tracey Arpen.  
2 (Mr. Arpen approaches the podium.)  
3 MR. ARPEN: Tracey Arpen, 8338 Daffin  
4 Lane, Jacksonville.

5 This type of decision is one of the most  
6 important decisions you're called upon to make.  
7 I say that because you're disposing of a  
8 property owned by the City, in trust for its  
9 citizens. That's true even more so here  
10 because we're talking about riverfront  
11 property, and not just any riverfront property,  
12 we're talking about downtown riverfront  
13 property. Mark Twain or Will Rogers --  
14 nobody's sure which -- would say, they're not  
15 making any more of it.

16 Jacksonville is blessed here with almost a  
17 blank canvas to work with. It's an unbroken  
18 stretch of riverfront land from Berkman to  
19 Metro Park. And to the envy of many cities,  
20 it's all in public ownership.

21 In my opinion, the default position on any  
22 City-owned land with river access is that it  
23 should be preserved for park use by the public.  
24 That's really its highest and best use. And it  
25 should be an extremely high burden for it to be

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1 used for private development.

2 Buildings come and go, bad deals are  
3 forgotten, but land that passes out of public  
4 ownership is gone forever.

5 So why am I not speaking in opposition to  
6 this proposed disposition? It's not just  
7 because I know it's going to happen, it's  
8 because the duPont Fund proposals, particularly  
9 the Esplanade plan, offer the possibility that  
10 this could become a true win/win proposition,  
11 but only if the property to the west of the  
12 hotel and office parcel are developed as  
13 contemplated by that plan.

14 It's essential that buildings on the  
15 future development site, the proposed MOSH  
16 site, be set back close to Bay Street, leaving  
17 at least half the property as open greenspace.

18 Why is that? It's because we need the  
19 land for resiliency. Interactive maps show the  
20 effect of sea level rise on virtually the  
21 entire area south of Bay Street.

22 We need the land to create a world-class  
23 Riverwalk and park space with land and enough  
24 space, not just for trees, but for shade trees,  
25 because that's what people want.

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1 I'm hopeful that once this deal is  
2 completed, after significant input from the  
3 public, that a plan will be developed that puts  
4 public and not private development first, a  
5 plan that we can be proud of and will attract  
6 visitors from both in town and from outside the  
7 city. Jacksonville deserves it.

8 Fifty years from now it's unlikely that  
9 anybody will walk along there and say, "Boy,  
10 I'm glad we put these buildings 50 feet close  
11 to the water." What they would say is, "Boy,  
12 I'm glad somebody had the vision and the  
13 foresight to set aside enough land for this to  
14 be a beautiful park space for everybody to  
15 enjoy today."

16 Thank you.

17 MR. CHISHOLM: Thank you.

18 Next, we have Tory Russell [sic] --

19 Boselli.

20 (Mr. Boselli approaches the podium.)

21 MR. BOSELLI: My name is not Tory Russell.

22 It is -- sorry about the bad handwriting.

23 Don't tell my mom.

24 Tony Boselli, 356 San Juan Drive. Good to  
25 be here today.

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1 I've had the opportunity to speak in front  
2 of bodies like yourself and to the council  
3 several times about what is happening in  
4 downtown and what downtown can be. And,  
5 unfortunately, too often, in my opinion, we  
6 fail and we miss the mark.

7 I've been here since 1995 and used to --  
8 if you remember where the old practice fields  
9 were, where Lot D is now, spent many days being  
10 yelled at, cursed at in the hot sun, and would  
11 look over the fence at our beautiful river.

12 And it was always amazing to me, that we have  
13 this great asset, this great natural resource  
14 that goes through a beautiful -- the  
15 opportunity to have a beautiful downtown, and  
16 we've just never done anything with it.

17 And what excites me about this project, I  
18 think it can be the first -- you know, the  
19 first step of bringing development and really  
20 building the downtown that we deserve and that  
21 we want.

22 I love coming downtown. I think one of  
23 the great things we did is put an amphitheater  
24 there. My wife and I love coming to concerts,  
25 love spending our money downtown. But the

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1 problem is, not much to do a lot of the time  
2 afterwards, pre or post.

3 Trust me, I'd much rather, coming from the  
4 beach, come see a concert and have a nice place  
5 to stay. And it's not just about the  
6 Four Seasons. It's -- and I agree with all the  
7 comments that were made, the greenspace, the  
8 parks. We should use our -- this -- our river  
9 as an asset to our city, to bring people to  
10 such a beautiful place.

11 And I -- all the time when people come in  
12 and travel in, fellow media members, who --  
13 guys who call games and they fly in, they call  
14 the Jaguar games. Do you know where they stay?  
15 They stay in Atlantic Beach because there's  
16 something to do, there's restaurants, there's a  
17 hotel, there's places to walk to. They would  
18 love to stay downtown. They'd love to have a  
19 beautiful place to go, go to dinner, stay at  
20 nice places, you know, walk around on the  
21 river. We just don't have it at this time, and  
22 this is an opportunity for us to take that  
23 first step.

24 So I hope you vote yes. I'm obviously a  
25 strong supporter of it. And I think this can

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1 be the first step into a -- you know, down a  
2 long road to get to where we want to be and to  
3 have the downtown that we deserve.

4 Thank you, and thank you for your service.

5 MR. CHISHOLM: Thank you.

6 Next we have Raul [sic] Driver.

7 (Mr. Driver approaches the podium.)

8 MR. DRIVER: Neither Tory nor Raul.

9 Ray Driver, 1 Independent Drive, Suite  
10 1200.

11 And before I start, I want to make sure  
12 that everyone in here is aware that I am a  
13 partner at the law firm Driver, McAfee,  
14 Hawthorn & Diebenow, and we are involved with  
15 the Jaguars on this project.

16 But I'm here, along with several people  
17 from the Jax Chamber board of directors, our  
18 Downtown Council and our Government Affairs  
19 Committee.

20 As I hope all of you know, the Jax Chamber  
21 has been a longtime advocate of downtown  
22 development. Every year, for the past several  
23 years, we travel to one or two cities, study  
24 their downtowns, what they do well, what they  
25 don't do well, and try to bring it back and

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1 influence the direction of our own city.  
 2 One thing that we have noticed in several  
 3 of those communities is that, when they invest  
 4 in sports and entertainment, development  
 5 downtown follows it in a big way, and it makes  
 6 their downtowns a destination.  
 7 Here, the Jaguars are showing their  
 8 continued support and investment in growing our  
 9 downtown and supporting our community. A  
 10 luxury hotel, a brand-new office building, a  
 11 state-of-the-art practice and training  
 12 facility, and taking over the management of  
 13 public parks and a publicly available marina  
 14 will benefit all of us. An estimated 7,500  
 15 construction jobs and 1,500 permanent jobs will  
 16 provide opportunities to our citizens.  
 17 Again, the Jax Chamber has been in support  
 18 of this. At our June board meeting, we  
 19 unanimously voted in favor of supporting the  
 20 Jaguars in this proposal, and we ask you to do  
 21 the same.

22 Thank you all very much for your time and  
 23 service.

24 MR. CHISHOLM: Thank you.

25 Next, we have John Nooney.

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1 (Mr. Nooney approaches the podium.)  
 2 MR. NOONEY: All right. You got that one.  
 3 All right. Well --  
 4 MR. CHISHOLM: So the mic is automatically  
 5 on, so press it once and it's good to go.  
 6 MR. NOONEY: All right. Well, good  
 7 morning. And, gosh, where to begin?  
 8 Well, let me just say that -- gosh, I just  
 9 almost lost my train of thought, but what I  
 10 want to share with everybody right now -- okay.  
 11 I'm in support of the resolution, 2021-07-01.  
 12 And, you know, in addition to this -- you  
 13 know, DIA -- you know, downtown is access. Did  
 14 y'all just see Mark Woods column, you know,  
 15 recently? You know, he's turning 60. DIA,  
 16 downtown is ageless.

17 So, you know -- you know, right now -- you  
 18 know -- and I've been coming to these meetings,  
 19 and, you know, the only amendment that I really  
 20 want to start -- and I hope it comes out of  
 21 this with the legislation -- we need a play  
 22 clock in here. I don't know how much time I  
 23 have left, but okay.

24 One minute. Thanks.

25 Okay. So I have time for one play. And,

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1 (inaudible), I hope you're listening. And I  
 2 hope the national media will pick up on this.  
 3 First, let me say, Jake Gordon is in the  
 4 house.

5 So the play -- first play -- and I hope  
 6 they bring it into this play book. And I'll  
 7 tell you, I want -- I'm the roster, guys.

8 But Emerald, Emerald, Trail 2, Trail 2.  
 9 And we're back. And we are going to vote and  
 10 we just scored on 2021-07-01.

11 And in addition to that, let's just  
 12 remember the 26 feet of Catherine Street, next  
 13 to 500 Bay and the Shipyards, that is -- it's  
 14 federal. It is the greatest 26 feet that you  
 15 can tell the entire world to visit  
 16 Jacksonville.

17 And then Tony and I, we go back. You  
 18 know, it was like a reunion time. I hope he  
 19 just carries me out of here on his shoulders.  
 20 You know, he's done it before.

21 But anyway, time's up.

22 All right. Let's get the play clock in  
 23 here.

24 Thank you all for listening.

25 MR. CHISHOLM: Thank you.

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1 Next, we have Andy Allen.  
 2 (Mr. Allen approaches the podium.)  
 3 MR. ALLEN: Andy Allen, 1014 Elder Lane,  
 4 Jacksonville, Florida.

5 That's pretty tough to follow. I love  
 6 that guy.

7 I'm here to, obviously, voice support for  
 8 this project. Downtown Jacksonville is ready.  
 9 I think we all know that. I don't need to go  
 10 into too many details, but one other thing as a  
 11 local developer that I want to point out -- I  
 12 don't know if anybody has yet -- is that, it  
 13 was a humbling experience for us to see the  
 14 Jaguars come through Lot J and actually admit  
 15 some of the things that they did wrong, and  
 16 coming through the Shipyards project being way  
 17 more transparent, getting a lot more community  
 18 engagement. So I just wanted to say thank you  
 19 to them, and we really look up to them as  
 20 another developer here in town. And I think  
 21 that, you know, rising tides lifts all ships,  
 22 and we're looking forward to keeping this  
 23 kinetic -- or kinetic energy going downtown.

24 So thank you all for your service and  
 25 looking for your support for this.

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1 Thanks.  
 2 MR. CHISHOLM: Thank you.  
 3 Next, we'll begin the Zoom portion.  
 4 First, we have Susan. If you would state  
 5 your name and address for the record. You have  
 6 three minutes to speak.  
 7 ZOOM ATTENDEE: My name is Susan Aertker.  
 8 My address is 10178 Foxcroft Road West, 32257.  
 9 I'm a member of the First Coast  
 10 Freethought Society, which is a member of the  
 11 Riverfront Parks Now coalition. The First  
 12 Coast Freethought Society has over 1,700  
 13 members.  
 14 I want to echo what the other people have  
 15 said about connectivity and resiliency. The  
 16 final plan that I support is one that includes  
 17 40-plus acres of activated (inaudible) parks  
 18 with strong dedication to connectivity and  
 19 resiliency.  
 20 If you haven't walked the Riverwalk  
 21 lately, which is a great experience to -- it  
 22 showcases our wonderful community and our  
 23 river, but we do need lots of trees. I've  
 24 walked there, mainly when it's cooler, so it's  
 25 really hot, like, when you're walking from the  
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1 welfare. I am grateful for the people willing  
 2 to invest in our city and I am thrilled for my  
 3 tax money to be spent on parks and walking  
 4 paths that are available to all the citizens  
 5 and visitors of our wonderful city.  
 6 I would hope developers would be thrilled  
 7 when a city invests in parks, good schools,  
 8 walking paths and good roads. And I hope that  
 9 those same developers wouldn't need taxpayer  
 10 money in order to fund their for-profit  
 11 developer.  
 12 And I also agree with the guy -- the  
 13 Chamber guy who said that developers or other  
 14 philanthropists who want to help maintain parks  
 15 can maybe name the parks. I'm not sure if  
 16 that's exactly what he was talking about, but  
 17 it's nice when entrepreneurs and  
 18 philanthropists do want to help with public  
 19 property to help maintain them. So I don't  
 20 mind them helping to name the parks, so  
 21 whatever little benefit you want to give to  
 22 them.  
 23 Okay. Thank you.  
 24 MR. CHISHOLM: Thank you.  
 25 Next, we have Chad Scott.  
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1 Duval County School Board back toward River  
 2 City Brewing. It's just -- when the sun is  
 3 glaring, like before 7 p.m., it's just  
 4 blistering hot. And then you walk behind this  
 5 one building and all of a sudden it's cool,  
 6 it's got -- the sun is blocked. So we just  
 7 need a lot of trees.  
 8 I think the Southbank really highlights  
 9 why we need a buffer and why we need a lot  
 10 of -- everything pushed back a little, and have  
 11 lots of trees to make the walk more beautiful.  
 12 And it would be wonderful not only for our  
 13 citizens but for the visitors, so --  
 14 And thank you for planning this and not  
 15 just letting people haphazardly (inaudible)  
 16 without considering the long-term effects and  
 17 also the beauty that can come to all of our  
 18 citizens.  
 19 Also, I wanted to say, I support City  
 20 funding of a continuous connected riverfront  
 21 park on the north bank of the St. Johns River.  
 22 The ideas that I support will enhance the walks  
 23 that citizens and visitors can take along the  
 24 banks of our river.  
 25 Personally, I'm opposed to corporate  
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1 ZOOM ATTENDEE: Hello my name is Chad  
 2 Charland, my legal name, C-h-a-r-l-a-n-d. I  
 3 live at 3046-B 1st Avenue. That's in  
 4 Fernandina Beach, 32034.  
 5 I represent the hundreds of members of the  
 6 local (inaudible) chapter of the Florida Native  
 7 Plant Society, which covers Duval, Clay, and  
 8 Nassau Counties, as a board member and the  
 9 organization's conservation chair.  
 10 Our mission is preserving, conserving and  
 11 restoring the native plants and native plant  
 12 communities of Northeast Florida for the  
 13 groundwater purification, erosion control,  
 14 biodiversity support, sense of place and  
 15 countless other benefits they provide.  
 16 My membership was inspired to join the  
 17 Riverfront Parks Now coalition by the bold  
 18 vision it has put forward for a world-class,  
 19 connected, riverfront park for all, centering  
 20 on greenspaces, open spaces, native trees and  
 21 plants, connection to nature, recreation and  
 22 access, access for all of Jacksonville and the  
 23 surrounding area. Parks, not development.  
 24 I find it ghastly that any pieces of these  
 25 last remaining parcels of public land along the  
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1 riverfront are being given over for  
2 development, let alone a super high-end luxury  
3 hotel that none of my membership, nor myself,  
4 nor 99 percent of Jacksonville will ever be  
5 able to enjoy.

6 With the watch word on every  
7 municipality's mind in Florida being resiliency  
8 to rising water levels, it boggles my mind that  
9 Jacksonville -- here in Jacksonville we're  
10 wanting to anchor our downtown river, which  
11 experienced historic flooding just a couple of  
12 years ago, with an exclusionary hotel property  
13 for the ultra-wealthy when a riverfront park  
14 for all remains possible.

15 And don't attempt to marginalize my group  
16 as anti-development. We would support all  
17 development behind Bay Street if anyone wants,  
18 but not along our precious riverfront.

19 It appears that ship has sailed, however,  
20 so my membership stands behind Riverfront Parks  
21 Now support of the overall direction of duPont  
22 Fund's conceptual planning for the Shipyards,  
23 Metropolitan Park, the Esplanade plan.

24 Still, my membership, which devotes  
25 countless hours to maintaining native park in  
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1 Avondale and invasive plant removals around  
2 town, urges you to see the long-term benefit of  
3 significantly expanding the setbacks from  
4 25 feet to 175 feet for new development  
5 proposed for City-owned property along the  
6 river to allow for a natural buffer to  
7 prevent -- protect against inevitable flooding,  
8 inevitable.

9 We are all 100 percent sure this area will  
10 flood again, and flood regularly, and maybe  
11 flood today with the storms. And that's okay.  
12 That's what rivers are supposed to do. But  
13 plan for that now instead of spending for it  
14 later.

15 Invest in green resilient solutions,  
16 implement proven green solutions for stormwater  
17 management and to mitigate sea level rise and  
18 storm surge, incorporate shade trees to protect  
19 against the heat and add beauty and help slow  
20 and filter runoff, allow this riverfront to be  
21 special, to be unified, to encompass 40-plus  
22 acres from Met Park through the Shipyards,  
23 walkable, accessible, designed for people and  
24 recreation, not cars and commerce, connecting  
25 to the City and the Emerald Trail, creating an

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1 extraordinary --

2 MR. CHISHOLM: That's time.

3 MR. CHARLAND: -- green linkage between  
4 all of Jacksonville's neighborhoods and the  
5 riverfront for the benefit of all residents.

6 Thank you.

7 MR. CHISHOLM: Thank you.

8 Next we have Susan Caven.

9 ZOOM ATTENDEE: Thank you so much for  
10 letting me speak today.

11 I'm Susan Caven, president of Scenic  
12 Jacksonville, and I appreciate being able to  
13 come.

14 As you know, WXY and DVDL were hired by  
15 the duPont Fund to work on activating  
16 Jacksonville's riverfront and is working very  
17 closely with you, the DIA, and the City to  
18 determine the best way to develop the Shipyard  
19 property, which would include creating a park  
20 system that connects the Emerald Trail and will  
21 benefit everyone.

22 In fact, there's a big public meeting  
23 July 13th, hosted by the Jessie Ball duPont  
24 Fund and DVDL. And there are other -- several  
25 other meetings scheduled in July. And they are

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1 working to create information on how a  
2 successful riverfront park system affects the  
3 cities that they are in.

4 And one thing they have -- of the things  
5 they have found, like in Nashville, Tom Netsch,  
6 the head of their Planning Department said that  
7 in Nashville, since the riverfront park project  
8 was announced, almost a billion dollars in  
9 private investment has occurred within a  
10 quarter mile of the park. It -- the park is an  
11 amenity that people expect to have in a  
12 thriving urban environment.

13 Greenville mayor Knox White says, what we  
14 created is an incredible economic development  
15 success story. We spent about \$13 million to  
16 build a ball park and -- on Reedy River, and  
17 within a year and a half we had over  
18 \$150 million in private investment directly  
19 adjacent to the park. That's condominiums,  
20 hotels, restaurants, retail. People and  
21 businesses come here. Young people come here.  
22 People stay because of what we've achieved  
23 downtown Greenville along our river. Our one  
24 regret is that we have not reserved more  
25 greenspace and created more park space.

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1 In September, the Chamber leadership is  
2 going to Louisville, and I hope that they will  
3 visit the beautiful 85-acre park in Louisville.  
4 The -- there's -- Louisville city, the economic  
5 development director Mary Ellen Wiederwohl said  
6 that their park's impact has been immensurable.  
7 It has become our front yard for the community,  
8 a key connection piece for us downtown. We  
9 thought a waterfront park would be popular, but  
10 it has exceeded anything we thought it could  
11 ever be, attracting 2.2 million visitors each  
12 year.

13 And closer to Jacksonville, we have what  
14 Mayor Rick Kriseman said in St. Petersburg,  
15 The jewel of our downtown waterfront is the  
16 main reason the sun shines on the city of  
17 St. Petersburg.

18 That information gathered by the duPont  
19 Fund will be presented, the activation plan --  
20 will present it to the City leadership  
21 October 19th. So I -- the question is, why  
22 would you vote on the disposition of the  
23 Shipyard property now when the duPont  
24 activation project will be presented -- will  
25 not be presented until the fall?

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1 MR. CHISHOLM: Excuse me. That's time.  
2 MS. CAVEN: Maybe it's best to hear what  
3 they have determined.

4 Thank you so much.

5 MR. CHISHOLM: Thank you.

6 Next, we have Natalie.

7 ZOOM ATTENDEE: Good morning.

8 My name is Natalie Rosenberg. I live at  
9 1871 Montgomery Place.

10 In the spring, I sent you all an aspiring  
11 video about the economic impact of waterfront  
12 parks in places like Greenville and Nashville  
13 that Susan just discussed. Recently, I came  
14 across an actual study on the subject and I'd  
15 like to share some of that with you today.

16 Riverlife is a public/private partnership  
17 that successfully guided the redevelopment of  
18 Pittsburgh's 13-mile riverfront park system.  
19 According to the director of Riverlife, the  
20 city saw a tremendous growth adjacent to these  
21 riverfront parks in the form of new hotels,  
22 office buildings, sporting venues and housing.  
23 Riverlife had a gut feeling that the  
24 development was directly related to the  
25 improvement of the city's riverfront, but they

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1 wanted to see what the quantifiable data would  
2 show and they hired Sasaki Associates to  
3 analyze it.

4 The study found that high-quality park  
5 improvements yield significant returns on  
6 investment by catalyzing new development and  
7 helping to meaningfully increase property  
8 values.

9 Some of the cities Sasaki analyzed  
10 included Cincinnati and their Smale Riverfront  
11 Park, which had a 9-to-1 ROI and a 37 percent  
12 property value increase. Chattanooga's  
13 waterfront had a 17-to-1 ROI with a 27 percent  
14 property value increase. And Pittsburgh  
15 conservatively saw a 20-to-1 ROI.

16 So Riverlife's director concluded that the  
17 greening of Pittsburgh's riverfront literally  
18 changed the face of the city. The \$130 million  
19 invested in building the 13-mile Three Rivers  
20 Park over the past 15 years catalyzed nearly  
21 \$4 billion in development.

22 He continued, When you see those numbers,  
23 it's hard to argue that parks are a luxury and  
24 only cater to a small segment of the  
25 population. People want to be near beautiful,

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1 well-maintained, public open spaces, and we see  
2 downtown developers responding to that desire.

3 So good design and connectivity are key to  
4 realizing these benefits. DVDL and WXY are  
5 well on their way toward a great design. Based  
6 on their Esplanade plan, I'm requesting that  
7 the DIA remove the riverfront property from the  
8 right of first refusal parcel because that  
9 property is critical to maintaining a  
10 connection with Met Park.

11 The Pittsburgh study shows that if done  
12 right, waterfront parks have the potential to  
13 lead to double-digit ROIs. If we do this  
14 right, maybe one day other cities will study  
15 Jacksonville's waterfront as a model.

16 Thank you so much for all that you are  
17 doing, and I will look forward to working on  
18 this project further.

19 MR. CHISHOLM: Thank you.

20 I apologize for any mispronunciation of  
21 names.

22 To the Chair, that's all the public  
23 comment we have.

24 THE CHAIRMAN: Thank you, Mr. Chisholm.  
25 Knowing the crowd that's here today, I

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1 suspect some of those may have been plants for  
2 you.

3 Thank you for all the public comment. I  
4 appreciate your thoughtful concerns for the  
5 community and, frankly, the advice to us.

6 I'd like to open the Community Development  
7 Agency meeting now, and I'll turn it over to  
8 Ms. Boyer for a presentation.

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

10 What we are going to do is -- we have an  
11 abbreviated PowerPoint from the one that was  
12 shown at the REPD meeting. We just want to run  
13 through a few of these slides for the benefit  
14 of those of you who were not present at REPD  
15 and those in the audience.

16 So just to orient you from a location  
17 standpoint, the area that is subject to the  
18 National Park Service restrictive covenant is  
19 what we're referring to in this slide as  
20 Metropolitan Park and is shown in dark green.

21 The area in light green is the area that  
22 is Kids Kampus and is subject to this  
23 disposition.

24 The area in orange that has the black line  
25 around it that says "environmental testing

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1 site," that is the parcel that is currently  
2 under discussion for the right of first offer.  
3 That is part of the Shipyards and is subject to  
4 the Shipyards Brownfield agreement that's part  
5 of the whole collective area, but it is not  
6 part of the current disposition.

7 The area that is on the far left is what  
8 we refer to as Shipyards West. And that's the  
9 area where you're going to see, in the next  
10 slide, is the proposed area for relocation of  
11 the State DEP grant restriction that is  
12 currently on Kids Kampus, that that restriction  
13 would be relocated to that area.

14 And you see the ORLECK's approved location  
15 depicted and the parcel where MOSH has  
16 expressed interest also depicted on this. So  
17 this is just to get you oriented as to various  
18 sites when we talk about them.

19 Next slide, Ina.

20 So I think the big question for the board  
21 and for DIA is whether the disposition of  
22 Kids Kampus for private redevelopment  
23 accomplishes the holistic goals for the  
24 riverfront. And we, as staff, believe it does  
25 because it allows for generous, high-quality

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1 riverfront public space and private development  
2 that helps activate the space along the  
3 waterfront.

4 Next slide.

5 So, as you know, we have assisted the  
6 duPont Fund in -- financially, in their efforts  
7 to look holistically at the riverfront. This  
8 is only a piece of that. They're actually  
9 looking all the way down to the Cummer Museum  
10 and they're looking at the Southbank as well,  
11 but we asked them to accelerate their work on  
12 this piece so that you could have this view and  
13 the public could have this view as you  
14 considered this potential disposition.

15 What you see illustrated is the  
16 Four Seasons as proposed, the office building  
17 as proposed, and then you see on the future  
18 development parcel, two potential building  
19 locations. So it is not suggested in the  
20 duPont concept plan that that site be  
21 completely undeveloped in park space, but they  
22 are suggesting that the riverfront be park  
23 space.

24 And then you also see a suggested location  
25 for MOSH, a conceptual idea of how it could be

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1 positioned on the property that retains a  
2 connected park along the riverfront. And then  
3 on the Shipyards West, this is a concept of how  
4 it might be redeveloped as a replacement park.

5 What you heard in public comments is  
6 correct. DuPont is continuing to seek public  
7 input on what the specific amenities would be  
8 and what the public would want to see in that  
9 replacement park area, and we are in ongoing  
10 conversations with FDEP regarding that.

11 In addition, this illustrates some  
12 hypothetical ideas for redevelopment of  
13 Metropolitan Park. All of this, very high  
14 level concept. Don't get wed to any particular  
15 facility or location you see on this because  
16 it's all potentially what -- and when I say  
17 "facility," I mean, if it shows a soccer field  
18 in this location or it shows a fountain or a  
19 retention pond, who knows? They may move. But  
20 the idea of having the ten acres of park  
21 replaced in Shipyards West is something that we  
22 are committing to as part of the discussion of  
23 this disposition.

24 And the recommendations of placement of  
25 other facilities is something that we, as

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1 staff, have worked with duPont on and are  
2 supportive in terms of accommodating future  
3 development. So we wanted to just show that so  
4 we set a stage for the discussion of the term  
5 sheet.

6 Next slide.

7 So as we talk specifically about this  
8 disposition, again, so everyone is using the  
9 same terminology, the hotel parcel is the light  
10 lavender parcel. And that's 4.77 acres, and  
11 that is a fee-simple ownership disposition.

12 The office building parcel, in a kind of  
13 pink or peach color, is 1.05 acres. That's a  
14 ground lease parcel.

15 The marina support building parcel in  
16 orange would be retained by the City. And that  
17 would include restrooms, a ship store, a dock  
18 master office, et cetera, to support the  
19 marina.

20 The Riverwalk parcel you see is a  
21 50-foot-wide strip that we are retaining for  
22 the Riverwalk. And you can also see, then, in  
23 front of the future development parcel, even  
24 though our code requires a 25-foot easement for  
25 the City, we propose that we retain a full

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1 50-foot, which is the setback area. And so  
2 that's what you're seeing here.

3 The future development parcel is the one  
4 that is highlighted in purple. And we are also  
5 showing a retained parcel in the corner under  
6 the guy-wire, and contemplating that would not  
7 be conveyed because the guy-wire is not being  
8 relocated.

9 The marina parcel that is in the blue is  
10 the extent of the current submerged land lease.  
11 That is not owned by the City but is currently  
12 leased. And that submerged land lease is  
13 currently up for renewal. That property -- so  
14 the entire Kids Kampus area; the hotel parcel,  
15 the office parcel, the easement, and marina  
16 support building parcel that you see, those are  
17 areas that are subject to the DEP FRDAP grant  
18 restriction, as well as the marina parcel.

19 So it is our proposal that we would  
20 relocate that marina -- or that grant  
21 restriction to the ten acres at the Shipyards  
22 West, but the marina would remain subject to  
23 the grant restriction. And it would remain a  
24 public marina, publicly owned and available for  
25 public transient motor use.

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1 Next slide.

2 This is the development site plan. We  
3 will discuss that more in detail in the term  
4 sheet, but you read a lot about it in the staff  
5 report. It just illustrates how things are  
6 positioned on the ground and where the various  
7 access points are.

8 Next slide.

9 So now to the actual basic deal terms in  
10 the term sheet. And when we get to the  
11 resolution, I'm going to have Mr. Kelley go  
12 over the term sheet changes with you. There  
13 was one amendment made at the REPD Committee,  
14 which is highlighted in yellow, and there are  
15 several others that we are suggesting that are  
16 highlighted in a kind of teal color -- blue  
17 color on the term sheet. And we just think  
18 those are clarifications to make things  
19 consistent, but we'll share those.

20 The private capital investment is over  
21 300 million. The marina stays public transient  
22 with the same number of slips and the same  
23 length of dock space. The hotel parcel has an  
24 appraised value of about 12,500,000 for the  
25 4.77 acres. And that 12,500,000 is part of the

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1 ROI calculation as it is donated.

2 The office parcel is 40-year ground lease  
3 with one 10-year renewal. And the rent paid  
4 for the office parcel is 36,000 a year. That  
5 36,000 is not the fair market value rent in the  
6 appraisal. It is calculated as a payment in  
7 lieu of taxes.

8 So if you took the appraised value today,  
9 if we had sold that property, and we, as the  
10 Tax Increment District, were collecting taxes  
11 on it, we would be receiving \$36,000 a year in  
12 tax value on that. So that was the agreed-upon  
13 rent number that is included. The difference  
14 between that and appraised value is included in  
15 the ROI calculation.

16 There is a REV Grant of 47,683,000, which  
17 is 75 percent for 20 years, and a completion  
18 grant of 25,834,887. Both of those, as you  
19 know, are paid upon completion; nothing paid up  
20 front. And they're only paid if the project is  
21 completed, is built, opens as a Four Seasons.  
22 So it's consistent with the terms that have  
23 been discussed and provided.

24 The cost that COJ is obligated to -- you  
25 see below, these are part of the ROI

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1 calculation that eventually yields a positive  
 2 ROI, is providing the 10-acre replacement park,  
 3 which has a current value of 26,000,000, which  
 4 ends up with a net loss in value of 7,500,000.  
 5 The relocation of the Fire Museum and the  
 6 marine fire station and fire dock, those are  
 7 the only things that are currently located on  
 8 Kids Kampus. There are no playground or other  
 9 park/recreation facilities on the Kids Kampus  
 10 property. The Fire Museum is a historic  
 11 structure, and it has to be relocated. And  
 12 we're proposing -- and it's shown on that  
 13 duPont plan -- that it be located near  
 14 Catherine Street, which is actually close to  
 15 its original home.  
 16 COJ to fund construction of a marina  
 17 support building -- that's the dock master and  
 18 restroom building I mentioned -- an events  
 19 lawn, which is the park space surrounding that  
 20 building; reconstruction of the marina, which,  
 21 as you know, has been damaged by storms and has  
 22 somewhat deteriorated from its useful life; and  
 23 reconstruction of the Riverwalk.  
 24 The developer can build those on the  
 25 City's behalf, and is reimbursed after  
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1 board for another reduction below the  
 2 10 percent, down to 15 percent, but that would  
 3 be up to this board. But you still have to  
 4 maintain the capital investment number.  
 5 On the hotel property, there is a right of  
 6 reverter that is in existence in the deed until  
 7 commencement of construction. Obviously, once  
 8 commencement happens, you can no longer have  
 9 the right of reverter effective. So at that  
 10 point, there's a completion guarantee that  
 11 kicks in. So right of reverter until  
 12 commencement. Once you have commencement, then  
 13 there's a completion guarantee that kicks in.  
 14 The City retains nonexclusive easements to  
 15 make sure the view and public access to the  
 16 Riverwalk and marina are maintained. And the  
 17 project includes a new -- both new pedestrian  
 18 walkways and a new access drive for the marina  
 19 and 20 parking spaces for it.  
 20 Iguana is responsible for the exit cost of  
 21 the third-party grants as required. So what  
 22 we're saying here is it's just a condition to  
 23 closing. We're going to work with DEP and try  
 24 to convince them to relocate that grant to the  
 25 ten acres on Shipyards West. We think that  
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1 completion if they elect to do that, and cover  
 2 any cost overrun. So there's a fixed City  
 3 obligation of 13,773,000 for the aggregate of  
 4 the marina support building, events lawn, and  
 5 marina; and another 3,900,000 for the  
 6 Riverwalk, which was previously appropriated.  
 7 So those are the obligations that the City  
 8 has, which are for normal City capital projects  
 9 on City property. Those are not things that  
 10 we're building for the developer on the  
 11 developer's property. These are typical City  
 12 capital improvement projects on City property.  
 13 Next slide.  
 14 Some City protections we wanted to go over  
 15 that are part of the deal. All financial  
 16 incentives are provided upon completion and  
 17 performance. The development minimums  
 18 established, so the number of square feet in an  
 19 office building or the number of keys in a  
 20 hotel are all provided in the term sheet.  
 21 Reductions are limited to 10 percent so long as  
 22 the minimum private capital investment is  
 23 maintained.  
 24 So you could reduce square footage by up  
 25 to 10 percent. You can also come back to the  
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1 park location better serves the public than the  
 2 current Kids Kampus location. And we can go  
 3 through that in detail as we previously  
 4 discussed, but if for some reason that did not  
 5 happen, Iguana has the opportunity to pay off  
 6 this grant. This is a grant you can pay off.  
 7 But if they -- they will have the option to  
 8 either pay it off or close -- refuse to close  
 9 and walk away at that point.  
 10 We're fairly confident that we will be  
 11 able to work with DEP on development of this,  
 12 what we think will be a really extraordinary  
 13 park that will help the value downtown --  
 14 throughout downtown.  
 15 Iguana is responsible for cost overruns in  
 16 the development of the marina and the marina  
 17 support building. The City retains the 50-foot  
 18 Riverwalk. The marina is open to the public.  
 19 We talked about the completion guarantee on the  
 20 hotel improvements and office improvements.  
 21 And the City retains the development rights on  
 22 the option parcel, including riparian rights  
 23 for future submerged land lease and marina  
 24 expansion.  
 25 So let me talk about that just for a  
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1 second. When we discussed the fact that this  
2 was going to be a public marina, the current  
3 marina stays public. We agreed that in a  
4 future disposition of the future development  
5 parcel, we would entertain a request for the  
6 riparian rights, which would allow someone to  
7 then consider development of a private marina  
8 in front of that property if they wanted, but  
9 that would have to be part of that proposal.  
10 It would be evaluated at that time, and the  
11 whole disposition of the future development  
12 parcel comes back to the board at the time we  
13 have some proposal to evaluate.

14 Next slide.

15 The performance schedule, wanted to run  
16 through that fairly quickly. The real essence  
17 of this is that we intend to be -- if we  
18 receive no other offers and if you approve the  
19 disposition, we publish the notice. If we  
20 receive no other offers in August, legislation  
21 would be filed in August. And we anticipate  
22 this would close sometime between January and  
23 April to June of '22. It has a commencement of  
24 construction date of June 1st of '22 and a  
25 completion date, December 31, 2025. So this is

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1 not something that is going to wait a long time  
2 to commence. We will know whether it's  
3 starting or not in the spring.

4 Next schedule, public -- next ...

5 Public benefits we just wanted to run  
6 through real quickly. As was mentioned, Iguana  
7 is donating \$4 million, 200,000 a year for  
8 20 years for maintenance and programming of  
9 Metropolitan Park and the marina. The proposal  
10 would finally complete the missing connection  
11 of the Northbank Riverwalk and riverfront. A  
12 luxury hotel would provide a new service level  
13 in downtown and food and beverage in the Sports  
14 and Entertainment District.

15 And I will mention that I received a  
16 letter from Visit Jacksonville yesterday that I  
17 don't think got forwarded to you yet with  
18 public comment suggesting that they are in  
19 support of the project. Michael Corrigan  
20 provided that.

21 Next slide.

22 A new destination park connecting the  
23 Sports and Entertainment District to the  
24 Central Core offers unique design  
25 opportunities. The upgraded public marina with

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1 a 2 percent hotel room surcharge available for  
2 improvements to the marina. So we get an  
3 upgraded marina right now and we get the  
4 surcharge to help with capital improvements in  
5 the marina and in the Met Park area. It's a  
6 more resilient site and historic building  
7 orientation for the Fire Museum.

8 Next.

9 The downtown Tax Increment District, DIA,  
10 is to receive over 15 million over the next 20  
11 years, facilitating future DIA investment. So  
12 that's our retained portion of the additional  
13 taxes received. The opportunity to create  
14 unique attractions, maximizing the City's  
15 submerged land and piers. So the submerged  
16 land in front of Shipyards West is actually  
17 owned by the City, which gives us much greater  
18 flexibility in terms of what we do over water.

19 Some of you may have watched the  
20 Riverfront Plaza presentations, and there were  
21 suggestions of floating gardens and other  
22 things. Those types of things are very  
23 feasible when you own the submerged land. So  
24 those types of improvements could be  
25 incorporated if that was what we chose to do.

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1 And you get enhanced services and facilities  
2 for boaters, including the new ship store,  
3 restrooms, and retail.

4 And I think that is the conclusion.

5 Is that the last slide?

6 Thank you.

7 I'm going to, with the Chair's permission,  
8 let Mr. Kelley go through the specific changes  
9 in the term sheet from what was originally  
10 distributed, just so you know those, because  
11 they re part of your resolution.

12 THE CHAIRMAN: Thank you, Ms. Boyer.  
13 Mr. Kelley.

14 MR. KELLY: Thank you, Mr. Chair.

15 If you would please take a look at your  
16 resolution, and you'll notice that the page  
17 numbering is in the top left corner that I'll  
18 be referring to.

19 So beginning with Page 10 of 34, there's  
20 a -- let me back up and say that there are  
21 highlights in both yellow and in blue. The  
22 highlights that are in yellow were found in the  
23 distribution that was made a week ago. The  
24 highlights that are in blue have been made  
25 since that point in time.

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1 So on Page 10 of 34 there's clarification  
 2 as this deal -- as this opportunity was  
 3 underwritten using the idea that the property  
 4 would be a Four Seasons-branded luxury hotel  
 5 and residences. But that license agreement is  
 6 not yet executed, so the language here  
 7 contemplates that the property as being  
 8 developed would be either a five-star hotel  
 9 luxury property or a Four Seasons, as was  
 10 underwritten per the CBRE market study.  
 11 On Page 11 of 34, there's clarification of  
 12 the square footage of the office building.  
 13 This was the amendment that was made in the  
 14 REPD meeting.  
 15 On Page 12 there's just a scrivener's  
 16 error to replace the term "hotel improvements"  
 17 with the term "office improvements."  
 18 On Pages 17, 18, and 19, there are three  
 19 clarifications of the time that the developer  
 20 will have to exercise the option to  
 21 sequentially manage the marina, which is at the  
 22 time of closing on the hotel and office lease  
 23 parcel, plus six months.  
 24 The second two on 18 and 19 are the same  
 25 clarification, to exercise the option for the  
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1 Riverwalk construction. And then on 19, found  
 2 in performance schedule, is the same  
 3 clarification as it relates to all of the  
 4 optional construction activity.  
 5 And those are the edits that have been  
 6 made as are found in your term sheet. I'll be  
 7 happy to answer any questions. Otherwise, I  
 8 can provide the same information for the  
 9 changes that are found in your staff report.  
 10 THE CHAIRMAN: Thank you, Mr. Kelley.  
 11 Ms. Worsham, this is your committee.  
 12 Retail Enhancement met earlier this month --  
 13 well, actually, it was late last month to talk  
 14 about this particular proposal. Do you have  
 15 any report?  
 16 BOARD MEMBER WORSHAM: Yes. We had a  
 17 really productive meeting with lots of public  
 18 comment from in-person and on Zoom. And our  
 19 committee is making a recommendation to approve  
 20 Resolution 2021-07-01.  
 21 My question to Mr. Kelley or Mr. Sawyer is  
 22 that, since the resolution we have in front of  
 23 us is slightly modified, we did approve one  
 24 with the amendments that were highlighted in  
 25 yellow. Do we need a new motion or does a  
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1 recommendation of the committee still serve as  
 2 that motion?  
 3 MR. SAWYER: I believe the recommendation  
 4 will still serve as the motion, and the board  
 5 can take up a separate amendment.  
 6 THE CHAIRMAN: No second necessary?  
 7 MR. SAWYER: Correct.  
 8 THE CHAIRMAN: So there may be a lot of  
 9 questions. I'll start on my left with  
 10 Mr. Froats, and -- for comments or questions.  
 11 And that probably includes the developer. The  
 12 developer is here.  
 13 BOARD MEMBER FROATS: Do I have to hold  
 14 this down?  
 15 MS. BOYER: Yes.  
 16 BOARD MEMBER FROATS: So I was not at the  
 17 Retail Enhancement Committee meeting, but I  
 18 understand everybody else was there except  
 19 Mr. Adams and myself. And Mr. Adams is not  
 20 voting today. So I have reviewed all the  
 21 documentation, and I have spoken with Ms. Boyer  
 22 at some length about some of the details in  
 23 here.  
 24 I just want to say, first off, thank you  
 25 for all the work that you and your team have  
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1 done in getting this deal together, as well as  
 2 the Iguana team. I mean, I think this is a  
 3 great place that we're at. We're finally ready  
 4 to move. I was ready to move on Lot J, just  
 5 for the record, and I'm glad we're at this  
 6 point right now. So I appreciate everybody's  
 7 hard work to get here.  
 8 I do want to point out some of the things  
 9 that -- some of the protections that Ms. Boyer  
 10 does have in this plan. One of them is the  
 11 completion guarantee. I do think it's a pretty  
 12 minimal risk given the group that's involved,  
 13 but I do think all of our projects should have  
 14 some sort of completion guarantee so we don't  
 15 end up with a Berkman II situation. So I  
 16 appreciate that.  
 17 A couple of things -- this definitely  
 18 fills a void in our city. We've had a few  
 19 events here; some that didn't actually get  
 20 here, but they were planning to be here, such  
 21 as the convention. When people come to these  
 22 sort of events, a lot of these people go to  
 23 Amelia Island. They go to Ponte Vedra. They  
 24 don't necessarily come downtown. They're not  
 25 spending their money here. They are coming  
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1 from the event, but they're staying elsewhere.  
2 So this definitely fills a void in the business  
3 that I'm in.

4 In dealing with a lot of different  
5 business owners, I've heard for many years,  
6 before I was even on the DIA, that we are  
7 missing this type of hotel. So I think it does  
8 fill a void.

9 I understand that most people will not  
10 stay there. They might not even use the  
11 amenities inside the hotel, but I think the  
12 public/private partnership of the parks  
13 provides that access to the entire community.  
14 So I think that's important.

15 The ROI calculation, I mean, it's close.  
16 It's just over 1. I'm not -- you know, there's  
17 a lot of details in there and a lot of  
18 assumptions, but I think overall -- the bigger  
19 comment that was made in the report is that  
20 what you don't see in the ROI calculation is  
21 the additional potential \$40 million that we're  
22 to gain that is not part of the ROI  
23 calculation. That could be significantly  
24 higher.

25 I do think that having this type of  
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1 amenity here attracts certain investors and job  
2 creators and companies to Jacksonville. And I  
3 think that we will see that in the future. Can  
4 we tie it directly to this project? Maybe not.  
5 But I do believe that a lot of this future  
6 development will be tied to this project.

7 One clarification. So, Mr. Kelley, you  
8 just went through here and you pointed out a  
9 five-star. I understand that the goal is for a  
10 Four Seasons, that Mr. Khan owns the one in  
11 Toronto. I'm originally from Toronto; I've  
12 been there. But is the requirement a five-star  
13 or could it also be a four-star is the question  
14 for you.

15 MR. KELLY: Through the Chair to  
16 Mr. Froats, so thank you for that.

17 So the anticipation is that -- from the  
18 outset, that it will be a Four Seasons hotel.  
19 And because of the ratings agency, our -- we're  
20 looking at an independent agency -- in this  
21 case, Forbes Travel -- for their rating. So  
22 the anticipation is that it will be a Four  
23 Seasons hotel. But because they have not  
24 executed that agreement yet, we have said if  
25 there is substitution between here and there,

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1 that we would expect a five-star hotel.

2 During the term of the agreement, we have  
3 contemplated -- again, because the ratings is  
4 out of the hands of -- directly of the parties  
5 involved, that it could be a four-star or a  
6 five-star property during that term.

7 BOARD MEMBER FROATS: Okay. Thanks.

8 That's my understanding. I just wanted to  
9 point that out, that you -- in your report  
10 there you mentioned a five-star only, so I just  
11 want to make that -- people aware of that.

12 And I'm supportive of that. I think the  
13 rating agencies -- at the end of the day,  
14 it's -- I think the hotel is going to be --  
15 it's going to be spectacular. I think the  
16 individual that wants to build it and wants the  
17 Four Seasons brand is going to do everything  
18 that they can.

19 I know in the past there have been  
20 concerns over the drawings of different  
21 projects, such as Daily's Place. But I think  
22 on this particular one, there are going to be  
23 other parties involved that are going to want  
24 to make this a spectacular design, so I'm in  
25 support of that.

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1 If it's a four-star, I'm okay with that as  
2 well because I do think that it's not just a  
3 hotel; it's the city, it's the area that the  
4 hotel is in. And right now, we have some work  
5 to do. And so I think that the hotel by itself  
6 would probably warrant a five-star. The area  
7 around it still has a lot of work to be done,  
8 and that's what we're doing here. And I think  
9 the parks will definitely support that.

10 I want to remind everybody that this  
11 project would not happen if it wasn't for  
12 having Mr. Khan and the Jaguars here. Nobody  
13 else is knocking on our door to put this type  
14 of project in and to help activate the park  
15 system downtown and to create this type of  
16 project there. We have an opportunity -- we've  
17 had this opportunity for many years now since  
18 he's been the owner and there's been a desire  
19 to invest here.

20 I don't know if -- I don't know if the  
21 pandemic helped move this along as far as our  
22 growth here in Jacksonville, et cetera. I'm  
23 not sure what the reasoning for the timing, but  
24 I think we have an opportunity here, and we've  
25 had this for a significant amount of time. And

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1 we need to take advantage of it now. We  
 2 can't -- too many meetings like this where  
 3 we're sitting and we're talking about this  
 4 great opportunity. Well, it's here now, and I  
 5 think that we really need to move forward with  
 6 this.  
 7 So thank you very much.  
 8 THE CHAIRMAN: Thank you, Mr. Froats.  
 9 Mr. Ward.  
 10 BOARD MEMBER WARD: Thank you, Mr. Chairman.  
 11 I'll try and be brief. I shared some of  
 12 these same comments at our Retail Enhancement  
 13 Committee -- subcommittee meeting, and I echo a  
 14 lot of what Mr. Froats just had to say.  
 15 Once again, really want to commend the  
 16 staff for this because I think this is -- not  
 17 only is it a -- I think it's a good deal for  
 18 the City. I think it's a fair deal for all  
 19 parties. There's a lot of those sort of City  
 20 protections, Ms. Boyer, that I echo Mr. Froats'  
 21 comment, that I think are good structural items  
 22 for us to pursue, especially with a lot of our  
 23 large developments like this.  
 24 I know there's a lot of folks, from the  
 25 Riverfront Parks Now folks to other folks, who  
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1 develop anything.  
 2 So as far as timing goes, there's no such  
 3 thing as perfect timing with regards to these  
 4 large real estate projects a lot of times, but  
 5 I think this is a very well thought out,  
 6 well-structured, fair proposal, and structured  
 7 to this contract. And I commend the DIA staff  
 8 for their hard work on it. I'll be voting in  
 9 favor and support of it. And I think it will  
 10 be a great catalyst for that development.  
 11 And to Mr. Froats' point, you know,  
 12 oftentimes over the last couple of decades in  
 13 this city, we've had a bit of analysis  
 14 paralysis, where we sit around hand-wringing  
 15 over "Well, we could do this. We could do  
 16 that. We could wait for this." And I think  
 17 this is a great -- to Mr. Froats' point, this  
 18 is a great way for us to actually seize upon an  
 19 opportunity that's here in front of us for some  
 20 really high-class development from a group that  
 21 has already significantly invested in our  
 22 community. And it's going to do so in a good  
 23 way. And I think it opens the door for a lot  
 24 of the other riverfront development that we  
 25 would all like to see, both on the public park  
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1 are very focused on resiliency, natural  
 2 mitigation and buffers along our riverfront,  
 3 and also access to public greenspace being an  
 4 important component for our downtown. And I  
 5 couldn't agree with the importance of that  
 6 more.  
 7 And looking at -- while it is a very  
 8 tentative sort of rendering, looking at the  
 9 rendering that Ms. Boyer was walking us through  
 10 earlier, I see it and I love this. I see a lot  
 11 of greenspace between Shipyards West and  
 12 Metropolitan Park. And I think that, you know,  
 13 this private development, along with public  
 14 access and public greenspace, those things  
 15 aren't mutually exclusive. I think this deal  
 16 does a good job of threading the needle, and --  
 17 as much as we can.  
 18 And I know that the duPont study is a  
 19 great thing, and we've been privy to some of  
 20 that information as it's been released. I  
 21 think the unfortunate reality is, if we were to  
 22 wait for everybody's study and everybody's  
 23 meeting and everybody's public comment and  
 24 every private developer's proposal, we would  
 25 end up in a place where we would probably never  
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1 space side and the private development side.  
 2 Thank you.  
 3 THE CHAIRMAN: Thank you, Mr. Ward.  
 4 Mr. Citrano.  
 5 BOARD MEMBER CITRANO: I don't have any  
 6 questions, and I am in favor of the proposal.  
 7 I would say to the Jaguars, I do really  
 8 appreciate the effort to be open to both staff  
 9 and, more importantly, to the public in how you  
 10 have approached the process. I think that has  
 11 gone a long way.  
 12 I would say to both of you -- and if MOSH  
 13 is intent on coming on to the Northbank on the  
 14 designated site, that you guys do keep in mind  
 15 some of the concepts that -- that duPont and  
 16 some of the other folks here have expressed  
 17 today relative to greenspace and the water.  
 18 Thank you.  
 19 THE CHAIRMAN: Thank you.  
 20 Ms. Worsham.  
 21 BOARD MEMBER WORSHAM: Again, thanks to  
 22 the staff. I think this was probably one of  
 23 the most lengthy and arduous reports that you  
 24 all have had to do. And I know it's consumed a  
 25 lot of time, but it certainly has made our job  
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1 easier. And, again, thanks to the developers  
2 for their willingness to embrace the  
3 community's vision and desires for a balance  
4 between the public space and economic  
5 development.

6 I also just want to point it out, the  
7 thoroughness of the cost analysis that was done  
8 by the staff, and especially the park for the  
9 City improvements, and knowing how much it's  
10 really going to cost the City to do some of the  
11 improvements that are in the term sheet. So  
12 the thoroughness of the report is really, I  
13 think, well done. It is a good deal for the  
14 City. I think that the balance and the  
15 creation from Met Park all the way down through  
16 the Shipyards, and ultimately to the Landing,  
17 will make our downtown ultimately a great place  
18 to visit and for people to live.

19 I do have a question. Just what do you  
20 think the timing of the DEP decision on the  
21 FRDAP grant will be?

22 MS. BOYER: Through the Chair to  
23 Ms. Worsham, the term sheet contemplates that  
24 we will have an answer one way or the other by  
25 October.

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1 And my commitment to them -- my discussion  
2 with them was that -- I asked them to allow us  
3 the time to present real drawings until after  
4 the public comment period on the duPont study.  
5 And they have incorporated that in designs so  
6 that what I'm presenting to you in August are  
7 designs that incorporate that public input.

8 And then I can, in turn, with your  
9 approval, present those same designs to DEP.  
10 Because I don't want to jump the gun and  
11 present a design that doesn't have that benefit  
12 yet of that public input.

13 So that's why we kind of left that until  
14 October -- between -- I'm quite confident --  
15 duPont is planning to finish all of that in  
16 August, so my vision is that later in August  
17 and in September is when we will be resolving  
18 that question with DEP.

19 BOARD MEMBER WORSHAM: All right. Thank  
20 you. I don't have anything further.

21 THE CHAIRMAN: Mr. Gibbs.

22 BOARD MEMBER GIBBS: Thank you,  
23 Mr. Chairman.

24 I echo the board's concerns with regard to  
25 the staff that did a wonderful job with regard

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1 to the report. It has helped us and the City  
2 tremendously.

3 I attended the Retail Enhancement and made  
4 query to the developer with regard to the  
5 development, and they were kind enough to offer  
6 suggestions and the work that Mr. Khan has done  
7 with that particular part of our city.

8 I asked that question because I see that  
9 he is now interested in the fairgrounds, and  
10 it's a futuristic approach that I had in terms  
11 of my question. But with this particular  
12 development, we hope and seek additional  
13 development throughout that area of the city.  
14 And we thank him for doing the work that he's  
15 done.

16 Thank you.

17 THE CHAIRMAN: Mr. Moody.

18 BOARD MEMBER MOODY: I, likewise, attended  
19 the committee meeting. And, at that time, we  
20 thoroughly vetted the project. We discussed it  
21 at length. We answered all my questions. I  
22 really just had a few points.

23 The staff report, folks, you are to be  
24 congratulated on it. It was probably the best  
25 one we've seen; very detailed, very credible,

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1 well done. I think what we have accomplished  
2 here, folks, too, is full disclosure. It's a  
3 curve between Iguana and the DIA. And this is  
4 the way this is supposed to work, very  
5 transparent. I think everything is on the  
6 table. It was really a good process.

7 The value conclusions were credible. As a  
8 long-time appraiser, as I looked at some of the  
9 assumptions that were made as far as land  
10 value, they are right on target. I think that  
11 it looks fabulous.

12 Folks, what we have here with the Sports  
13 and Entertainment District, they can truly set  
14 the end -- one of the -- the bookends at one  
15 end. At the other end we have LaVilla, and in  
16 the middle we have Riverfront Plaza. And it is  
17 happening. And the word "connectivity" that  
18 was used earlier, that's what's happening.

19 We're connecting the two ends. It's -- for  
20 lack of a better term, folks, it's going to be  
21 the new Bay Street corridor. I mean, it's  
22 going to be a fabulous -- a fabulous process.

23 Lots of open park contemplated. Great. I  
24 think it checks the boxes. I think it truly  
25 gives us the chance to be a world-class,

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1 park-type facility -- park-type look.  
 2 Another good point, the marina stays open  
 3 to the public. Well done. The return on  
 4 investment, obviously, is positive, moving in  
 5 the right direction.  
 6 Folks, when you think about this,  
 7 construction could start literally in less than  
 8 one year. And completion of the construction,  
 9 if you look at the calendar, could be here in  
 10 less than four-and-a-half years. So this is  
 11 fast forward. This is something that could be  
 12 very exciting for the city.  
 13 It will bring an exclusive residential  
 14 product downtown that this city has not seen  
 15 before. And I think there's a pent-up demand  
 16 for 25 condominium units that will be  
 17 presented. And I think that's going to be  
 18 fabulous.  
 19 One thing that everyone needs to  
 20 understand is Iguana is -- while they are --  
 21 they are going to be a very good partner for  
 22 this project. They're taking a tremendous  
 23 risk. I mean, they are not getting paid until  
 24 they perform. And so, you know, they are to be  
 25 congratulated for that, and we should be

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1 to make a couple of comments, though.  
 2 Mr. Nooney, we always enjoy your  
 3 presentation, but I'm going to take issue with  
 4 one thing you said today. You said that  
 5 downtown is ageless, and I will disagree with  
 6 that. I think downtowns are like people, the  
 7 people that live in them, the people that work  
 8 in them, and they age.  
 9 And like Mr. Russell or Boselli, my  
 10 affiliation with Jacksonville started in 1995  
 11 when I married Ted Pappas's daughter. And many  
 12 of you know Ted. Ted was a lion for this city  
 13 and for downtown in particular. And I can't  
 14 tell you how many spirited conversations I had  
 15 with him about what was wrong with downtown,  
 16 because I worked in downtown for the last  
 17 25 years. And when I got here, downtown was  
 18 old. Retail had abandoned downtown  
 19 Jacksonville at that time. What you were left  
 20 with were some tall buildings with lawyers and  
 21 accountants in them, and a collection of  
 22 restaurants trying to make a living off of  
 23 lunch business. That was it.  
 24 And there's -- efforts by this city over  
 25 the next 10 or 15 years to make change. And

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1 thankful.  
 2 And lastly, I'm very supportive of this  
 3 project. I think that Tony Boselli has said  
 4 earlier, "Let's make this an asset that the  
 5 City of Jacksonville has to offer."  
 6 THE CHAIRMAN: Thank you, Mr. Moody.  
 7 Mr. Adams.  
 8 BOARD MEMBER ADAMS: I pretty much would  
 9 echo everything that's been said already,  
 10 particularly comments from Mr. Ward and Froats,  
 11 as well as the comments from Tory Bonelli and  
 12 Raul Driver earlier.  
 13 You know, I do very much appreciate the  
 14 hard work staff has undertaken. I appreciate  
 15 the persistence in continuing to push forward  
 16 with this project. You know, I think I'm most  
 17 thankful on behalf of my kids because the  
 18 opportunities that this, I think, will bear in  
 19 the future will hopefully draw them back to  
 20 Jacksonville when they are done with college,  
 21 and, you know, looking for a place to live. So  
 22 I'm very much in favor.  
 23 THE CHAIRMAN: Thank you, Mr. Adams.  
 24 The benefit of going last is most of the  
 25 good things have already been said. I do want

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1 most times, City efforts mean  
 2 good-intentioned -- well-intentioned efforts,  
 3 throwing the money at different things, whether  
 4 it's a pocket park or some small development,  
 5 but we didn't really have any changes.  
 6 In the last ten years, we've seen some  
 7 change. That started really with the private  
 8 partnerships of local developers primarily  
 9 coming in and building residential downtown to  
 10 attract people to come back to downtown. We  
 11 see change.  
 12 But I've got to tell you, it's still  
 13 embarrassing for me as a business owner who  
 14 lives and works in -- I mean, I feel like I  
 15 live here because I'm downtown all the time,  
 16 working downtown. And I have clients, I have  
 17 friends, I have family who come here, and we  
 18 don't come downtown to do things socially. We  
 19 don't come downtown to enjoy downtown. And you  
 20 always had to make an excuse for it. The first  
 21 thing I do is make an excuse for downtown.  
 22 I had business associates in town on  
 23 Monday from Miami, so I took them to dinner.  
 24 Where did we go? We had to go to -- we have  
 25 the Chophouse, which is a nice improvement for

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1 downtown. We have The River Club. But we  
2 don't really have many other downtown,  
3 nighttime dining opportunities. That's got to  
4 change.

5 The way that changes is with  
6 public/private partnerships. We have seen that  
7 in the last ten years. We've seen real change  
8 in downtown Jacksonville. And I've heard  
9 comments earlier about the public space and the  
10 private space from Mr. Ward. And I think what  
11 he said was they are not mutually exclusive. I  
12 say more than that. I say the public/private  
13 partnerships are symbiotic.

14 The private business needs the public  
15 parks. They need the public involvement. They  
16 need the public to come and enjoy their private  
17 offerings. And we do that with parks. We do  
18 that with connectivity. We do that with  
19 opportunities like what Mr. Kelley and our  
20 folks are working on for the wintertime here in  
21 downtown Jacksonville with the new  
22 opportunities and the park across from what I  
23 guess used to be the Landing. That's how you  
24 change.

25 And I'll just say thank you to Iguana  
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1 because it's another developer that's come to  
2 Jacksonville, who's willing to spend money,  
3 make an investment, and hopefully make a  
4 change. If they're going to help us maintain  
5 parks -- I can tell you, year in, year out,  
6 when the City is addressing budget issues,  
7 we'll get left out. And we'll have parks that  
8 don't perform and are underused. And so the  
9 commitment enterprise is important, and I'll  
10 thank them, and I'll support you.

11 Thank you.  
12 So I'll call for the question.  
13 Mr. Moody and Ms. Worsham called the  
14 question, so we'll now vote on Resolution  
15 2021-07-01.

16 MS. BOYER: Mr. Chair, if I may, I think  
17 Mr. Sawyer's instruction was that -- the  
18 committee report that you have before you  
19 includes only the yellow highlight. And if you  
20 want to make those changes that we have  
21 highlighted in blue that Mr. Kelley identified,  
22 we would ask that you make a motion to amend  
23 the term sheet to make those changes, and that  
24 would be appropriate at this time.

25 THE CHAIRMAN: Thank you, Ms. Boyer.  
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1 We will entertain a motion at this time.  
2 BOARD MEMBER MOODY: So moved.  
3 BOARD MEMBER WORSHAM: Second.  
4 THE CHAIRMAN: Motion by Mr. Moody, second  
5 by Ms. Worsham.

6 Any further discussion on the amendment?  
7 BOARD MEMBERS: (No response.)

8 THE CHAIRMAN: So, Mr. Moody, a  
9 suggestion. I have a new spreadsheet to call  
10 the vote.

11 Ms. Worsham, how do you vote?  
12 BOARD MEMBER WORSHAM: In favor.

13 THE CHAIRMAN: Mr. Citrano.  
14 BOARD MEMBER CITRANO: I'm in favor.  
15 THE CHAIRMAN: Mr. Adams, are you voting?  
16 How does that work?

17 BOARD MEMBER ADAMS: I'll defer to  
18 Mr. Sawyer for that. I'll follow his guidance.

19 MR. SAWYER: John Sawyer, Office of  
20 General Counsel.

21 So he did have a voting conflict. He  
22 properly declared it on the record. And  
23 pursuant to the statutory exception, he is  
24 eligible to vote.

25 THE CHAIRMAN: Mr. Adams.  
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1 BOARD MEMBER ADAMS: With that, I'm in  
2 favor.

3 THE CHAIRMAN: Mr. Moody.  
4 BOARD MEMBER MOODY: I'm in favor.  
5 THE CHAIRMAN: Mr. Barakat is not here.  
6 Mr. Froats.

7 BOARD MEMBER FROATS: In favor.  
8 THE CHAIRMAN: Mr. Gibbs.

9 BOARD MEMBER GIBBS: In favor.  
10 THE CHAIRMAN: Mr. Ward.  
11 BOARD MEMBER WARD: In favor.  
12 THE CHAIRMAN: And I'm also in favor.

13 So by my count, that is eight to zero,  
14 with one absent member.  
15 Ms. Boyer.  
16 MS. BOYER: That's correct. And that's on  
17 the amendment, right?

18 THE CHAIRMAN: Yes. And so do we have to  
19 vote on the entire --

20 MS. BOYER: Yes.  
21 THE CHAIRMAN: -- resolution now?

22 MS. BOYER: Yes.  
23 THE CHAIRMAN: So now we will vote on  
24 Resolution 2021-07-01 as amended.  
25 Ms. Worsham.

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1 BOARD MEMBER WORSHAM: In favor.  
 2 THE CHAIRMAN: Mr. Citrano.  
 3 BOARD MEMBER CITRANO: I'm in favor.  
 4 THE CHAIRMAN: Mr. Adams.  
 5 BOARD MEMBER ADAMS: Also in favor.  
 6 THE CHAIRMAN: Mr. Moody.  
 7 BOARD MEMBER MOODY: In favor.  
 8 THE CHAIRMAN: Mr. Froats.  
 9 BOARD MEMBER FROATS: In favor.  
 10 THE CHAIRMAN: Mr. Gibbs.  
 11 BOARD MEMBER GIBBS: In favor.  
 12 THE CHAIRMAN: Mr. Ward.  
 13 BOARD MEMBER WARD: In favor.  
 14 THE CHAIRMAN: I'm also in favor.  
 15 So again, that is an eight-to-zero vote on  
 16 2021-07-01 as amended.  
 17 Thank you.  
 18 Moving right along, Mr. Kelley, you have a  
 19 report on Resolution 2021-07-02?  
 20 MR. KELLY: Mr. Chairman, I'm happy to  
 21 report that the -- that this resolution was in  
 22 case it was needed, and I'm happy to report  
 23 that the sale of the lot owned by Regions Bank  
 24 to VyStar occurred within the time as approved  
 25 by this board in its last meeting; therefore,  
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1 we are withdrawing this resolution.  
 2 THE CHAIRMAN: Thank you, Mr. Kelley.  
 3 Ms. Boyer, do you have any other  
 4 information or briefing for us today?  
 5 MS. BOYER: I only have one very brief  
 6 thing I want to bring to your attention.  
 7 As you know, we have a budget item that we  
 8 have previously approved called Parks  
 9 Programming. And as well, we have been talking  
 10 about, in next year's budget, money for events  
 11 and subsidies and contribution to private  
 12 organizations.  
 13 I heard the board clearly that it's your  
 14 desire that we partner with Downtown Vision on  
 15 this. We had a meeting yesterday with the  
 16 Office of General Counsel, Mr. Gordon, and  
 17 others, and it's our intention that we will be  
 18 filing legislation July 21, so it will be  
 19 before your next meeting.  
 20 I do not need a resolution from the board,  
 21 but I wanted to advise you that would amend our  
 22 legislative authority to specifically allow us  
 23 to enter into partnership agreements with DVI.  
 24 It's just a mechanism to facilitate a  
 25 simplified process for each of those agreements  
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1 so that we don't have to go through legislation  
 2 each time we decide to make a donation to DVI,  
 3 to partner with them on an ice rink or  
 4 something else.  
 5 So that will be filed on the 21st. And  
 6 we'll keep you apprised if there are any issues  
 7 or concerns with it, but I'm not expecting  
 8 them.  
 9 The other thing I'll share is we have the  
 10 LaVilla townhomes disposition. The Ambassador  
 11 financial closing happened by the 30th of June,  
 12 as was required, so we are going to City  
 13 Council with the extension of the completion  
 14 date so they have the long-enough window to  
 15 complete the building. That is also going to  
 16 MBRC next week. And the Trio agreements are  
 17 going to MBRC. So all of those pieces of  
 18 legislation will be filed in July.  
 19 THE CHAIRMAN: Thank you, Ms. Boyer.  
 20 This is a specially called meeting, so  
 21 I'll save the chairman's report for the next  
 22 regularly scheduled meeting.  
 23 Everybody be safe during this next few  
 24 hours and get home to your family.  
 25 Thank you very much.  
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1 (The foregoing proceedings were adjourned  
 2 at 10:31 a.m.)  
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1 CERTIFICATE OF REPORTER

2

3 STATE OF FLORIDA)

)

4 COUNTY OF DUVAL )

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6

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

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15 DATED this 18th day of July 2021.

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Diane M. Tropa  
Florida Professional Reporter

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