

CITY OF JACKSONVILLE  
COMMUNITY REDEVELOPMENT AGENCY  
BOARD MEETING

Proceedings held on Wednesday, July 20, 2022,  
commencing at 2:00 p.m., Jacksonville Public/Main  
Library, Multipurpose Room, 303 North Laura Street,  
Jacksonville, Florida, before Diane M. Tropa, FPR, a  
Notary Public in and for the State of Florida at Large.

BOARD MEMBERS PRESENT:

JIM CITRANO, Acting Chairman.  
OLIVER BARAKAT, Board Member.  
TODD FROATS, Board Member.  
CRAIG GIBBS, Board Member.  
DAVID WARD, Board Member.  
STEPHANIE BURCH, Board Member.

ALSO PRESENT:

LORI BOYER, Chief Executive Officer.  
STEVE KELLEY, DIA, Director of Development.  
ANTONIO POSEY, DIA, Project Manager.  
SUSAN KELLY, REDEVELOPMENT COORDINATOR.  
JOHN SAWYER, Office of General Counsel.  
XZAVIER CHISHOLM, Administrative Assistant.

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1 BOARD MEMBER GIBBS: Craig Gibbs, board  
2 member.  
3 MS. BOYER: Lori Boyer, CEO.  
4 MR. KELLEY: Steve Kelley, DIA staff.  
5 MR. POSEY: Antonio Posey, DIA staff.  
6 MS. KELLY: Susan Kelly, DIA staff.  
7 THE CHAIRMAN: Thank you.  
8 Mr. Chisholm, do we have any public  
9 comments today?  
10 MR. CHISHOLM: We do not, Mr. Chair.  
11 THE CHAIRMAN: Thank you.  
12 The next several items are voting items,  
13 and we need to wait for Mr. Barakat in order to  
14 do that, so let's just pause for a few minutes  
15 and hopefully he will show up here.  
16 MS. BOYER: Mr. Chairman, if you'd like, I  
17 can take this little interim moment to  
18 introduce Ms. Kelly to the board.  
19 THE CHAIRMAN: Okay.  
20 MS. BOYER: So as we went around, she  
21 introduced herself, but she is formerly with  
22 the Planning Department. Some of you may have  
23 known her in that capacity, but she is  
24 Ms. Radcliffe-Meyers's replacement. We're  
25 delighted to have her, a lucky get for DIA.  
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1 P R O C E E D I N G S  
2 July 20, 2022 2:00 p.m.  
3 - - -  
4 THE CHAIRMAN: Good afternoon.  
5 My name is Jim Citrano. And I am standing  
6 in for Mr. Gillam, who is not able to make this  
7 meeting.  
8 So I'm going to go ahead and call the  
9 July 20th DIA meeting to order.  
10 We're going to have some introductions  
11 here, but let's first start with the Pledge of  
12 Allegiance.  
13 (Recitation of the Pledge of Allegiance.)  
14 THE CHAIRMAN: Okay. Let's have some  
15 quick introductions, starting with  
16 Mr. Chisholm.  
17 MR. CHISHOLM: Xzavier Chisholm, DIA  
18 staff.  
19 MR. SAWYER: John Sawyer, Office of  
20 General Counsel.  
21 BOARD MEMBER BURCH: Stephanie Burch,  
22 board member.  
23 BOARD MEMBER WARD: David Ward, board  
24 member.  
25 BOARD MEMBER FROATS: Todd Froats, board  
member.  
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1 And, I mean, she has been a huge asset already  
2 on any number of projects.  
3 So, everybody, make sure you introduce  
4 yourselves to her and welcome her.  
5 THE CHAIRMAN: Welcome.  
6 MS. KELLY: Thank you.  
7 THE CHAIRMAN: Since we have a few  
8 minutes, if you would like to share any  
9 thoughts or comments, you are more than welcome  
10 to.  
11 MS. KELLY: Thank you, everybody.  
12 I'm really pleased to be here. And I've  
13 been with DIA for almost a month, not quite a  
14 month, but it's really, really exciting, and so  
15 I'm just very excited to see what everybody  
16 does and to get things really moving in  
17 downtown.  
18 THE CHAIRMAN: Great. Thank you.  
19 MS. BOYER: Do you want me to share some  
20 of my --  
21 And, Mr. Chisholm, would you text  
22 Mr. Barakat just to be sure we're ...  
23 Would you like me to share some of my CEO  
24 informational briefing information?  
25 THE CHAIRMAN: I would love it.  
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1 MS. BOYER: Okay. We'll knock out a few  
 2 things here.  
 3 So the first thing that I wanted to let  
 4 you know -- some of you probably weren't even  
 5 on the board when we did this, so background  
 6 information.  
 7 When we first established the food and  
 8 beverage incentive and the two dining  
 9 districts -- one is Hogan and Laura Street, in  
 10 proximity to the Ed Ball Garage, and the other  
 11 one was The Elbow, in proximity to the Yates  
 12 Garage -- part of what we talked about was  
 13 implementing a nighttime voucher parking  
 14 program for patrons of the restaurants to  
 15 encourage the restaurants to locate in the  
 16 area.  
 17 We have now installed the necessary gate  
 18 equipment in the Ed Ball Garage that would  
 19 allow nighttime access. That was necessitated  
 20 by the Mayo lease. So as a result of that, we  
 21 can take the next step in this. And Mr. Saoud,  
 22 who has The Lark event space that we  
 23 incentivized, has been very anxious to get that  
 24 going, so he has parking for people coming to  
 25 his events.

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1 We're working with the Office of Public  
 2 Parking. We hope to have that kind of in place  
 3 by the 1st of August. It will be a pilot.  
 4 We're not promoting it to all the nearby  
 5 restaurants yet or handing vouchers until we  
 6 test it for a few events because we do have  
 7 some nighttime monthly parkers and we want to  
 8 work out the conflicts on that. But we think  
 9 we have it set up so that it will work fine,  
 10 and we're looking forward to implementing that.

11 (Board Member Barakat enters the  
12 proceedings.)

13 MS. BOYER: Second thing, I wanted to give  
 14 you an update on some projects, but since  
 15 Mr. Barakat is here, I think I will wait and  
 16 we'll get to the business and come back.

17 THE CHAIRMAN: We'll finish up today with  
18 further updates.

19 Mr. Barakat, thank you for being here.

20 BOARD MEMBER BARAKAT: Thank you,  
21 Mr. Chairman. Sorry I'm late.

22 THE CHAIRMAN: No problem.

23 Okay. We're going to jump into the CRA  
 24 agenda, starting with last month's meeting  
 25 minutes. So I will just ask board members if

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1 anybody has any issues with that draft, if they  
 2 would say so. Otherwise, I'd like to call for  
 3 a vote.

4 If you're in favor of the approving the  
5 minutes, please say aye.

6 BOARD MEMBER GIBBS: Mr. Chair, I'd like  
7 to make a motion to approve the minutes.

8 THE CHAIRMAN: You are correct. Thank  
9 you, Mr. Gibbs.

10 BOARD MEMBER FROATS: Second.

11 THE CHAIRMAN: First by Mr. Gibbs; second  
12 by Mr. Froats.

13 All in favor, say aye.

14 BOARD MEMBERS: Aye.

15 THE CHAIRMAN: The next item is the  
16 consent agenda, but I don't believe we have  
17 anything; is that accurate?

18 MS. BOYER: That is correct.

19 THE CHAIRMAN: So we're going to move to  
 20 Resolution 2022-07-01, the D&G Deli sidewalk  
 21 enhancement grant. I'm going to assume that  
 22 Mr. Antonio is going to present that.

23 MR. POSEY: Yes, Mr. Chair.

24 Resolution 2022-07-01 comes to you today  
 25 as a sidewalk enhancement grant in the total of

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1 \$4,400 for D&G Deli or D&G Deli and Grill, LLC,  
 2 doing business as D&G Deli in our Elbow  
 3 District on the corner of Bay Street and Ocean.  
 4 D&G is a full-service deli that offers  
 5 sandwiches and catering services for the  
 6 downtown residents, and they come to us for the  
 7 grant of \$4,400 toward the improvement of their  
 8 outside (inaudible) by adding lights, along  
 9 with planters and umbrellas, as well as tables  
 10 and chairs for their -- for the seating for  
 11 their customers as well.

12 And I don't believe anybody from D&G is  
 13 present, but I am open for any questions that  
 14 you may have.

15 ZOOM MEMBER: I'm present.

16 MR. POSEY: Is that you, Ms. Stephanie?

17 ZOOM MEMBER: Hello?

18 MR. POSEY: Oh, Christina, is that you?

19 ZOOM MEMBER: Yes. I'm here. I'm  
20 watching.

21 MR. POSEY: Awesome.

22 Well, to the board --

23 ZOOM MEMBER: (Inaudible.)

24 MR. POSEY: Through the Chair, this is  
 25 Christina Bradley, a representative of D&G

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1 Deli. So if you do have any questions, she is  
 2 available as well.  
 3 MS. BRADLEY: Yes. We are right here.  
 4 THE CHAIRMAN: Thanks for joining us. If  
 5 you would like to share anything, any comments,  
 6 now would be a good time.  
 7 MS. BRADLEY: Yeah. No, I have no  
 8 comments. I'm just -- I'm eager -- I'm ready  
 9 to redo and revamp the outside appearance. I  
 10 think it's going to be a great benefit to the  
 11 downtown community. I think it's going to be  
 12 bright, bold.  
 13 Everybody already loves our food, so  
 14 people from the Hyatt, when they come; people  
 15 from Bank of America, when they come, they  
 16 already see our flooring. Our flooring is  
 17 beautiful. We just redid that on the inside,  
 18 but the outside -- it's going to give a great  
 19 feel and be refreshing for the community  
 20 around, so I'm just eager. I'm ready to get it  
 21 in play, in motion.  
 22 THE CHAIRMAN: Great. Thank you,  
 23 Christina.  
 24 Okay. I'm going to ask, first, for a  
 25 motion.

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1 BOARD MEMBER GIBBS: I'll move to approve.  
 2 BOARD MEMBER BARAKAT: Second.  
 3 THE CHAIRMAN: Mr. Gibbs with a first and  
 4 Oliver with a second.  
 5 So let's go ahead and see if anybody has  
 6 any questions or comments.  
 7 None for you, Ms. Burch?  
 8 BOARD MEMBER BURCH: No.  
 9 BOARD MEMBER BARAKAT: No comments,  
 10 questions.  
 11 THE CHAIRMAN: Mr. Froats.  
 12 BOARD MEMBER FROATS: I would like to say  
 13 I've actually been to their restaurant twice.  
 14 So every Wednesday, our team goes to lunch  
 15 downtown, and somebody in our office picked  
 16 this location about a month ago, and we've been  
 17 back again. So great restaurant.  
 18 MS. BRADLEY: Thank you.  
 19 BOARD MEMBER GIBBS: I will echo those  
 20 comments. And I will say that I think I told  
 21 the gentleman at the counter, when Hardwick  
 22 starts construction across the street,  
 23 construction workers will look for a place to  
 24 eat and that will be perfect for them.  
 25 MS. BRADLEY: Exactly.

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1 BOARD MEMBER GIBBS: So I look forward to  
 2 great things continuing out of that restaurant.  
 3 MS. BRADLEY: Yay.  
 4 THE CHAIRMAN: Okay. Thank you.  
 5 My comments, first, to Mr. Antonio, thank  
 6 you. Again, I would love to see many, many  
 7 more of these coming through every month, so  
 8 good job.  
 9 I also have not had the opportunity to  
 10 dine at this establishment, but I do look  
 11 forward to that as well.  
 12 So I'm going to go ahead and call for a  
 13 vote.  
 14 Ms. Burch, how do you vote?  
 15 BOARD MEMBER BURCH: Yes.  
 16 THE CHAIRMAN: Mr. Ward.  
 17 BOARD MEMBER WARD: In favor.  
 18 THE CHAIRMAN: Mr. Barakat.  
 19 BOARD MEMBER BARAKAT: In favor.  
 20 THE CHAIRMAN: Mr. Froats.  
 21 BOARD MEMBER FROATS: In favor.  
 22 THE CHAIRMAN: Mr. Gibbs.  
 23 BOARD MEMBER GIBBS: In favor.  
 24 THE CHAIRMAN: And I, too, am in favor, so  
 25 2022-07-01 passes unanimously.

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1 Thank you.  
 2 MS. BRADLEY: Yes.  
 3 THE CHAIRMAN: Congratulations.  
 4 MS. BRADLEY: Oh, God. Thank you. We're  
 5 so happy. I can't wait to tell the team.  
 6 THE CHAIRMAN: Okay. Let's go to  
 7 2022-07-02, the Central National Bank DPRP term  
 8 sheet modification.  
 9 And who is going to be presenting that?  
 10 Mr. Kelley.  
 11 MR. KELLEY: Thank you, Mr. Chair.  
 12 So the board may recall that -- the CNB  
 13 project, as we sometimes refer to it, otherwise  
 14 known as 44 North Julia Street. This is an  
 15 historic renovation under the DPRP program, but  
 16 there's also a new construction component.  
 17 Those were approved in October and November,  
 18 respectively, by this board.  
 19 So what we're looking at today is a slight  
 20 modification to the historic component of that,  
 21 the DPRP component of that. The only thing  
 22 that has changed in the term sheet -- and this  
 23 was brought about by National Park Service  
 24 approvals, the -- what's known as the Part 2  
 25 application, which describes in detail what's

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1 going to be modified in the building.  
2 And so the National Park Service did not  
3 approve the installation of some windows in  
4 what is a former theatre building as part of --  
5 as part of the complex. So by that, this  
6 allowance, the unit count had to be reduced.  
7 So they have kind of shifted some things around  
8 within the two buildings, the two historic  
9 buildings, which led to a reduction in the unit  
10 count.

11 Originally, the project called for  
12 36 units, 36 residential units. Now, I'm only  
13 speaking of the historic area. So we had  
14 36 units proposed and we had established a  
15 minimum at 34 units. And as a result of this  
16 change, they are now proposing 32 units, and  
17 we're reducing the minimum number of units to  
18 30.

19 The reason that we have a little bit of  
20 flexibility in there is, should they decide to  
21 make some two-bedroom units or expand the size  
22 of the units due to market conditions at the  
23 time as they are entering into the construction  
24 phase, they just have that little bit of  
25 flexibility so we don't have to keep coming

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1 back through the cycle, but we do anticipate  
2 construction of 32 units as the plans now call  
3 for.

4 Everything else in the term sheet, all the  
5 minimums as it relates to total construction  
6 costs, equity minimums, DPRP minimums,  
7 everything else remains unchanged. It's only  
8 the unit count that's being presented for  
9 approval for modification today.

10 Happy to address questions.

11 THE CHAIRMAN: Thank you, Mr. Kelley.

12 Would anybody like to make a motion first  
13 before we discuss this?

14 BOARD MEMBER FROATS: Move to approve.

15 BOARD MEMBER BURCH: I second.

16 THE CHAIRMAN: First by Mr. Froats, second  
17 by Ms. Burch.

18 Okay. Mr. Gibbs, let's start with you.

19 Any questions or comments?

20 BOARD MEMBER GIBBS: No comments.

21 THE CHAIRMAN: Mr. Froats.

22 BOARD MEMBER FROATS: So did it change the  
23 ROI calculations at all?

24 MR. KELLEY: The ROI calculation changed  
25 only slightly because the revenues go down, but

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1 the -- actually -- no, I'm sorry, I'm thinking  
2 of the debt service.

3 No, the ROI calculation did not change  
4 because the construction costs are still the  
5 same as they were previously.

6 BOARD MEMBER FROATS: Thank you.

7 THE CHAIRMAN: Mr. Barakat.

8 BOARD MEMBER BARAKAT: My only question  
9 pertains to the timeline. Are we on pace with  
10 this project?

11 I see the performance schedule, execution  
12 of the redevelopment agreement, filing the  
13 construction permits necessary to occur within  
14 90 days of the bill effective date.

15 Do we have a bill effective date?

16 MR. KELLEY: Through the Chair to  
17 Mr. Barakat, we have not filed the legislation  
18 yet because we learned of these changes that  
19 were going to be required as it was going  
20 through DDRB. So we kind of tabled this until  
21 such time as we received whatever information  
22 was necessary to process it.

23 Only in the last couple of weeks have we  
24 learned it's only affecting the unit count, so  
25 we're ready to move forward with submitting it

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1 for consideration by MBRC. We anticipate doing  
2 that, I think, on the July 27th submission  
3 date.

4 So we -- we have some final negotiation to  
5 do in the redevelopment agreement related to  
6 the parking agreement that's associated with  
7 the new construction. So it will all be filed  
8 simultaneously. It's all papered under one  
9 redevelopment agreement.

10 BOARD MEMBER BARAKAT: Okay. Thank you.

11 THE CHAIRMAN: Mr. Ward, any comments or  
12 questions?

13 BOARD MEMBER WARD: Nothing from me.  
14 Thank you.

15 THE CHAIRMAN: Ms. Burch.

16 BOARD MEMBER BURCH: I'm good.

17 Mr. Barakat asked the questions that I  
18 had, so thank you.

19 THE CHAIRMAN: Okay. And I don't have any  
20 questions or comments.

21 So let's go ahead. I'll call for a vote,  
22 and start with Ms. Burch.

23 How do you vote?

24 BOARD MEMBER BURCH: In favor.

25 THE CHAIRMAN: Mr. Ward.

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1 BOARD MEMBER WARD: In favor.  
 2 THE CHAIRMAN: Mr. Barakat.  
 3 BOARD MEMBER BARAKAT: In favor.  
 4 THE CHAIRMAN: Mr. Froats.  
 5 BOARD MEMBER FROATS: In favor.  
 6 THE CHAIRMAN: Mr. Gibbs.  
 7 BOARD MEMBER GIBBS: I'm in favor.  
 8 THE CHAIRMAN: And I, too, am in favor, so  
 9 let the record show that the resolution passed  
 10 unanimously.  
 11 Thank you.  
 12 I do not have any other matters to add to  
 13 the CRA agenda, so I will officially close the  
 14 Community Redevelopment Agency agenda and open  
 15 the Downtown Investment Authority meeting.  
 16 (The foregoing proceedings were adjourned  
 17 at 2:16 p.m.)

18 - - -

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1 CERTIFICATE OF REPORTER  
 2  
 3 STATE OF FLORIDA)  
 4 )  
 5 COUNTY OF DUVAL )  
 6  
 7 I, Diane M. Tropa, Florida Professional  
 8 Reporter, certify that I was authorized to and did  
 9 stenographically report the foregoing proceedings and  
 10 that the transcript is a true and complete record of my  
 11 stenographic notes.

15 DATED this 29th day of July 2022.

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

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CITY OF JACKSONVILLE  
DOWNTOWN INVESTMENT AUTHORITY  
BOARD MEETING

Proceedings held on Wednesday, July 20, 2022,  
commencing at 2:16 p.m., Jacksonville Public/Main  
Library, Multipurpose Room, 303 North Laura Street,  
Jacksonville, Florida, before Diane M. Tropa, FPR, a  
Notary Public in and for the State of Florida at Large.

BOARD MEMBERS PRESENT:

JIM CITRANO, Acting Chairman.  
OLIVER BARAKAT, Board Member.  
TODD FROATS, Board Member.  
CRAIG GIBBS, Board Member.  
DAVID WARD, Board Member.  
STEPHANIE BURCH, Board Member.

ALSO PRESENT:

LORI BOYER, Chief Executive Officer.  
STEVE KELLEY, DIA, Director of Development.  
ANTONIO POSEY, DIA, Project Manager.  
SUSAN KELLY, Redevelopment Coordinator.  
JOHN SAWYER, Office of General Counsel.  
XZAVIER CHISHOLM, Administrative Assistant.

- - -

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3

1 MS. BOYER: Mr. Chair, you are right on  
2 target.  
3 This was something that was taken up later  
4 in a meeting. We had lost a quorum. We did  
5 recognize Mr. Gibbs' service. We presented the  
6 award. However, as we were going through  
7 recordkeeping, we did not have a signed copy of  
8 the resolution. I was asking Mr. Chisholm  
9 about it. He said it was because we didn't  
10 have a quorum.  
11 So this is really kind of a cleanup action  
12 that, while we do have a quorum, please ratify  
13 this, and we will properly file it in our  
14 resolution notebook.  
15 BOARD MEMBER GIBBS: When I got the agenda  
16 notice, I thought Lori was going to put the  
17 board through the tremendous and arduous task  
18 of honoring me a second time.  
19 THE CHAIRMAN: We can certainly do that if  
20 anybody would like.  
21 MS. BOYER: I told him he was worth it.  
22 BOARD MEMBER GIBBS: That's very kind, but  
23 thank you.  
24 THE CHAIRMAN: Well, I'll just say your  
25 participation and efforts to help our city out  
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1 PROCEEDINGS  
2 July 20, 2022 2:16 p.m.  
3 - - -  
4 THE CHAIRMAN: I do not have any other  
5 matters to add to the CRA agenda, so I will  
6 officially close the Community Redevelopment  
7 Agency agenda and open the Downtown Investment  
8 Authority meeting.  
9 So we're going to start, again, with  
10 approval of last month's minutes.  
11 Can I get a motion, please?  
12 BOARD MEMBER WARD: I move to approve.  
13 BOARD MEMBER FROATS: Second.  
14 THE CHAIRMAN: All in favor, say aye.  
15 BOARD MEMBERS: Aye.  
16 THE CHAIRMAN: Any nays?  
17 BOARD MEMBERS: (No response.)  
18 THE CHAIRMAN: No?  
19 So the minutes pass.  
20 And the next resolution is two thousand --  
21 should that be -22?  
22 MS. BOYER: No.  
23 THE CHAIRMAN: 2021-09-06, Craig Gibbs  
24 recognition ratification.  
25 This is something that maybe we did and  
didn't have enough votes maybe?  
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1 are noted and greatly appreciated, so thank  
2 you.  
3 So let's go ahead and then call for a vote  
4 on this.  
5 Ms. Burch, how do you vote?  
6 BOARD MEMBER BURCH: In favor.  
7 THE CHAIRMAN: Mr. Ward.  
8 BOARD MEMBER WARD: In favor.  
9 THE CHAIRMAN: Mr. Barakat.  
10 BOARD MEMBER BARAKAT: Yeah, I'm in favor.  
11 THE CHAIRMAN: Mr. Froats.  
12 BOARD MEMBER FROATS: In favor.  
13 THE CHAIRMAN: And, Mr. Gibbs, how do you  
14 vote?  
15 BOARD MEMBER GIBBS: I think I'll abstain.  
16 THE CHAIRMAN: And I am in favor.  
17 BOARD MEMBER FROATS: Do we have a quorum?  
18 MS. BOYER: I'll defer to Mr. Sawyer. I  
19 don't know if Mr. Gibbs can abstain.  
20 Mr. Gibbs, just vote for yourself.  
21 BOARD MEMBER GIBBS: I'll vote in favor.  
22 THE CHAIRMAN: So we are going to -- for  
23 the record, we have six in favor and it passes  
24 unanimously.  
25 Next on the DIA agenda is Resolution  
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1 2022-07-03, which is the ratification of the  
2 disposition policy changes. And let's go ahead  
3 and hear from staff on that.

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

5 So what I'm going to do is I'm going to  
6 talk about both of these resolutions, -03 and  
7 -04, at the same time, and then we can go back  
8 and answer any questions that you have.

9 You may recall at the time that we were  
10 proposing the legislative changes to accompany  
11 the BID and CRA update, we suggested and asked  
12 City Council to give this board a little more  
13 leeway in terms of being able to process  
14 dispositions.

15 So the legislation that went to City  
16 Council requested that if we were selling a  
17 piece of property for appraised fair market  
18 value of a million dollars or less and we were  
19 receiving cash proceeds from the sale of fair  
20 market value or higher, that the board should  
21 be able to make the final decision.

22 As that went through City Council, they  
23 reduced that amount to 750,000 in the  
24 adopted -- right now, prior to the time that  
25 was adopted, your limit was 25,000. So it

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1 increased from 25- to 750,000, the number at  
2 which the value, appraised value, at which you  
3 can sell a property for full price, that you're  
4 getting the full appraised value or higher.

5 The second tier of that change was if you  
6 were selling a piece of property where the  
7 sales price was 250,000 or less, but it had a  
8 ROI of 1 or greater. So you may not be getting  
9 the full appraised market value in cash, but  
10 you may be getting an ROI and some other  
11 additional features that benefitted the City,  
12 then you could also do that disposition.

13 The third category is dispositions of  
14 property valued at 25,000 or less, we were  
15 allowed to use the property appraiser's  
16 determination of value rather than having to go  
17 out and get a separate appraisal. I think you  
18 may recall the Harper Street small parcel that  
19 came to the board for disposition, and we had  
20 to require them to go out and get an appraisal  
21 for that property.

22 And so the idea here is, if they are truly  
23 tiny parcels, valued on the property  
24 appraiser's website, and in their system the  
25 market value is less than 25-, then we could

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1 proceed with the disposition of those parcels.

2 So those are really the three categories  
3 that Council considered and the changes they  
4 adopted. And what we have done is we have gone  
5 through and conformed our Notice of Disposition  
6 policy and our unsolicited proposal policy to  
7 mirror those changes and reflect those.

8 The other change that I'll just point out,  
9 so I've said it for the record, that we made in  
10 the policy, is there has been a state law  
11 change that allows notices to be published on  
12 certain qualified websites -- it is not yet in  
13 effect, but it has an effective date coming in  
14 the future -- in lieu of a newspaper of general  
15 circulation.

16 So we simply incorporated that language.  
17 Not saying that we're changing, but simply that  
18 we're -- it previously was limited in our  
19 policy to a newspaper of general circulation.  
20 So now we're referencing as permitted by state  
21 statute so that we have the flexibility, if  
22 there is a change, to accompany that.

23 If you want to go through them in detail,  
24 I would encourage you to look at the red-lined  
25 version of the Notice of Disposition policy.

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1 And what you will see in Section 2 is really  
2 the entire kind of verbatim of what changed in  
3 City Council approval. Everything else  
4 remained essentially unchanged in the  
5 disposition policy other than the reference to  
6 the notice being able to follow the statutory  
7 procedure.

8 And these two resolutions, one is simply  
9 asking for ratification of the changes in the  
10 Notice of Disposition policy, the other in the  
11 unsolicited proposal policy. Both of these  
12 will be incorporated and become part of the  
13 adopted CRA plan, and it is our intention that  
14 we file that with the Council this week.

15 So they gave us 30 days after the  
16 legislation was adopted to create conformed  
17 copies of all the appendices and documents and  
18 everything to incorporate the amendments that  
19 they made in the process, and this is just one  
20 step in that.

21 Happy to answer any questions.

22 THE CHAIRMAN: Okay. Thank you.

23 We're going to vote on these separately,  
24 but -- so how should we do this? Should we ask  
25 for a motion for each one independently --

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1 MS. BOYER: (Nods head.)  
 2 THE CHAIRMAN: -- and then have a general  
 3 discussion, and then take a vote separately,  
 4 or ...  
 5 MS. BOYER: However you like. You  
 6 probably want a motion on the first one to  
 7 start the discussion.  
 8 THE CHAIRMAN: Okay. So let me call for a  
 9 motion on 2022-07-03.  
 10 BOARD MEMBER FROATS: I make a motion to  
 11 approve.  
 12 BOARD MEMBER BURCH: Second.  
 13 THE CHAIRMAN: Motion and a second. And  
 14 while we're at it, if I can get a motion on -04  
 15 now.  
 16 BOARD MEMBER FROATS: Motion to approve -04.  
 17 BOARD MEMBER BURCH: Second.  
 18 THE CHAIRMAN: Thank you.  
 19 Okay. So I'll open it up for questions,  
 20 comments, starting with Mr. Gibbs.  
 21 BOARD MEMBER GIBBS: After we go through  
 22 these processes, DDRB will do their usual  
 23 evaluation?  
 24 MS. BOYER: Through the Chair to  
 25 Mr. Gibbs, yes. This doesn't change anything  
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1 about the DDRB process and does not -- we still  
 2 do not have a requirement that DDRB goes first  
 3 or DIA goes first.  
 4 This is simply talking about our decision  
 5 to do a property disposition. So anything that  
 6 would be built on that or constructed on that  
 7 would have to go through DDRB. And if -- like  
 8 in the case of the Hardwick where the decision  
 9 was made largely based on the design of the  
 10 building, it is perfectly appropriate for this  
 11 board, as part of the disposition, to establish  
 12 criteria that, then, will become part of DDRB  
 13 consideration. We would not dispose of the  
 14 property unless X, Y, Z is included.  
 15 BOARD MEMBER GIBBS: The Evaluation  
 16 Committee, I see, will have a board member.  
 17 Will that board member be appointed by the  
 18 Chair?  
 19 MS. BOYER: Yes. And that's what we have  
 20 been doing traditionally. Typically, it has  
 21 been one member appointed by the  
 22 administration, one staff member, and one board  
 23 member or sometimes two board members. And we  
 24 intended to continue that. We just spelled it  
 25 out a little bit more.  
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1 BOARD MEMBER GIBBS: Okay. Thank you,  
 2 Mr. Chairman.  
 3 THE CHAIRMAN: Thank you.  
 4 Mr. Froats.  
 5 BOARD MEMBER FROATS: Ms. Boyer, can  
 6 you -- is there a reason why they decreased it  
 7 from a million dollars to 750-? Was there an  
 8 explanation for that or just a lowering?  
 9 MS. BOYER: Through the Chair to  
 10 Mr. Froats, you guys are good negotiators, so  
 11 you may recall that the staff recommendation to  
 12 the board was 750-. Mr. Barakat, I believe,  
 13 made the motion in that committee to increase  
 14 it to a million.  
 15 So what we took to Council was a million.  
 16 And I think -- it was a compromise that we came  
 17 to in City Council. And, in part, their  
 18 concern was -- what we were looking at was, why  
 19 did we pick that number?  
 20 And so what we were showing them was, it  
 21 was really based on what the appraised value of  
 22 a parcel equal to 750,000 or a million dollars  
 23 looks like, how big is that downtown. And it's  
 24 less than a full square block, but depending on  
 25 whether you're on the river or whether you're  
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1 off the river.  
 2 And so I think it really became an issue  
 3 of trying to come to a happy medium about,  
 4 okay, we don't want the DIA board to dispose of  
 5 full blocks of developable property without the  
 6 City Council weighing in. Something smaller  
 7 than that would probably be reasonable, and  
 8 that's how they got to the 750- number.  
 9 BOARD MEMBER FROATS: Thank you.  
 10 THE CHAIRMAN: Thank you.  
 11 Mr. Barakat, any questions or comments?  
 12 BOARD MEMBER BARAKAT: I reviewed the  
 13 criteria and I'm comfortable with it. The only  
 14 question I have for Ms. Boyer is -- fair market  
 15 value is defined as appraised value. And  
 16 Number 1 on the first page of the Notice of  
 17 Disposition policy, the word "fair value" is  
 18 referenced, "less than fair value."  
 19 Is that fair market value or is that --  
 20 MS. BOYER: So to the Chair -- through the  
 21 Chair to Mr. Barakat, you're bringing up a  
 22 really good point. There are three different  
 23 types of value referenced in the policy.  
 24 There is the property appraiser's market  
 25 value; that's one. The second one is fair  
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1 market value, which is really under Chapter 122  
2 of the Code of Ordinances, the requirement that  
3 we obtain an appraisal. And that is  
4 establishing the fair market value.

5 The third category, where it's just called  
6 "fair value," is what the state statute uses  
7 and a CRA is required to dispose a property at  
8 fair value, which may be less than fair market  
9 value because it's not a dollar amount  
10 necessarily.

11 So fair value could be something less than  
12 that because it is going to improve the value  
13 of adjacent properties, because it's really  
14 important to have home ownership rather than  
15 rental property. There are other factors that  
16 can go into a determination of fair value that  
17 don't go into a determination of fair market  
18 value.

19 So what you're going to see is, in some of  
20 the criteria, it has to meet both fair market  
21 value and fair value because it always has to  
22 meet fair value to comply with state law. In  
23 other cases, it may meet fair value, but it may  
24 not meet fair market value.

25 BOARD MEMBER BARAKAT: Okay. Is fair  
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1 value defined somewhere in this disposition  
2 policy? And if it is not, should it be?

3 MS. BOYER: It's not defined in the policy  
4 and it is not defined in state statute, but it  
5 is defined in a number of cases and Attorney  
6 General opinions.

7 So we did not go -- we did not try to go  
8 there to try to define it simply. But we said  
9 that it -- as -- in accordance with state  
10 statute. So to the extent that they refine how  
11 they characterize fair value, we have to live  
12 with that, whatever it is.

13 BOARD MEMBER BARAKAT: Okay. Thank you.

14 THE CHAIRMAN: Mr. Ward, any questions,  
15 comments?

16 BOARD MEMBER WARD: Nothing from me.  
17 Thank you.

18 THE CHAIRMAN: Ms. Burch.

19 BOARD MEMBER BURCH: Just a comment from  
20 me.

21 In my previous position with the City, I  
22 looked through the last changes to Chapter 122,  
23 Part 4. And I would just say that the changes  
24 that City Council made to what was presented to  
25 them is, I would say, very expected and typical

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1 of the types of things they look for. So I  
2 don't think any of the changes were out of the  
3 ordinary or anything to be concerned about.

4 THE CHAIRMAN: Great. Thank you.

5 My only comment would be, notwithstanding  
6 we did not get the million dollars, I believe  
7 this is a step in the right direction towards  
8 greater efficiency for the DIA, so I'm  
9 certainly in favor of that.

10 We've got a motion and a second on  
11 2022-07-03, so I'm going to call for a vote on  
12 that one first.

13 Ms. Burch, how do you vote?

14 BOARD MEMBER BURCH: In favor.

15 THE CHAIRMAN: Mr. Ward.

16 BOARD MEMBER WARD: In favor.

17 THE CHAIRMAN: Mr. Barakat.

18 BOARD MEMBER BARAKAT: In favor.

19 THE CHAIRMAN: Mr. Froats.

20 BOARD MEMBER FROATS: In favor.

21 THE CHAIRMAN: Mr. Gibbs.

22 BOARD MEMBER GIBBS: In favor.

23 THE CHAIRMAN: And I, too, am in favor.

24 Let the record show that 2022-07-03 passes  
25 unanimously.

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1 Again, we have a motion and a second on  
2 2022-07-04, so I will call for a vote.

3 Mr. Gibbs.

4 BOARD MEMBER GIBBS: In favor.

5 THE CHAIRMAN: Mr. Froats.

6 BOARD MEMBER FROATS: In favor.

7 THE CHAIRMAN: Mr. Barakat.

8 BOARD MEMBER BARAKAT: In favor.

9 THE CHAIRMAN: Mr. Ward.

10 BOARD MEMBER WARD: In favor.

11 THE CHAIRMAN: Ms. Burch.

12 BOARD MEMBER BURCH: In favor.

13 THE CHAIRMAN: And I, too, am in favor of  
14 2022-07-04, and it passes unanimously.

15 Okay. That's it for the DIA agenda.

16 Any old or new business that we want to  
17 discuss at this time?

18 MS. BOYER: In new business you have the  
19 election of officers for next year, and I think  
20 perhaps Mr. Gibbs is the Nominating  
21 Committee -- Mr. Gibbs and Mr. Froats were on  
22 the Nominating Committee, so one or the other  
23 of them can make that report for you.

24 BOARD MEMBER FROATS: Could you remind us,  
25 Ms. Boyer?

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1 MS. BOYER: I would be happy to remind the  
2 committee members of the committee action.

3 So the committee recommended a slate of  
4 officers for next year that would include  
5 Ms. Worsham as chair, Mr. Citrano as vice  
6 chair, and Ms. Burch as secretary. And they  
7 did that in part based on people's experience  
8 on the board and ascending -- giving the  
9 ability for people to ascend, and also  
10 individual preferences that we got from some  
11 members, and paying attention to people's term  
12 expiration dates and reappointment schedules,  
13 just to make sure that we could move into  
14 positions.

15 Did I miss anything?

16 BOARD MEMBER GIBBS: That was perfect.

17 Thank you.

18 THE CHAIRMAN: Do we have an open board  
19 seat now?

20 MS. BOYER: We do have an open board seat.  
21 Mr. Moody's seat is open for a Southbank  
22 resident. So not to be Big Brother about it,  
23 but we have been researching Southbank  
24 residents as staff and have some ideas of names  
25 on the Southbank that we will be meeting with

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1 the Council president on -- it's a Council  
2 appointment -- to give them several people to  
3 select from. Of course, they can pick anybody  
4 they want.

5 But we were trying to figure out who  
6 Southbank residents were, who might have an  
7 interest in downtown, and so we have a number  
8 of names of people that we think are qualified  
9 who might be available. That will probably be  
10 a minimum of two months before you see that  
11 position filled.

12 THE CHAIRMAN: Great. Thank you.

13 MS. BOYER: So there are nominations on  
14 the floor if you wish to allow them, and you do  
15 need to vote on the slate.

16 THE CHAIRMAN: So we're going to vote on  
17 the slate of officers?

18 MS. BOYER: Yes.

19 THE CHAIRMAN: Okay. So per the  
20 Nominating Committee's recommendation, we have  
21 Ms. Worsham as the proposed chairman,  
22 Mr. Citrano as vice chair, and Ms. Burch as  
23 secretary.

24 So I'm going to ask the board members  
25 to -- do we need a motion on that?

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1 BOARD MEMBER GIBBS: It came from a  
2 committee.

3 MS. BOYER: It came from an appointed  
4 committee, so I would guess not, but I would  
5 defer to Mr. Sawyer. He's our expert on all  
6 things.

7 MR. SAWYER: I'm drawing a blank. I  
8 thought it needs a motion but no second because  
9 it came from committee.

10 THE CHAIRMAN: Okay. Can I ask for  
11 someone to make a motion on the slate as  
12 proposed by the Nominating Committee?

13 BOARD MEMBER GIBBS: The Nominating  
14 Committee has asked that the board consider  
15 Ms. Worsham, Mr. Citrano, and Ms. Burch in the  
16 offices of chair, vice chair, and secretary.

17 BOARD MEMBER BARAKAT: I will second the  
18 Nominating Committee's recommendation.

19 THE CHAIRMAN: So we have a motion and a  
20 second.

21 So, Mr. Gibbs, how do you vote?

22 BOARD MEMBER GIBBS: In favor.

23 THE CHAIRMAN: Mr. Froats.

24 BOARD MEMBER FROATS: In favor.

25 THE CHAIRMAN: Mr. Barakat.

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1 BOARD MEMBER BARAKAT: In favor.

2 THE CHAIRMAN: Mr. Ward.

3 BOARD MEMBER WARD: In favor.

4 THE CHAIRMAN: Ms. Burch.

5 BOARD MEMBER BURCH: In favor.

6 THE CHAIRMAN: And I, too, am in favor, so  
7 it passes unanimously.

8 Okay. Any new business?

9 MS. BOYER: That's it to new business.

10 THE CHAIRMAN: Would you like to roll into  
11 your informational briefing?

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

13 And just for Mr. Barakat's benefit -- and  
14 I got a text from Mr. Crescimbeni in the  
15 meantime here.

16 I had already briefed everyone else about  
17 the fact that we were going to start vouchered  
18 parking for restaurants and -- we were going to  
19 start with The Lark in the Ed Ball Garage at  
20 night. So it would be part of our food and  
21 beverage program, that we were going to provide  
22 free parking for patrons of event  
23 establishments and restaurants at night, and  
24 we'll be starting that as soon as possible in  
25 August and have that system in place.

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1 Second thing we've already kind of touched  
2 on is the BID and CRA update, a two-year  
3 process, many workshops for this board. Thank  
4 you for your patience and participation. I  
5 think it ended up as a great product. It went  
6 through Council. We had one deferral, I  
7 believe, in the process, but extensive  
8 discussion in committees. Council members were  
9 very patient with us.

10 But we got through it and, with all of the  
11 amendments, it is now final and adopted. All  
12 of the incentives that are part of that new  
13 program, all of the programs, whether it is  
14 installation of historic markers or new  
15 banners, those things, are all now adopted as  
16 part of it.

17 So just be looking for this to be  
18 implemented as we are moving forward. We're  
19 very pleased. I would say staff -- from a  
20 staff perspective, there is a noticeable  
21 freedom of time having this behind us because  
22 it has been a two-year project, and it  
23 really -- it was almost surprising when it  
24 wasn't on our plate all the time, how much free  
25 time we had to work on other things. It had

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1 been so all-consuming, so that's a great thing  
2 to have behind us.  
3 We did have a Governance Committee meeting  
4 scheduled that we cancelled. You may recall,  
5 oh, goodness, six months ago or so, we made a  
6 few small changes in the bylaws. And at that  
7 time, I mentioned that I had noticed other  
8 issues in the bylaws.

9 The bylaws were originally taken from the  
10 Planning Commission bylaws. So they are  
11 written much more as if we are a planning board  
12 agency where we hear quasi-judicial matters and  
13 we have to publish notices in the newspaper of  
14 applications that are pending before us and  
15 things like that.

16 So there was quite a bit of cleanup that  
17 we started to do. And as we worked on it, we  
18 decided we really weren't ready for the  
19 Governance Committee meeting. As a result,  
20 we're going to work with Mr. Gibbs, who is the  
21 chairman, Mr. Sawyer, and have a nice clean  
22 product.

23 Hopefully, we will have that ready for you  
24 and do that at an August meeting, but we simply  
25 wanted to have it read well and be

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1 comprehensive and not do this in pieces, so  
2 we'll be back with you with in August or  
3 September and have a good work product ready  
4 for you.

5 We have a number of projects that I have  
6 updates on, but before I get to those, let me  
7 just mention the City CIP, which is in the  
8 news. The mayor's budget address is tomorrow  
9 morning. And in the mayor's budget address he  
10 not only discusses the City budget, the  
11 operating budget for the City, but he also  
12 discusses the Capital Improvement Program. And  
13 I think you have already seen in the paper, you  
14 have read about, you've heard about the fact  
15 that the budget is very generous in funding  
16 downtown capital projects.

17 So all of these projects we've been  
18 working on, whether it is the park and  
19 Riverfront Plaza, or whether it is bulkhead  
20 revisions and upgrades that are being done  
21 along the waterfront, the Emerald Trail  
22 segment, all of those are included in the time  
23 frames that we had identified needed to  
24 coincide with adjacent private developments.

25 That's really important, I think, to keep

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1 the momentum going for private investment in  
2 downtown. So not only will the public benefit  
3 from the quality of life improvements, but  
4 these other infrastructure improvements will be  
5 synced up with the adjacent private  
6 developments and allow those developments to  
7 proceed with confidence that the funding is  
8 there and they are really going to happen as  
9 opposed to be concerned that, well, maybe the  
10 City will fund the marina next to the Hardwick,  
11 for example.

12 In this case, the design and the  
13 construction funding are available, so the  
14 developer can move forward with that level of  
15 confidence. It also allows us to consider cost  
16 disbursement agreements with those developers  
17 where the developers might build those projects  
18 for us, and using the City's money that's  
19 already in the CIP, but using maybe one  
20 contractor or at least coordinating the  
21 construction effort between the two. So I  
22 think it's a really positive capital  
23 improvement budget for us.

24 In the operating budget, we were told at  
25 MBRC that we would be granted one additional

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1 staff position in the budget. So I don't want  
2 to jump the gun because it's not coming out  
3 until tomorrow, but I'm assuming that is there  
4 since we heard that at our budget meeting.  
5 And then we'll go into budget hearings  
6 before City Council in August. Ours is  
7 scheduled for August 19th, if any of you want  
8 to plan to attend that. If you are interviewed  
9 or asked about the CIP, it certainly  
10 significantly advances the efforts we've been  
11 making downtown and continues the momentum. So  
12 very pleased to see that.

13 As far as specific projects go, let me  
14 start with a couple of extensions just so  
15 you're aware. This week I granted extensions  
16 on -- 30 days on River City Brewing Company for  
17 commencement of vertical construction. They  
18 already -- or horizontal construction, pardon  
19 me, commencement of horizontal.

20 You may have noticed the demolition is  
21 nearing completion. They have to complete  
22 demolition by September; they are on schedule  
23 to do that. It will be completed, but they  
24 will not have all their permits and be able to  
25 start horizontal construction by that time

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1 frame, and, in part, because the City has  
2 decided that we are going to reconstruct that  
3 bulkhead at the same time.

4 So the design process is already underway.  
5 The developer is working with Public Works, but  
6 they will be coming back and coordinating their  
7 upland development activity with the  
8 construction of the bulkhead. So until we get  
9 a little further in that design, that's why we  
10 had to grant an extension on that one.

11 Porter House. Porter House is almost  
12 complete. They already have one tenant in.  
13 They were waiting on, I believe, concrete, and  
14 they have -- yeah, exterior stairs. Part of  
15 this is supply chain issues of getting things  
16 delivered. So they requested an extension, but  
17 I would not say there's any substantial delay  
18 at all in performing the work that we're  
19 looking for on that one.

20 And the other one was Johnson Commons. We  
21 have Johnson Commons going through City Council  
22 right now. Remember, we had changed the number  
23 in the break point above which we participated  
24 in sale proceeds. We deferred that one cycle  
25 because there were some design issues regarding

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1 the entrances to the garage and the turning  
2 radius. We have now resolved that and worked  
3 that out, or at least the developer is working  
4 on it.

5 We don't think they'll be a problem, but  
6 we simply granted them a short extension of  
7 their time to commence construction in order to  
8 ensure that we have time to work that out with  
9 the Planning Department. So staff has been  
10 working together well with the developer. I  
11 don't think it is going to be an issue, but  
12 just wanted to give you a heads-up on that.

13 As far as things coming next month. Next  
14 month is going to be a big meeting at the board  
15 level, and it is going to have pretty much  
16 every committee. So we may do bylaws or we may  
17 do bylaws in September, so Governance may or  
18 may not meet in August.

19 Finance Committee will need to meet in  
20 August because we will have year-end budget  
21 movements that we need to approve to get  
22 executed before the end of the year. So you  
23 will recall we left 50,000 in Unallocated in  
24 one CRA. We have some other things that -- we  
25 have now paid all our REV Grants, we have

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1 surplus money, so all of those will have to be  
2 taken care of in August.

3 And we will have both REPD and SIC in  
4 August. So it's going to be a tight scheduling  
5 thing. Mr. Chisholm will probably be reaching  
6 out to you soon about your availability around  
7 the -- I think it's the 11th, 12th, 13th, in  
8 that window would be when our committees will  
9 need to be meeting in order to be ready for the  
10 board meeting the next week.

11 What we will have coming to the board  
12 meeting that will be coming to committees is --  
13 we believe we will have a term sheet ready on  
14 Riverfront Plaza. So that is a -- this is the  
15 private development, American Lions  
16 disposition. So that would be coming to REPD.

17 Mr. Kelley has been meeting with them  
18 regularly. We have been going over terms, and  
19 I think we will have something to present to  
20 you at the August meeting within the time frame  
21 that the board established.

22 MOSH will be coming back to you. MOSH has  
23 modifications to their term sheet and to their  
24 approach regarding various cost disbursement  
25 agreements. They also had a requirement to

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1 present their site plan to you and have it  
2 approved prior to September. So they want to  
3 do that all in one meeting, so you will be  
4 seeing them at the August meeting.

5 It is our hope to have the AR Polar land  
6 swap proposal to you at the August meeting, so  
7 that would be the property disposition. The  
8 30-day notice cleared. They were the only  
9 respondent. We have had appraisals; we've got  
10 surveys, we've got title work; we're working in  
11 detail with them on the nuances of those  
12 things.

13 There are a lot of little nits here and  
14 there of title issues and things that need to  
15 be resolved to try to really understand what  
16 the values of the respective properties are and  
17 the costs associated with building the parallel  
18 roadway in, but we think we will have that for  
19 August.

20 In addition to that, you will be seeing,  
21 then, probably -- Mr. Diebenow is here. I  
22 think we're going to be seeing River City  
23 Brewing and Iguana in September, or potentially  
24 River City Brewing in September, but we know we  
25 will have Iguana in September.

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1 committees and board meeting, we all need to do  
2 our best to make sure we're fully engaged with  
3 staff because these are going to be some big,  
4 two, three, maybe four months ahead of us.

5 And it's all positive, and it's all  
6 really, really good stuff, so let's just keep  
7 our attention on the next few months.

8 Mr. Froats, did you want to make a  
9 comment?

10 BOARD MEMBER FROATS: I didn't hear you  
11 mention the Hardwick. Can you tell us where  
12 that stands?

13 MS. BOYER: That is in the Office of  
14 General Counsel right now. Mr. Sawyer and  
15 Ms. Dillard are drafting the agreements  
16 consistent with the term sheet, and we're  
17 waiting to get that draft back from them to be  
18 able to provide to the developer.

19 So it is -- I think they are nearing  
20 completion of it when I spoke to Mr. Sawyer  
21 yesterday. So maybe we'll have something later  
22 this week or next week that we can share with  
23 the developer.

24 BOARD MEMBER FROATS: Thank you.

25 BOARD MEMBER BARAKAT: Mr. Chair?

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1 So the changes that you have heard about  
2 and read about in the paper, that is -- there's  
3 an open Notice of Disposition still on the  
4 office parcel. May have just closed. I don't  
5 know if that -- I'd have to look at the  
6 publication date.

7 But in any event, as soon as that closes,  
8 we'll be working with them on -- or any other  
9 respondents on the terms of that office parcel  
10 Notice of Disposition and be preparing that to  
11 bring to the board. So that will be in the  
12 September meeting.

13 And then Mr. Kelley has a long list --  
14 Mr. Kelley and Mr. Posey -- of four or five  
15 others.

16 So to Mr. Citrano's wish, there are more  
17 in the pipeline that you're going to see of  
18 restaurants, sidewalk grants, facade grants,  
19 and things of that nature that are coming to  
20 you as well. So, hence, the reason August is  
21 going to be busy, and I hope everyone has  
22 wonderful summer but is available.

23 THE CHAIRMAN: Well, I'll say, fortunately  
24 for me, the July agenda was very manageable,  
25 but to everybody, it goes without saying, both

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1 THE CHAIRMAN: Yes, Mr. Barakat.

2 BOARD MEMBER BARAKAT: Where are we on the  
3 Laura Trio?

4 MS. BOYER: Through the Chair to  
5 Mr. Barakat, I exchanged a couple of text  
6 messages with Mr. Atkins about getting together  
7 for breakfast. And he wanted to talk about,  
8 you know, where he stood, but I don't actually  
9 have a firm report with details in that regard.

10 And I will share, the other one that I  
11 don't have firm information on that somebody is  
12 going to ask me about next is the Orleck. And  
13 I have been in correspondence with them on  
14 several occasions asking for updated  
15 information.

16 They're -- the board approved, and it went  
17 through City Council, that they could license a  
18 space to dock at Pier One and use some of the  
19 upland adjacent to it. And part of what we're  
20 doing in the Shipyards West Park design is to  
21 accommodate their access on Catherine Street  
22 and an entrance building for them, et cetera.

23 So that's -- everything is moving forward  
24 in that regard. As you know, they are  
25 temporarily located in front of the Hyatt, but

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1 the agreement requires that they have to do  
2 certain milestones, accomplish certain things  
3 before they can enter into the license  
4 agreement. And that license -- the ability to  
5 enter into the license agreement expires  
6 October 1st, I believe.

7 So they have not accomplished the  
8 milestones. We talked about renegotiating some  
9 of those and going back to amend that at the  
10 board and at City Council, but I don't yet have  
11 a list of what they would like to change so  
12 that we can initiate that process. And my  
13 concern is we will not be able to get it  
14 through City Council by October 1st now, so  
15 there will be a time lapse in the interim.

16 THE CHAIRMAN: Okay. Do any board members  
17 have any other items to discuss?

18 BOARD MEMBERS: (No response.)

19 THE CHAIRMAN: Okay. That concludes,  
20 then, the July DIA meeting.

21 Thanks, everybody, for coming today.

22 (The above proceedings were adjourned at  
23 2:52 p.m.)

24 - - -

25  
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1 CERTIFICATE OF REPORTER

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

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

12  
13  
14  
15 DATED this 29th day of July 2022.

16  
17 \_\_\_\_\_  
18 Diane M. Tropa  
19 Florida Professional Reporter

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