

CITY OF JACKSONVILLE  
DOWNTOWN INVESTMENT AUTHORITY  
BOARD MEETING

Proceedings held on Wednesday,  
January 10, 2018, commencing at 1:10 p.m., at the  
Ed Ball Building, 1st Floor Training Room, 214  
North Hogan Street, Jacksonville, Florida, before  
Diane M. Tropa, a Notary Public in and for the  
State of Florida at Large.

BOARD MEMBERS PRESENT:

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

ALSO PRESENT:

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

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1 message. All of these meetings are important  
2 messages, but it's important that the public  
3 understand. So if there's something you don't  
4 understand, if there's something that's not  
5 clear, please ask us.

6 We have information up here for anyone  
7 that needs it, but we want to make sure  
8 whatever we're doing is clear to everybody.  
9 And we're fortunate in this city with our  
10 media, so please utilize it. So let us know  
11 what might be unclear, what you need to know,  
12 because the message we get out is very  
13 important in this community, so thank you.

14 I want to thank all of our members here  
15 today. We have got a full turnout. We're  
16 missing Marc. That's pretty good to have this  
17 kind of a turnout, so thank you all for being  
18 here.

19 We're going to change the agenda around a  
20 little bit.

21 First thing we're going to do is -- we  
22 start all our meetings with the Pledge of  
23 Allegiance. And I see we have a flag today, so  
24 please rise.

25 (Recitation of the Pledge of Allegiance.)  
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PROCEEDINGS

January 10, 2018 1:10 p.m.

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THE CHAIRMAN: Thank you, folks, for being  
at our DIA meeting. I'm not sure who pulled  
the alarm, but cute. Fortunately, everything  
was resolved quickly.

But thank you for being here. It's nice  
to see so many people here for something so  
simple as this short agenda here.

We are changing this agenda a little bit  
today. First, I want to welcome everybody  
here. I see several City Council members;  
Jim Love, Greg, Matt -- Greg Anderson, Matt.  
Who else do we have? Any other council  
members?

Thank you for being here and for your  
interest, and thank you to everybody for being  
here, for your interest.

Media. I see we have some media.

Can you identify yourself?

AUDIENCE MEMBERS: (Indicating.)

THE CHAIRMAN: How are you?

We appreciate the media. We understand  
what the media can do. This is an important

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THE CHAIRMAN: We have a full staff.  
And, Dr. Gaffney, thank you for being here  
from the administration. Appreciate it, and  
always -- always glad to have you here.

Like I said, we're going to change the  
agenda a little bit. We're going to start with  
our DIA meeting, the regular DIA meeting, which  
is now in session. And the first thing is to  
approve the minutes of the November 21 meeting  
of the Downtown Investment Authority minutes.  
We do have minutes, but we have a  
transcription, so there's not a whole lot to  
approve with our minutes.

So unless anyone has an objection, do I  
have a motion to approve minutes?

BOARD MEMBER MOODY: So moved.

THE CHAIRMAN: Second?

BOARD MEMBER GIBBS: Second.

THE CHAIRMAN: All in favor, say aye.

BOARD MEMBERS: Aye.

THE CHAIRMAN: Opposed, like sign.

BOARD MEMBERS: (No response.)

THE CHAIRMAN: We will move on to B,  
Resolution 2017-12-02, JTA Stormwater Credit  
Sale.

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1 Mr. Wallace, can you brief us?  
 2 MR. WALLACE: Certainly.  
 3 Good afternoon.  
 4 Resolution 2017-12-02 is a resolution of  
 5 the Downtown Investment Authority authorizing  
 6 the sale of up to 4 and 2/100ths acres of  
 7 surplus water quality compensatory credits to  
 8 the Jacksonville Transportation Authority for  
 9 the use on certain property identified by Duval  
 10 County tax parcels 074877 0000 and 074879 0000,  
 11 collectively referred to herein as the  
 12 "property;" instructing the chief executive  
 13 officer to take all necessary action to  
 14 effectuate the purposes of this resolution.  
 15 Mr. Chairman, the purpose of this  
 16 resolution is to sell these stormwater credits  
 17 to JTA for the use on their JRTC project in the  
 18 LaVilla neighborhood. Some of you may very  
 19 well know that project is under construction at  
 20 the present time, but they will definitely need  
 21 these particular credits to address their  
 22 stormwater issues for that particular project.  
 23 I'll take any questions that anyone has at  
 24 this particular point in time.  
 25 One of the things, we have 188 credits.  
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1 Taking these 4.2, leaves us roughly about 184  
 2 credits still left to be utilized with the  
 3 downtown.  
 4 THE CHAIRMAN: Okay. With that, I think  
 5 we can start a conversation here, or we can  
 6 start with a motion on the resolution.  
 7 Do I have a motion?  
 8 BOARD MEMBER GILLAM: Motion to approve.  
 9 THE CHAIRMAN: Okay. Second?  
 10 BOARD MEMBER GIBBS: Second.  
 11 THE CHAIRMAN: Okay. And for discussion,  
 12 let's start with Mr. Moody.  
 13 BOARD MEMBER MOODY: I have no questions.  
 14 I think this is something that we've been  
 15 expecting, so move forward.  
 16 THE CHAIRMAN: Ms. Durden.  
 17 BOARD MEMBER DURDEN: No comments.  
 18 THE CHAIRMAN: Mr. Gillam.  
 19 BOARD MEMBER GILLAM: No comments.  
 20 THE CHAIRMAN: Mr. Meeks.  
 21 VICE CHAIRMAN MEEKS: No questions.  
 22 THE CHAIRMAN: Mr. Gibbs.  
 23 BOARD MEMBER GIBBS: JRTC, Jacksonville  
 24 Regional Transportation Center?  
 25 MR. WALLACE: Through the Chair to  
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1 Mr. Gibbs, yes, Jacksonville Regional  
 2 Transportation Center.  
 3 BOARD MEMBER GIBBS: Thank you.  
 4 THE CHAIRMAN: Mr. Barakat.  
 5 BOARD MEMBER BARAKAT: No questions.  
 6 THE CHAIRMAN: And Mr. Grey.  
 7 BOARD MEMBER GREY: No questions.  
 8 THE CHAIRMAN: Okay. With that, do we  
 9 have any comments from the public?  
 10 AUDIENCE MEMBERS: (No response.)  
 11 THE CHAIRMAN: Seeing no comments from the  
 12 public, all in favor of Resolution 2017-12-02,  
 13 say aye.  
 14 BOARD MEMBERS: Aye.  
 15 THE CHAIRMAN: Opposed, like sign.  
 16 BOARD MEMBERS: (No response.)  
 17 THE CHAIRMAN: Thank you.  
 18 Let's move to C, approval of the REP  
 19 2016-004, 1904 Music Hall.  
 20 Who is going to -- Mr. Klement.  
 21 MR. KLEMENT: Yes, sir. The project --  
 22 excuse me. I need the --  
 23 THE CHAIRMAN: Yeah. Folks, we're  
 24 struggling a little bit in this room. To try  
 25 to make room for everyone, we're struggling a  
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1 little bit with the mic in front, so if anyone  
 2 needs to speak, they need to speak up and step  
 3 up. And we'll provide a microphone, if  
 4 necessary.  
 5 MR. KLEMENT: All right. We're looking at  
 6 REP 2016-004, which is the Music Hall request  
 7 for retail enhancement funds.  
 8 This project came to us early on and did  
 9 receive some funding. And in the process of  
 10 their expansion and growth, they had to make  
 11 some additional improvements to accommodate  
 12 their new development to date which dealt  
 13 specifically with some fire sprinkler and  
 14 safety issues within the structure itself.  
 15 That being said, the applicant came to the  
 16 REP Committee, received a recommendation to  
 17 approve, and is before the board. And I was  
 18 looking in the audience here -- (inaudible)  
 19 pretty low-key, I'm not sure if they are here  
 20 to answer any questions, but their funding  
 21 request will be in -- approximately \$15,000 is  
 22 what we're looking for. And they have provided  
 23 specific information with regards to the  
 24 installation, the contracting documents, and  
 25 things of that nature.  
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1 THE CHAIRMAN: Mr. Klement, when was the  
2 meeting?

3 MR. KLEMENT: The REP Committee meeting  
4 met December 20th, 2017.

5 THE CHAIRMAN: Okay.

6 MR. WALLACE: Mr. Chairman?

7 THE CHAIRMAN: Yes.

8 MR. WALLACE: I need to make a correction.  
9 This is an additional \$15,000 on this  
10 particular project.

11 MR. KLEMENT: Correct. And I apologize.  
12 Again, to carry it a little bit further,  
13 all of the original issues remain the same,  
14 number of employees remain the same, the square  
15 footage remains the same. This was an  
16 additional requirement as a result of the fire  
17 inspections that they were having to meet.

18 THE CHAIRMAN: Okay. Mr. Klement, can you  
19 help us with that number? Is it 15-, or was  
20 that the original 15-?

21 MR. KLEMENT: Original was 15,000. The  
22 request now would be 32,000, would be the  
23 amount requested.

24 THE CHAIRMAN: A total of 32-?

25 MR. KLEMENT: Correct.  
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1 THE CHAIRMAN: Okay. Let's start with a  
2 motion. Do we have a motion for the retail  
3 enhancement --

4 BOARD MEMBER DURDEN: Motion to approve.

5 BOARD MEMBER MOODY: Second.

6 THE CHAIRMAN: Okay. Any discussion?  
7 Mr. Moody.

8 BOARD MEMBER MOODY: No questions. I'm  
9 for it.

10 THE CHAIRMAN: Ms. Durden.

11 BOARD MEMBER DURDEN: No comments.

12 THE CHAIRMAN: Mr. Gillam.

13 BOARD MEMBER GILLAM: No questions.

14 THE CHAIRMAN: Mr. Meeks.

15 VICE CHAIRMAN MEEKS: No questions.

16 THE CHAIRMAN: Mr. Gibbs.

17 BOARD MEMBER GIBBS: No questions.

18 THE CHAIRMAN: Mr. Barakat.

19 BOARD MEMBER BARAKAT: I'll just say that  
20 the Retail Enhancement Program was designed for  
21 this type of expenditure, so at the committee  
22 level this easily passed. So I'm in favor of  
23 it.

24 THE CHAIRMAN: Thank you.  
25 And Mr. Grey.  
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1 BOARD MEMBER GREY: No questions.

2 THE CHAIRMAN: Okay. I don't see a score  
3 card in here, but I guess it went through the  
4 same process as any REP?

5 BOARD MEMBER BARAKAT: (Shakes head.)

6 THE CHAIRMAN: Okay. Very good.  
7 Thank you.

8 And do we have any comments from the  
9 public?

10 AUDIENCE MEMBERS: (No response.)

11 THE CHAIRMAN: Seeing none from the  
12 public, all in favor of REP 2016-004, say aye.

13 BOARD MEMBERS: Aye.

14 THE CHAIRMAN: Opposed, like sign.

15 BOARD MEMBERS: (No response.)

16 THE CHAIRMAN: Very good.

17 Now, with that, the only item left,  
18 Item D, is the Downtown Investment Authority  
19 meeting transcript, which we don't need to  
20 approve, so we are closing the Downtown  
21 Investment Authority meeting, and we will come  
22 back to Items 4, 5, 6, and so on down the way  
23 after we get through with the Community  
24 Redevelopment Agreement [sic].  
25 (The above proceedings were adjourned at  
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1 1:25 p.m.)

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1 CERTIFICATE OF REPORTER

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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  
10 and that the transcript is a true and complete  
11 record of my stenographic notes.

12

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14

15 DATED this 21st day of January 2018.

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Diane M. Tropa  
Florida Professional Reporter

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