

CITY OF JACKSONVILLE  
COMMUNITY REDEVELOPMENT AGENCY  
BOARD MEETING

Proceedings held on Wednesday, December 21, 2022,  
commencing at 2:00 p.m., Jacksonville Public/Main  
Library, Multipurpose Room, 303 North Laura Street,  
Jacksonville, Florida, before Diane M. Tropa, FPR, a  
Notary Public in and for the State of Florida at Large.

BOARD MEMBERS PRESENT:

CAROL WORSHAM, Chair.  
JIM CITRANO, Vice Chair.  
OLIVER BARAKAT, Board Member.  
CRAIG GIBBS, Board Member.  
TODD FROATS, Board Member.  
BRAXTON GILLAM, Board Member.

ALSO PRESENT:

LORI BOYER, Chief Executive Officer.  
AARON BOWMAN, City Council Member.  
GUY PAROLA, DIA, Operations Manager.  
STEVE KELLEY, DIA, Director of Development.  
ANTONIO POSEY, DIA, Project Manager.  
INA MEZINI, DIA, Strategic Initiatives Coordinator.  
SUSAN KELLY, Redevelopment Coordinator.  
JOHN SAWYER, Office of General Counsel.

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1 THE CHAIRWOMAN: Carol Worsham, board  
2 member.  
3 BOARD MEMBER CITRANO: Jim Citrano, board  
4 member.  
5 BOARD MEMBER BARAKAT: Oliver Barakat,  
6 board member.  
7 BOARD MEMBER GIBBS: Craig Gibbs, board  
8 member.  
9 MS. KELLY: Susan Kelly, DIA staff.  
10 MR. PAROLA: Guy Parola, DIA staff.  
11 MS. MEZINI: Ina Mezini, DIA staff.  
12 THE CHAIRWOMAN: Thank you.  
13 And, Ms. Mezini, do we have any public  
14 comment?  
15 MS. MEZINI: Yes. First up is John  
16 Nooney.  
17 (Audience member approaches the podium.)  
18 AUDIENCE MEMBER: All right. Hello.  
19 My name is John Nooney. Name and address  
20 continues to remain on the roster, 8356 Bascom  
21 Road, Jacksonville, Florida 32216, City Council  
22 District 4.  
23 Gosh, I feel like it's the year end in  
24 review. DIA, I miss you guys.  
25 But, anyway, what I just want to -- you  
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1 P R O C E E D I N G S  
December 21, 2022 2:00 p.m.  
2 - - -  
3 THE CHAIRWOMAN: I'm calling the  
4 December 21st, 2022, Downtown Investment  
5 Authority meeting to order.  
6 We'll start with the Pledge.  
7 In honor of Mr. Braxton's birthday, he can  
8 lead us.  
9 (Recitation of the Pledge of Allegiance.)  
10 THE CHAIRWOMAN: Thank you.  
11 Just prior to public comments, we'll  
12 introduce the people at the table. And since  
13 we're on a virtual meeting, we'll start with  
14 Councilman Bowman.  
15 COUNCIL MEMBER BOWMAN: Good afternoon.  
16 Aaron Bowman, City Council.  
17 MR. SAWYER: John Sawyer, Office of  
18 General Counsel.  
19 MR. POSEY: Antonio Posey, DIA staff.  
20 MR. KELLEY: Steve Kelley, DIA staff.  
21 MS. BOYER: Lori Boyer, CEO.  
22 BOARD MEMBER FROATS: Todd Froats, board  
23 member.  
24 BOARD MEMBER GILLAM: Braxton Gillam,  
25 board member.  
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1 know, acronyms. We all love acronyms. BBB,  
2 the Better Business Bureau. And I'll have some  
3 more here, especially in 2023. Like BBB. You  
4 know, Nooney's going to need a billionaire buck  
5 buddy. You know, we've got fund-raising going  
6 on.  
7 But, you know, another acronym. You know,  
8 DIA. Now, we all know, you know, it's the  
9 Downtown Investment Authority. Well, I've got  
10 another acronym for it. You know, downtown  
11 includes alcohol.  
12 Now, think of this: You know, I got a --  
13 you know, I got a new library bag. And, you  
14 know, every DIA member should get one. You  
15 know, great gift. You know, it's -- but here's  
16 the thing: You know, when you go into the  
17 liquor store and you bring in your library bag,  
18 and the guy goes, "A library bag?" Yeah. I  
19 tell him, "I'm going to a DIA board meeting,  
20 downtown includes alcohol." And they're like,  
21 "Wow. Well, where do you meet?" This is where  
22 you're going to love it. "The DIA, we meet in  
23 the library, in the basement." They're like,  
24 "Well, can we go? "Oh, yeah."  
25 So anyway, you know, downtown. You know,  
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1 it's going to be active.  
 2 You know what? Big thing too. I miss the  
 3 game clock. I know I'm running out of time.  
 4 I've got to share with you all, I got a  
 5 new fishing shirt.  
 6 I'm telling you, we're tearing it up  
 7 downtown.  
 8 Now real quick -- again, I don't know how  
 9 much more time I have, but I also want to  
 10 remind you all that this time of year -- again,  
 11 it's giving time, but we've got our 2023 FIND  
 12 Grant awards coming up.  
 13 Now, remember 2021-0075, 2022-033 -- -035.  
 14 These are our FIND Grants. You know, it's our  
 15 property tax money.  
 16 So just remember, Spot J, where the Orleck  
 17 is going to go. It's 26 feet of Catherine  
 18 Street on the Northbank, between 500 Bay and  
 19 the Shipyards, the greatest gift that you could  
 20 possibly ask. And, again, you have the power  
 21 and you've been dropping the ball on this one.  
 22 So, anyway, happy new year. Miss you  
 23 guys. Get your library bags because downtown  
 24 includes alcohol and downtown includes access.  
 25 Thank you for listening.

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1 THE CHAIRWOMAN: Thank you.  
 2 Are there any other public comments?  
 3 MS. MEZINI: No additional public comment.  
 4 THE CHAIRWOMAN: At this time, I'll look  
 5 for a motion to approve the minutes, assuming  
 6 everyone has had a chance to review.  
 7 BOARD MEMBER GILLAM: Move to approve.  
 8 BOARD MEMBER FROATS: I'll second.  
 9 THE CHAIRWOMAN: Okay. It's been moved  
 10 and seconded.  
 11 All those in favor of approval of the  
 12 minutes, signify by saying aye.  
 13 BOARD MEMBERS: Aye.  
 14 THE CHAIRWOMAN: All right. We're now  
 15 moving on to our consent agenda. There's  
 16 several items on your agenda that you can see  
 17 that are on the consent agenda. And unless  
 18 anyone has any reason to ask for any of these  
 19 items to be pulled off consent -- they have all  
 20 gone through the committee meetings -- I will  
 21 look for a motion to approve the consent  
 22 agenda.  
 23 BOARD MEMBER GILLAM: Move to approve.  
 24 BOARD MEMBER CITRANO: Second.  
 25 THE CHAIRWOMAN: All right. Thank you.

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1 We'll start with Mr. Froats. Mr. Froats,  
 2 how do you vote?  
 3 BOARD MEMBER FROATS: In favor.  
 4 THE CHAIRWOMAN: Mr. Gillam.  
 5 BOARD MEMBER GILLAM: In favor.  
 6 THE CHAIRWOMAN: Mr. Citrano.  
 7 BOARD MEMBER CITRANO: I'm in favor.  
 8 THE CHAIRWOMAN: Mr. Barakat.  
 9 BOARD MEMBER BARAKAT: I'm in favor.  
 10 And I'll be signing Form 8B for the Carter  
 11 extension.  
 12 THE CHAIRWOMAN: Thank you.  
 13 Mr. Gibbs.  
 14 BOARD MEMBER GIBBS: Approve.  
 15 THE CHAIRWOMAN: And I'm also in favor of  
 16 the consent agenda.  
 17 So, with that, the consent agenda carries  
 18 unanimously.  
 19 Did you have a comment?  
 20 BOARD MEMBER GILLAM: I was going to add  
 21 that I had filed a Form 8B for Resolution  
 22 2022-12-03 in advance of the meeting.  
 23 THE CHAIRWOMAN: Thank you.  
 24 We'll move on to item number C, Resolution  
 25 2022-12-07, the MOSH site plan.

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1 I will turn that over to staff to start  
 2 the discussion.  
 3 Thank you.  
 4 MS. BOYER: Thank you, Madam Chair.  
 5 Resolution 2022-12-07 was approved  
 6 unanimously by the committee, but with a number  
 7 of amendments. And so the resolution that you  
 8 have before you incorporates all of the  
 9 amendments that were recommended by the  
 10 committee.  
 11 This is an opportunity, if you feel that  
 12 we did not properly record or reflect the  
 13 amendment, to change those. And can I go  
 14 through those, if you'd like. However, it was  
 15 distributed. We actually completed it that  
 16 afternoon and distributed it immediately. I  
 17 think we properly captured all of the  
 18 amendments that were made by the board.  
 19 So I'm open for questions, if there are  
 20 questions. Otherwise, it comes with a  
 21 unanimous committee recommendation.  
 22 THE CHAIRWOMAN: All right. I will open  
 23 it up to the board for any questions and  
 24 comments prior to asking for a motion.  
 25 Mr. Gibbs, do you have any comments?

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1 BOARD MEMBER GIBBS: No comments.  
 2 I'm glad the committee did get a chance to  
 3 vet this, and we look forward to MOSH's  
 4 opening.  
 5 THE CHAIRWOMAN: Mr. Barakat.  
 6 BOARD MEMBER BARAKAT: I have no comments.  
 7 This was thoroughly vetted by the  
 8 committee.  
 9 Thank you.  
 10 THE CHAIRWOMAN: Mr. Citrano.  
 11 BOARD MEMBER CITRANO: No comments.  
 12 THE CHAIRWOMAN: Mr. Gillam.  
 13 BOARD MEMBER GILLAM: I mean, I think,  
 14 since it comes from a committee, it's already a  
 15 motion and doesn't need a second.  
 16 I'll speak in favor of it. I think it's a  
 17 fantastic opportunity and really excited to see  
 18 this move forward.  
 19 THE CHAIRWOMAN: Mr. Froats, any comments  
 20 before we look for a motion?  
 21 BOARD MEMBER FROATS: I was part of the  
 22 committee, and no further comments.  
 23 THE CHAIRWOMAN: I, too, was in on the  
 24 committee meeting. And it was a long committee  
 25 meeting and I thought very productive.

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1 THE CHAIRWOMAN: And I'm also in favor.  
 2 The motion passes unanimously.  
 3 Are there any other matters for the  
 4 Community Redevelopment Agency?  
 5 MS. BOYER: No.  
 6 THE CHAIRWOMAN: If not, I'll close that  
 7 meeting and we'll move to the Downtown  
 8 Investment Authority.  
 9 (The foregoing proceedings were adjourned  
 10 at 2:11 p.m.)  
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1 And I wanted to thank the MOSH staff and  
 2 the representatives for all the hard work that  
 3 you've done to get to this point, and we're  
 4 anxious to send you on your way through the  
 5 next set of approvals.  
 6 So, at this moment, I'll be looking -- I'm  
 7 looking for a motion on Resolution 2022-12-07.  
 8 BOARD MEMBER GILLAM: I think you have a  
 9 motion from the committee.  
 10 THE CHAIRWOMAN: Huh?  
 11 BOARD MEMBER GILLAM: I think we have a  
 12 motion from the committee.  
 13 THE CHAIRWOMAN: We have a motion from the  
 14 committee. We're just going to vote, then.  
 15 Right.  
 16 I'll start with Mr. Gibbs.  
 17 BOARD MEMBER GIBBS: Approve.  
 18 THE CHAIRWOMAN: Mr. Barakat.  
 19 BOARD MEMBER BARAKAT: Approve.  
 20 THE CHAIRWOMAN: Mr. Citrano.  
 21 BOARD MEMBER CITRANO: I'm in favor.  
 22 THE CHAIRWOMAN: Mr. Gillam.  
 23 BOARD MEMBER GILLAM: In favor.  
 24 THE CHAIRWOMAN: And Mr. Froats.  
 25 BOARD MEMBER FROATS: In favor.

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1 CERTIFICATE OF REPORTER  
 2  
 3 STATE OF FLORIDA)  
 4 )  
 5 COUNTY OF DUVAL )  
 6  
 7 I, Diane M. Tropa, Florida Professional  
 8 Reporter, certify that I was authorized to and did  
 9 stenographically report the foregoing proceedings and  
 10 that the transcript is a true and complete record of my  
 11 stenographic notes.  
 12  
 13  
 14  
 15 DATED this 3rd day of January 2023.  
 16  
 17  
 18  
 19 \_\_\_\_\_  
 20 Diane M. Tropa  
 21 Florida Professional Reporter  
 22  
 23  
 24  
 25

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CITY OF JACKSONVILLE  
DOWNTOWN INVESTMENT AUTHORITY  
BOARD MEETING

Proceedings held on Wednesday, December 21, 2022,  
commencing at 2:11 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:

CAROL WORSHAM, Chair.  
JIM CITRANO, Vice Chair.  
OLIVER BARAKAT, Board Member.  
CRAIG GIBBS, Board Member.  
TODD FROATS, Board Member.  
BRAXTON GILLAM, Board Member.

ALSO PRESENT:

LORI BOYER, Chief Executive Officer.  
AARON BOWMAN, City Council Member.  
GUY PAROLA, DIA, Operations Manager.  
STEVE KELLEY, DIA, Director of Development.  
ANTONIO POSEY, DIA, Project Manager.  
INA MEZINI, DIA, Strategic Initiatives Coordinator.  
SUSAN KELLY, Redevelopment Coordinator.  
JOHN SAWYER, Office of General Counsel.

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3

1 BOARD MEMBER FROATS: Move to approve.  
2 BOARD MEMBER CITRANO: Second.  
3 THE CHAIRWOMAN: Our consent agenda has  
4 been moved and approved.  
5 How do you vote, Mr. Gibbs?  
6 BOARD MEMBER GIBBS: In favor.  
7 THE CHAIRWOMAN: Mr. Barakat.  
8 BOARD MEMBER BARAKAT: In favor.  
9 THE CHAIRWOMAN: Mr. Citrano.  
10 BOARD MEMBER CITRANO: In favor.  
11 THE CHAIRWOMAN: Mr. Gillam.  
12 BOARD MEMBER GILLAM: I filed a Form 8B in  
13 relation to the Lofts at Cathedral, 2022-11-06.  
14 And I know that's -- wasn't a voting  
15 rights issue for the CRA meeting, but I  
16 asked -- Mr. Sawyer, can I vote, or not,  
17 relative to this issue?  
18 MR. SAWYER: Through the Chair to Council  
19 Member [sic] Gillam, on this matter, you may  
20 not because it's not within a Community  
21 Redevelopment Agency matter.  
22 BOARD MEMBER GILLAM: Then I'll abstain.  
23 THE CHAIRWOMAN: And Mr. Froats.  
24 BOARD MEMBER FROATS: In favor.  
25 THE CHAIRWOMAN: So -- and I'm also in  
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2

1 P R O C E E D I N G S  
December 21, 2022 2:11 p.m.

2 - - -

3 THE CHAIRWOMAN: We'll move to the  
4 Downtown Investment Authority.

5 And we'll start with our first order of  
6 business, which is our meeting minutes.

7 Has everyone had a chance to review? If  
8 so, I need a motion.

9 BOARD MEMBER GILLAM: Motion to approve  
10 the minutes.

11 BOARD MEMBER FROATS: I'll second.

12 THE CHAIRWOMAN: All right. All those in  
13 favor of the minutes from October 20, 2022,  
14 signify by saying aye.

15 BOARD MEMBERS: Aye.

16 THE CHAIRWOMAN: All right. Our meeting  
17 minutes pass.

18 We're moving on to our consent agenda for  
19 the Downtown Investment Authority. We have  
20 three items on consent. If anyone has any  
21 comments on any of these, I'll entertain that  
22 now.

23 BOARD MEMBERS: (No response.)

24 THE CHAIRWOMAN: Otherwise, we'll look for  
25 a motion to approve the consent agenda.

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1 favor. So we have one, two, three, four --  
2 five to one --  
3 MS. BOYER: Madam Chair, if Mr. Gillam  
4 wants -- it's the discretion -- since this was  
5 voting on the consent agenda, that now has him  
6 abstaining from the entire consent agenda.  
7 What you may want to do is just pull the one  
8 item that he needs to abstain on and allow him  
9 to vote on the other items.  
10 THE CHAIRWOMAN: All right. I think  
11 that's --  
12 MS. BOYER: If you would consider that,  
13 then I would suggest that you pull Resolution  
14 2022-11-06 from the consent agenda and vote on  
15 2022-11-03 and 2022-11-04 as consent.  
16 THE CHAIRWOMAN: All right. Seeing no  
17 objection from the board members, then that's  
18 what we will do.  
19 For the consent agenda, we're including  
20 item numbers 2022-11-03 and 2022-11-04 on the  
21 consent agenda.  
22 All right. So we'll revote.  
23 Mr. Gibbs.  
24 BOARD MEMBER GIBBS: Approve.  
25 THE CHAIRWOMAN: Mr. Barakat.  
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5

1 BOARD MEMBER BARAKAT: Approve.  
 2 THE CHAIRWOMAN: Mr. Citrano.  
 3 BOARD MEMBER CITRANO: I'm in favor.  
 4 THE CHAIRWOMAN: Mr. Froats.  
 5 BOARD MEMBER FROATS: In favor.  
 6 THE CHAIRWOMAN: And Mr. Gillam.  
 7 BOARD MEMBER GILLAM: I'm in favor.  
 8 THE CHAIRWOMAN: And I'm also in favor.  
 9 So those two items on the consent pass  
 10 unanimously.  
 11 And now we will discuss Resolution  
 12 2022-11-06, which also came out of committee as  
 13 a consent agenda, but now we're pulling it out  
 14 and just voting on it separately.  
 15 So if there's any comment or questions on  
 16 that item --  
 17 BOARD MEMBERS: (No response.)  
 18 THE CHAIRWOMAN: If not, I look for a  
 19 motion.  
 20 BOARD MEMBER FROATS: I move to approve.  
 21 BOARD MEMBER CITRANO: Move to approve.  
 22 MS. BOYER: Mr. Froats and Mr. Citrano at  
 23 the same time. So you can take one as a motion  
 24 and one as a second.  
 25 THE CHAIRWOMAN: Well, since it's  
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1 Mr. Froats last meeting, I'll let him be the  
 2 motion-maker.  
 3 So we have a motion and a second on the  
 4 Lofts at Cathedral, 2022-11-06.  
 5 Mr. Froats, how do you vote?  
 6 BOARD MEMBER FROATS: In favor.  
 7 THE CHAIRWOMAN: Mr. Citrano.  
 8 BOARD MEMBER CITRANO: I'm in favor.  
 9 THE CHAIRWOMAN: Mr. Barakat.  
 10 BOARD MEMBER BARAKAT: In favor.  
 11 THE CHAIRWOMAN: Mr. Gibbs.  
 12 BOARD MEMBER GIBBS: In favor.  
 13 THE CHAIRWOMAN: And I'm also in favor,  
 14 with Mr. Gillam abstaining.  
 15 Thank you.  
 16 Now after consent agenda items are  
 17 complete, we're moving on to Item C under our  
 18 Downtown Investment Authority meeting. And  
 19 that is Resolution 2022-12-04, Lofts at  
 20 Cathedral allocation, and I'll turn that over  
 21 to the staff.  
 22 MS. BOYER: And I'm deferring to  
 23 Mr. Parola on the allocations.  
 24 MR. PAROLA: Thank you, Madam Chair.  
 25 Resolution 2022-12-04 accomplishes three  
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7

1 things all interrelated to the developer and  
 2 the developer's property, which is going to be  
 3 known as the Lofts at Cathedral. They are  
 4 building a 120-unit apartment complex on that.  
 5 Of those 120 units, 118 units do not require an  
 6 allocation because they are converting their  
 7 existing building square footage to those  
 8 units. So they are requiring an allocation of  
 9 two units. That's the first thing this  
 10 accomplishes, is it allocates two units to --  
 11 to the project.  
 12 The second thing it accomplishes is it  
 13 authorizes mobility fee credits per the  
 14 mobility fee credit process and incentive  
 15 program in our BID and CRA plan, with a value  
 16 of \$36,441. The value of that is well in  
 17 excess of what it would be to, you know, pay  
 18 for two units.  
 19 That value was derived because we are  
 20 getting between 3 and 3-and-a-half feet of  
 21 additional sidewalk space on the north side of  
 22 their project where currently there are places  
 23 where it's questionable whether or not we meet  
 24 ADA requirements. They're there absorbing the  
 25 cost of construction for that expanded sidewalk  
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1 area, and the value is reflected in that  
 2 \$36,000 number.  
 3 The third thing that we're doing is  
 4 authorizing the sale of up to 1.68 credits of  
 5 stormwater credits pursuant to the process  
 6 outlined in our Ordinance Code, and the price  
 7 of which is very prescriptive. So they'll come  
 8 in during ten-set. They'll be assigned a value  
 9 of costs for those stormwater credits and  
 10 proceed that way.  
 11 And I'm here for any questions.  
 12 THE CHAIRWOMAN: All right. Thank you.  
 13 I'll open it up for questions from the  
 14 board.  
 15 Mr. Gibbs.  
 16 BOARD MEMBER GIBBS: I'll make a motion to  
 17 approve it so we can discuss it.  
 18 THE CHAIRWOMAN: Thank you.  
 19 BOARD MEMBER GIBBS: I'll approve  
 20 Resolution 2022-12-04.  
 21 BOARD MEMBER BARAKAT: I'll second.  
 22 THE CHAIRWOMAN: Thank you.  
 23 We can start the discussion.  
 24 Mr. Gibbs.  
 25 BOARD MEMBER GIBBS: What is the balance  
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1 in stormwater? Do I see it as 32,532,974.39?  
 2 MR. PAROLA: Through the Chair, the dollar  
 3 value is the mobility fee credit. So that's  
 4 the value of the contract we have at the City  
 5 in terms of mobility fee credits. And so the  
 6 stormwater credits, we're at about 150 right  
 7 now. We're looking to get more from surplus  
 8 capacity and adjacent ponds.  
 9 BOARD MEMBER GIBBS: Thank you.  
 10 No further questions.  
 11 THE CHAIRWOMAN: Mr. Barakat.  
 12 BOARD MEMBER BARAKAT: No questions.  
 13 THE CHAIRWOMAN: Mr. Citrano.  
 14 BOARD MEMBER CITRANO: No questions.  
 15 THE CHAIRWOMAN: Mr. Gillam.  
 16 BOARD MEMBER GILLAM: I will have to  
 17 abstain again.  
 18 THE CHAIRWOMAN: You'll abstain.  
 19 Mr. Froats.  
 20 BOARD MEMBER FROATS: No questions.  
 21 THE CHAIRWOMAN: I do not have any other  
 22 questions either, so we will vote.  
 23 Mr. Froats.  
 24 BOARD MEMBER FROATS: Approve.  
 25 THE CHAIRWOMAN: Mr. Citrano.

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1 BOARD MEMBER CITRANO: I'm in favor.  
 2 THE CHAIRWOMAN: Mr. Barakat.  
 3 BOARD MEMBER BARAKAT: In favor.  
 4 THE CHAIRWOMAN: Mr. Gibbs.  
 5 BOARD MEMBER GIBBS: I approve it.  
 6 THE CHAIRWOMAN: And I'm also in favor.  
 7 Thank you. And Mr. Gillam has abstained.  
 8 Moving on to item D, Resolution 12- --  
 9 2022-12-05, RiversEdge allocation.  
 10 I'm assuming Mr. Parola is taking that  
 11 lead as well.  
 12 MR. PAROLA: Thank you again, Madam Chair.  
 13 Resolution 2022-12-05 accomplishes four  
 14 things onto their project, formerly known as  
 15 The District, now as RiversEdge.  
 16 Just to give a little background, the  
 17 former developers, of which the current  
 18 developer absorbed their allocation,  
 19 redevelopment agreement, et cetera, have  
 20 requested that we sort of shore up a few things  
 21 because some of the elements aren't relevant  
 22 anymore.  
 23 The first thing this does is it reconfirms  
 24 the previous allocation. It doesn't expand  
 25 their entitlements. It doesn't absolve them

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1 from any of the mobility fee obligations. It  
 2 just reconfirms an action that was taken a  
 3 number of years ago to get this project  
 4 forward.  
 5 The second thing it does is it expressly  
 6 allocates 125 marina slips. That's because in  
 7 the redevelopment agreement, in the allocation,  
 8 it said, when the marina slips are to come on  
 9 line, a separate action by the DIA board would  
 10 be required for that allocation. So it was  
 11 contemplated a number of years ago, and then  
 12 we're just following what's prescribed in the  
 13 redevelopment agreement.  
 14 Finally, the third thing it does is it  
 15 replaces an August 26th date with a July 12th  
 16 date. The reason is, in the original  
 17 allocation we, unfortunately, referenced a date  
 18 that didn't exist, so this is correcting a  
 19 scrivener error that's hung out for a while.  
 20 My apologies.  
 21 And the fourth thing it does is it removes  
 22 Section 5 in the allocation. The reason it  
 23 does that -- Section 5 of the allocation, if  
 24 you go in the background material, it says  
 25 that, hey, all the property owners have to be

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1 notified that this is subject to a development  
 2 order of a development of regional impact.  
 3 Well, the development of regional impact no  
 4 longer exists. The development order was  
 5 rescinded by Council action. So it's not only  
 6 superfluous, it's -- it's wrong. So we're  
 7 correcting that action.  
 8 And those are the four actions per this  
 9 resolution.  
 10 THE CHAIRWOMAN: Thank you.  
 11 Do we have a motion yet? We did not. So  
 12 I'm looking for a motion on Resolution  
 13 2022-12-05.  
 14 BOARD MEMBER GILLAM: Move to approve  
 15 2022-12-05.  
 16 BOARD MEMBER GIBBS: I'll second.  
 17 THE CHAIRWOMAN: Thank you.  
 18 We can open it up for any discussion or  
 19 questions from the board for Mr. Parola.  
 20 Mr. Froats.  
 21 BOARD MEMBER FROATS: No questions.  
 22 THE CHAIRWOMAN: Mr. Gillam.  
 23 BOARD MEMBER GILLAM: I noted Mr. Parola  
 24 used the word "finally." I like that word.  
 25 I'm in favor.

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1 THE CHAIRWOMAN: Mr. Citrano.  
2 BOARD MEMBER CITRANO: Just one question  
3 for clarification.

4 On the second page of Exhibit A, there's a  
5 chart that shows the development rights in each  
6 phase. You're saying that was originally  
7 approved sometime ago, so we're not changing  
8 any of the --

9 MR. PAROLA: Through the Chair, you're  
10 exactly right. This was approved, let's call  
11 it 2015. And so we're not expanding or  
12 contracting, by way of example, any of the  
13 development rights.

14 BOARD MEMBER CITRANO: Okay. Thank you.

15 THE CHAIRWOMAN: Mr. Barakat.

16 BOARD MEMBER BARAKAT: No questions.  
17 Thank you.

18 THE CHAIRWOMAN: Mr. Gibbs.

19 BOARD MEMBER GIBBS: No questions.

20 THE CHAIRWOMAN: And I don't have any  
21 questions either.

22 And I understand the reason for the DRI --  
23 there was the Section 5 being removed, so it's  
24 really almost a housekeeping and cleanup  
25 resolution. So we can vote.

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1 Mr. Gibbs.

2 BOARD MEMBER GIBBS: Approve.

3 THE CHAIRWOMAN: Mr. Barakat.

4 BOARD MEMBER BARAKAT: Approve.

5 THE CHAIRWOMAN: Mr. Citrano.

6 BOARD MEMBER CITRANO: I'm in favor.

7 THE CHAIRWOMAN: Mr. Gillam.

8 BOARD MEMBER GILLAM: In favor.

9 THE CHAIRWOMAN: And Mr. Froats.

10 BOARD MEMBER FROATS: In favor.

11 THE CHAIRWOMAN: And I'm also in favor.  
12 Thank you.

13 The resolution passes unanimously.

14 We're now on to item E, the AR Polar  
15 access agreement.

16 Ms. Boyer.

17 MS. BOYER: Thank you, Madam Chair.

18 So as you will recall with access  
19 agreements, if the recipient of the agreement  
20 wants to perform any tests that include soil  
21 disruption where they're actually invading the  
22 soil and they have to replace it, then we bring  
23 that to the board as opposed to doing it simply  
24 as an administrative action.

25 In this case, we just approved the

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1 disposition resolution regarding AR Polar. And  
2 what this access agreement does -- and it's  
3 actually -- there are mutual access agreements.  
4 We would be asking the board to provide an  
5 agreement to AR Polar to allow them to  
6 immediately go on to the City-owned property to  
7 begin their soil testing and we will do the  
8 same on their property. They will also provide  
9 us one for their property.

10 So that is the essence of the access  
11 agreement.

12 This is contemplating all -- a March  
13 closing, so it's a fairly short window, and we  
14 don't want to wait until after this is all  
15 approved by Council agreements executed to  
16 start the inspections and investigations.

17 THE CHAIRWOMAN: Excellent. Thank you.  
18 Does anyone have a motion on 2022-12-08?

19 BOARD MEMBER GILLAM: Move to approve  
20 2022-12-08.

21 BOARD MEMBER CITRANO: Second.

22 THE CHAIRWOMAN: Thank you.

23 Are there any questions from the board?

24 BOARD MEMBERS: (No response.)

25 THE CHAIRWOMAN: If not, we'll move to a  
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1 vote.

2 Mr. Gibbs.

3 BOARD MEMBER GIBBS: Approve.

4 THE CHAIRWOMAN: Mr. Barakat.

5 BOARD MEMBER BARAKAT: Approve.

6 THE CHAIRWOMAN: Mr. Citrano.

7 BOARD MEMBER CITRANO: I'm in favor.

8 THE CHAIRWOMAN: Mr. Gillam.

9 BOARD MEMBER GILLAM: I'm in favor, but I  
10 just want to make sure because the

11 resolution -- to make it clear, we'll have  
12 access to their work product as we normally  
13 would, correct?

14 MS. BOYER: I'm going to defer to  
15 Mr. Sawyer because he drafts all of these  
16 agreements, so he can tell you what the normal  
17 language contains.

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

20 That's more or less a standard provision  
21 on the agreements, so we have access to any of  
22 those records.

23 BOARD MEMBER GILLAM: I'm in favor.

24 THE CHAIRWOMAN: Mr. Froats.

25 BOARD MEMBER FROATS: In favor.

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1 THE CHAIRWOMAN: And I'm also in favor.  
 2 So Resolution 2022-12-08 passes  
 3 unanimously.  
 4 We're now at a very important resolution,  
 5 2022-12-06, Mr. Todd Froats.  
 6 MS. BOYER: Thank you, Madam Chair.  
 7 Would you like me to read it or would you  
 8 prefer to read it?  
 9 THE CHAIRWOMAN: I'll let you read it.  
 10 MS. BOYER: Okay. So as you know, this  
 11 is -- I mentioned earlier this is Mr. Froats  
 12 last meeting. We have certainly enjoyed having  
 13 him as a member of the board. And so, as  
 14 staff, we had presented to you a resolution  
 15 recognizing his service. And if I may read it  
 16 for the record:  
 17 "A resolution of the Downtown Investment  
 18 Authority, DIA, in recognition and appreciation  
 19 of Mr. Todd Froats for his dedication and  
 20 service to the DIA board and his dedication and  
 21 service to downtown, providing for an effective  
 22 date.  
 23 "Whereas, Mr. Froats was appointed to the  
 24 DIA board in 2018 and, whereas, throughout his  
 25 tenure on the board Mr. Froats has been an  
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1 active and engaged board member participating  
 2 in countless committee meetings and workshops.  
 3 "Whereas, during his tenure Mr. Froats was  
 4 appointed and served as chairperson of the DIA  
 5 Budget and Finance Committee for three  
 6 consecutive terms.  
 7 "Whereas, Mr. Froats' experience as an  
 8 accounting and finance professional, as well as  
 9 his experience as a successful business owner  
 10 within downtown Jacksonville, have been  
 11 invaluable assets to the DIA in his fiduciary  
 12 responsibilities and in ensuring that economic  
 13 and redevelopment agreements have a net benefit  
 14 to the DIA, downtown, and the citizens of  
 15 Jacksonville.  
 16 "Now, therefore, be it resolved by the  
 17 Downtown Investment Authority.  
 18 "The Downtown Investment Authority  
 19 recognizes and extends its sincere appreciation  
 20 to Mr. Froats for his dedication and service to  
 21 the Downtown Investment Authority and  
 22 downtown."  
 23 This resolution, 2022-12-06, shall become  
 24 effective on the date it is signed by the Chair  
 25 of the board.  
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1 Thank you.  
 2 THE CHAIRWOMAN: Thank you.  
 3 Do I have a motion to approve?  
 4 BOARD MEMBER GIBBS: So moved.  
 5 BOARD MEMBER BARAKAT: Second.  
 6 THE CHAIRWOMAN: I will open it up for  
 7 comments from the board to Mr. Froats.  
 8 Mr. Gibbs.  
 9 BOARD MEMBER GIBBS: Todd, I had not  
 10 realized it was 2018 that you were appointed.  
 11 It seems like you were here almost as long as I  
 12 was, or have been.  
 13 You've been, as the resolution points out,  
 14 a stalwart on this committee, and the citizens,  
 15 I'm sure. Thank you for the work that you've  
 16 done. We appreciate it.  
 17 THE CHAIRWOMAN: Mr. Barakat.  
 18 BOARD MEMBER BARAKAT: I'll echo those  
 19 comments. I think when Mr. Froats first  
 20 joined, his first year he was drinking from the  
 21 proverbial fire hose. There was a lot to learn  
 22 and to understand regarding DIA process and  
 23 City budgets, but many times I was thankful for  
 24 having his accounting brain in numerous Finance  
 25 Committee meetings and then every time we did  
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1 our budgets and analyzed investment policy for  
 2 the DIA.  
 3 So I appreciate his balancing out the  
 4 fiduciary to the taxpayer, the betterment of  
 5 downtown with a pro business approach. That's  
 6 a balance that we all need, and kind of  
 7 discerning over the policies and resolutions  
 8 that are before us, and I think Mr. Froats did  
 9 a great job in helping us with that approach.  
 10 So thank you for your service.  
 11 BOARD MEMBER CITRANO: I think the very  
 12 first committee meeting I attended was the  
 13 Finance Committee, and it was over Zoom. And  
 14 it was just shockingly impressive to listen to  
 15 Mr. Froats and his knowledge of all the budgets  
 16 and every line item. It was really impressive.  
 17 Probably a little intimidating too as a new  
 18 board member, but that contribution to this  
 19 board can't be understated. And I'm sad that  
 20 you're leaving, but your effort and your tenure  
 21 is fantastic, and thank you very much.  
 22 THE CHAIRWOMAN: Mr. Gillam.  
 23 BOARD MEMBER GILLAM: I wasn't sure there  
 24 was going to be a motion and a second on this  
 25 one, but -- a couple of things. We were  
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1 well-served by Ron Moody when he was on this  
2 body. I referred to him, when he stepped off,  
3 as a cheerleader for downtown. Probably second  
4 only on the current board to Ron is you.

5 And I'll say -- I mean, it's a dichotomy  
6 because normally your number crunchers don't  
7 want to spend money and they're the kind of  
8 Eeyore to every project that comes along, and  
9 you played that role, you know, really well.

10 I think it's a -- you know, your  
11 involvement on this board is a testament to  
12 what City Council did when they originally set  
13 up the Downtown Investment Authority, looking  
14 for, you know, diverse backgrounds and  
15 experience and involvement in downtown --  
16 interest in downtown.

17 You know, I don't know what we would do  
18 without your accounting background. It's such  
19 an important part of our job in being fiscally  
20 responsible and keeping up. And we are  
21 fortunate that we've got a wonderful executive  
22 director who also has some of those same  
23 skills, but I -- from a board perspective, I  
24 will tell you, I thank you. Thank you for  
25 everything.

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1 THE CHAIRWOMAN: I agree. Thank you.  
2 I've enjoyed so much working on the board  
3 with you and getting to know you. And your  
4 expertise in finance and in accounting and  
5 budgeting has been immeasurable, so thank you  
6 for your service. We're going to miss you.

7 And I see a big smile on your face today,  
8 but we will miss you. And you may be called  
9 into action, so don't go too far away, but  
10 thank you for all you've done for the board and  
11 for the City and the DIA.

12 So I'm going to call for a vote. We  
13 didn't vote yet, did we?

14 I'm just going to say, all in favor of  
15 Resolution 2022-12-06, please signify by saying  
16 aye.

17 BOARD MEMBERS: Aye.

18 THE CHAIRWOMAN: Thank you, Mr. Froats.  
19 Did you have any comments that you wanted  
20 to make?

21 BOARD MEMBER FROATS: Sure.

22 THE CHAIRWOMAN: You might as well.

23 BOARD MEMBER FROATS: I'm just trying to  
24 think, so I don't actually recall who was here  
25 when I started. I know the board members that

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23

1 were here; that's Mr. Gibbs, Mr. Barakat, and  
2 Braxton. As far as -- I know Mr. Sawyer was  
3 here. And I don't remember if Ina -- no.  
4 Mr. Parola was here, and --

5 But anyway, I appreciate everything the  
6 staff has done. You know, being a board member  
7 and having a staff that we have on the DIA  
8 makes it a lot easier, it really does. And we  
9 really appreciate everything that you do. We  
10 know that we are understaffed. We do know that  
11 you guys work around the clock to get these  
12 deals done, and there's been a lot that's  
13 happened in the last four years. It's made  
14 everything a lot busier.

15 We've gone from one meeting a month to  
16 committee meetings and then the regular  
17 meeting. Mr. Braxton initiated some PR stuff  
18 as well. All of that is needed, and there's  
19 just a lot of work that goes into this, so I  
20 appreciate everything that staff has done.

21 And I appreciate all the board members.  
22 We have two attorneys here, Mr. Gibbs and  
23 Mr. Gillam. And I really appreciated them  
24 keeping me in check quite a number of times. I  
25 like that they know how -- the order to this

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24

1 and the procedures. I appreciate that.

2 Mr. Barakat, he's been here -- I think  
3 he's just a permanent fixture here because --  
4 and we need him because of his expertise in the  
5 real estate market, not just in downtown, but  
6 all of Jacksonville, but -- really appreciate  
7 that, so --

8 And to all the board members, it's a ton  
9 of work and I appreciate all the effort you put  
10 into it, so thank you very much.

11 THE CHAIRWOMAN: Thank you.

12 Are there any other matters to be added to  
13 the meeting before we move on?

14 MS. BOYER: No voting matters for the  
15 board.

16 THE CHAIRWOMAN: All right. So no more  
17 voting matters.

18 Then old business? Any new business? If  
19 not, we'll move on to your informational  
20 briefing.

21 MS. BOYER: Thank you, Madam Chair.

22 Yes, we do have a CEO informational  
23 briefing, and we have our construction update  
24 PowerPoint. We missed a couple of months, so  
25 you're going to -- the briefing is going to

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1 have more on it than maybe you had before.  
 2 But, Ina, if you want to start with the  
 3 PowerPoint, we'll start with the pictures.  
 4 So this is providing you just a few  
 5 project updates of what has occurred in the  
 6 last month.  
 7 So you will recall One Riverside, the  
 8 former Times-Union building site. The  
 9 developer, Fuqua, was to clear, demolish the  
 10 building and clear the site of the future park  
 11 and the location where the City is going to  
 12 reroute McCoy's Creek.  
 13 What you see in these pictures are various  
 14 stages of construction initially. And then,  
 15 finally, a clean, graded site. So at the end,  
 16 they have now finished their work on that and  
 17 submitted their requests for the supplemental  
 18 purchase price and have demonstrated  
 19 substantial completion of the demolition  
 20 project. So they're now --  
 21 And, by the way, on the residential side  
 22 of that, construction has begun on the first  
 23 phase of the residential, so I'm kind of  
 24 jumping into my CEO report.  
 25 Next slide.

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1 So this is Home2 Suites. This is the  
 2 hotel project. And as you can see,  
 3 particularly on -- the bottom left slide, I  
 4 think it's easier to see. You can see the  
 5 level of construction project -- progress that  
 6 is going on right now.  
 7 I think -- is the bottom right slide -- it  
 8 might even be more further along, but it is a  
 9 little harder to see because of the coloring,  
 10 but they're well underway in construction on  
 11 that project.  
 12 Next is Lift Ev'ry Voice and Sing Park.  
 13 So Lift Ev'ry Voice and Sing Park, this is on  
 14 Lee Street, on the Emerald Trail. And the park  
 15 itself has a lifted lawn on one end of the park  
 16 and we'll have a shotgun house on the other,  
 17 but you can see here that construction is well  
 18 underway on the lifted lawn side, which will  
 19 have a wall along where you see that framing,  
 20 with signage on that side, a water feature on  
 21 that side, et cetera. So they're making  
 22 progress on construction here.  
 23 Next.

24 Emerald Trail Model Mile. So the Emerald  
 25 Trail Model Mile goes from the Rail Yard

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1 District, under I-95, comes across, through --  
 2 down to Lee Street, and follows Lee Street over  
 3 the Park Street viaduct. And you can see many  
 4 segments of it are already paved. And in some  
 5 cases, they are still doing work on it, but  
 6 this project is scheduled for completion in  
 7 March. So it's nearing that stage now, and you  
 8 can see substantial progress has been made.  
 9 Next.

10 Johnson Commons. I saw -- Billy is here,  
 11 in the back.

12 So these are just some pictures showing  
 13 the work, horizontal work that is underway on  
 14 the Johnson Commons townhome site. So  
 15 continuing to make progress on construction  
 16 there.

17 Next.  
 18 Our shotgun houses. You can see a lot of  
 19 the framing work has been done. Probably  
 20 50 percent complete or so. Mr. Parola went  
 21 over there yesterday.

22 I don't know if you can see -- it's really  
 23 hard to see.

24 Maybe, Ina, you can zoom in on that bottom  
 25 right where you can see the porch. If you

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1 can --  
 2 The framing on the porch and the porch  
 3 roof is really pretty impressive and shows you  
 4 kind of what it's going to look like when they  
 5 finish them. But I think they're going to be  
 6 much nicer than perhaps even we anticipated as  
 7 the work progresses.

8 Next.  
 9 The Federal Reserve building. So two of  
 10 our historic buildings -- the Federal Reserve  
 11 building, which is next to Sweet Pete's with  
 12 the lot in between, is really getting very  
 13 close to completion. I expect that that  
 14 project -- that and the adjacent building  
 15 around the corner on Church Street will be  
 16 completed in the next 30 days.

17 And if you drive by during -- as I do in  
 18 the mornings on the way to work, you can see  
 19 lights on inside, you can see interior finishes  
 20 already, floors, lighting hung. I mean, it --  
 21 they're really looking great and are nearing  
 22 completion. So I encourage you to walk around.

23 And you can see in the top left slide  
 24 here -- if you can zoom in on that -- the area  
 25 between Sweet Pete's and the Federal Reserve

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1 that was once parking is now going to become  
2 that outdoor dining and outdoor event space.  
3 And these are the canopy areas that have  
4 already been constructed in that area.

5 Next.  
6 Performing Arts Center. So this is the  
7 Performing Arts Center on the riverfront,  
8 adjacent to Riverfront Plaza. And what you  
9 have here is a walkway that is being  
10 constructed from the existing Davis Gallery  
11 over to Coastline Drive East because the  
12 circular turnaround -- once a fountain, now a  
13 circular turnaround and parking area on the  
14 riverfront -- is going to be reconstructed.  
15 And that reconstruction is going to start very  
16 soon. That contract is already awarded,  
17 everything.

18 But in order to facilitate access to the  
19 Davis Gallery and the Performing Arts Center  
20 from the rear, the first staging thing they're  
21 doing is constructing the sidewalk that will  
22 provide access during the time that the road  
23 itself is being reconstructed and a new access  
24 to CSX is being created. And that expands the  
25 park area and takes the parking off the

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1 riverfront.  
2 Next.  
3 Snyder. So we were walking by -- we were  
4 having an office lunch yesterday and went to  
5 Bellwether. And as we were walking by and we  
6 saw this construction going on on Snyder, I  
7 said, "Oh, we need to take a picture of that,"  
8 because one of the things that's been on our  
9 list for a very long time is to get the Snyder  
10 disposition out on the street, but one of the  
11 things that is holding this up in that effort  
12 is there is a City Capital Improvement Project  
13 to make a number of renovation improvements to  
14 Synder.

15 And, Mr. Parola, what did you tell me this  
16 was that had to do with water?

17 MR. PAROLA: Through the Chair to the CEO,  
18 this is a water pump that they found they  
19 needed for the fire suppression system to get  
20 pressure.

21 MS. BOYER: So this is one of those  
22 improvements to the building that will help us  
23 market it. We will have it in a condition  
24 where it is structurally stable and it has all  
25 of its life safety features included and

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1 everything.  
2 So somebody would have to finish out the  
3 interior as they desired, but it would -- for  
4 whatever use it was going to be, but we will  
5 have all of the kind of essential functional  
6 elements in the building before that happens.  
7 And next.  
8 VyStar parking garage, I'm sure many of  
9 you have seen is now occupied under a temporary  
10 CO, and the exterior has been -- the whole  
11 building is completed at this point, with the  
12 exception of a few punch list items. And I  
13 think it's a nice addition, from a parking  
14 garage standpoint certainly.

15 Next.  
16 Ashley Square is now leasing, so we're  
17 including that. This will probably be the last  
18 time you see that one because they are now up  
19 and running and leasing.

20 Four Seasons. So we included this just to  
21 show that the earthwork has begun. They have  
22 commenced horizontal, have their construction  
23 fences up. We do have the agreement proceeding  
24 through Council right now that has some  
25 amendments to various terms, as you well know.

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1 However, work has begun on the site and is  
2 continuing.  
3 Doro. Progress being made on Doro  
4 Apartments. This was taken, I believe,  
5 yesterday or the day before. Ina went down  
6 there just to get the latest. You may see it  
7 every time you go to an event in the sports  
8 complex, but it's coming along and I think  
9 we're on schedule with that.

10 Next is St. Johns River Park, Friendship  
11 Fountain. So what you can see in the upper  
12 left is -- I think we showed in the October  
13 meeting some slides of how the fountain will  
14 work functionally from a light and sound  
15 standpoint, and then --

16 This is actually the building that is the  
17 pump house. The upper left shows you the kind  
18 of gray building, which you can see on the  
19 bottom right is some of the issues they've had  
20 with some of the exterior concrete  
21 structurally.

22 So it has been entirely pressure-washed  
23 and everything is being repaired to make sure  
24 that the building is leak-proof and that all  
25 the new equipment that's put in it will be

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1 secure and not damaged by any kind of rain or  
 2 water.  
 3 Next.  
 4 RiversEdge. Construction work continues  
 5 on horizontal work at RiversEdge. And they  
 6 have submitted their park plans now for  
 7 ten-set, so we are -- I think there was a  
 8 meeting yesterday or the day before when they  
 9 were discussing their first draw on upland  
 10 improvements. So we've had the draws on the  
 11 bulkhead, but we will now be starting to  
 12 receive draw requests on the various upland  
 13 infrastructure improvements.  
 14 And finally -- is this the last one, Ina?  
 15 This is -- some of you saw last week the  
 16 projection test on the Performing Arts Center  
 17 building. So the static images you see on the  
 18 left are the projection onto the facade of the  
 19 Performing Arts Center building. And then the  
 20 projection you see on the right is a test at  
 21 Friendship Fountain, demonstrating the  
 22 projection onto the mist.  
 23 So the team that is working on the actual  
 24 cinema production and the choreography of the  
 25 sound and light that are going to be projected,  
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1 and the story, is well underway, but this was  
 2 actually testing projector throws and distances  
 3 and all of the technical information that they  
 4 need to set it up properly. So it created  
 5 quite a stir of people stopping to watch when  
 6 they were catching it unexpectedly.  
 7 Any others?  
 8 MS. MEZINI: And just at the bottom right,  
 9 we have the neighborhood banners going up. So  
 10 Cathedral Hill has theirs going up, and then  
 11 Brooklyn will be up coming next, City Center  
 12 after that, and the Southbank after that. So  
 13 in the coming month you'll see them --  
 14 MS. BOYER: Zoom in a little bit on the  
 15 banners so they get to see.  
 16 So all of our street -- and that's in my  
 17 update as well. All of our new street banners  
 18 are going up downtown, and you'll have four of  
 19 the districts up by early January.  
 20 MS. MEZINI: And we'll have better  
 21 pictures next month. This one was taken a  
 22 little bit far.  
 23 BOARD MEMBER GILLAM: The one picture, I  
 24 didn't see it. I complained because I haven't  
 25 seen the lighted artwork on the Water Street  
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1 garage. It was almost (inaudible).  
 2 MS. BOYER: I know.  
 3 BOARD MEMBER GILLAM: I just texted you a  
 4 picture.  
 5 MS. BOYER: I saw the picture. I  
 6 appreciate it. But what I don't know is  
 7 whether it's just a solid light or whether it's  
 8 changing like it's supposed to. Could you tell  
 9 when you saw it?  
 10 BOARD MEMBER GILLAM: I'll do a video next  
 11 time.  
 12 MS. BOYER: Okay.  
 13 All right. In any event, Board Member  
 14 Gillam has been asking me about the Water  
 15 Street garage art that has not been working for  
 16 a while. I had forwarded that request again to  
 17 the Cultural Council, and they took a picture  
 18 showing me that it now was turned on, but I'm  
 19 not sure if it is changing and doing its full  
 20 array of the light show. We'll see.  
 21 So, if I may, I'm going to go through the  
 22 CEO report.  
 23 First of all, as to board members, I want  
 24 to, on behalf of the staff, just express our  
 25 gratitude to Mr. Froats because he really has  
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1 been a champ. I know it's been hard for him to  
 2 attend committee meetings, once we started  
 3 doing committee meetings. That's taxing on  
 4 everybody's schedule, but when we had 16  
 5 resolutions today, I think it really helped us  
 6 get through a board meeting to have addressed  
 7 them previously. And so I appreciate your  
 8 willingness to participate in that and always  
 9 being there for quorums and helping us out.  
 10 And, most importantly, as everyone  
 11 mentioned, from a budget and finance  
 12 perspective, as we went through this City  
 13 transition of accounting systems and were in  
 14 such a disrupted state for a couple of years,  
 15 your help was really invaluable on that, and  
 16 we're truly grateful for that.  
 17 We have -- George Saoud has been appointed  
 18 as Mr. Froats' replacement and will begin to  
 19 serve in January. So he will be on committees  
 20 and at the board meeting in January.  
 21 And Jack Hanania has been nominated by the  
 22 Council president and his appointment is going  
 23 through City Council right now. He would not  
 24 be acted upon in time for January meetings but  
 25 could be for February meetings.  
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1 And I have forwarded a couple other names  
2 to the administration for vacant appointments.  
3 And if any of you know of other people who  
4 would like to serve -- Mr. Froats put us on to  
5 Mr. Saoud, so he may have some other ideas too.  
6 We'll take them.

7 BOARD MEMBER FROATS: (Inaudible.)  
8 MS. BOYER: That should be a new rule.  
9 So thank you to all of those who are  
10 serving today and continue to make our quorums  
11 here so important.

12 Budget. We have -- we will have a Budget  
13 and Finance Committee meeting in January, and  
14 we will have a resolution presented for the  
15 Northbank in February. The Southbank, they are  
16 still working on some reconciliations.

17 And the downtown maintenance project, that  
18 scope -- so this is through Public Works.  
19 You've seen Mr. Noel Famy at some of our  
20 meetings. He's managing that project. And  
21 what they were going to do is draft an RFP that  
22 has a menu, if you will, in it of enhanced  
23 services and then bid it out, and then we would  
24 be able to select what enhanced services we  
25 wanted to pay for downtown.

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1 So they're in the process of developing  
2 that scope. It has now been forwarded to our  
3 office for review. So we'll review it, get  
4 back to him after the first of the year. And,  
5 hopefully, we'll get that out on the street in  
6 the first quarter, but that probably means we  
7 won't have those enhanced services in place  
8 until at least March, maybe going into the  
9 spring. That would certainly be our goal.

10 From a staffing standpoint, we still have  
11 four vacancies. We have extended an offer for  
12 the marketing position, but we have to go  
13 through a budget amendment with the Mayor's  
14 Budget Review Committee. We hope to do that  
15 the first part of January, and so we may be  
16 filling that position by mid-January.

17 We have a number of applicants who have  
18 applied for the administrative assistant  
19 position and have taken the test. And I don't  
20 have the information yet.

21 Two?

22 MR. PAROLA: Two passed.

23 MS. BOYER: Two passed the test, so we  
24 will have two to interview. So that's a good  
25 start at least. There we go.

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1 And we are scheduling one interview for  
2 the property disposition position, but no new  
3 leads on the parking strategy.

4 And we have no office space addition or  
5 significant office improvements will be made  
6 until the mayoral election because the  
7 administration's thought was that there's no  
8 reason for us to move around or do anything  
9 like that when someone new is going to be  
10 organizing City Hall. So we'll just hold tight  
11 on that for a few months until we get to that  
12 point.

13 From a capital projects update standpoint,  
14 DE-ZYN is the firm that's working on the  
15 waterfront show and did a projector test, and  
16 they're moving right on schedule with their  
17 work.

18 Agency Landscape & Design [sic] has  
19 developed an initial concept plan for Shipyards  
20 West, and we are scheduling a public meeting in  
21 late January or early February where we will be  
22 talking to the public about that, displaying  
23 that concept plan and seeking comments and  
24 input, as well as the final plans for  
25 Riverfront Plaza and other parks.

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1 So this is kind of our general, here's  
2 where we are on riverfront parks, but it also  
3 gives us an opportunity on Shipyards West to  
4 show the first concept plan on that.

5 Hogan Street design was supposed to --  
6 Hogan Street was supposed to be -- this is an  
7 Emerald Trail segment -- was supposed to be  
8 under construction shortly after the first of  
9 the year. We're only at about 60 percent  
10 design. We expect to have those 60 percent  
11 design plans completed in January, and then  
12 Public Works is going to move to design-build  
13 because we just need to get the project moving  
14 and it's not where it needs to be from a timing  
15 standpoint.

16 Perkins & Will. There was a meeting this  
17 week regarding phasing of construction and  
18 development of the bid documents, but we're on  
19 schedule to have final design drawings and  
20 final bid documents for at least the first  
21 phase to be ready in January, and that will be  
22 bid in the spring.

23 The timing of construction and everything  
24 has been set so that we can still have Jax  
25 River Jams in April. And Parks has asked if we

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1 could have the Jazz Fest in May. And then  
2 hopefully we'll have the contract bid awarded,  
3 have our prebid meeting and start construction  
4 the first of January. So as soon as we get  
5 through those events, we'll be ready to pull  
6 the trigger on construction.

7 We're dealing with a little bit of  
8 sequencing timing right now because we have a  
9 separate contractor doing the bulkhead work and  
10 we also have a separate firm doing the  
11 reconfiguration of Water Street and Independent  
12 Drive at the Hogan Street intersection, and  
13 we're just trying to figure out how we can  
14 perhaps accelerate the roadwork without  
15 interfering with the concerts so that the  
16 roadwork doesn't hold up the park work.

17 So good news, good problem to have, that  
18 we have three projects all going on at the same  
19 time and just trying to coordinate them.

20 The two-way conversion of Forsyth and  
21 Adams, we're at a hundred percent design. We  
22 had a meeting on it today about the bid, what  
23 we're calling "alternates," which are -- we bid  
24 this as a -- the simple version and the more  
25 elegant version. And the simple version is not

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1 really moving the curbs but just converting to  
2 two-way, which we knew we had enough money for.  
3 And we still know we have enough money for  
4 that, more than enough, probably.

5 But we've also, then, incorporated a  
6 preliminary design on, well, what if we move  
7 the curbs and expanded the sidewalk area and  
8 provided the real shade and trees that we would  
9 like to provide in the area. And we have four  
10 sample blocks of that that we are also hoping  
11 to include in that as alternates and be able to  
12 include those. And the four blocks that we  
13 picked are both Adams and Forsyth, between  
14 Laura and Hogan. So connecting between Laura  
15 Street and the new Emerald Trail segment. So  
16 both of those blocks. And then one side of  
17 each block of Forsyth and Adams, between Laura  
18 and Main.

19 And so if you'll think about that -- once  
20 we were doing the VyStar garage side but not  
21 the Trio side because it was going to be under  
22 construction. And then, similarly, on the  
23 other -- so we were doing those that we knew  
24 but not doing the ones that would be torn up  
25 for new construction. So that's why we did one

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1 side of the street on the next block. So  
2 that's kind of what we're going to price and  
3 determine how far our money will extend and how  
4 far we can go with that full project. But that  
5 will be -- we will be bidding that in January  
6 or February.

7 Shotgun houses you saw pictures of.  
8 Park Street. Park Street was a project  
9 that we bid for construction last year. We  
10 didn't have enough money for construction, so  
11 it had to go back through the CIP process. We  
12 now have enough money. And it has been delayed  
13 due to a design concern that JTA has raised, so  
14 we are now trying to resolve that issue.  
15 They're concerned about the lane widths.

16 Liberty Street. Design is underway on  
17 Liberty Street for the addition of bike lanes.  
18 And we've asked them to also look at -- we have  
19 funds allocated for Liberty Street as well, so  
20 we also want to look at that unconstrained  
21 scenario where in a few blocks we might move  
22 the curb in order to provide an adequate  
23 sidewalk.

24 There are a few blocks on Liberty where  
25 the sidewalk is really almost not passable or

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1 it doesn't exist, so we're trying to add to  
2 that. And I think that was one of those that  
3 Mr. Parola mentioned where the Lofts at  
4 Cathedral had helped out in one section of  
5 Liberty Street.

6 Southbank Riverwalk enhancements are in  
7 design. Haskell is doing that. So this is  
8 opportunities to widen the Southbank Riverwalk  
9 or add -- set the shade sails back or otherwise  
10 enhance landscaping on the Southbank Riverwalk.

11 And I will say that we are also working  
12 with the Peninsula, who is going to be refacing  
13 their building. And as a result of the  
14 refacing of their building, we've had several  
15 conversations with them regarding closures for  
16 construction of the Southbank Riverwalk or  
17 covering it and trying to minimize the amount  
18 of closure time that would impact the public's  
19 right of access to the Riverwalk during that  
20 period, recognizing the construction needs to  
21 happen, but also what kind of structures we can  
22 erect that provide pedestrian production and  
23 still allow the Riverwalk to be used.

24 And Southbank parking. This is the  
25 parking under the Fuller Warren Bridge [sic]

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1 where we were changing the parking to allow  
2 different access to the boat ramp and allow  
3 trailer parking there, and -- not Fuller  
4 Warren, Acosta. I saw a look on a face, and  
5 I -- it's under the Acosta Bridge.

6 And that design is now complete. And  
7 Mr. Parola has got meetings set up with DOT to  
8 present it to them, get their sign-off on it,  
9 and then we'd be moving forward. We have the  
10 funds for construction for that.

11 Programming, the LaVilla logo and Heritage  
12 Trail marker locations. The committee group  
13 has selected the logo and determined the  
14 initial (audio malfunction).

15 Banners for City Center, Cathedral Hill  
16 and (audio malfunction) will be up by the first  
17 of the year. Southbank, as soon as the new  
18 banner (inaudible) arrive. And we're waiting  
19 for the developer's design on the North Core  
20 banners.

21 And Mr. Monahan, who is the duPont  
22 employee on loan to Parks, is going to present  
23 in January his initial implementation plan for  
24 park programming.

25 Am I cutting out?

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1 BOARD MEMBER GILLAM: (Audio malfunction.)

2 MS. BOYER: Okay. From a development  
3 standpoint, Four Seasons is in Council  
4 committees on January 3rd and 4th, so -- anyone  
5 who wants to come assist, January 3rd and 4th,  
6 we have morning and afternoon committees.

7 USS Orleck, the temporary construction  
8 easement was approved and has been executed.  
9 Work is beginning now on Pier 1, and the terms  
10 of the new agreement and the term sheet will be  
11 presented to you in January for board action in  
12 January. We're very close on having that  
13 finalized.

14 The Trio, Mr. Kelley is reviewing new  
15 budgets and a new deal structure proposal.

16 Jones Brothers, we are going to have a  
17 term sheet to you in January or February. We  
18 have a proposal on that.

19 One Riverside, I already told you that  
20 demo was complete. And DDRB has granted final  
21 approval on the Phase 1 retail at their  
22 December meeting.

23 And American Lions, the documents have  
24 been drafted and are now in the developer's  
25 hands for review and we hope to have it ready

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1 for MBRC in January so it can be filed with  
2 Council in February.

3 And we have four bills pending with  
4 Council, and I'm stopping.

5 THE CHAIRWOMAN: You know that there's a  
6 lot going on and that you need more staff when  
7 the CEO report is almost as long as the board  
8 meeting.

9 No, it's very exciting to look at the  
10 breadth of the projects and the variety of the  
11 things that are going on downtown. It's very  
12 exciting. And I think the last couple of years  
13 have been really tremendous, the work that the  
14 staff has done and the board has done as well,  
15 and the development community. We're very  
16 excited. We're on the cusp of some really  
17 great things happening downtown, so thank you.

18 Does anyone else have any other comments  
19 or questions?

20 (No response.)

21 THE CHAIRWOMAN: If not, thank you again,  
22 Mr. Froats. And happy birthday, Mr. Gillam.

23 And I'm going to adjourn -- did you have  
24 something?

25 BOARD MEMBER GILLAM: Great meeting.

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1 THE CHAIRWOMAN: Thank you.

2 Our meeting is adjourned. You all have a  
3 good holiday.

4 (The above proceedings were adjourned at  
5 2:58 p.m.)

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1 CERTIFICATE OF REPORTER

2

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 DATED this 3rd day of January 2023.

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Diane M. Tropa  
Florida Professional Reporter

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