

CITY OF JACKSONVILLE
COMMUNITY REDEVELOPMENT AGENCY
BOARD MEETING

Proceedings held on Wednesday, May 15, 2024,
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, Chair.
BRAXTON GILLAM, Board Member.
SONDRA FETNER, Board Member.
SCOTT WOHLERS, Board Member.
CAROL WORSHAM, Board Member.
PATRICK KRECHOWSKI, Board Member.
MICAH HEAVENER, Board Member.
MELINDA B. POWERS, Board Member.

ALSO PRESENT:

LORI BOYER, DIA, Chief Executive Officer.
GUY PAROLA, DIA, Operations Manager.
STEVE KELLEY, DIA, Director of Development.
INA MEZINI, Strategic Initiatives Coordinator.
ALLAN DEVAULT, DIA, Project Manager.
JOHN SAWYER, Office of General Counsel.
AVA HILL, Administrative Assistant.

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1 Krechowski, board member.
2 THE CHAIRMAN: Jim Citrano, board member.
3 BOARD MEMBER HEAVENER: Micah Heavener,
4 board member.
5 BOARD MEMBER WOHLERS: Scott Wohlers,
6 board member.
7 BOARD MEMBER FETNER: Sondra Fetner, board
8 member.
9 BOARD MEMBER POWERS: Melinda B. Powers,
10 board member.
11 MS. MIRA: Caylyn Mira, intern with the
12 DIA.
13 MS. HILL: Ava Hill, DIA staff.
14 THE CHAIRMAN: Thank you.
15 Ms. Hill -- next item is public
16 comments -- do we have any public comments
17 today? My guess is yes.
18 MS. HILL: Yes, we do.
19 I'll start by reading a letter sent to us
20 from Katherine Mosley that I'm going to read
21 into the record. It says:
22 "To whom it may concern, I write this
23 letter to demonstrate my support for the
24 Jacksonville Downtown Investment Authority and
25 Lori Boyer in particular.
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1 PROCEEDINGS
2 May 15, 2024 2:00 p.m.
3 - - -
4 THE CHAIRMAN: Good afternoon, everyone.
5 I'm going to call the May 15th Downtown
6 Investment Authority board meeting to order.
7 The first thing is we're going to stand
8 and say the Pledge of Allegiance.
9 Thank you.
10 (Recitation of the Pledge of Allegiance.)
11 THE CHAIRMAN: Thank you. And, again,
12 welcome, everyone.
13 For the record, let's go ahead and go
14 around the room, starting with Mr. Parola, with
15 introductions.
16 MR. PAROLA: Guy Parola, DIA staff.
17 MR. DEVAULT: Allan DeVault, DIA project
18 manager.
19 MR. KELLEY: Steve Kelley, director of
20 downtown real estate and development.
21 MS. BOYER: Lori Boyer, CEO.
22 BOARD MEMBER GILLAM: Braxton Gillam,
23 board member.
24 BOARD MEMBER WORSHAM: Carol Worsham,
25 board member.
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1 "My company, TriBridge Residential, has
2 been a property owner and developer in the
3 Jacksonville metro for 25 years. While
4 Jacksonville has many attributes, the vibrancy
5 of the downtown core is an area that has
6 struggled for many years.
7 "In 2016, I began looking at a site at 500
8 and 555 Bishop Gate Lane that would later
9 become Riverside Street" -- sorry -- "Riverside
10 St. Johns apartments. Without the prior
11 creation of the Brooklyn neighborhood
12 infrastructure, street plantings and such,
13 closely guided by Lori Boyer and the DIA, the
14 Riverside St. Johns neighborhood would have
15 been too sleepy to justify the investment.
16 "The removal of blighted areas, activation
17 of the St. Johns River, and the continued push
18 for revitalization of the downtown paved the
19 way for additional development in the
20 neighborhood, including Vista Brooklyn, the FIS
21 building, YMCA, and others.
22 "It is not lost on me the effort required
23 to make this happen. Many cities aspire to
24 revitalize neighborhoods but are unwilling to
25 commit to the infrastructure, resources, and
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1 public and private partnerships required to
 2 make these dreams a reality.
 3 "The groundwork laid over the years gave
 4 way to the One Riverside project which will
 5 redefine the skyline and achieves all the goals
 6 the DIA was set out to achieve.
 7 "The Downtown Investment Authority seeks
 8 to attract investment, facilitate job creation,
 9 and increase residential density through
 10 capital investment, planning, marketing, and
 11 public/private partnerships, including the
 12 provision of incentives.
 13 "Further, I would like to express my
 14 gratitude and support for Lori Boyer personally
 15 as a leader of this Authority. She is
 16 pragmatic, reachable, forthright, astute at
 17 balancing the give and take between the public
 18 and private sector, and is an unwavering
 19 advocate for providing a better Jacksonville.
 20 TriBridg is a firm supporter of
 21 Lori Boyer and would like to see her in her
 22 role for many years to come.
 23 "Sincerely, Katherine Mosley, Partner,
 24 TriBridg Residential, LLC."
 25 (Mr. Sawyer enters the proceedings.)
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1 THE CHAIRMAN: Thank you.
 2 MS. HILL: Next we'll have John Nooney.
 3 (Audience member approaches the podium.)
 4 MS. HILL: Please state your name and
 5 address for the record.
 6 AUDIENCE MEMBER: Hello.
 7 I am John Philanthropic Resiliency Nooney,
 8 8356 Bascom Road, Jacksonville, Florida 32216.
 9 I'm in City Council District 4, CPAC 3,
 10 School Board District 3.
 11 You know, I really want to be one of the
 12 biggest cheerleaders for downtown. But, you
 13 know, you're crushing me.
 14 You know, first of all, I'd be amiss if I
 15 didn't say this, but Jake Gordon is in the
 16 house. I love that guy. There is a Jake
 17 Gordon shirt.
 18 Sondra Fetner, we're going to be -- we've
 19 got to get you one. You are amazing. You are
 20 in part of this report. Let me share it with
 21 everybody.
 22 And this is seven months old. You know, I
 23 participated in four sections. And when you
 24 open this up, Jacksonville -- *Visit*
 25 *Jacksonville Today*. Michael Corrigan and I,
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1 we're tight, and -- here you go. *Visit*
 2 *Jacksonville Today*. Not tomorrow, not
 3 yesterday. Bring your fishing pole.
 4 Well, you know what? I did. I launched
 5 at River City Brewing. I went over, caught a
 6 red fish. I come back, and you know what? I
 7 get a parking ticket. I'm serious. You know,
 8 my court date now is June 12th. I hope you
 9 guys show up. It's not looking good, so I'm
 10 going to need some help here.
 11 You know, please go over and look at that
 12 parking because right now -- I realize on the
 13 Southbank, you know, you're doing some stuff
 14 over there. So will the three spots that are
 15 for nontrailed boats remain? You know, right
 16 now you're being directed to the lot underneath
 17 the Acosta for two-hour parking. You know,
 18 again, that's -- that is so negative, you know,
 19 when it comes to, you know, the access to the
 20 waterways.
 21 You know, at least you can see your
 22 watercraft right there as opposed to just
 23 dropping something off and just going over and
 24 then having to be back in two hours. So that
 25 is a -- it's a massive negative.
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1 So anyway, you know, this just happened.
 2 And I am appealing it. I really would hope a
 3 board member -- I would love for you to go and
 4 just, you know -- you know, we'll see how
 5 this -- how this goes. You know, I'm
 6 representing myself.
 7 I see Steve out here. I might just send
 8 him a lifeline. I don't know how this is going
 9 to work, you know, but anyway --
 10 But the biggest thing, you know, is the
 11 waterways. You know, I'm going to the
 12 Waterways Commission meeting tomorrow. You've
 13 got the River Accord. And, you know, again, I
 14 realize with your -- the DIA and your zone, you
 15 know, it's 4.8 miles of the river's edge. And,
 16 you know, it's from the Fuller Warren and the
 17 Mathews.
 18 And, right now, you know, the access, even
 19 according --
 20 MS. HILL: Thank you.
 21 MR. NOONEY: -- to Brian Burket --
 22 MS. HILL: Your time is up.
 23 MR. NOONEY: -- it's not going to improve
 24 for at least two years.
 25 Thank you for listening.
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1 THE CHAIRMAN: Thank you.
 2 MS. HILL: That's it.
 3 THE CHAIRMAN: Okay. I'm going to open up
 4 the CRA agenda in a second, but I did want to
 5 make a special point to welcome Caylyn as our
 6 intern. I see you're going to be here for two
 7 or three months?
 8 MS. MIRA: (Nods head.)
 9 THE CHAIRMAN: So welcome.
 10 My suggestion is to spend a bunch of time
 11 with Steve Kelley. I hope you do, so -- but
 12 welcome and we're really glad to have you.
 13 MS. MIRA: Thank you.
 14 THE CHAIRMAN: Okay. So we're going to
 15 open up the CRA portion of the agenda now,
 16 starting with voting conflicts.
 17 I did declare a voting conflict on
 18 Resolution 2024-05-02, the Players Grille. I
 19 am going to abstain from voting today because
 20 of that conflict. So I just want that in the
 21 record.
 22 Does anybody else have any conflicts to
 23 declare?
 24 BOARD MEMBERS: (No response.)
 25 THE CHAIRMAN: Okay. The next item will
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1 be to approve our last month's CRA meeting
 2 minutes.
 3 BOARD MEMBER WORSHAM: Move to approve.
 4 BOARD MEMBER KRECHOWSKI: Second.
 5 THE CHAIRMAN: A motion and a second.
 6 Does anybody have any questions or
 7 comments, concerns?
 8 BOARD MEMBERS: (No response.)
 9 THE CHAIRMAN: All in favor, say aye.
 10 BOARD MEMBERS: Aye.
 11 THE CHAIRMAN: Any nays?
 12 BOARD MEMBERS: (No response.)
 13 THE CHAIRMAN: Then the April meeting
 14 minutes pass.
 15 We have three items on our consent agenda,
 16 two of the three are not insignificant, so I
 17 will give any board member now the opportunity,
 18 if they would like, to discuss those two, pull
 19 them off. Otherwise, we'll --
 20 BOARD MEMBER GILLAM: Move to approve the
 21 consent agenda.
 22 BOARD MEMBER WORSHAM: Second.
 23 THE CHAIRMAN: Okay. We have a motion and
 24 a second.
 25 Any comments?
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1 BOARD MEMBER WOHLERS: Can I make a
 2 comment, Jim?
 3 THE CHAIRMAN: Yes.
 4 BOARD MEMBER WOHLERS: Thank you.
 5 I just wanted to say -- and first and
 6 foremost, I wanted to thank the DIA staff,
 7 especially CEO Boyer and Steve Kelley, on this
 8 deal, negotiating it for the City.
 9 I know that this is a lot of money that
 10 we're going to spend, but the return on the
 11 investment to the City is far above our
 12 one-to-one ratio that we seek at 1.13, as well
 13 as the additional commitment from the Related
 14 Group to the parks. It's such a positive for
 15 our community on the Southbank.
 16 But I'd be remiss if I didn't just mention
 17 that. So thank you guys for all your hard work
 18 and dedication to bring a great deal to the
 19 Southbank in a premier location, and we look
 20 forward to seeing it come to fruition.
 21 THE CHAIRMAN: Great. I agree with you.
 22 Outstanding comments.
 23 Okay. So we're going to vote on the
 24 consent agenda consisting of the three
 25 resolutions listed. We have a motion and a
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1 second. I'll now call for the vote.
 2 Mr. Gillam.
 3 BOARD MEMBER GILLAM: In favor.
 4 THE CHAIRMAN: Ms. Worsham.
 5 BOARD MEMBER WORSHAM: In favor.
 6 THE CHAIRMAN: P.K.
 7 BOARD MEMBER KRECHOWSKI: In favor.
 8 THE CHAIRMAN: Mr. Heavener.
 9 BOARD MEMBER HEAVENER: In favor.
 10 THE CHAIRMAN: Mr. Wohlers.
 11 BOARD MEMBER WOHLERS: In favor.
 12 THE CHAIRMAN: Ms. Fetner.
 13 BOARD MEMBER FETNER: In favor.
 14 THE CHAIRMAN: Ms. Powers.
 15 BOARD MEMBER POWERS: In favor.
 16 THE CHAIRMAN: And I, too, am in favor, so
 17 the consent agenda passes unanimously.
 18 Okay. Item D, Resolution 2024-05-02,
 19 Players Grille. And I'm going to hand this
 20 over to Mr. DeVault.
 21 MR. DEVAULT: Sure. Absolutely. Thank
 22 you, Chair.
 23 This is 2024-05-02. I just want to point
 24 out that it's only not on the consent agenda
 25 because we had a small quorum at the committee
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1 meeting, and it was an extension, so -- just to
 2 run through -- it did pass two to zero.
 3 But the Players Grille, the
 4 representatives were here at the committee
 5 meeting to talk a little bit about their
 6 commitment to downtown. It's just (inaudible)
 7 in downtown for the Players Group. They are
 8 starting a Players Grille, similar to the one
 9 they purchased from Miramar Plaza, their
 10 first -- they've since expanded twice more to
 11 Oak Bridge in Mandarin. They're putting one at
 12 the newly opened Home2 Suites hotel in Brooklyn
 13 on Park -- Park Street. It's approximately
 14 4,500 square feet, about 3,000 inside, 1,500
 15 outside, a permanently covered patio that will
 16 also have TVs and connects the kitchen and the
 17 dining room itself.
 18 There's multiple photographs in the term
 19 sheet as well as the staff report on what it
 20 looks like. The construction budget alone is
 21 1.- -- about \$2.2 million. That doesn't count
 22 for furniture, fixtures, and equipment.
 23 The -- by way of square footage is their
 24 limiter. The REP program in the Brooklyn area
 25 only goes up to \$20 a square foot for indoor
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1 space. We did allow them \$10 a square foot for
 2 the patio since it's integral to this --
 3 operations.
 4 On the scoring matrix, which is -- as you
 5 recall, will be a maximum of 55 points.
 6 They've scored 37. The only reason -- one
 7 reason being, it's not an old, historic
 8 building, which can account for up to
 9 10 points, so -- it is new construction.
 10 Otherwise, their business plan
 11 projections, their staffing, it's all in line
 12 and really positive. They've got (inaudible)
 13 on the director of operations to operate --
 14 whose got extensive restaurant experience.
 15 Mr. Visali and his wife Megan are the
 16 proprietors. They also had Dominic Raices,
 17 who's their CFO, who is also their CFO at
 18 We Insure on the Southbank for about 20 years,
 19 which they recently sold.
 20 So all in, the maximum amount that could
 21 be funded is \$72,430.
 22 And I think that covers everything.
 23 If you have any questions -- their menu is
 24 on the back of the staff report, as well as
 25 some other information about their budget.
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1 BOARD MEMBER GILLAM: Move to approve
 2 2024-05-02.
 3 BOARD MEMBER WORSHAM: Second.
 4 THE CHAIRMAN: Motion and a second.
 5 We'll open it up for questions or
 6 comments.
 7 Mr. Gillam.
 8 BOARD MEMBER GILLAM: A couple of things.
 9 One, I want to note for the record, this
 10 is -- we've been trying so hard to get here,
 11 where we have people coming to -- you know, to
 12 move from housing to retail, and this is -- you
 13 know, this is a function of us changing and
 14 creating programs, trying to speak to that, and
 15 also, frankly, hiring good staff to help us
 16 with that.
 17 Thank you, Mr. DeVault, for your
 18 (inaudible) and all of your hard work. We're
 19 very thankful to have you back with us.
 20 Separately, I would say (audio failure) --
 21 many of you, I think, weren't on the board when
 22 the hotel portion of this project came to us.
 23 I'll just say, I wasn't generally in favor of
 24 the hotel. I felt like that we -- we had other
 25 needs downtown, and maybe had more vacancy. I
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1 was convinced that this was a good project and
 2 we'd support it and then ultimately vote in
 3 favor of it.
 4 This -- you know, this is an example of
 5 proof that I was wrong, at least at my first
 6 blush. I didn't see -- you know, this is
 7 exactly the kind of thing we like to see more
 8 of, and this hotel working with the -- with the
 9 restaurateur, and have another, you know,
 10 opportunity downtown. I'm really excited about
 11 it and I'm in favor of it.
 12 Thank you.
 13 THE CHAIRMAN: Thank you.
 14 Ms. Worsham.
 15 BOARD MEMBER WORSHAM: I agree with
 16 Mr. Gillam that the -- a terrific owner and
 17 program to be in this area, a good addition to
 18 the Brooklyn area, and I'm happy to see it.
 19 And I'm very happy to see our retail
 20 enhancement grant being used in this manner, so
 21 I'm also in favor.
 22 THE CHAIRMAN: P.K.
 23 BOARD MEMBER KRECHOWSKI: This came
 24 through our committee last week. You know,
 25 happy to see the project, local developer,
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1 local restaurant owner, so I'm in full support.
 2 THE CHAIRMAN: Mr. Heavener.
 3 BOARD MEMBER HEAVENER: No comments for
 4 me. In support.
 5 THE CHAIRMAN: Mr. Wohlers.
 6 BOARD MEMBER WOHLERS: No comments from me
 7 either. I'm in support.
 8 THE CHAIRMAN: Ms. Fetner.
 9 BOARD MEMBER FETNER: Definitely in
 10 support. There was -- I was at the REPD
 11 Committee last week. And this is just such a
 12 big win for the area, including the hotel,
 13 which I had a friend who came here on business
 14 stay there and they said how wonderful it is
 15 and he's very excited to see that there will be
 16 a restaurant.
 17 So I think this is excellent work on
 18 behalf of the DIA staff and everyone who was
 19 involved in the decision for this, so thank
 20 you.
 21 THE CHAIRMAN: Ms. Powers.
 22 BOARD MEMBER POWERS: I just wanted to say
 23 that I did attend the ribbon-cutting last week.
 24 It was delightful. I got there a little early
 25 and I got to see the tying up of loose ends.
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1 But the passion there is palpable, and I'm
 2 really excited about this project, and I'm
 3 totally in favor.
 4 THE CHAIRMAN: Again, I'm not going to
 5 vote today on this, but I will say I also
 6 attended the ribbon-cutting. I did meet the
 7 applicant, and excited about not only this
 8 project but hearing some of the other projects
 9 that are in their pipeline in the radius of the
 10 CRA too. So look forward to seeing future --
 11 future projects from the same applicant, so --
 12 Okay. So, with that, no more questions or
 13 comments, let's go ahead and call for a vote,
 14 starting with Ms. Powers.
 15 BOARD MEMBER POWERS: In favor.
 16 THE CHAIRMAN: Ms. Fetner.
 17 BOARD MEMBER FETNER: In favor.
 18 THE CHAIRMAN: Mr. Wohlers.
 19 BOARD MEMBER WOHLERS: In favor.
 20 THE CHAIRMAN: Mr. Heavener.
 21 BOARD MEMBER HEAVENER: In favor.
 22 THE CHAIRMAN: P.K.
 23 BOARD MEMBER KRECHOWSKI: In favor.
 24 THE CHAIRMAN: Ms. Worsham.
 25 BOARD MEMBER WORSHAM: In favor.
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1 THE CHAIRMAN: Mr. Gillam.
 2 BOARD MEMBER GILLAM: In favor.
 3 THE CHAIRMAN: And I am abstaining, so the
 4 resolution passes with seven yeas and one
 5 abstained.
 6 Okay. Item E is Resolution 2024-05-06,
 7 One Riverside. And is Ms. Boyer going to
 8 report on that?
 9 MS. BOYER: Thank you, Mr. Chairman.
 10 Yes. This went to the Strategic
 11 Implementation Committee, but it did have an
 12 amendment. And it was passed unanimously, but
 13 the reason it's here is because of the
 14 amendment.
 15 What the resolution does is basically
 16 three substantive changes on the One Riverside
 17 redevelopment agreement that's already
 18 executed. The first one is redefining the
 19 restaurant improvements. And the redefinition
 20 is actually providing us the same square
 21 footage in the building on the Riverwalk of the
 22 restaurant as we had before but greater outdoor
 23 square footage adjacent to the Riverwalk. Just
 24 removed it from the helipad and put it adjacent
 25 to the Riverwalk.
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1 So, frankly, I think that is a positive
 2 amendment and benefit to the riverfront and to
 3 downtown.
 4 The second is an extension on the
 5 performance schedule. The extension on the
 6 performance schedule is necessary due to the
 7 extension of timing that it has taken for
 8 McCoys Creek to be constructed. So these are
 9 just corresponding the dates to that.
 10 The one amendment was to delete an
 11 extension of time for completion of the Phase 1
 12 residential. And so if you now look at the
 13 performance schedule on Page 3 of 4 of the
 14 resolution, you will see that we deleted the
 15 old subsection 5, and renumbered 6 became 5,
 16 and so this reflects the amendment that was
 17 made at committee.
 18 And then the third change is a change in
 19 the duration of the Phase 1 retail REV Grant
 20 that also -- no change from when we --
 21 approached in committee, but that is also just
 22 adjusting the timing because of the delay of
 23 commencement associated with the creek work.
 24 And, with that, I'll just take any
 25 questions.
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1 THE CHAIRMAN: Okay. I think we'll need a
2 motion first.

3 BOARD MEMBER WORSHAM: I'll move to
4 approve Resolution 2024-05-06.

5 BOARD MEMBER HEAVENER: Second.

6 THE CHAIRMAN: We have a motion and a
7 second.

8 Mr. Gillam, do you have any questions or
9 comments?

10 BOARD MEMBER GILLAM: I have a question
11 first.

12 Ms. Boyer, I know there was a -- it was a
13 potential dispute with the developer over
14 timing. Does this resolution and the proposed
15 amendment to the RDA resolve all those
16 potential disputes?

17 MS. BOYER: Through the Chair to
18 Mr. Gillam, no. Those disputes are being
19 resolved. They are part of a settlement
20 agreement that has been negotiated by the
21 Office of General Counsel and is in nearly
22 final form. I saw an email that there are
23 still a few outstanding points on that, but
24 they -- this is with Public Works primarily in
25 terms of the impact of the delay and some

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1 changes in design structure that Public Works
2 is implementing in order to accelerate some
3 things and costs associated with that.

4 There will be a settlement agreement that
5 goes to City Council. These portions of the
6 amendment to the RDA are all within DIA's
7 jurisdiction and are not really part of the
8 settlement agreement with Public Works.

9 So from that perspective, they'll all get
10 rolled into one and become part of it, but in
11 terms of the settlement agreement itself, there
12 is a separate document.

13 BOARD MEMBER GILLAM: So I want to be
14 clear. So we're going to -- we're being asked
15 to approve and -- and grant part of the relief
16 sought by the developer without having a
17 resolution on -- on the other claims. So
18 how -- we're giving part of the benefit without
19 having the settlement signed.

20 MS. BOYER: Through the Chair, you could
21 characterize it that way, but I will remind you
22 that we passed a resolution probably six months
23 ago -- I could pull up the number of it --
24 where we had provided an extension in the
25 performance schedule already. So this is

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1 simply -- the performance schedule adjustment
2 in here is simply now making it coincide with
3 the one that is current, up to date, very
4 similar to what is already pending before
5 Council, and has been for three months, that
6 you've already approved.

7 The change in the Phase 1 restaurant -- or
8 in the restaurant is not being requested as
9 part of the settlement at all. It's being
10 requested by TriBridg, who is the Phase 1
11 residential developer. And the extension of
12 the REV Grant here would be the only part that
13 I would say is a request associated with the
14 settlement.

15 BOARD MEMBER GILLAM: All right. So
16 background; we have a lot of new members.

17 I'm going to say a couple of things. I'm
18 sorry to take up time, too much oxygen.

19 THE CHAIRMAN: Take as much time as you
20 need.

21 BOARD MEMBER GILLAM: So I'll first
22 compliment this developer. You know -- and
23 this being something that, for me, as a board
24 member, I've looked for and wanted us to have
25 the opportunity, which is someone who's not

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1 traditionally from Jacksonville, bringing in
2 outside money, outside development, because we
3 have become a place where those types of people
4 want to be, those investors want to be. It's a
5 fantastic statement on the success of what, you
6 know, DIA and Jacksonville have achieved over
7 the last decade, and I thank this developer
8 because I'll --

9 I'll tell you what they did. You know,
10 they came in, they put a proposal together,
11 they brought it to us, we approved it. City
12 Council had to help because of the nature of
13 this particular ask, and -- and they hit the
14 ground running and they did what they said they
15 were going to do. And I am super appreciative
16 of that.

17 However, one of the things that they asked
18 of us when they brought this development to us
19 was -- it's a phased development. When we say
20 "One Riverside," I don't want to overstate it
21 because we all know what we're talking about.
22 This is what I call the "Times-Union project."
23 Everybody with me?

24 It was, you know, set to be a two-phase
25 project, and that was because where the creek

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1 existed, which is underneath part of the old
2 Times-Union building, it was going to move.
3 And of that parcel, you know, the City was
4 going to wind up with a new park on what would
5 be -- I guess it's the -- the downtown side of
6 the -- the downtown proper side of this
7 property, and we were going to move the creek
8 back to -- I guess it was the original-type
9 position, which would, again, be more towards
10 the railroad, more towards downtown.

11 And to do -- and so that -- and then where
12 that creek used to be would now be land,
13 obviously, and that would be part of a second
14 phase for the developer.

15 It's a neat project. You're all seeing
16 it. We're all proud of it. You know,
17 you've -- residential, restaurant, and grocery
18 store. The grocery store has not moved
19 forward. I don't want to speak for the
20 developer. I see them here and happy to, you
21 know, hear more from them, but they're unhappy
22 because the -- they feel like that project --
23 Public Works has not moved their project
24 forward and moved the creek fast enough, and
25 it's impacted their grocery store's, you know,

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1 phase moving forward. Again, that -- the
2 grocery store, I think, is part of Phase 1.
3 Phase 2 is actually residential, and we're far
4 from that right now.

5 Well, the developer wanted us to agree to
6 liquidated damages if Public Works could not
7 meet -- didn't meet a schedule. I opposed
8 that -- I was in favor of this project, but I
9 opposed that portion of the deal because
10 Public Works doesn't work as fast as we want
11 them to, and I didn't feel like we could make a
12 commitment to a developer that they would get
13 done what needed to get done in a given time.

14 And so we negotiated, staff negotiated a
15 provision that said, if we don't get it done by
16 a certain day, then the developer could force
17 us to buy their Phase 2 parcel at an
18 agreed-upon price and get them out of the deal
19 because we weren't moving fast enough and we're
20 impacting their Phase 2.

21 That was the negotiation. And based upon
22 that, I voted in favor of the project. Again,
23 I'm thrilled with the developer, the work
24 they've done. They've jumped on this project.
25 They did -- they've done wonderful work. It's

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1 a -- you know, it's fantastic. But now they're
2 complaining and saying, well, you know, we're
3 entitled to damages because you moved too
4 slowly in moving that creek.

5 And that's what I asked Ms. Boyer about,
6 where are we with that discussion; is this
7 resolving that? And I was just told it's not
8 been resolved, and we're being asked for
9 extensions on some of the benefits, the REV
10 Grant portion of this project, without having a
11 resolution that's approved by City Council.

12 And I'm concerned about moving forward
13 with this at this time until -- until that
14 settlement agreement is signed and we're
15 effectuating what the parties have agreed to.
16 I've not been involved in those negotiations.
17 I don't know the content of those. I think
18 the -- you know, the mayor's office and
19 Procurement and General Counsel can do that,
20 but I don't see how we can move forward with
21 this part until that's done and we know
22 we're -- you know, we have a deal.

23 That's my opinion.

24 MS. BOYER: Mr. Chairman, if I can defer
25 to Mr. Sawyer because -- I'm being very

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1 hesitant about what I can and cannot say
2 because it's in a mediated settlement, so
3 I'm -- I'll let him say whatever we're allowed
4 to say.

5 THE CHAIRMAN: Let me just first say, I --
6 and I meant to do this earlier. John Sawyer
7 with OGC has joined -- just let the record show
8 that Mr. Sawyer is in attendance.

9 MR. SAWYER: Thank you.

10 John Sawyer, Office of General Counsel.

11 I'm not a litigator, Ms. Boyer, so I'm a
12 little nervous about what I can say too.

13 So to the council -- excuse me -- to the
14 board member's question, the settlement
15 agreement has been negotiated, substantively
16 agreed to. The parties are still working, and
17 it has to be through Public Works regarding
18 some of the amendment, too, that's before you.

19 Both of those documents, the amendment to
20 and the settlement agreement will be in the
21 same piece of legislation that hopefully is
22 filed next week with City Council. So they
23 will get approved on the same track. The
24 settlement agreement will resolve the disputes
25 between the parties. The settlement agreement

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1 will be signed and the amendment then, too,
 2 signed.
 3 If the settlement agreement is not
 4 approved, I don't know that this -- the parties
 5 will go forward with the amendment to, so --
 6 BOARD MEMBER GILLAM: So I -- I move to
 7 table.
 8 MS. BOYER: Mr. Chairman, if I may share,
 9 I also am aware -- Mr. Diebenow can share --
 10 that this needs to be through Council by
 11 June 30th. There is a June 30th closing that
 12 is contemplated, and I'm not quite sure of the
 13 details of that, but, point being, that this
 14 will be our last board meeting that we would be
 15 able to act on it in order to get the
 16 legislation filed in order to get it out in
 17 time, which is why you can --
 18 What I would encourage is that, if you
 19 want to offer an amendment to it, that it is
 20 only approved contingent upon approval of the
 21 settlement agreement, or something to that
 22 effect, that might get you where you want to go
 23 and still allow this board to take action
 24 today.

25 And then the other part of this is --

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1 frankly, I would like you -- now I'm going to
 2 get really complicated. I'd like you to
 3 approve the restaurant part, regardless of the
 4 settlement agreement, because that is holding
 5 up -- that's a project that's under
 6 construction, due to be completed. They're
 7 trying to sign a lease and they need that
 8 terminology amendment.

9 I said in committee that, frankly, I
 10 thought I could do it administratively, and
 11 Mr. Sawyer indicated that that was not an
 12 administrative action and that we needed to
 13 come to the board, so I would really like the
 14 board to weigh in on that so they can go ahead
 15 and sign a lease for the restaurant,
 16 regardless, because that's not really part of
 17 the settlement side.

18 So two different pieces here. But if we
 19 wanted to put a condition in it that the
 20 effectiveness of paragraphs 2 and 3 was subject
 21 to the settlement, that would be great.

22 BOARD MEMBER GILLAM: I will withdraw my
23 motion to table.

24 THE CHAIRMAN: That was kind of my thought
25 process.

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1 Before we continue with questions and
 2 answers, I'll go ahead and let Mr. Diebenow --
 3 (Mr. Diebenow approaches the podium.)
 4 MR. DIEBENOW: Sure. Thank you.

5 THE CHAIRMAN: -- explain --

6 MR. DIEBENOW: Steve Diebenow, One
 7 Independent Drive, Suite 1200, here on behalf
 8 of the Fuqua Company.

9 The CEO basically stole all my thunder.
 10 Just wanted to put on the record that we agree
 11 with everything that she just said. If you
 12 want to make it a condition of those two
 13 paragraphs, that it's part of the settlement
 14 agreement, that's fine.

15 And splitting it apart from the restaurant
 16 condition, we don't have a problem with that
 17 either. So we're -- we're okay, but certainly
 18 we cannot defer or table or slow this down in
 19 any way; otherwise, we're going to miss a
 20 window that's going to make this problem only
 21 worse than it already is.

22 Thank you.

23 THE CHAIRMAN: Okay. Thank you.

24 Would you like to make an amendment?

25 BOARD MEMBER GILLAM: So I guess I would.

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1 I would move to amend to sever the
 2 provisions of 2024-05-06 that relate to
 3 modifying the requirements relative to the
 4 restaurant to be consistent with what's in this
 5 proposed resolution for -- you know, to approve
 6 now, and the rest of resolution can be
 7 contingent on execution of a settlement
 8 approved by City Council, a settlement with
 9 regard to the other outstanding issues between
 10 the developer and the City of Jacksonville.

11 BOARD MEMBER WORSHAM: I'll second that.

12 THE CHAIRMAN: So we have a motion and a
13 second on the amendment.

14 Does anybody have any questions or
15 comments on the amendment?

16 BOARD MEMBERS: (No response.)

17 THE CHAIRMAN: Waiting for Ms. Fetner.
18 Any questions or comments?

19 BOARD MEMBER FETNER: No. I have no
20 questions.

21 THE CHAIRMAN: Okay. That was a little
22 bit of a joke.

23 Okay. So let's go ahead and then -- and
24 vote on the amendment.

25 Mr. Gillam, how do you vote?

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1 BOARD MEMBER GILLAM: In favor.
 2 THE CHAIRMAN: Ms. Worsham.
 3 BOARD MEMBER WORSHAM: In favor.
 4 THE CHAIRMAN: P.K.
 5 BOARD MEMBER KRECHOWSKI: In favor.
 6 THE CHAIRMAN: Mr. Heavener.
 7 BOARD MEMBER HEAVENER: I am in favor.
 8 THE CHAIRMAN: Mr. Wohlers.
 9 BOARD MEMBER WOHLERS: In favor.
 10 THE CHAIRMAN: Ms. Fetner.
 11 BOARD MEMBER FETNER: In favor.
 12 THE CHAIRMAN: Ms. Powers.
 13 BOARD MEMBER POWERS: In favor.
 14 THE CHAIRMAN: I, too, am in favor.
 15 So the amendment passes unanimously.
 16 We had a motion and a second on --
 17 BOARD MEMBER GILLAM: (Off microphone.)
 18 THE CHAIRMAN: Okay. So now we -- explain
 19 that to me. Do we --
 20 BOARD MEMBER GILLAM: (Off microphone.)
 21 THE CHAIRMAN: Do we need a new motion,
 22 though?
 23 BOARD MEMBER GILLAM: (Off microphone.)
 24 THE CHAIRMAN: Okay. So now we're going
 25 to vote on the amended resolution, starting

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1 with Mr. Gillam.
 2 BOARD MEMBER GILLAM: In favor.
 3 THE CHAIRMAN: Ms. Worsham.
 4 BOARD MEMBER WORSHAM: In favor.
 5 THE CHAIRMAN: P.K.
 6 BOARD MEMBER KRECHOWSKI: In favor.
 7 THE CHAIRMAN: Mr. Heavener.
 8 BOARD MEMBER HEAVENER: In favor.
 9 THE CHAIRMAN: Mr. Wohlers.
 10 BOARD MEMBER WOHLERS: In favor.
 11 THE CHAIRMAN: Ms. Fetner.
 12 BOARD MEMBER FETNER: In favor.
 13 THE CHAIRMAN: Ms. Powers.
 14 BOARD MEMBER POWERS: In favor.
 15 THE CHAIRMAN: And I, too, am in favor.
 16 So the amended resolution, 2024-05-06,
 17 passes unanimously.
 18 Are we good?
 19 MS. BOYER: (Nods head.)
 20 THE CHAIRMAN: Okay. I'm going to close
 21 out the CRA portion of the agenda.
 22 (The foregoing proceedings were adjourned
 23 at 2:36 p.m.)
 24 - - -
 25

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1 CERTIFICATE OF REPORTER
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 3 STATE OF FLORIDA)
)
 4 COUNTY OF DUVAL)
 5
 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
 16
 17
 18

DATED this 26th day of May 2024.

 Diane M. Tropa
 Florida Professional Reporter

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CITY OF JACKSONVILLE
DOWNTOWN INVESTMENT AUTHORITY
BOARD MEETING

Proceedings held on Wednesday, May 15, 2024,
commencing at 2:36 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, Chair.
- BRAXTON GILLAM, Board Member.
- SONDRA FETNER, Board Member.
- SCOTT WOHLERS, Board Member.
- CAROL WORSHAM, Board Member.
- PATRICK KRECHOWSKI, Board Member.
- MICAH HEAVENER, Board Member.
- MELINDA B. POWERS, Board Member.

ALSO PRESENT:

- LORI BOYER, DIA, Chief Executive Officer.
- GUY PAROLA, DIA, Operations Manager.
- STEVE KELLEY, DIA, Director of Development.
- INA MEZINI, Strategic Initiatives Coordinator.
- ALLAN DEVAULT, DIA, Project Manager.
- JOHN SAWYER, Office of General Counsel.
- AVA HILL, Administrative Assistant.

- - -

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1 All in favor, please say aye.
 2 BOARD MEMBERS: Aye.
 3 THE CHAIRMAN: Any nays?
 4 BOARD MEMBERS: (No response.)
 5 THE CHAIRMAN: The consent agenda passes.
 6 The last item is Item C, Resolution
 7 2024-04-01, CEO contract.
 8 Mr. Parola.
 9 MR. PAROLA: Thank you.
 10 Through the Chair to the board, at last
 11 week's Governance Committee, the Governance
 12 Committee unanimously recommended to extend
 13 your CEO's contract for one full year, from
 14 July 1st, 2024, through July 1st, 2025, with up
 15 to an additional one-year extension.
 16 This is being treated as an extension as
 17 all other terms and conditions in the existing
 18 contract as twice amended would remain in
 19 force.
 20 I'm happy to answer any other questions.
 21 THE CHAIRMAN: Okay. Would anybody like
 22 to make a motion?
 23 BOARD MEMBER KRECHOWSKI: Move to approve.
 24 I just need to clarify, the agenda says
 25 2024-04-01. The item in the packet, it says
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1 PROCEEDINGS
 May 15, 2024 2:36 p.m.
 2 - - -
 3 THE CHAIRMAN: Okay. I'm going to close
 4 out the CRA portion of the agenda and open up
 5 the Downtown Investment Authority portion,
 6 starting with the approval of our April 17th
 7 meeting minutes.
 8 Can I get a motion, please?
 9 BOARD MEMBER WORSHAM: Move to approve.
 10 BOARD MEMBER WOHLERS: Second.
 11 THE CHAIRMAN: Any questions or comments?
 12 BOARD MEMBERS: (No response.)
 13 THE CHAIRMAN: If none, all in favor, say
 14 yea -- or aye.
 15 BOARD MEMBERS: Aye.
 16 THE CHAIRMAN: Any opposed?
 17 BOARD MEMBERS: (No response.)
 18 THE CHAIRMAN: The meeting minutes pass.
 19 We have one item on the consent agenda,
 20 which is the resolution, 2024-04-07.
 21 Can I get a motion on consent?
 22 BOARD MEMBER KRECHOWSKI: Move to approve
 23 the consent agenda.
 24 BOARD MEMBER WORSHAM: Second.
 25 THE CHAIRMAN: Motion and a second.
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1 2024-05-01. So whichever one of those it is, I
 2 move to approve it.
 3 BOARD MEMBER GILLAM: That's an ambiguous
 4 motion.
 5 BOARD MEMBER WORSHAM: I enthusiastically
 6 second the motion.
 7 THE CHAIRMAN: Okay. I can't remember, I
 8 think most of us were in attendance.
 9 Mr. Gillam, do you have any comments?
 10 BOARD MEMBER GILLAM: I mean, I think this
 11 motion screams for comments, but I -- I think
 12 I've taken up enough oxygen today.
 13 I just want to say how much I appreciate
 14 Ms. Boyer and how fortunate we are to have her.
 15 And anything she's willing to give us, I think
 16 we should be willing to take.
 17 THE CHAIRMAN: Ms. Worsham.
 18 BOARD MEMBER WORSHAM: And I
 19 wholeheartedly agree, and I'm enthusiastic
 20 about her continued service. And as I said
 21 before, I think you're uniquely and
 22 exceptionally qualified to perform the duties
 23 of CEO, and the City should be grateful for
 24 everything you've done over the past five
 25 years, and I look forward to even more.
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1 THE CHAIRMAN: P.K.
2 BOARD MEMBER KRECHOWSKI: Here here.
3 THE CHAIRMAN: Mr. Heavener.
4 BOARD MEMBER HEAVENER: I'm not going to
5 be quite as short-winded.

6 I did have just a few questions, and
7 especially in the context of the meetings
8 earlier this week.

9 Ms. Boyer, can you give just a sense of
10 the total number and the value of the projects
11 that are currently being managed by the DIA?

12 MS. BOYER: Yes. Through the Chair to
13 Mr. Heavener, thank you for the couple-hour
14 heads-up to pull together some of this. And I
15 will say that we are accurate within 5 percent
16 on numbers because there are some things that
17 have caveats here and there that we would have
18 to take into play.

19 However, pretty definitively, we know that
20 we have 71 transactions or deals, projects that
21 we are currently monitoring and managing. Of
22 those, we have \$2,206,405,101 that are under
23 construction. And we have \$818,376,390 that
24 are being monitored that are completed. So
25 it's a total of \$3,024,781,491 on development

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1 projects right now that we're either monitoring
2 something that finished and paying out REV
3 Grants or paying out incentives on or that are
4 currently under construction. The \$2 billion
5 is the number under construction.

6 In addition to that, we have some other
7 data that we polled, which is the -- of the
8 projects right now that we are working on from
9 a program -- an activation-of-downtown
10 standpoint, we have nine active projects with a
11 budget of approximately \$7 million. So this is
12 like LaVilla Heritage Trail markers or historic
13 markers or the speakers and sound and show
14 production for Riverfront Plaza.

15 In addition, we have cost disbursement
16 agreements, so this is where either the CRA is
17 funding a capital project or the City is
18 funding a capital project that we're asking a
19 developer to build for us, and those are
20 managed by DIA in the sense of both disbursing
21 funds but also in the sense of managing the
22 execution of the project.

23 I mean, there's an engineer -- project
24 manager out there, but we're the one that's
25 making sure that it's being delivered, so we

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1 have five of those that are currently active
2 with a total value of \$66,714,927.

3 We have, from a capital projects
4 standpoint, 35 to 40 capital projects within
5 downtown that we are currently tracking with a
6 total value between 850- and \$900 million.
7 Those do include some things like the JTA U²C
8 project, which might be 300 million of that,
9 but -- and Mr. Parola can give you breakouts of
10 how many are kind of CRA funded, how many are
11 City funded, how many are others.

12 But if you're looking at it from what do
13 we do and what's our time devoted to, all of
14 those count because, whether it is Teco
15 relocating gas lines in downtown or whether it
16 is JTA's U²C and where the bus stops get
17 located and how they affect adjacent retail
18 businesses, these are things that we are
19 spending time on and monitoring.

20 We have 12 active leases that we manage, a
21 property that is under our jurisdiction that is
22 leased, as well as several FDOT air rights
23 agreements. There are a number of those.

24 And from a permitting standpoint, on an
25 annual basis, we review and sign off on

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1 approximately 600 permits a year. And in
2 addition to processing approximately 20 DDRB
3 applications, several rezoning applications,
4 and 31 ten-set or site reviews that we're
5 signing off on, so -- small but mighty staff of
6 12.

7 BOARD MEMBER HEAVENER: And I just asked
8 Ms. Boyer to kind of put that out there because
9 within two months of me being on this board
10 I've realized extremely quickly that the amount
11 and the complexity of the work that this team
12 is doing is large, and we have significant
13 execution risk associated with everything
14 that's in flight.

15 And the transition is extremely important.
16 And if we don't handle this well, with plenty
17 of time for handoffs and people to be able to
18 come up to speed on what's going on, like,
19 there is significant risk to the taxpayer on
20 these things. And so I just -- it's less from
21 what we're doing than it is around, like, the
22 complexity of a handoff.

23 And I appreciate, number one, that you've
24 been willing to extend yourself for another
25 couple of years so that we can make sure that

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1 we do this in the proper way, but I just -- the
2 public needs to be aware of the risk that we're
3 running on all of these things in flight. And
4 so that was the point that I had asked
5 Ms. Boyer to make.

6 But I'm fully supportive and I really
7 appreciate, again, all that you do for us. I
8 don't think you get enough recognition for the
9 progress that we're making, but thank you.

10 MS. BOYER: And through the Chair to
11 Mr. Heavener, I failed to mention that you had
12 also asked me to look at what are the projects
13 in the pipeline right now, and by "pipeline" I
14 mean -- so what I gave you that we're
15 monitoring are actually, physically under
16 construction, they've already been through
17 Council, all of that.

18 So the Related project is something I'm
19 going to consider in the pipeline, right? It's
20 not yet under construction. We have over
21 \$2 billion right now in the pipeline of
22 projects that people are coming to us, asking
23 us to do that are in various stages of that
24 approval and Council approval process.

25 THE CHAIRMAN: Mr. Wohlers.
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1 BOARD MEMBER WOHLERS: Thank you.
2 Just a couple of brief comments. I know
3 I've not been on the board very long, but I
4 have been monitoring what's been happening
5 downtown, especially the Southbank, because --
6 representing the Southbank, and I just wanted
7 to say publicly how pleased I am with the work
8 that Ms. Boyer and her team has done for the
9 Southbank. If you look at it, it looks great,
10 a lot of development has happened and has taken
11 place, all under Ms. Boyer's tenure.

12 And I strongly support extending her for
13 another year and as long as she's willing to
14 serve in this capacity. It's very beneficial
15 for the city of Jacksonville.

16 THE CHAIRMAN: Ms. Fetner.

17 BOARD MEMBER FETNER: I had a very long
18 statement at the Governance meeting, so I won't
19 repeat it here, but I really appreciate you
20 requesting this, Mr. Heavener. I think it's
21 really helpful to see how much work actually
22 happens under Ms. Boyer's leadership.

23 And I know you mentioned the pipeline,
24 Ms. Boyer. From my experience, those pipeline
25 projects are also being worked on, so --

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1 MS. BOYER: Absolutely. They take a lot
2 of time because you're meeting with people
3 regarding their proposal and then negotiating
4 the terms before you're bringing the term sheet
5 to the board, so yeah, they're -- and I didn't
6 even include them in the numbers.

7 BOARD MEMBER FETNER: That's why I asked
8 the question, because so much work goes into
9 the projects even before they have their RDA or
10 their term sheet at the DIA, and that's
11 something that also should be identified on
12 here.

13 And then I was just looking at the
14 spreadsheet that shows the deals that are
15 either under construction or being monitored,
16 and I calculated 79 percent of all of these
17 deals since 2012 have been under your tenure.
18 And I think that's --

19 And that's really important that we know
20 and really consider how critical Ms. Boyer has
21 been to what we had before in terms of
22 development and where we have -- where we are
23 now.

24 So I fully support her extension and also
25 kudos to her and the team for, you know,
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1 getting us this far.

2 THE CHAIRMAN: Ms. Powers.

3 BOARD MEMBER POWERS: I won't belabor the
4 point, I wanted to echo Mr. Wohlers' statements
5 about the Southbank, also being a
6 representative of the Southbank, and just
7 seeing the difference in the feel of the area.
8 I had trouble parking recently, which hadn't
9 been a previous problem during the day, so
10 that's a good thing.

11 And I also wanted to thank Ms. Boyer for
12 her work up to this point, and I'm really
13 looking forward to what's in the pipeline,
14 being new myself. And getting to get the
15 inside view is a lot more eye-opening, so I'm
16 fully in support of this resolution.

17 THE CHAIRMAN: I agree with everything
18 everybody has said, so I also won't belabor the
19 point.

20 The only -- one comment that I've made to
21 people who have asked is, Ms. Boyer is our CEO,
22 but she carries so many other hats, whether it
23 be helping Guy operationally or helping Steve
24 on the finance, filling in gaps here and there.

25 I don't know how many hours a week you
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1 actually do work. I had something on my mind
2 on a weekend within the last month and I
3 reluctantly called. It was a Sunday, and I
4 reluctantly called, and not only was she
5 working, but she was working in her office on a
6 Sunday afternoon.

7 And so it just goes to show her
8 commitment, and I am just fully supportive of
9 giving her this extension. And not
10 withstanding maybe perceptions, but the agency
11 under her leadership has made tremendous
12 progress and you deserve tons of credit, so
13 thank you.

14 Okay. Did we get a motion on this?

15 BOARD MEMBER WORSHAM: Yes.

16 THE CHAIRMAN: Okay. A motion and a
17 second. So, with that, unless there's any
18 other questions, we'll go ahead and call for a
19 vote, starting with Ms. Powers.

20 BOARD MEMBER POWERS: In favor.

21 THE CHAIRMAN: Ms. Fetner.

22 BOARD MEMBER FETNER: In favor.

23 THE CHAIRMAN: Mr. Wohlers.

24 BOARD MEMBER WOHLERS: In favor.

25 THE CHAIRMAN: Mr. Heavener.

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1 BOARD MEMBER HEAVENER: In favor.

2 THE CHAIRMAN: P.K.

3 BOARD MEMBER KRECHOWSKI: In favor.

4 THE CHAIRMAN: Ms. Worsham.

5 BOARD MEMBER WORSHAM: In favor.

6 THE CHAIRMAN: Mr. Gillam.

7 BOARD MEMBER GILLAM: In favor.

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

9 So Resolution 2024-04-01 passes

10 unanimously.

11 Thank you very much.

12 Before we close out the DIA agenda, I have
13 a question. We had a Nominating Committee this
14 week. I assumed that the board would vote on
15 the slate of officers at this meeting.

16 MS. BOYER: That is absolutely correct;
17 you should. And it would be appropriate that
18 it be in the Downtown Investment Authority
19 section of the meeting, although it could be
20 taken up as New Business.

21 THE CHAIRMAN: Can we go ahead and do it
22 now?

23 MS. BOYER: Yes.

24 THE CHAIRMAN: Okay. I believe Mr. Gillam
25 was the chairman of that committee, so I'll

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1 turn it over to him.

2 BOARD MEMBER GILLAM: Thank you.

3 I don't have my notes, but I think I can
4 remember.

5 So we had a lively conversation, you know,
6 kind of about where we are today. And like
7 Ms. Boyer's situation, kind of where we go
8 tomorrow. And we've had quite a bit of
9 turnover.

10 I think one of the things that
11 Mr. Citrano said, which I could echo, is that,
12 you know, we have, for so long, been
13 understaffed. We're supposed to have nine
14 members and we've been short -- I think we're
15 still short one now, and it's been -- which
16 resulted in a heck of a lift for the volunteer
17 board members, between committee service, and
18 then the staff trying to make sure we had a
19 quorum for voting. And so I thank all of you
20 who have joined and commend you to -- to what I
21 think is a great organization and a -- but a
22 lot of work ahead.

23 In trying to figure out what to do about
24 next year, I think Guy had polled members about
25 their willingness to serve in leadership. We

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1 had a meeting, we talked about the
2 opportunities. I tried my best -- and
3 apparently I'm not a very good advocate -- to
4 convince Mr. Citrano to serve another year. I
5 leave you all at the end of June, and he has
6 more time, but he said he had all he could do.

7 I think that a number of you had expressed
8 a willingness to serve, and so we passed a
9 slate and we recommended -- and that committee
10 recommends to this board that we vote on
11 Mr. Krechowski as next year's chair,
12 Mr. Heavener as next year's vice chair, and
13 Ms. Fetner as next year's secretary.

14 There is no procedural requirement that
15 these people follow leadership. But,
16 historically, we've -- we have worked that way.
17 I mean, people have kind of grown through
18 leadership and experience. So that -- again,
19 that will be your decision next year who you
20 vote in these various positions, but that's how
21 we historically have operated.

22 And so that's the slate that the
23 Nominating Committee brings to you now.

24 Thank you, Mr. Citrano.

25 THE CHAIRMAN: Thank you.

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1 I'll just add to that. I do think I can
 2 still contribute, I just felt like it was best
 3 for some of the new members to step up in the
 4 leadership roles.
 5 And so, P.K., I will make myself available
 6 to you as needed to assist in any way I can.
 7 So how are we doing this?
 8 BOARD MEMBER GILLAM: That's a motion, and
 9 from a committee -- a standing committee. It
 10 doesn't need a second, just comments and
 11 voting.
 12 THE CHAIRMAN: So we need a second?
 13 BOARD MEMBER GILLAM: No.
 14 THE CHAIRMAN: We don't need a second?
 15 BOARD MEMBER GILLAM: You don't need a
 16 second.
 17 THE CHAIRMAN: So we just need a motion?
 18 BOARD MEMBER GILLAM: You have a motion.
 19 So this is a motion -- it's a resolution;
 20 it comes from a standing committee; it doesn't
 21 need a second. So it's before the -- it's on
 22 the table. You would -- I think would take
 23 comments from members and then vote.
 24 THE CHAIRMAN: Okay. Would any board
 25 member like to make any comments or questions

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1 So our new slate officers passes
 2 unanimously.
 3 P.K., you're a great American, and good
 4 luck.
 5 BOARD MEMBER KRECHOWSKI: I go out of town
 6 and one day ...
 7 MS. BOYER: Mr. Chairman, if I may mention
 8 that there was a discussion at the Nominating
 9 Committee about the fact that we were either
 10 going to amend the bylaws or get an
 11 interpretation of our bylaws.
 12 So right now, the Chair serves as an
 13 ex-officio committee member of all standing
 14 committees; however, the -- so, typically, the
 15 Chair is not assigned to a committee, and all
 16 of the other members are assigned to
 17 committees.
 18 What was suggested is that, going forward,
 19 the vice chair, who can fill in for the chair
 20 in other matters when the chair is unavailable,
 21 also be allowed to serve in that ex-officio
 22 capacity to give us a little additional
 23 bandwidth. So I'll share that.
 24 And then I will also share that I had a
 25 conversation today which indicates that we may

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1 relative to the results from the Nominating
 2 Committee?
 3 BOARD MEMBERS: (No response.)
 4 THE CHAIRMAN: All right.
 5 BOARD MEMBER KRECHOWSKI: I would only ask
 6 if there are any other nominations from the
 7 floor, I believe is the appropriate process.
 8 BOARD MEMBERS: (No response.)
 9 THE CHAIRMAN: None. Okay. So we will
 10 vote on the slate as presented.
 11 Mr. Gillam.
 12 BOARD MEMBER GILLAM: In favor.
 13 THE CHAIRMAN: Ms. Worsham.
 14 BOARD MEMBER WORSHAM: In favor.
 15 THE CHAIRMAN: P.K.
 16 BOARD MEMBER KRECHOWSKI: In favor.
 17 THE CHAIRMAN: Mr. Heavener.
 18 BOARD MEMBER HEAVENER: In favor.
 19 THE CHAIRMAN: Mr. Wohlers.
 20 BOARD MEMBER WOHLERS: In favor.
 21 THE CHAIRMAN: Ms. Fetner.
 22 BOARD MEMBER FETNER: In favor.
 23 THE CHAIRMAN: Ms. Powers.
 24 BOARD MEMBER POWERS: In favor.
 25 THE CHAIRMAN: And I, too, am in favor.

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1 be getting additional appointees. So if we do
 2 and we have a full slate of nine board members,
 3 that will also help with the quorum requirement
 4 because I know that was one of the things
 5 Mr. Citrano mentioned in the Nominating
 6 Committee meeting, is that when you kind of are
 7 called on to be the backup to make quorum in
 8 multiple committees, that really adds to the
 9 time burden of the role.
 10 So we're going to try to get that under
 11 control as well, with a couple of backup
 12 solutions.
 13 THE CHAIRMAN: Yeah. I made a comment
 14 when I first joined the board over four years
 15 ago. We did have a full slate; we had nine,
 16 and it was much less of an issue because our
 17 committees had enough individuals on it where
 18 not the -- the chairman didn't necessarily need
 19 to be there. Oftentimes, they came to the
 20 committees because of their role, but for a
 21 vote it was not necessary, and so --
 22 I see Brittany Norris back there.
 23 I believe the open -- the open board seat
 24 is a mayoral appointee, and possibly the next
 25 one to come up is also, and so accelerating the

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1 process to get a full board would help as much
 2 as anything else, in my opinion.
 3 Mr. Gillam.
 4 BOARD MEMBER GILLAM: I was just going to
 5 add -- I mean, another change we've made in
 6 recent years -- our committees have become a
 7 little more robust as far as their
 8 responsibility. We had times where we had
 9 board meetings where we had to do the -- what I
 10 would call work of committees in the board
 11 meeting, and we would start at 2:00 and go to
 12 6:00 and not get done and have to come back for
 13 another meeting because we were talking about
 14 these projects so intently and hearing from the
 15 public, and it was -- it really, you know --
 16 and what we've done is we created the process
 17 of having a consent agenda.
 18 And so what it's meant is that the
 19 committee work is a little more substantial
 20 and -- which has put a greater burden on our
 21 chair when we've been short on members.
 22 THE CHAIRMAN: Yeah. And Oliver Barakat
 23 was great about communicating this, and
 24 especially since we have a number of -- at this
 25 point, relatively new.

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22

1 But the committee meetings are really the
 2 working meetings. They are not as formal as a
 3 board meeting. And so I can tell you this:
 4 When I was brand new, I would stop and say, "I
 5 don't understand what you guys are taking
 6 about. Can you just explain it to me?" And
 7 those meetings allow all members, but
 8 especially new members, to really kind of
 9 understand the CRA, its responsibilities, how
 10 we calculate things.
 11 And so having a full board where the
 12 committee members can really dive in and bubble
 13 up all the questions, bubble up all the
 14 analyses and risks and benefits, all of that
 15 kind of stuff -- if we can do it in a committee
 16 meeting, it will save time in the actual board
 17 meeting, which there were some marathon board
 18 meetings before we went to that.
 19 And so I'm a big believer in the committee
 20 process, but it only works if we have a full
 21 board because we can't have those robust
 22 conversations with two or three people on a
 23 committee; it just doesn't work, so --
 24 Okay. Moving on -- so we're going to
 25 close out the DIA agenda.

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1 Did we have any old business to discuss?
 2 (No response.)
 3 THE CHAIRMAN: None.
 4 New business?
 5 MS. BOYER: Mr. Chairman, I do have one
 6 item that I'll bring up under New Business. I
 7 could bring it up in the CEO briefing, but I do
 8 want to share with you -- I have mentioned to
 9 the chair, but I want the whole board to be
 10 aware that we have a number of individuals who
 11 have expressed interest in what I call the
 12 East Landing lot. So this is the riverfront
 13 parcel, between the Main Street Bridge and the
 14 Hyatt.
 15 And you should expect that we're going to
 16 have individual conversations with you over the
 17 next month or two, and perhaps that we will be
 18 having something come up at the SIC committee
 19 next month or -- no, it would be REPD because
 20 it would be a property disposition -- to
 21 discuss the approach or process we would take
 22 because there are multiple individuals
 23 expressing an interest in it, and what
 24 parameters you would want to see.
 25 So I'm sharing this so you can start

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24

1 thinking about it. And at the moment, there
 2 are, I believe, at least three individuals who
 3 are developers who have expressed interest in
 4 it. So that's something we just need to talk
 5 about and talk about the appropriateness of the
 6 timing.
 7 In that regard -- I guess it's probably
 8 old business at the same time as new
 9 business -- I know there were a number of you
 10 who received phone calls about the Riverfront
 11 Plaza development pad that we had talked about
 12 a couple of meetings ago, about what you would
 13 want to put in an RFP, would you want to put
 14 the same terms, et cetera.
 15 What I want to tell you on that, just so
 16 everybody's aware of what's happening, is that
 17 the City's budget for the CIP project for the
 18 park includes enough funding to create the
 19 support for the pedestrian ramp and for the
 20 back side of the beer garden. So there's
 21 nothing that the development pad decision holds
 22 up. The entire park can be constructed with
 23 that budget request, and that would allow a
 24 decision on timing and a decision on what it
 25 actually needs to be to be made independent of

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1 a decision about the park development itself.
 2 So the reason we had been pushing for a
 3 quicker decision was to try to have something
 4 constructed simultaneous with park construction
 5 so that it wasn't disruptive. That's still a
 6 consideration and that's still something we can
 7 have a conversation about, but I just don't
 8 want there to be any miscommunication that
 9 slowing down the decision on that pad has no
 10 adverse impact on the ability to construct
 11 Phase 2 of the park or complete the park. So
 12 that part is -- they have included the
 13 additional funds necessary to do that support
 14 in the location between the two pads.

15 So that was not on our agenda today. It
 16 was never put on the agenda today, but we did
 17 receive some calls of concern that it was going
 18 to be on because a month or two ago we had
 19 discussed that, that we were trying to address
 20 it.

21 I heard a lot of varied opinions from
 22 board members. And for new members, just kind
 23 of getting used to how we work, when we have a
 24 committee discussion and I have diametrically
 25 opposed views, often that is, like, then

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1 something that isn't moving forward immediately
 2 because we're trying to get to a point where
 3 the board has a consensus of direction and an
 4 idea of where they want to go.

5 So not that it's not going to come back
 6 and there's not going to be a discussion; there
 7 will be, but it is not time-sensitive in its --
 8 as it relates to completion of the park.

9 I just wanted to make sure we were clear
 10 and we were getting that message out
 11 appropriately.

12 That's all I had on old and new business.
 13 And when you are ready, we can move to the
 14 project updates and the CEO briefing.

15 THE CHAIRMAN: I think we're ready.

16 MS. BOYER: Okay. We have a PowerPoint on
 17 project updates. And I have some data in this
 18 as well. And then I have a CEO report -- an
 19 abbreviated CEO report so we didn't make this
 20 too long.

21 Project updates. So I heard a number of
 22 you were at the Home2 Suites opening. Thank
 23 you for attending that. And I know Mr. DeVault
 24 attended on our behalf. We happened to have
 25 Finance Committee of the Council at the same

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1 time as the opening was scheduled, so not all
 2 of us could be there. Very excited to see this
 3 put into service.

4 The next one is -- let's move to the next
 5 slide -- Artist Walk. So as you can see -- a
 6 little hard to see in the -- it's much better
 7 on your computer than it is on the screen where
 8 you have better lighting.

9 Most of the skate park improvements are
 10 complete. We would be having an opening on
 11 this but for the fact that we are waiting for
 12 DOT to enter into an agreement and give
 13 permission. So this is a DOT under-bridge
 14 area, and there's an agreement that needs to be
 15 signed before they can actually open it. So
 16 that's negotiated. It just -- it's going
 17 through a process. So we'll have the opening
 18 soon, when we can get that agreement completed.
 19 It's not "we," it's the Parks Department,
 20 actually.

21 Next.

22 One Riverside. So we've talked about
 23 this. This is the TriBridg Residential
 24 property on the Riverwalk, and you can see how
 25 far along they are in the construction. And

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1 the restaurant is actually on the ground floor
 2 of the building to the left, and so it is --
 3 you can kind of see that open area where the
 4 steps come down, and that is where the
 5 restaurant space is and the outdoor seating
 6 will be in the plaza.

7 Next.

8 McCoys Creek outfall. So this is the
 9 picture Mr. Gillam wants to see to know that
 10 construction is really happening. It did take
 11 considerably longer to get an FDOT permit and,
 12 actually, the Corps of Engineers permit. All
 13 of those are now in hand, work is moving ahead.

14 And I think from a timing of delivery
 15 standpoint, they're pretty accurate in knowing
 16 when they're going to be able to complete, and
 17 how the -- the project is moving now, basically
 18 on schedule, if not even ahead of schedule.
 19 They were able to accelerate some time in order
 20 to pick up a little bit.

21 Next.

22 The Park Street road diet, a long-awaited
 23 project. Some of you may have been on the
 24 board long enough to remember when you did the
 25 Brooklyn Transportation Study that Pond did.

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1 My goodness, I think that was 2018 or something
2 like that. It was a long time ago.

3 And this was one of the recommended
4 projects. After it came out of the recommended
5 projects, it took a couple of years to get it
6 designed and in a CIP project, and then it took
7 multiple attempts at getting it funded fully
8 through the CIP. It is now under construction.
9 And it has a 365-day contract, so within a year
10 we will have this segment completed.

11 We do have a couple of adjacent private
12 developments that have been waiting for this to
13 happen to move forward. And I didn't include
14 them in my \$2 billion list. I've got to
15 increase the number.

16 Okay. Next.

17 Johnson Commons. Johnson Commons
18 continues to kind of rock along now with
19 building one building after another. So you're
20 seeing various buildings in phases of
21 construction, closings continuing to happen.

22 And Mr. Crescimbeni advised me that we
23 received our first check this week. So you may
24 recall that we have participation and sale
25 proceeds over a certain net value, and the

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1 first closing happened that yielded net
2 proceeds to us. These are not going to be big
3 numbers. I think it was a \$5,000 check, but,
4 hey, we're just happy that they're selling
5 above their projected number and we're
6 participating in the sale proceeds.

7 This was a project in which we provided
8 the land. And, as a result, we were able to
9 get a for sale product, which was something we
10 really wanted to provide, a diversity of
11 housing options, and kind of that permanent
12 sense of neighborhood in LaVilla, so very happy
13 with this project and its progress.

14 Next.

15 Lift Ev'ry Voice and Sing Park. Save the
16 date for the ribbon-cutting. June 27th will be
17 the ribbon-cutting on Lift Ev'ry Voice and Sing
18 Park. So I hope that you can all join Mayor
19 Deegan and the Parks Department, Jessie Ball
20 duPont Fund and others for this.

21 Next is Emerald Trail LaVilla link
22 completed. Many of you were here at the
23 ground-breaking -- or not the ground-breaking
24 but the ribbon-cutting for the opening of the
25 LaVilla link. The LaVilla link goes from the

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1 Rail Yard District through LaVilla, past Lift
2 Ev'ry Voice and Sing Park, across the viaduct,
3 over to connect to our Park Street project.

4 Hence, the reason we were hoping our
5 Park Street project would be completed to sync
6 up with this. It is not, but it is at least
7 under construction. So we're pleased that
8 that's the case.

9 Next.

10 Two-way street conversion, Adams and
11 Forsyth. So I know Mr. Parola went out at
12 night to get some better pictures because most
13 of the work is happening at night and we're not
14 getting to see -- during the daytime, it just
15 looks like nothing is happening. So this shows
16 you some of the pavement cutting across the
17 roadways that's going on in order to provide --
18 I see the other thing was covering the
19 screen -- to lay underground conduit and fibers
20 across the road.

21 Next.

22 Lofts at Cathedral. Lofts at Cathedral is
23 making great progress. We're expecting Lofts
24 at Cathedral to be completed this summer,
25 before September. It is -- the historic

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1 portion you can see looks really good, and
2 progress is really moving along on the rest of
3 the building, as is typical on Vestcor
4 products. You know that we -- they often
5 deliver on time.

6 And next is Iguana, Four Seasons and
7 office. So for the year of construction that
8 happened underground that everybody couldn't
9 see, they're now seeing the above-ground
10 construction and seeing significant differences
11 from month to month in the progress of the
12 project.

13 So again, on schedule, and a lot of work
14 going on. And, in fact, we're now receiving
15 the opposite complaint, where we have people
16 complaining about the cranes and the adverse
17 impact of construction activity. I kid you
18 not; it's a meeting we had this week.

19 Next is Union Terminal. Union Terminal is
20 another project that we expect to deliver
21 before the end of the fiscal year. So this is,
22 as you can see, moving along with interior
23 finishes. I don't think we have -- no, I don't
24 think any of these pictures show you the -- the
25 part I love is the Emerald Trail link that goes

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1 through the building where the old rail line
 2 was underneath. I think that's going to be
 3 amazing.
 4 Next.
 5 So now some data highlights. Maybe I'll
 6 add this on a monthly basis to our slide deck
 7 that we go through.
 8 So we had talked at the City Council
 9 committee about the increase in tax value --
 10 taxable value of property within the CRA. And
 11 what I wanted to do is convert it from just
 12 some numbers to a slide so that you can see the
 13 actual trajectory. And what you see happen
 14 here is -- this is all three, and I think
 15 that's interesting because you see the same
 16 thing happened with the recession, but you also
 17 see a little bit of difference in the momentum
 18 post-recession and since DIA was created.
 19 So that number at the bottom is 2013. DIA
 20 was created in 2012. The plan was adopted in
 21 2014. So we really start work in 2014. And
 22 you can see what has happened between the time
 23 DIA was created and where we are now.
 24 But let's go to the individuals. I think
 25 this is more interesting.

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1 proposal came in for the Four Seasons and
 2 office building, which is now under
 3 construction.
 4 So one of the challenges with Downtown
 5 East is the majority of our developable land
 6 was tied up under those RFPs and we didn't
 7 actually -- we were unable, during that time,
 8 to get any project and a term sheet to move
 9 forward. So it reflects a little bit of that.
 10 One of the things I'm going to do from a
 11 data standpoint is find for you all of the
 12 potential redevelopment property within the
 13 City Center, and I think that will be useful to
 14 the Special Committee as well, to identify,
 15 parcel by parcel, what is available and what is
 16 not available so that we know what we're
 17 working with.
 18 Next is Downtown West. So you'll see
 19 Downtown Northwest, which is now -- includes
 20 Brooklyn, and is that area where LaVilla is, as
 21 well as Brooklyn, much steeper trajectory, much
 22 more has happened. And as we all know from
 23 what we see, the tax impact has been
 24 significant.
 25 Because the two were combined on the

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1 So Downtown East. Downtown East is that
 2 part of downtown that I would say is what you
 3 consider downtown, City Center and the Sports &
 4 Entertainment District. It also includes
 5 Cathedral. So it's -- it doesn't include even
 6 all the City Center, but it does take you over
 7 past Hogan. I'm thinking that the boundary may
 8 be Pearl. But what you see here is the total
 9 value and the significant increase in this is
 10 not as great, it's not as steep as you're going
 11 to see on the next two slides.
 12 Part of that is -- what you're going to
 13 hear, when I talk about what the Special
 14 Committee was talking about, and an emphasis on
 15 a core area and whether we should focus on
 16 that. This is somewhat reflective of that, but
 17 I'm going to remind you that in 2014 this board
 18 did an RFP on the Shipyards property and
 19 awarded all of that property to Iguana. They
 20 did the same thing in 2017.
 21 There was no development activity on that
 22 from -- and that was basically the developable,
 23 available property. There was no activity on
 24 that from that time until 2020 when we got
 25 the -- those RFPs were terminated, and the new

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1 Northbank, this allows us to use the revenue
 2 generated on Northwest to help now fund
 3 infrastructure and projects in Northeast. So
 4 that's a value that happened with the
 5 combination of the two. So even though there
 6 may be concern that there was more work done
 7 here and more has happened here, this is what
 8 is going to fund kind of the jump-start on the
 9 next portion.
 10 Next.
 11 And, by the way, these are all without the
 12 benefit of Doro. Had Doro been in here and
 13 reflected, you would have seen a change on
 14 Downtown East that we don't have the benefit
 15 of, and Southbank. So similar reflection,
 16 although the Southbank has grown more steeply.
 17 And, interestingly, this does not reflect
 18 additional value coming on line from the
 19 RiversEdge project that is now under vertical
 20 construction. So there have been some small
 21 land value increases in that, but very little
 22 else in terms of -- this is more the southerly
 23 and -- and Home Street, and all of the other
 24 apartments and other projects that we've done
 25 on the Southbank. It isn't reflective of

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1 RiversEdge increases yet.
 2 Next is -- so this is momentum in growth
 3 of multifamily units, and we have a chart on
 4 the side there that -- the point of this is
 5 simply to show you -- if you look at the bottom
 6 years, 2015, where we were, 2020, 2024.
 7 There's one blue bar after 2024 because that's
 8 everything that's under construction right now
 9 that's going to deliver within the year. So
 10 that's Artea, One Riverside. Those are really
 11 definitive.
 12 And then look at the yellow bars. Those
 13 are all the things that are permitted and
 14 moving forward. So they're all identified here
 15 by project. These are not speculative, maybe
 16 this will happen in the future. These are
 17 projects that are underway, but they just won't
 18 deliver for a year or two. So Four Seasons,
 19 for example, would be in the yellow.
 20 BOARD MEMBER GILLAM: Doro is not there?
 21 MS. BOYER: Doro is not in there,
 22 although, Doro, I believe, is now in the yellow
 23 with the idea --
 24 MR. DEVAULT: It's in 2026.
 25 MS. BOYER: It's in 2026, in yellow, as if

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1 it would -- it's not in the 2024 column where
 2 it would have been, but you still see a pretty
 3 significant change in the sharpness of the
 4 growth.
 5 And next is -- this is Mr. Citrano's
 6 slide, and actually Mr. Gillam spoke to this a
 7 little earlier. So the light blue on this
 8 slide reflects when we created the FAB-REP
 9 program. The purple or darker blue is retail
 10 enhancement in general. And the green is the
 11 residential growth line.
 12 So it shows us a couple of interesting
 13 things. It shows the expansion of retail since
 14 the adoption of FAB-REP in 2020 and kind of
 15 that sharp increase over the last three years
 16 of the retail following the residential, as you
 17 would expect, and the fact that that program
 18 itself has been heavily utilized and the amount
 19 of retail that it has spawned over that time
 20 frame. So I thought that was a way to
 21 illustrate that and provide some additional
 22 information for you.
 23 Any questions on those? I think that's
 24 the last one here before I go to the CEO
 25 report.

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1 BOARD MEMBERS: (No response.)
 2 MS. BOYER: Okay. Real quick, then, I'll
 3 try to do this.
 4 Special Committee on Downtown meeting
 5 takeaways. Thank you all for the -- before I
 6 go there, let me back up a minute.
 7 I do appreciate the contract extension, I
 8 appreciate all the kind words, but I would
 9 definitely be remiss if I didn't give a lot of
 10 the credit to a really incredible staff. So
 11 this is not a one-person job. Frankly, this is
 12 not a 12-person job, as we all decided today.
 13 As we started looking at those numbers, we go,
 14 "No wonder we're tired."
 15 I mean, I think what you can see is there
 16 are a lot of dimensions to what we do. And,
 17 basically, the way we're organized is we have
 18 one person on each focus area. And that's
 19 really thin, but that's the way we operate.
 20 And we have no one who does data crunching and
 21 research, which we're all getting to do right
 22 now, but I think that would be a great position
 23 to have as well. So when we're looking at
 24 future staffing, I mean, I think that's one of
 25 the things that would benefit us.

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1 But I just want to give a shout-out to
 2 everybody also on the team who not only does a
 3 great job but has been really challenged trying
 4 to live through what's been going on in the
 5 last month, and I appreciate their hanging in
 6 there and assistance with all of it, so thanks.
 7 Special Committee. So, first of all, some
 8 takeaways of what I heard -- and thank you for
 9 those of you who were able to attend. I think
 10 there is a sense that they would like to focus
 11 on the Core, whether that's focusing on purely
 12 City Center -- but somehow prioritize and see
 13 more activity there. As I reminded, we can't
 14 spend Southbank dollars on the Northbank. We
 15 can't spend -- you know, there are limitations
 16 on that, but we certainly can choose to prefer
 17 it.
 18 Historically, this board has been very
 19 market driven and has not preferenced one
 20 parcel over another. So this will be a
 21 conversation that we'll hear from the committee
 22 and hear from the board.
 23 There's been discussion of more autonomy
 24 and how that works and what that would look
 25 like. There's a whole spectrum of that, and we

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1 can have more conversations as we develop some
2 recommendations for them in that regard.

3 I think they're thinking of it in terms of
4 incentive review and approval, and I think
5 that's fine. I think there are a lot of other
6 ways it comes into play that we would not want
7 or ask for more autonomy.

8 So, for example, JEA has its own IT
9 Department, its own Procurement Department, its
10 own HR Department. We don't want that. We
11 would want to have some kind of Memorandum of
12 Understanding or agreement with the City that
13 we use theirs. And just like we're charged for
14 it now, we'd be charged for it somehow. I
15 think some of those would not behoove us, based
16 on our size. I do think there are other
17 aspects where autonomy would be beneficial.

18 Funding. There's been a discussion of
19 whether we need more funding from the City and
20 whether we need consistent funding that would
21 allow us to do incentives at the board level.
22 I think that's a worthy discussion.

23 I think the -- it will be interesting,
24 when we start talking real numbers, as to
25 whether they are still of a mind that that

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1 should be given or delegated to the DIA board
2 or whether the Council wants to retain that
3 review authority.

4 Ideal staffing. Discussion about looking
5 at comparable agencies. And we have -- Caylyn
6 is no longer here? Caylyn is no longer here,
7 but Caylyn is one of those on our team that's
8 working on comparable agencies and doing some
9 research on that right now so that we have some
10 information on that as well.

11 And in addition to that, we will be making
12 recommendations. We'd look for your help as
13 well, if you have suggestions of things, but
14 this will be an opportunity for us to look at
15 an ideal makeup as opposed to -- as I said to
16 the Chair, our staffing additions over the
17 years have been a combination of what is the
18 most urgent one need that we need to fill this
19 year. And then if it gets cut back in the
20 budget process, well, how do we work around and
21 what do we do?

22 And if -- you know, given the opportunity
23 to say, this would be perfect, this would be
24 how we would staff it if we could, I think
25 that's great, that we're going to be given that

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1 voice and that opportunity to do it. I don't
2 know if they'll fund it, but at least it's a
3 different approach, and I like that approach.

4 And then, finally, they want to discuss
5 parking and our role in parking. Some of you
6 may have been here when we had a Lunch and
7 Learn for Council, maybe just about a year ago
8 or maybe even less than that --

9 BOARD MEMBER WORSHAM: (Off microphone.)

10 MS. BOYER: Probably about a year ago?

11 -- to try to educate them on our role in
12 parking. And I will distribute a copy of that
13 PowerPoint to everybody on the board because
14 some of you were not here then, just so you
15 have it and understand kind of how that works,
16 but I think that will also be an interesting
17 discussion that we have with them.

18 Capital project updates. We talked about
19 Park Street being under construction,
20 Riverfront Plaza. Construction on Independent
21 Drive/Hogan is complete. Mr. Gillam can now
22 drive to work directly.

23 Haskell is beginning work on the
24 playground and the community services building.
25 We have pictures on Forsyth and Adams.

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1 The other portion of the Forsyth and Adams
2 contract is the Baker Design Build. So you'll
3 recall that the current contract is converting
4 the street to two-way but not moving curbs, not
5 adding landscape. The second portion of this
6 is in select blocks, where would we move the
7 curb, expand the sidewalk, make room for a
8 sidewalk cafe, all of that.

9 So that contract goes to CSPEC or PSEC,
10 one of the Procurement committees, tomorrow,
11 Mr. Parola indicated. And so, hopefully, we'll
12 have that cranked up and ready to start working
13 soon so that we can move forward on that. This
14 is Public Works taking it to a Procurement
15 committee.

16 Hogan Street design is well underway. So
17 this is the cycle track. This is supposed to
18 commence construction probably within the next
19 60 days or so. It would have commenced even
20 earlier, starting at the Bay Street end, down
21 at the -- or Water Street end. The reason that
22 it has not commenced is we had to relocate some
23 underground fiber in order to make room for
24 trees.

25 And this is one of the reasons, by the

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1 way, that DIA has parking, because the
 2 conversation that arose in the design process
 3 was how many parking spaces are we willing to
 4 lose in order to have bump-outs, to have shade
 5 trees. And we want to have shade trees to
 6 shade the Emerald Trail, but we also know that
 7 people want parking in proximity to Riverfront
 8 Plaza, and we have to provide a certain number
 9 of handicapped spaces in proximity to the
 10 building. And there's already a loading space
 11 there for some of the operating businesses. So
 12 that's kind of the nuance of what our role is
 13 in that and why we have to play a role in it.
 14 McCoy's Creek outfall. We talked about the
 15 Acosta Bridge parking. So that contract we
 16 were going to bid for construction. It's been
 17 designed. Public Works has some thoughts about
 18 the design that they want to look at. This is
 19 circulation for boat ramp parking.
 20 And I think Mr. Nooney mentioned that
 21 there were a couple of public spaces. We are
 22 definitely getting calls from boaters who are
 23 unhappy that members of the public are parking
 24 in the boat ramp area right now and they are
 25 supposed to be parking under the bridge. So
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1 all of that is -- we can't wait to get the
 2 construction underway, provide adequate trailer
 3 parking where it needs to be, and accommodate
 4 those who want to visit the fountain or the
 5 Riverwalk.
 6 Development updates. Gateway, four
 7 projects approved by MBRC this week, Mayor's
 8 Budget Review Committee, and we plan to file in
 9 two weeks.
 10 I'm looking at Mr. Sawyer.
 11 That's our goal. We have one set of
 12 documents that is, like, 99 percent or
 13 95 percent complete, and the other four mirror
 14 off of those, but that's important.
 15 (Board Member Gillam exits the
 16 proceedings.)
 17 MS. BOYER: Jones Brothers historic -- we
 18 plan to commence -- they plan to commence
 19 construction this summer. And we're waiting
 20 for OGC documents on the new construction that
 21 you approved in February. So, hopefully, we're
 22 going to have the new construction in Council
 23 soon as well.
 24 The MOSH amendment legislation is
 25 currently pending before Council. It was
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1 introduced last night. So that bill is going
 2 through the process.
 3 And a WJCT lease amendment. So the lease
 4 amendment is kind of the last piece -- I hope
 5 it's the last piece of the Four Seasons,
 6 office, and marina negotiation and transaction
 7 because we have to move the roadway entrance to
 8 the WJCT -- through the WJCT parking area to
 9 provide access to the AR Polar site, which is a
 10 development parcel, all as part of the Hart
 11 Bridge ramp removal that now denied them
 12 two-way signalized intersection access to their
 13 development parcel. So kind of a domino of
 14 things.
 15 That requires a negotiation with WJCT of
 16 their lease amendment. Hopefully, we will have
 17 that to you in the next few months, or at least
 18 pieces of that, but we had a very positive
 19 meeting with them the other day, kind of
 20 identifying what the terms were that we want to
 21 work on. Part of it would be us providing some
 22 additional signage for them, wayfinding, things
 23 so that their -- users of their facility can
 24 find their way to -- and make sure they have as
 25 much parking as they've had in the past so that
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1 they're not in any way handicapped in providing
 2 the event space that they have and operating
 3 their business there.
 4 Pieces of legislation. One Riverside is
 5 pending. And as Mr. Sawyer mentioned and we
 6 discussed, there is a settlement agreement that
 7 we expect to be filed. I think I saw something
 8 from Mr. Garrett that it needs to be in by the
 9 21st. So based on that, that will be imminent
 10 in going through Council.
 11 The MOSH performance schedule extension,
 12 as I said, is filed and in front of Council.
 13 We also have a bill in front of Council
 14 that is appropriating the funds that we need
 15 for Lofts at Cathedral, Beaver Street, and
 16 323 Bay. All of those, we think, will finish
 17 this year, and we'll need to pay out on our
 18 grants.
 19 So that's what we have pending before
 20 Council right now.
 21 THE CHAIRMAN: Are you sure you didn't
 22 miss anything?
 23 MS. BOYER: I'm sure I did.
 24 THE CHAIRMAN: For the chairman's report,
 25 I'll just say, I want to thank all the board
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1 members that came to the Special Committee
2 meeting on Monday. I admittedly will say I was
3 kind of disappointed that we had to go through
4 it, but I think the meeting itself was actually
5 productive. And if that's what it takes to get
6 all the parties together to get on the same
7 page, then I'm fine with it, and I look forward
8 to continued discussions, continued meetings,
9 and I hope that the rest of you will come and
10 participate in those because it's really
11 important.

12 I do think part of the problem -- or part
13 of the perception is the -- the Core itself.
14 And so if these meetings -- or if outside of
15 these meetings our board and our staff can
16 figure out ways or ideas to promote more
17 development, more incentives for that
18 particular area, I think it's needed and I
19 think it will be very, very helpful with both
20 the Council, the mayor's office, but also the
21 general public, and --

22 And so I would also want to include people
23 from the general public in those conversations
24 because there are lots of things to talk about
25 and ideas to float, and I think that's

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1 ready and wanting to start reconstruction
2 imminently. They are looking for additional
3 incentives. They had talked to us about REV
4 Grant amounts and duration.

5 Originally, I think it was 60 percent
6 for 15 years.

7 MR. KELLEY: (Off microphone.)

8 MS. BOYER: Seventy-five percent for
9 15 years was what we had in the original
10 REV Grant for the transaction.

11 We had said, from this standpoint, no
12 problem with 75 percent, 20 years from a DIA
13 underwriting standpoint because costs are going
14 to be higher, but we also don't have the
15 information on what insurance proceeds they're
16 receiving and what their actual gap is.

17 My understanding is they are asking for a
18 completion grant in addition to that. And
19 we've had a couple of conversations with them
20 about what we would need to see to be able to
21 underwrite it and discuss the completion grant,
22 whether it's affordable housing is one approach
23 or whether it is market-rate housing and you're
24 going under the tiers analysis approach --
25 different data you have to give us -- but

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1 something that might be good that comes out of
2 this committee.

3 And so, again, I just want to thank
4 everybody for participating and coming. And
5 this agency, clearly, is doing a lot of good.
6 I think we just need to get the word out, so
7 that's all I have.

8 BOARD MEMBER KRECHOWSKI: Mr. Chair.

9 THE CHAIRMAN: P.K.

10 BOARD MEMBER KRECHOWSKI: Just, if I could
11 real quick, going back to the CEO report, I'm
12 not putting you on the spot, and I think
13 there's enough -- I don't mean to insinuate
14 coming from this agency -- there's enough
15 rumors and suppositions. I'd like -- I think
16 it would be good for this board to hear what's
17 going on with Doro and maybe even hear from the
18 developer, just kind of an update of where we
19 are and what we can expect over the next
20 several months of them coming back to us or
21 not, that kind of thing. I think it would be
22 good for us to hear.

23 MS. BOYER: Through the Chair to
24 Mr. Krechowski, so here's what I can tell you
25 right now, is the developer is interested and

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1 certainly we would entertain a discussion on
2 that, but we also have to know where they are
3 financially.

4 There is a meeting set up next week, I
5 believe, with Mr. Harden and the developer and
6 the mayor's office where we will have an
7 additional conversation and know more about the
8 specific ask and where we are.

9 So that's the update.

10 I would, you know, be hopeful that if we
11 get financial data to look at to be able to
12 support -- you know, provide their rationale
13 for why a completion grant is needed, then I
14 would expect that we could have something to
15 you in a month to two months, if we have the
16 information.

17 You could see it as early as June, but I
18 don't know that -- to date, we don't have --
19 I'm looking to see if Mr. Kelley got anything I
20 don't know about.

21 MR. KELLEY: I had communication with
22 Mr. Matt Marshall from RISE development this
23 week, and I'm expecting financial information
24 maybe as early as -- by the end of this week.

25 MS. BOYER: So you may see it in June.

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1 BOARD MEMBER KRECHOWSKI: Okay. Thank
2 you.

3 MS. BOYER: And I encourage board members,
4 if there's any project that you want an update
5 on, feel free to ask, you know, either outside
6 of the meeting or in the meeting because, to
7 the point of that list, there are a lot of them
8 and there is constant movement on them, so
9 happy to share whatever we know.

10 THE CHAIRMAN: Okay. If there's nothing
11 else, we will adjourn.

12 Thanks, again, everybody, for coming out
13 today.

14 Thank you.

15 (The foregoing proceedings were adjourned
16 at 3:35 p.m.)

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1 CERTIFICATE OF REPORTER

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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.

12
13
14
15 DATED this 26th day of May 2024.

16
17 _____
18 Diane M. Tropa
19 Florida Professional Reporter
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