

CITY OF JACKSONVILLE
COMMUNITY REDEVELOPMENT AGENCY
BOARD MEETING

Proceedings held on Wednesday, October 20, 2021,
commencing at 2:00 p.m., at City Hall, Lynwood Roberts
Room, 117 West Duval Street, Jacksonville, Florida,
before Diane M. Tropaia, FPR, a Notary Public in and for
the State of Florida at Large.

BOARD MEMBERS PRESENT:

BRAXTON GILLAM, Chairman.
CAROL WORSHAM, Vice Chair.
JIM CITRANO, Secretary.
WILLIAM ADAMS, Board Member, via Zoom.
OLIVER BARAKAT, Board Member.
TODD FROATS, Board Member.
CRAIG GIBBS, Board Member.
DAVID WARD, Board Member.

ALSO PRESENT:

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

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1 BOARD MEMBER BARAKAT: Oliver Barakat,
2 board member.
3 MS. BOYER: Lori Boyer, CEO.
4 MR. KELLEY: Steve Kelley, DIA staff.
5 THE CHAIRMAN: Thank you very much.
6 We'll start the day with public comment.
7 Mr. Chisholm, do we have any --
8 BOARD MEMBER ADAMS: Braxton, Bill Adams
9 is here remotely.
10 THE CHAIRMAN: I'm sorry, Mr. Adams. I
11 appreciate that. And, actually, I have a note
12 here, which I didn't read, so I apologize.
13 Thank you, Mr. Adams.
14 BOARD MEMBER ADAMS: No, thank you.
15 THE CHAIRMAN: That gave time for
16 Mr. Chisholm to return to his chair.
17 Mr. Chisholm, do we have any public
18 comment today?
19 MR. CHISHOLM: Yes, Mr. Chair.
20 First we have Dimitri --
21 AUDIENCE MEMBER: Demopoulos.
22 MR. CHISHOLM: -- Demopoulos.
23 You have three minutes to speak. If you
24 will state your name and address for the
25 record.
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1 P R O C E E D I N G S
2 October 20, 2021 2:00 p.m.
3 - - -
4 THE CHAIRMAN: I'll call the October 20th
5 Downtown Investment Authority meeting to order.
6 I guess we'll start with the Pledge of
7 Allegiance.
8 (Recitation of the Pledge of Allegiance.)
9 THE CHAIRMAN: Apparently announcing
10 people's presence is not the appropriate way to
11 proceed, so I'll start on my right and ask
12 everyone at the front table to introduce
13 themselves.
14 MR. SAWYER: John Sawyer, Office of
15 General Counsel.
16 BOARD MEMBER FROATS: Todd Froats, DIA
17 board member.
18 BOARD MEMBER WARD: David Ward, DIA board
19 member.
20 BOARD MEMBER GIBBS: Craig Gibbs, DIA
21 board member.
22 BOARD MEMBER CITRANO: Jim Citrano, DIA
23 board member.
24 THE CHAIRMAN: Braxton Gillam, Chair.
25 BOARD MEMBER WORSHAM: Carol Worsham,
board member.
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1 AUDIENCE MEMBER: Thank you.
2 Dimitri Demopoulos, 301 East Bay Street,
3 downtown Jax, 32202.
4 Hi, everybody. I just wanted to -- I
5 wasn't here last month and I was out of town,
6 sadly. I just wanted to take a few moments
7 just to thank staff and the board for kind of
8 working with us this last month to try and make
9 an arrangement for our parking lot that we very
10 much need and making the arrangements to
11 hopefully keep that going into the future to
12 (inaudible) and then satisfies the needs of the
13 City and also makes it viable for us.
14 I know it was a busy month and we
15 appreciate the time that was taken and -- and
16 glad that we finally have gotten to a point
17 where we can -- I think we can go forward.
18 I did want to just take a moment, just in
19 general, for future boards or future staffs
20 since I may not be around then, whatever, to
21 simply just impress upon everybody that, yeah,
22 the parking is kind of important to us just
23 because being, I think, the only street-front
24 condominium community in downtown Jax, you
25 know, it's -- it's challenging at times, and
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1 I'm sure you all know that.
2 We're not like City employees or other
3 employees of other enterprises downtown and we
4 need to have proximate parking so that people
5 of older ages, single moms with kids, single
6 women, you know, trying to walk three blocks
7 away or something like that would be very
8 difficult.

9 So having this as an amenity is important
10 to us and I think it impacts our property
11 values. And I am hoping that -- as time goes
12 on, that we can sort of stay vigilant to other
13 opportunities that might come up that might
14 solve the problem in a way that's best for the
15 City and for us going forward.

16 You know, Ford on Bay is being discussed.
17 Who knows, there might be some way to make a --
18 you know, a virtuous arrangement that helps a
19 future developer, us, the City, so I would like
20 to keep the lines of communication open with
21 staff and, you know, not miss an opportunity to
22 perhaps make an awkward arrangement not so
23 awkward and -- and last further into the future
24 for future residents beyond me.

25 So other than that, I just want to say
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1 thanks again. And I'll take a little bit of
2 time, since I -- just to make some comments on
3 the meeting yesterday, if I may, Retail
4 Enhancement. I know you guys sometimes want
5 feedback. I wanted to say that the
6 deliberations -- I was -- I was very
7 sympathetic to the dilemma. I think you guys
8 came to the right decision. I think 30 percent
9 is reasonable. I think we do need street-front
10 retail. I think that the challenges we face on
11 East Bay, and that block especially -- the
12 tenor of the neighborhood will not change
13 unless we start to have more synergy back and
14 forth across the street with the right tenants.

15 JSO cannot do everything. They are
16 allocating extra resources. We have asked them
17 and they are doing so and we are getting more
18 officers in the evenings to curtail some of the
19 more difficult behaviors and activities that
20 occur, that are a constant grind on not only
21 residents in our building but in the plaza, as
22 I'm sure you all have heard from people you
23 know, most likely.

24 I think in doing that, you will -- you
25 will get to a point where we can all have
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1 things that we want to do down there and enjoy,
2 but the more extreme aspects of what happened
3 will sort of diminish over time.

4 But thank you. Very good decision.
5 You're moving in the right direction from this
6 person's point of view.

7 THE CHAIRMAN: Thank you, Mr. Demopoulos.
8 Mr. Chisholm.

9 MR. CHISHOLM: Next we have Stanley Scott.
10 (Audience member approaches the podium.)

11 AUDIENCE MEMBER: Stanley Scott with the
12 African-American Economic Recovery Think Tank.

13 Today I have -- I have some very --
14 concerns, very deep concerns here. My research
15 shows that when it comes to the

16 African-American community, we're not part of
17 the process. And the reason why I say that,
18 I'm a subject matter expert, especially in the
19 entertainment --

20 A lot of people in Jacksonville, they know
21 me as civil rights, but I ran all of the bases
22 in this city when it come to entertainment. We
23 won six world awards for entertainment, I'm
24 talking worldwide.

25 And also the fact that I ran -- have
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1 produced concerts and numerous other
2 entertainment venues. I'm appalled that I have
3 reached out -- and I'm really upset about this.
4 I have reached out to the leadership,
5 Ms. Boyer, to give me an opportunity, not --
6 I'm asking for an opportunity. I deserve an
7 opportunity.

8 I'm from the village, born and raised,
9 ex-military, civilian contractor. I have all
10 the accolades for being -- being invited to
11 this meeting and other meetings in this city.
12 Plus, I'm one of the most civic-engaged
13 African-American person, not just
14 African-American but person in this city, state
15 and country, and I can't even get a phone call.
16 That's appalling to me.

17 Now, I joined Vietnam. And the reason why
18 I brought -- I keep bringing that up, because I
19 put my life on the line.

20 You have an issue here in this city when
21 it come to entertainment, that it only cater to
22 one part of the community, statement of the
23 community. You must change that. We have been
24 through this before, when you're talking about
25 downtown development -- and they thought that

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1 building buildings was going to bring people
 2 downtown. No. Things have changed. A lot of
 3 people don't want to come downtown, not that
 4 there's violence downtown, they don't need to
 5 come downtown.
 6 Jacksonville is a big place. There's many
 7 things that you could do. But to bring people
 8 back down, you need people who understand the
 9 entertainment business, who can come up with
 10 ideas because we're not talking about
 11 nightclubs when you talk about entertainment.
 12 Most people think about a nightclub, but, no,
 13 that's not true entertainment.
 14 True entertainment cover all areas of the
 15 community, and it's very important that we are
 16 concerned, especially with the youth coming up
 17 today because they have nothing to do in this
 18 city. Downtown there's a golden opportunity to
 19 change this paradigm in this city and I would
 20 be fighting for it.
 21 Thank you.
 22 THE CHAIRMAN: Thank you, Mr. Scott.
 23 Mr. Chisholm.
 24 MR. CHISHOLM: That's all the public
 25 comment we have.

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1 THE CHAIRMAN: Thank you very much.
 2 We'll call the Community Redevelopment
 3 Agency meeting to order.
 4 We have, I think, before you all the
 5 September 2nd, 2021, Agency meeting minutes. I
 6 think they were provided before today as well.
 7 Has everybody had a chance to review those
 8 minutes? Do I have a motion?
 9 BOARD MEMBER WORSHAM: I'll move to
 10 approve.
 11 BOARD MEMBER GIBBS: I'll second.
 12 THE CHAIRMAN: All in favor?
 13 BOARD MEMBERS: Aye.
 14 THE CHAIRMAN: Any opposed?
 15 BOARD MEMBERS: (No response.)
 16 THE CHAIRMAN: Thank you.
 17 We also have the September 15, 2021,
 18 Community Redevelopment Agency meeting minutes
 19 before you. I think they also were provided
 20 before today. Has everyone had a chance to
 21 review those minutes?
 22 BOARD MEMBERS: Yes.
 23 THE CHAIRMAN: Do I have a motion?
 24 BOARD MEMBER WORSHAM: So moved.
 25 BOARD MEMBER GIBBS: Second.

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1 THE CHAIRMAN: All in favor?
 2 BOARD MEMBERS: Aye.
 3 THE CHAIRMAN: Any opposed?
 4 BOARD MEMBERS: (No response.)
 5 THE CHAIRMAN: Thank you.
 6 The next issue today is Resolution
 7 2021-10-01 regarding the 330 East Bay
 8 disposition.
 9 Ms. Boyer.
 10 MS. BOYER: Thank you, Mr. Chairman.
 11 I'm going to simply start by saying that
 12 the resolution with its attached exhibits that
 13 you have before you reflects the changes that
 14 were adopted by the REPD Committee yesterday.
 15 I'm not going to run through those
 16 specifically and I will let Mr. Barakat, as
 17 chair of the committee, do that, if you would
 18 like. And then I'm happy to provide more
 19 information or go into more detail.
 20 THE CHAIRMAN: Mr. Barakat.
 21 BOARD MEMBER BARAKAT: Sure. So we met
 22 three times -- I believe it was three times in
 23 that committee, so the committee has thoroughly
 24 vetted this project, and the -- primarily the
 25 scoring criteria -- the points and the criteria

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1 behind this.
 2 So you'll first see the timeline, which --
 3 there was a request for a delay. We were meant
 4 to meet, the committee, in September. It was
 5 pushed to yesterday, so you'll see in Exhibit 1
 6 the proposed timeline that CBRE, our agent, are
 7 committed to, assuming we get approval today.
 8 So the timeline is pretty self-explanatory. It
 9 takes us through the holidays with a potential
 10 award -- with the award being posted on
 11 January 20th of next year.
 12 As far as the criteria is concerned, it's
 13 relatively similar to the criteria we did the
 14 first round, except we are just going to be
 15 putting the site that is not behind the Hyatt,
 16 the site that is behind the kind of open-water
 17 area on the market. And the site behind the
 18 Hyatt, we have decided, because of the ROFR --
 19 yeah, the ROFR that is on that site and the
 20 complications around marketing with that ROFR,
 21 we have decided to table that -- the marketing
 22 of that site. So that is one primary
 23 difference.
 24 You will see in Exhibit 2 the various
 25 criteria elements. I won't go through all of

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1 it, just a couple of salient points.
2 On the setback requirements, we are
3 requiring a setback on the riverfront of
4 50 feet. This is a very wide block. And in
5 the overlay, after so many linear feet, a
6 developer has to provide a right-of-way on a
7 north-south access to the river. But there is
8 no street beyond Bay Street, so it's -- it
9 would be like a T right-of-way if the developer
10 provided that.

11 So we made an exception to that. If the
12 developer does not want to provide that
13 right-of-way and wants to build all of the
14 linear feet, in return they'd have to have a
15 setback of 100 feet on the riverfront. So
16 that's the exchange; 50 feet with the
17 right-of-way or a 100-foot setback with no
18 right-of-way. That is E, little i, the Setback
19 paragraph.

20 On the riverfront activation, we're asking
21 for a minimum 10,000 square feet of
22 restaurant/bar space along the riverfront,
23 7,500 square feet must be on the ground floor.
24 We are awarding, I think, extra bonus points
25 for a rooftop. And I'll get into the points in

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1 a second, but that's generally the riverfront
2 activation.

3 We're also asking for the developers to
4 include the activity node which was designed in
5 2018. The activity node in front of this
6 property is consistent with the Great Fire of
7 1901 characteristics. So that -- we're asking
8 the developer to consider that and have that be
9 part of their design.

10 As far as the Bay Street activation, we
11 spent a lot of time on what the ground floor of
12 Bay Street should look like and we had a lot of
13 discussion on whether we should require retail
14 use on Bay Street or whether we should simply
15 give extra credit points to a developer that
16 provides retail use on Bay Street.

17 We initially were going the direction of
18 allowing a developer to -- not build a blank
19 wall, that would not be acceptable, but
20 building a nonretail use that would accommodate
21 the apartments, but would be an active use for
22 the apartments, such as a fitness center or a
23 leasing center.

24 After a fair amount of rigorous debate
25 yesterday, we have decided to require a

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1 30 percent minimum along -- 30 percent of the
2 linear feet along Bay Street to be of retail
3 use, and the reason is -- it's many-fold, but
4 the primary reason is that the sentiment of the
5 committee is that this is a very important
6 corridor.

7 Even since we last met as a committee,
8 there's been changes along this corridor. We
9 have the Four Seasons being approved, Berkman
10 Plaza is scheduled to come down in November.
11 You couple that with Doro under construction
12 and the highway -- the Hart Bridge Expressway
13 being demolished, which is a change since the
14 last time we put this on the market. A lot has
15 occurred between the -- at the Stadium
16 District, and now you have the Landing on the
17 other end of this stretch.

18 So the sentiment is that Bay Street is
19 such a crucial corridor for downtown that every
20 bit of it counts, and we want to make sure it's
21 activated properly.

22 There were some concerns about -- from
23 committee members that it would require it --
24 it may cause complications to the developers
25 and their site planning, we may lose some

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1 bidders, but -- and CBRE did affirm that we may
2 lose some bidders, but we'll still -- based on
3 the extremely good market conditions in
4 Jacksonville, we'll still get a lot of bidders
5 for this, even with these restrictions.

6 So I say all that because that was the
7 major subject of our day. We decided to go
8 with 30 percent linear footage.

9 I would like to make a friendly amendment
10 to -- let me bring you to the last page,
11 Exhibit 3, where you see the scoring criteria.
12 I'll get to the friendly amendment in a second,
13 but you'll see that we have dedicated 20 points
14 to the experience and qualification of the
15 developer; 25 points regarding the economic
16 benefit, which pertains to the price [sic] of
17 the developer, the financial returns of the
18 City.

19 Project Development and Design, which is
20 where the bulk of the points are, 75. Again,
21 based on the importance and proximity to the
22 CBD, and then based on its location on Bay
23 Street and the river. That's why we put so
24 many points in this category, and you see the
25 various criteria within that subcategory.

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1 The Financial Proposal, 12 points, which
 2 has to do with the financial qualifications of
 3 the proposal and the developer.
 4 And then small points regarding the oral
 5 presentation to the Evaluation Committee.
 6 Again, this will go before an Evaluation
 7 Committee which will make a recommendation to
 8 this board as to who should be awarded.
 9 Lastly, we have 30 bonus points regarding
 10 the rooftop I alluded to, setback from the
 11 river, the quality of that setback. And then
 12 even more points for unique architectural
 13 features. We've been getting a lot of feedback
 14 from the community about concerns of
 15 multifamily developments all looking the same,
 16 and we are -- especially at this site, would
 17 like to see some architectural variety.
 18 As far as a friendly amendment, let me
 19 take you to -- under Project Development and
 20 Design, the third criteria, retail density, I
 21 need to wordsmith this a little bit and also
 22 want to add a word. It should read "retail
 23 density above minimum required, type,
 24 location" -- I'd like to add the words
 25 "marketability and quality of the tenants."

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1 The word "marketability" is to address --
 2 if the developer does comply with the
 3 30 percent requirement but only does a
 4 10-foot-deep or 20-foot-deep -- just to check
 5 that box, which is not marketable. We want --
 6 we don't want the unintended consequence of
 7 that occurring. So adding the word
 8 "marketability" of the retail, I think,
 9 addresses that potential (inaudible).
 10 That concludes my report. Happy to answer
 11 any questions. And if Carol or Mr. Froats
 12 wanted to weigh in as committee members, feel
 13 free to.
 14 THE CHAIRMAN: Well, first, I want to
 15 address the proposed friendly amendment. I'm
 16 not sure that's a substantive change. It's
 17 wordsmithing, and I think that the committee's
 18 vote included some instructions to staff to
 19 change some of the wording in this document.
 20 Ms. Boyer, do you agree with that?
 21 MS. BOYER: I do. I mean, we definitely
 22 had amendments at the committee which changed
 23 things in these paragraphs. I feel very
 24 comfortable making that change based on the
 25 committee recommendation. It's just relocating

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1 words to make sense and --
 2 THE CHAIRMAN: We're not changing the
 3 scoring at all that was agreed to and in the
 4 resolution for the committee, correct?
 5 BOARD MEMBER BARAKAT: Correct.
 6 We're wordsmithing, but we are adding the
 7 word "marketability."
 8 THE CHAIRMAN: So I guess I want to ask
 9 the other committee members, Ms. Worsham, do
 10 you have any objection to that?
 11 BOARD MEMBER WORSHAM: No. I think that's
 12 a good clarification because we spent a lot of
 13 time talking about the retail on Bay, and I
 14 think that that's a reasonable and wise
 15 amendment based on our conversation yesterday.
 16 (Inaudible) the clarification, so, no, I don't
 17 have any concerns.
 18 THE CHAIRMAN: Mr. Froats, you were there
 19 yesterday. Do you have -- you've seen this --
 20 BOARD MEMBER FROATS: No, I think it's
 21 a -- I think it's a good addition because we
 22 talked about linear footage being a
 23 requirement. But to Mr. Barkat's point, you
 24 have 100 feet, you know, a depth of 20 feet,
 25 and that would not suffice, so I think it's a

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1 good addition.
 2 BOARD MEMBER BARAKAT: And Mr. Ward was
 3 present as well.
 4 THE CHAIRMAN: Okay. Mr. Ward, I'm sorry.
 5 BOARD MEMBER WARD: I agree with that.
 6 THE CHAIRMAN: So from a procedural
 7 standpoint, and since the committee unanimously
 8 agrees this is how they would like their
 9 resolution to read, I want to say that this is
 10 a motion coming from your committee,
 11 Mr. Barakat, unanimously, and it doesn't need a
 12 second. Are you okay with that?
 13 BOARD MEMBER BARAKAT: I'm okay with that.
 14 THE CHAIRMAN: So we have a motion on the
 15 floor from this committee.
 16 I'd like to invite some comments, but I
 17 guess before I do, I'll invite the people who
 18 were a part of this discussion yesterday, and
 19 I'll start with Ms. Worsham on my left, if you
 20 want to add anything to Mr. Barakat's comments.
 21 BOARD MEMBER WORSHAM: I think Oliver did
 22 a great job of summarizing all the details and
 23 ramifications that we've gone through for the
 24 last three committee meetings with the criteria
 25 and the scoring and trying to craft a

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1 disposition that gives maximum flexibility to
 2 developers, that gives us what we want to see
 3 in terms of architectural character and
 4 quality, so I'm pleased with the outcome, of
 5 where we are, from -- particularly from where
 6 we started, so I'm in favor.
 7 THE CHAIRMAN: Mr. Froats.
 8 BOARD MEMBER FROATS: Yeah. I mean, I'm
 9 in favor of requiring the retail space. I am
 10 in favor of the least amount of restrictions on
 11 developers to come and present their proposals,
 12 their designs to us, because I am afraid that
 13 we might be missing something that we would
 14 really like by putting this requirement in; at
 15 the same time --
 16 I made a comment yesterday that this
 17 entire board seems to be on the same page with
 18 respect to riverfront development. We all want
 19 some sort of public use, public amenities,
 20 retail space or something on those sites.
 21 We've done it to the last two big projects on
 22 the water. We've made it a requirement after
 23 the fact. And I like the idea of putting it in
 24 there before we release this. And it would
 25 eliminate people that want to come in and just
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1 develop apartments.
 2 And I want to -- I think we're all okay
 3 with that because it does -- it provides a lot
 4 less work for us to sit through and look at.
 5 So I'm okay with this, but I do -- to me, I
 6 just -- I'm not the expert in the -- is it
 7 30 percent, 35, 40, 25? I'm not the expert in
 8 that, so I want to make --
 9 And we did ask the people from CBRE if
 10 that was a pretty good percentage to use and
 11 think that -- they thought it was, and we would
 12 still get a large number of respondents. So I
 13 like the idea of putting a restriction in
 14 here -- or a requirement. Not a restriction
 15 but a requirement. I don't know if 30 percent
 16 is the right number. But if we have to start
 17 somewhere, we -- we kind of went between 25 and
 18 35 and settled on 30. And Ms. Boyer also
 19 commented that she feels like there will be
 20 some respondents that would have more than that
 21 potentially, so -- so I'm good with the
 22 amendment.
 23 THE CHAIRMAN: Thank you, Mr. Froats.
 24 Mr. Ward, you were there as well.
 25 BOARD MEMBER WARD: Yeah. So I agree with
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1 everything that my fellow subcommittee members
 2 stated.
 3 I think, while there may be no such thing
 4 as a perfect number there, and to some -- to
 5 some degree it's going to be somewhat arbitrary
 6 there, I think it's an important enough
 7 corridor where -- and it's a feasible enough
 8 requirement that hopefully -- I felt pretty
 9 convicted that we will be able to get enough
 10 bids that are going to be attractive enough and
 11 also utilize that half of the project, if you
 12 will, which I think is important for that
 13 corridor. And I know Oliver and everybody else
 14 felt strongly about that.
 15 THE CHAIRMAN: Thank you, Mr. Ward.
 16 Now, Mr. Gibbs, do you have any comments?
 17 BOARD MEMBER GIBBS: As to the project
 18 development design, if you don't know the
 19 quality of the tenants, are you going to score
 20 the other criteria? Is that the subcommittee's
 21 idea?
 22 THE CHAIRMAN: Ms. Boyer or Mr. Barakat,
 23 either one.
 24 BOARD MEMBER BARAKAT: There's a
 25 reasonable chance that we won't know the -- who
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1 the tenants are, but we will -- we will look
 2 at -- I think the Evaluation Committee will
 3 look at where the retail is placed, is it on a
 4 corner, is it in the middle of the block, how
 5 is it dispersed, how is it all together, and
 6 what's the impact of the street level, but what
 7 is the pedestrian or human scale impact on
 8 that. And the dimensions of the space that I
 9 reference, you know, how deep is it; is it
 10 marketable as far as the depth of the space; is
 11 it a box; is it a rectangle; those kinds of
 12 things. And that doesn't take a lot of heavy
 13 analysis. It just takes a floor plan at the
 14 end of the day.
 15 So I think, you know, asking -- a
 16 developer will probably submit a ground floor
 17 plan, and that will answer most of the
 18 questions.
 19 THE CHAIRMAN: Ms. Boyer.
 20 MS. BOYER: Mr. Chairman, I would add --
 21 through the Chair to Mr. Gibbs, the reason we
 22 added that quality of tenant, if known, is the
 23 fact that, if we have white box space or we
 24 have no tenants and we have retail constructed,
 25 that's not nearly as valuable as if we actually
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1 know a tenant or --
2 So if someone comes to the table and an
3 offer and they have a grocer in tow or they
4 have a particular restaurant in tow, that will
5 be meaningful and I would give them more points
6 for that. That's why we wanted --

7 If they do know who those tenants are and
8 they do have some letter or confirmation from
9 them, I would give -- I would reward that in
10 point scoring, and that's why I wanted to add
11 the quality, if known, because we also know
12 that some of our retail spaces in some
13 buildings have been occupied by -- no offense
14 to the industries -- but a dentist's office,
15 for example, or some insurance office.

16 Questionable whether that's retail and
17 certainly not the same level of activation as
18 if you're having a more genuine retail
19 experience where you have lots of customers
20 coming in. So that would be the goal here.
21 That's what we're really seeking.

22 BOARD MEMBER GIBBS: No more questions.
23 Thank you.

24 THE CHAIRMAN: Thank you, Mr. Gibbs.
25 Mr. Citrano.

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1 BOARD MEMBER CITRANO: Unfortunately, I
2 was not able to participate in any of the
3 discussions, but I will commend the committee
4 for what appears to be a very thorough,
5 thoughtful analysis and conclusion, which I
6 agree with.

7 Relative to -- and I was not on the board
8 at the time the first RFP went out, and -- but
9 from recollection we had two bidders the first
10 go-round. So from that standpoint, I think the
11 changes will help get more bidders.

12 And I also agree with Mr. Barakat. The
13 market, I think, is distinctly different and
14 for the better today, and so that is something
15 as well.

16 I can tell you from my standpoint, the
17 only thing I would have changed -- and again,
18 I'm in support of this. As I -- as a banker,
19 would likely have put a little bit more weight
20 on financial ability because this will be a
21 project of size and scale and it will be
22 complex, and so -- but we can deal with that
23 when we get the bids and flesh all that out.

24 I'm in favor.

25 THE CHAIRMAN: Thank you, Mr. Citrano.

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1 Mr. Adams, I'm going to try not to forget
2 you. Do you have any comments or questions?
3 BOARD MEMBER ADAMS: Very kind, but no,
4 I'm fine.

5 Thank you.

6 THE CHAIRMAN: Thank you, Mr. Adams.
7 Any other -- Mr. Froats.

8 BOARD MEMBER FROATS: Do we have the
9 gentleman from CBRE on the call?
10 (No response.)

11 MS. BOYER: I don't know if they are here
12 today. I know they were on yesterday.

13 BOARD MEMBER FROATS: Okay. I was going
14 to ask how many respondents they think we will
15 get for this; you know, if it's over five, over
16 ten or twenty, just kind of their general sense
17 of the market, what they -- how many they feel
18 we'll get in this proposal.

19 MS. BOYER: Well, I will tell you that in
20 terms of people who we have had meetings with,
21 it's over ten, perhaps over twenty; however,
22 that always gets paired down when you're
23 talking about who actually responds to the RFP
24 and if they are concerned they're not likely to
25 get the bid because they know someone else is

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1 bidding that they think is more likely to get
2 it, they might not spend the money on preparing
3 it, but I would certainly expect over five.

4 BOARD MEMBER FROATS: The next question is
5 for Ms. Boyer. So the process is, there will
6 be a -- I guess we have to also select somebody
7 from the board to be on that committee for the
8 selection. Will they then come up with their
9 recommendation, provide us with the top three,
10 and then we select the final ...

11 MS. BOYER: So through the Chair to
12 Mr. Froats, first of all, this resolution
13 authorizes the premarketing. You will take up
14 another resolution in November that would be
15 the final -- so you still have an ability to
16 change points if, to Mr. Citrano's comment, you
17 want to add some points for that. You can do
18 that in November. At that point, the Notice of
19 Disposition issues. You'll have --

20 I would recommend that the REPD Committee
21 in November meet and make recommendations as to
22 who the scoring committee would be, all of
23 those things. That would be included in your
24 November resolution when we actually issue the
25 Notice of Disposition.

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1 The individual people scoring will turn in
2 their scores and those scores will be averaged
3 by Procurement. So it's not that you meet as a
4 scoring committee. You will meet again as an
5 REPD Committee and as a board to decide whether
6 you want to award to the top scoring
7 respondent.

8 So both the committee and the board will
9 have the authority to meet and to award to the
10 top scoring respondent or not. You might
11 choose the second. You could. You have that
12 leeway and that authority because your
13 responsibility as the CRA board is to choose
14 the project that you think best serves the
15 public interest in implementation of the CRA
16 plan.

17 BOARD MEMBER FROATS: Thank you.

18 THE CHAIRMAN: Anything else?

19 BOARD MEMBERS: (No response.)

20 THE CHAIRMAN: So I just want to -- for
21 the record, as I understand it, Ms. Boyer,
22 we're voting on a preliminary kind of
23 framework. More work will -- we expect to be
24 done in the next 30 days fine-tuning this, and
25 we're going to have a final vote on the

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1 resolution to issue this to the public at our
2 next meeting in November?

3 MS. BOYER: To the Chair, that -- I do not
4 anticipate making any further revisions to the
5 scoring or the terms unless you bring them
6 forward, or unless during the premarketing
7 phase CBRE comes to us and says, We think this
8 particular provision is a problem, in which
9 case I'll bring it to the committee for them to
10 deal with.

11 But it is our intent by this to express
12 the board's desire for what they want to see in
13 the eventual Notice of Disposition so CBRE can
14 go out and premarket it on these terms.

15 THE CHAIRMAN: Thank you, Ms. Boyer.

16 Any other questions?

17 BOARD MEMBERS: (No response.)

18 THE CHAIRMAN: We'll vote on this

19 measure -- or this resolution.

20 Mr. Barakat, how do you vote?

21 BOARD MEMBER BARAKAT: In favor.

22 THE CHAIRMAN: Ms. Worsham.

23 BOARD MEMBER WORSHAM: In favor.

24 THE CHAIRMAN: Mr. Citrano.

25 BOARD MEMBER CITRANO: I'm in favor.

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1 THE CHAIRMAN: Mr. Gibbs.

2 BOARD MEMBER GIBBS: I'm in favor.

3 THE CHAIRMAN: Mr. Ward.

4 BOARD MEMBER WARD: In favor.

5 THE CHAIRMAN: Mr. Froats.

6 BOARD MEMBER FROATS: In favor.

7 THE CHAIRMAN: Can Mr. Adams vote?

8 MS. BOYER: No.

9 THE CHAIRMAN: He cannot.

10 I'm in favor, so we will let it be

11 unanimous, that those present -- seven votes to
12 zero.

13 Thank you very much.

14 The next issue today is Resolution

15 2021-10-02, 1511 Harper Street.

16 Ms. Boyer or Mr. Kelley.

17 MS. BOYER: I think I'll let Mr. Kelley do
18 this one.

19 Go ahead, Steve.

20 MR. KELLEY: Thank you, Mr. Chair.

21 So Resolution 2021-10-02 is the
22 disposition of a small parcel of the City-owned
23 property located at the intersection of Myrtle
24 Avenue South and Harper Street. It's .05 acres
25 of vacant, undeveloped land.

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1 We received an unsolicited offer to
2 purchase this property from Mr. Kenneth Grady.
3 Mr. Grady obtained an appraisal of the
4 property, which is assigned an as-is market
5 value of \$16,000, which Mr. Grady has proposed
6 as the purchase price for the property.

7 In accordance with the informal Notice of
8 Disposition process, we determined that the
9 proposed disposition was consistent with the
10 BID and CRA plan and provided a 30-day Notice
11 of Disposition, public notice.

12 We've also provided the 30-day notice to
13 City Council on September 29th, so it will run
14 through October 29th, 2021.

15 So we are recommending to the board
16 that -- that we approve the disposition of this
17 property in accordance with the policy for such
18 disposition in the amount of \$16,000, and
19 according to the terms found on the term sheet
20 attached to the resolution as-is, where it is,
21 and 30 days -- I'm sorry, 90 days to close.

22 THE CHAIRMAN: Do I have a motion on this?

23 BOARD MEMBER WORSHAM: So moved.

24 BOARD MEMBER FROATS: Move to approve.

25 BOARD MEMBER WORSHAM: I'll second.

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1 THE CHAIRMAN: I'll give Ms. Worsham the
 2 motion and Mr. Froats the second.
 3 Mr. Froats, do you have any comments or
 4 questions?
 5 BOARD MEMBER FROATS: No comments.
 6 THE CHAIRMAN: Mr. Ward.
 7 BOARD MEMBER WARD: No comments from me.
 8 THE CHAIRMAN: Mr. Gibbs.
 9 BOARD MEMBER GIBBS: I have no comments.
 10 THE CHAIRMAN: Mr. Citrano.
 11 BOARD MEMBER CITRANO: None.
 12 THE CHAIRMAN: Ms. Worsham.
 13 BOARD MEMBER WORSHAM: None.
 14 THE CHAIRMAN: Mr. Barakat.
 15 BOARD MEMBER BARAKAT: None.
 16 THE CHAIRMAN: Then I'll call for a vote.
 17 Mr. Froats, how do you vote?
 18 BOARD MEMBER FROATS: In favor.
 19 THE CHAIRMAN: Mr. Ward.
 20 BOARD MEMBER WARD: In favor.
 21 THE CHAIRMAN: Mr. Gibbs.
 22 BOARD MEMBER GIBBS: In favor.
 23 THE CHAIRMAN: Mr. Citrano.
 24 BOARD MEMBER CITRANO: I'm in favor.
 25 THE CHAIRMAN: Ms. Worsham.

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1 know that we need a recitation of what happened
 2 in the committee meeting. The bottom line of
 3 it is there was a great deal of concern about
 4 the structure to deal with some confusion over
 5 DIA's role in putting this deal together as it
 6 involves parking for JFRD and open questions
 7 with regards to the cost of construction of the
 8 spots and whether or not to use a REV Grant
 9 to -- in connection with the project.
 10 So I know that's a lot, kind of without
 11 much context, but my understanding is that
 12 there's been some pretty significant changes to
 13 the proposal, so -- to the point that I don't
 14 know that going into a whole lot of detail is
 15 going to make much sense right now, but I'm
 16 happy to if you want me to.
 17 THE CHAIRMAN: Well, Mr. Adams, we'll come
 18 back to you, unless you provide comment, after
 19 Mr. Kelley gives some background to those
 20 members of the board who were not able to
 21 attend your meeting.
 22 Mr. Kelley, can you give some background
 23 on what this resolution addresses?
 24 Thank you.
 25 MR. KELLEY: Thank you, Mr. Chair.

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1 BOARD MEMBER WORSHAM: In favor.
 2 THE CHAIRMAN: Mr. Barakat.
 3 BOARD MEMBER BARAKAT: In favor.
 4 THE CHAIRMAN: I'm also in favor.
 5 The measure passes -- the resolution
 6 passes seven to zero.
 7 Thank you very much.
 8 Next order of business today is Resolution
 9 2021-10-03, CNB redevelopment project.
 10 Mr. Kelley or Ms. Boyer.
 11 MS. BOYER: Mr. Kelley is going to do the
 12 presentation, but if you wish to first hear
 13 from Mr. Adams, as the Strategic Implementation
 14 chair, they took this up at their committee and
 15 there were a number of concerns raised, which
 16 our current presentation will address, so
 17 however you want to approach that.
 18 THE CHAIRMAN: From an order standpoint,
 19 Ms. Boyer, do you think it makes more sense for
 20 Mr. Adams to go first or Mr. Kelley to go
 21 first?
 22 MR. KELLEY: I think Mr. Adams.
 23 THE CHAIRMAN: Mr. Adams.
 24 BOARD MEMBER ADAMS: To the extent that
 25 there have been a number of changes, I don't

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1 So, again, this is Resolution 2021-10-03.
 2 And I'll just quickly point out to the members
 3 of the committee that today we circulated a
 4 resolution with an Exhibit A term sheet, as
 5 well as a staff report that captures all of the
 6 changes in highlight. So hopefully you have
 7 that and have seen it now, and it will explain
 8 the whole deal to the board.
 9 So what we're looking at here presented
 10 for consideration is an incentive and a
 11 purchase agreement for what is now being called
 12 the Central National Bank redevelopment. This
 13 property has been known variously by names such
 14 as Ambassador Annex, 420 North Julia. So if
 15 you're familiar with any of those terms, this
 16 is the same development project being brought
 17 forth by Mr. George Bochis and Mr. Bryan
 18 Greiner, who are the principals of the
 19 Augustine Development Group. That's the same
 20 group that is doing the redevelopment of the
 21 Ambassador Hotel, as well as the Independent
 22 Life building across the street, Ambassador
 23 Hotel being on the same block as the subject.
 24 So the subject is actually -- has two
 25 different components. There's a new

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1 construction component and a historic
2 component. What we're looking at today is only
3 the new construction component, which is
4 comprised of 103 units of multifamily and an
5 adjacent garage and attached structural parking
6 garage which will have 450 spaces, plus or
7 minus, in that parking garage.

8 And use of that parking garage by JFRD, as
9 Mr. Adams alluded to, is integral to this
10 request, and I'll get to that in just a moment.

11 So we will be looking at the historic
12 components separate and independent of what
13 we're looking at today. It will be presented
14 as a DPRP application once that information is
15 provided for underwriting. We don't have it at
16 this time.

17 So within the structured parking garage --
18 there was some deliberation in our meeting, in
19 our SIC meeting, about the number of parking
20 spaces that JFRD either needed or could have --
21 could be allocated by the developer and at what
22 cost. So I'll just cut to the chase about
23 where we ended up on that, that the City will
24 procure only 90 spaces at a cost of \$20,000 per
25 space from that parking garage.

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1 That will enable the developer to not have
2 to incur the extra costs that they were talking
3 about that would require them to go below grade
4 to accommodate the full 120 spaces. So that's
5 all I'll say about that unless there's further
6 questions.

7 In context with that, we also reduced the
8 REV grant component for the multifamily to a
9 50 percent REV Grant, which is what the project
10 scores under the program parameters. It
11 qualifies for a 50 percent REV Grant over
12 15 years, which is consistent with the
13 multifamily market rate REV Grant that is a
14 program authorized for the DIA.

15 So it's within guidelines now, and that --
16 at 50 percent over 15 years, the REV Grant
17 amount drops to \$2,670,000. So you see that in
18 your package as the REV Grant proposal.

19 And in addition, the parking space
20 component, 90 spaces at \$20,000 per space, is
21 \$1.8 million.

22 We also, through the committee, discussed
23 paying an amount on an annual basis. We were
24 able to get information from the Office of
25 Public Parking that suggests that operation and

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1 maintenance costs should be \$600 -- or up to
2 \$600 per space per year. So in context of
3 that, we're proposing that the 90 spaces, that
4 we also seek authorization of up to \$57,000 --

5 MS. BOYER: No. I'm correcting that.

6 The agreement would simply provide that we
7 would pay a pro rata share of the maintenance
8 costs for those 90 spaces. So maintenance and
9 operating costs, not a dollar amount.

10 THE CHAIRMAN: And the understanding --
11 I'm jumping in, I'm sorry, Ms. Boyer,
12 Mr. Kelly. The understanding is that's not to
13 come out of our budget or even the budget we
14 manage with respect to parking. It's going to
15 come from General Fund money, correct?

16 MS. BOYER: That is correct. The
17 operating expense, as well as the million-eight
18 purchase price, are City funded.

19 THE CHAIRMAN: The only thing this board
20 is approving -- and resources will come out of
21 our responsibility and jurisdiction -- is the
22 50 percent REV Grant for 15 years, correct?

23 MS. BOYER: Except -- yes, in terms of
24 financial, except that you are authorizing us,
25 as the oversight agency, to negotiate the

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1 redevelopment agreement and process that
2 through City Council. That includes the City
3 purchase of those parking spaces and the City
4 payment.

5 THE CHAIRMAN: And that will require City
6 Council approval? That's not --

7 MS. BOYER: Correct.

8 THE CHAIRMAN: Thank you.

9 Sorry to interrupt you, Mr. Kelley.

10 MR. KELLEY: And that's fine.

11 So to CEO Boyer's point, at \$600 per space
12 for the 94 spaces, what we would be authorizing
13 is a pro rata share -- which is a clarification
14 that I need to make in the resolution and/or
15 term sheet -- up to \$600 per space, which is
16 \$54,000. I'm sorry, I misspoke.

17 I think that may capture the essence of
18 this proposal. I am happy to address any
19 questions.

20 THE CHAIRMAN: As I recall from the
21 materials, I think we're running between 3- and
22 \$800 in maintenance costs associated with
23 managing our own garages. So the \$600 seems to
24 make sense. And, again, it's not going to be
25 out of our own budget. It's going to be a City

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1 Council issue and a General Fund budgeting
 2 (inaudible), correct?
 3 MS. BOYER: That is correct.
 4 We really think that the numbers should
 5 run more in the 3- to 400 number for an
 6 automated garage, but if you look --
 7 statistically, on national standards, they're
 8 saying 600 is an average, so we used 600 as the
 9 cap.
 10 We did not receive any information from
 11 the developer, despite requests for the
 12 estimated cost, nor any verification of the
 13 actual construction cost of the garage, which
 14 was requested at the SIC committee meeting.
 15 THE CHAIRMAN: Since the SIC committee
 16 meeting, I actually walked by it to make sure I
 17 understand where the property was. This is due
 18 north of what is now the State Attorney's
 19 building, correct? Where the old federal
 20 courthouse was; is that right?
 21 MR. KELLEY: Yes, sir. I believe you're
 22 correct. That is south of this property's
 23 location. So yes, the former CNB Bank building
 24 is on the southeast corner. The western half
 25 of the block is basically undeveloped surface
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1 motion.
 2 Do I have a second?
 3 BOARD MEMBER GIBBS: I'll second.
 4 THE CHAIRMAN: Mr. Gibbs seconds the
 5 resolution.
 6 Do you have any comments or questions,
 7 Mr. Barakat?
 8 MR. BARAKAT: I think a REV Grant for me
 9 is a no-brainer for multifamily in this part of
 10 downtown. And this developer is doing other
 11 projects and trying to cluster these projects,
 12 which is good energy in the future for us, so I
 13 think that -- to me, that's easy.
 14 And I think the -- as far as the parking
 15 payment, not out of our coffers, not a major
 16 concern. We are -- you know, Section 4 does
 17 say we are recommending to the City to provide
 18 this number -- this dollar number per space,
 19 so, you know, I would ask staff to just kind of
 20 verify that the construction cost number is
 21 close to that.
 22 You know, I'm kind of -- I understand
 23 there's been construction inflation, which
 24 is -- I want to make sure that that number has
 25 some meat on the table from data backup, just
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1 area, surface parking lot area, and then you
 2 have the Ambassador Hotel on the northeast
 3 corner of the same block.
 4 THE CHAIRMAN: Okay. Thank you very much.
 5 Mr. Adams, do you have more comments now
 6 with these revisions as outlined by Mr. Kelley?
 7 BOARD MEMBER ADAMS: I don't think so.
 8 The questions like that, as outlined
 9 earlier, it seems like they all have been
 10 addressed, though I suppose it is disappointing
 11 to hear that the developer didn't provide any
 12 information relative to the cost of
 13 construction or anticipate the cost of
 14 maintenance. So, you know, it would be nice to
 15 hear from them, at a minimum, that they're just
 16 not there yet, if that was the case rather than
 17 no response, but it -- it sounds like most of
 18 the concerns have been addressed.
 19 THE CHAIRMAN: Thank you, Mr. Adams.
 20 So because of the changes, I think we need
 21 a motion and a second from this board to move
 22 forward this resolution.
 23 Do I have a motion?
 24 BOARD MEMBER CITRANO: I move it.
 25 THE CHAIRMAN: Mr. Citrano has made a
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1 so we -- we make this recommendation to the
 2 City with some confidence because the City is
 3 relying upon our good name to make that
 4 recommendation.
 5 So that's my only comment.
 6 THE CHAIRMAN: Thank you, Mr. Barakat.
 7 Ms. Worsham.
 8 BOARD MEMBER WORSHAM: Substantial changes
 9 from, you know, what happened in committee to
 10 today, so I commend staff for getting to this
 11 point. And, again, a REV Grant for 50 percent
 12 is right in our wheelhouse, so -- the other
 13 amendments to the parking seem reasonable to
 14 me, so I don't have any other questions.
 15 THE CHAIRMAN: Mr. Citrano.
 16 BOARD MEMBER CITRANO: I agree with
 17 Mr. Barakat. When you look at the full scope
 18 of what's going on with this project, including
 19 the Ambassador and the other residential, it's
 20 needed.
 21 This area of the CRA, as we talked in
 22 committee, needs to get that spark, that
 23 momentum, and so I, too, agree and am in favor
 24 of the REV Grant.
 25 A question to Mr. Kelley. We're looking
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1 at this as an individual project, but it is a
2 component of the larger project. Is this -- I
3 know it's coming to us too because we're --
4 they're separate enhancements or separate
5 incentives that are going to be attached to
6 the -- the other component, but from a
7 construction standpoint, are they all going to
8 go off at the same time?

9 MR. KELLEY: They may not go off -- I'm
10 sorry, through the Chair to Mr. Citrano, so
11 while they may not go off at the same time,
12 they are required to be completed roughly at
13 the same time. More importantly, that the REV
14 Grant that we're discussing today, a
15 requirement of its payment is that the historic
16 section component is also complete and placed
17 in service.

18 And you'll see in the term sheet that I
19 also added the unit counts and commercial
20 retail space as minimums in terms of its
21 completion so that it wasn't completed as
22 something other than what we contemplated to be
23 today at a very base level.

24 BOARD MEMBER CITRANO: Okay. I'm good.

25 THE CHAIRMAN: Thank you, Mr. Citrano.

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1 but we didn't think it was worth the additional
2 cost that this developer wanted to provide
3 those additional 30 spaces.

4 BOARD MEMBER GIBBS: I recall that
5 conversation as comments about subterranean
6 construction being a lot more expensive. Will
7 the 90 have to be on the first floor for
8 ingress and egress?

9 MS. BOYER: No. The requirement is 30
10 spaces, first floor, with easy ingress and
11 egress, and the remaining 60 can be located
12 anywhere within the garage.

13 BOARD MEMBER GIBBS: Okay. I appreciate
14 you cleaning up the maintenance issue that we
15 had in SIC as well.

16 Thank you.

17 MR. KELLEY: Excuse me. Through the Chair
18 to Mr. Gibbs -- and to Mr. Gibbs' point, on the
19 cleaning up of the maintenance requirements,
20 I'll just remind this board that the term "pro
21 rata" should be added to the term sheet as it's
22 also found in the resolution as it relates to
23 the maintenance costs as opposed to just a
24 dollar amount. It does say "up to," but it
25 didn't include the words "pro rata." So for

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1 Mr. Gibbs.

2 BOARD MEMBER GIBBS: Do you know why they
3 backed off the 120 spaces, back down to 90?

4 MS. BOYER: Through the Chair to
5 Mr. Gibbs, the developer attended the SIC
6 meeting. And at the SIC meeting -- prior
7 conversations had all been talking about
8 \$20,000 a space, and that was based on the
9 information from Danis and some previous
10 estimates.

11 At the SIC meeting, the developer attended
12 and advised that they would not provide the 120
13 spaces unless the City was willing to pay
14 \$25,000 per space for all 120 spaces, because
15 going below grade was going to increase the
16 cost by a million-six, I believe, for the
17 entire garage, and it would all be attributable
18 to the additional 30 spaces.

19 So after conversations with the
20 administration and JFRD, the decision was made
21 to only require the 90 spaces. We'll find the
22 30 somewhere else. So there will be another
23 joint use agreement or lease or something to
24 come up with the other 90 spaces but that we
25 didn't think it was -- or the other 30 spaces,

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1 clarification, I'd offer that to the board.

2 THE CHAIRMAN: Thank you, Mr. Kelley. I
3 appreciate the correction.

4 BOARD MEMBER GIBBS: Thank you.

5 THE CHAIRMAN: Thank you, Mr. Gibbs.
6 Mr. Ward.

7 BOARD MEMBER WARD: It sounds like this
8 train has already left the station. I feel
9 like -- I would feel a little bit more
10 comfortable with this if we had some actual
11 possible construction data because it sounds
12 like Ms. Boyer and her staff have asked for it.

13 I know next to nothing about the parking
14 industry and what it costs to build a parking
15 garage, so I have no clue whether \$20,000 a
16 space is market or what have you. I could use
17 a calculator to tell you what that works out to
18 be if we were buying 90 spaces out of 450,
19 which is roughly 20 percent. So you could back
20 that out to what the pro -- what our effective
21 pro rata investment in this project, if you
22 will, equals out to, if you, you know, multiply
23 out what you -- divide your 1.8 million, what
24 that would be 20 percent of.

25 I don't know if that's what the parking

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1 garage would cost to construct. I don't know
2 if we would come out ahead or behind if we
3 said, hey, we're just going to contribute
4 20 percent pro rata to the construction costs.
5 I don't pretend to understand that.

6 I would feel a little bit -- I'm in favor
7 of this project generally. I would just feel a
8 little bit better about it if we knew what
9 these numbers were because we're sort of flying
10 blind. I'll have to rely on -- you know, staff
11 has certainly done their research, it sounds
12 like, with regards to what the average
13 maintenance per spot is. I just don't know
14 about that \$20,000 number. Maybe we're --
15 maybe we're coming out great. I have no idea,
16 but I just would feel better if I know what it
17 costs to complete the actual garage.

18 THE CHAIRMAN: Thank you, Mr. Ward.
19 Mr. Froats.

20 BOARD MEMBER FROATS: Yeah, kind of the
21 same -- same concerns. So no concern about the
22 REV Grant, but I don't know what a parking spot
23 costs downtown. I'm assuming that the staff
24 did their due diligence on what these
25 construction costs were and if this is a

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1 reasonable price. Is that the case? I mean,
2 you're recommending it to us, so I'm assuming
3 that you stand by those numbers.

4 THE CHAIRMAN: Ms. Boyer.

5 MS. BOYER: Through the Chair to
6 Mr. Froats, so here's what we can tell you: We
7 can tell you that we did a completion grant for
8 the Florida Blue parking garage and the Florida
9 Blue parking garage spaces were approximately
10 \$21,000 a space when they were constructed,
11 maybe 22-.

12 We know that the VyStar parking garage
13 that we're working on is looking much closer to
14 26-, maybe even more because of the retail
15 space and finish that they're adding.

16 We know this is a Gate precast garage,
17 which if you ask Danis or others, typical in
18 the industry, this would be substantially less
19 expensive; however, we also know there's been
20 substantial inflation on the costs in the last
21 six to nine months.

22 The developer provided us a pro forma
23 where he is showing us what he is representing
24 are the construction costs for the garage. He
25 did not provide us the Gate precast back-up

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1 information.

2 BOARD MEMBER FROATS: Okay. So there is a
3 comparison, which is good.

4 On the maintenance piece, it's a new
5 garage, so wouldn't the maintenance costs be a
6 little bit lower in the beginning?

7 MS. BOYER: So the maintenance costs would
8 be a little bit lower; however, what we're
9 really talking about is -- the most significant
10 factor in the operating costs is the cost of
11 attendants and whether you have an attendant or
12 whether it's all automated. That makes the big
13 difference between whether you're at the 3- or
14 400 level or you're at the 600 level.

15 The rest of those costs tend to be
16 elevator maintenance, gate maintenance,
17 contracts, insurance, taxes, those kinds of
18 things. The most variable cost in the parking
19 garage operation is not so much -- we're not
20 talking about capital items here. We're only
21 talking about, you know, traditional O and M,
22 the operating budget. And the most variable
23 cost there is whether you actually staff a
24 booth, and we don't know whether they plan to
25 do that.

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1 BOARD MEMBER FROATS: Okay. And then my
2 last question, do you have language in the
3 agreement to allow us to review those costs so
4 we don't end up in another parking situation?

5 MS. BOYER: Yes. And, frankly, not to
6 derail anything, but the reason we presented
7 the resolution we did to SIC, where we did not
8 bear any responsibility for the maintenance
9 costs but we provided an additional REV Grant
10 was because financially we came out at about
11 the same number, and the REV Grant is based on
12 a very clear calculation that we could do and
13 we weren't exposing ourselves to any of the
14 operating expense excesses that we may have in
15 other transactions that are a problem.

16 So we have tried to present an approach
17 that maybe wasn't as clean from the standpoint
18 of our programs, but provided a little more
19 clarity in terms of what our actual obligation
20 was and what we have to pay.

21 We're fine with this approach. As long as
22 we have that cap number on it, I feel
23 comfortable.

24 BOARD MEMBER FROATS: Whose decision was
25 it to go in the opposite direction?

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1 MS. BOYER: I think Strategic
 2 Implementation felt very uncomfortable about
 3 blending a portion of the REV Grant as covering
 4 the operating expense and that it really wasn't
 5 the CRA's responsibility to do that.
 6 I understand that concern. I do think
 7 that the CRA -- just as we heard from
 8 Mr. Demopoulos -- we do have an obligation to
 9 look at joint-use parking situations and try to
 10 make those available to facilitate
 11 developments, but I think -- I think it was a
 12 reasonable request of the committee that we
 13 separate those, that we only follow the program
 14 guidelines on the REV Grant, and that the City
 15 bear the responsibility for the maintenance
 16 costs, which they are willing to do. And I
 17 think as long as we have a cap, it is not an
 18 unreasonable request.
 19 BOARD MEMBER FROATS: Thank you.
 20 THE CHAIRMAN: Thank you, Mr. Froats.
 21 For my part, I would say that this is, you
 22 know, one of the more significant blighted
 23 areas of town. I was really happy to see
 24 Ambassador, you know, hopefully, move forward,
 25 and this is an integral part of that. I think

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1 this is in our wheelhouse with what we need to
 2 be supporting, and I'm excited about this
 3 project.
 4 And Ms. Boyer stole my thunder. I agree,
 5 I don't think it's proper for us to use, you
 6 know, CRA REV Grant money to offset a City
 7 ongoing maintenance obligation for a parking
 8 garage. Those seems to be inconsistent to me.
 9 I mean, it may seem comfortable. It may seem
 10 more -- I mean, if we were operating as a
 11 business, as people, you know, say government
 12 should operate like a business, and we were all
 13 one thing, all one pocket -- I understand your
 14 concern.
 15 That certainty in number makes sense,
 16 Mr. Froats. But I think where we sit today,
 17 wearing more than one hat, I'm uncomfortable
 18 with just -- so I support the measure for that
 19 reason, and I'm excited that we can actually do
 20 something in this area of town instead of raise
 21 rats.
 22 Anybody else have a comment?
 23 Mr. Adams.
 24 BOARD MEMBER ADAMS: Just briefly, I am,
 25 obviously, in favor of the REV Grant for the

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1 project. I think it's -- as you just noted, it
 2 is a blighted area. It will be great to see
 3 that come back.
 4 I do have a -- continue to have a pretty
 5 good bit of heartburn around the parking
 6 aspects of the project. You know, you folks
 7 will all remember that we have gone round and
 8 round about downtown parking and the desire to
 9 make efficient use of the City's parking
 10 resources that are scattered kind of all over
 11 the place.
 12 It strikes me as kind of running counter
 13 to all of those discussions and the
 14 consultant's prior studies for the City to
 15 effectively buy 90 new spaces in a garage
 16 simply because it's convenient and directly
 17 across the street from JFRD. They may have
 18 some need for emergency access to vehicles. I
 19 would really doubt, as I sit here right now,
 20 that they need to have 90 spots on a 24-hour
 21 basis for emergency stuff in the heart of
 22 downtown. If that's the case, they probably
 23 ought to move headquarters out of downtown to a
 24 place where they can store vehicles all day
 25 long. It just strikes me as an inconsistent

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1 use, particularly in light of the fact that we
 2 have all kinds of other facilities available to
 3 us that are underutilized, albeit less
 4 convenient.
 5 You know, the acquisition of this -- of
 6 these spots kind of also seems to run counter
 7 to this idea. I mean, we're buying 90 spots in
 8 this garage, where if you make just kind of
 9 some reasonable assumptions about price and the
 10 like, effectively we're getting somewhere in
 11 the neighborhood of 15 -- you know, we're
 12 buying at 15 years of operational costs.
 13 That's not including whatever our maintenance
 14 contribution is going to work out to be.
 15 It just doesn't strike me as a good
 16 economic deal. It doesn't strike me as a good
 17 deal from a policy perspective. And I just --
 18 I don't -- I just fundamentally don't agree
 19 with this aspect of the transaction.
 20 So that's -- those are my comments. Thank
 21 you, Braxton.
 22 THE CHAIRMAN: Anyone else?
 23 BOARD MEMBERS: (No response.)
 24 THE CHAIRMAN: I'll call for a vote then.
 25 Mr. Barakat, how are you voting?

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1 BOARD MEMBER BARAKAT: I approve.
 2 THE CHAIRMAN: And, again, I guess, just
 3 for the record, we're voting on Resolution
 4 2021-10-03.
 5 Mr. Barakat, again, you vote in favor?
 6 BOARD MEMBER BARAKAT: Yes, sir.
 7 THE CHAIRMAN: Ms. Worsham.
 8 BOARD MEMBER WORSHAM: In favor.
 9 THE CHAIRMAN: Mr. Citrano.
 10 BOARD MEMBER CITRANO: I'm in favor.
 11 THE CHAIRMAN: Mr. Gibbs.
 12 BOARD MEMBER GIBBS: I'm in favor.
 13 THE CHAIRMAN: Mr. Ward.
 14 BOARD MEMBER WARD: I'm in favor.
 15 THE CHAIRMAN: Mr. Froats.
 16 BOARD MEMBER FROATS: In favor.
 17 THE CHAIRMAN: I'm also in favor.
 18 That passes with a vote of seven to zero,
 19 Resolution 2021-10-03.
 20 Thank you.
 21 BOARD MEMBER ADAMS: Could I make a
 22 request relative to this resolution, just kind
 23 of on a going-forward basis? Sorry to
 24 interrupt again, Braxton.
 25 THE CHAIRMAN: Go ahead, Mr. Adams.
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1 property currently developed as a surface
 2 parking lot and utilized under a former lease
 3 agreement with the residents of Churchwell
 4 Lofts.
 5 So what we're actually voting on today
 6 is -- by this board, is to enter into a
 7 disposition of this property, the 30-day notice
 8 requirement and everything that comes along
 9 with that disposition.
 10 The terms of the disposition will be
 11 that -- what we're proposing is a lease with
 12 the Churchwell Lofts Condominium Association.
 13 Those are provided to you in your term sheet.
 14 And so basically what we're looking at, the
 15 terms of that disposition would call for a rate
 16 of \$65 per space, which is \$60.47, plus tax,
 17 per month, payable monthly, which equates to
 18 \$2,340 per month for the 36 spaces.
 19 That monthly rent would then be offset by
 20 maintenance, repairs, utilities, and operations
 21 as defined in the term sheet. And so the
 22 monthly rate of 2,340, less monthly expenses,
 23 which we reviewed from the tenant, average
 24 about \$610 per month, rounded. So the proposed
 25 lease cost, then, would be \$1,730 per month.
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1 BOARD MEMBER ADAMS: It strikes me, again,
 2 as being problematic that we're tying these two
 3 pieces of business together in a single
 4 resolution. Obviously, you know, it's fine in
 5 the end today, everybody agrees with it. But
 6 if we're dealing with REV grants and the Office
 7 of Public Parking and dealing with some of
 8 these other things that we do, although it
 9 might be part of the same project, it strikes
 10 me that we might want to address these pieces
 11 of business separately so that, at a minimum,
 12 City Council deals with them separately in the
 13 future.
 14 THE CHAIRMAN: Thank you, Mr. Adams.
 15 BOARD MEMBER ADAMS: Thank you.
 16 THE CHAIRMAN: Next order of business is
 17 Resolution 2021-10-04. It's a parking lot
 18 disposition. It's actually a proposed lease
 19 agreement on East Forsyth Street and North
 20 Market Street. Mr. Dimitri is here, I know,
 21 interested in this issue.
 22 Mr. Kelley.
 23 MR. KELLEY: Thank you, Mr. Chair.
 24 So Resolution 2021-10-04 authorizes the
 25 disposition of a .38-acre parcel of real
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1 The initial term of the ground lease would
 2 be for a period of five years from the
 3 effective date, unless terminated earlier by
 4 tenant default. There would be an option for a
 5 renewal of one additional five-year term upon
 6 maturity and without further notice of
 7 disposition so long as it was on mutually
 8 agreed terms by both lessor and lessee. Those
 9 terms may or may not mirror the terms as found
 10 in the original ground lease agreement.
 11 The tenant is going to be -- will be
 12 responsible for all costs associated with
 13 compliance with the Municipal Code, which must
 14 be met by July 1st, 2024. Those requirements
 15 include fencing and landscaping and our
 16 requirements for all surface parking lots in
 17 our downtown area.
 18 And so costs incurred in compliance with
 19 that requirement may be used to further offset
 20 rent in equal monthly amortization over a
 21 one-year period so long as rent does not fall
 22 below \$0 per month and to the extent that such
 23 approved costs cannot be fully amortized over a
 24 one-year period. Costs may be further
 25 amortized over the number of months necessary
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1 to fully recoup those expenditures.
 2 The City does have and will have a right
 3 to terminate this lease agreement with a
 4 180-day notice to the tenant, but only if the
 5 City plans to use the premises for City or
 6 public purposes, develop the premises, or
 7 contract with a third party to develop the
 8 premises.
 9 If in such case the City elects to
 10 terminate the lease and the ground lease
 11 agreement has not been fully amortized, the
 12 tenant will be eligible for a lump sum payment
 13 from the DIA or the City of any remaining
 14 unamortized approved expenditures owed as of
 15 such date.
 16 And I'm happy to answer any questions.
 17 THE CHAIRMAN: I guess we need a motion
 18 before we have discussion. Is there a motion
 19 on the resolution?
 20 BOARD MEMBER BARAKAT: Move to approve.
 21 BOARD MEMBER WORSHAM: I'll second.
 22 THE CHAIRMAN: Motion by Mr. Barakat,
 23 second by Ms. Worsham.
 24 Mr. Barakat, since you stepped forward and
 25 made the motion, do you have any comments or
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1 questions?
 2 BOARD MEMBER BARAKAT: I think this is a
 3 good proposal. I think the residents need some
 4 certainty regarding their parking future. We
 5 don't want to be in the business of making
 6 residential spaces less than marketable as we
 7 try to develop our downtown, so I think this is
 8 a good choice.
 9 I like the fact that there is an option to
 10 terminate. You know, we do want to develop
 11 this property. I think the residents do need
 12 to understand as we develop downtown, having
 13 ongoing access to surface parking will
 14 eventually become a thing of the past, but I'm
 15 glad we have that flexibility.
 16 My only question is, as it relates to that
 17 right to terminate -- it says that if we
 18 develop the premises -- I just want to make
 19 sure we don't get encumbered if we make this
 20 solicitation or don't get lost in the weeds.
 21 At what point do we make that right -- at
 22 what point do we provide the residents that
 23 notice for termination? Is that when we submit
 24 a solicitation into the marketplace or when we
 25 enter into a development agreement or do you
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1 know? It's a question to Mr. Kelley.
 2 THE CHAIRMAN: I want to -- a finer point
 3 on that question. When it says "develop," does
 4 that mean or sell it to a developer?
 5 MR. KELLEY: Through the Chair and to the
 6 Chair, my understanding is that this would --
 7 to make that decision would require an approval
 8 by the REPD Committee, which I would presume
 9 would be the point in time that if the REPD
 10 Committee decides that it's in the best
 11 interest of downtown, meeting our BID and CRA
 12 goals, to dispose of this property through a
 13 disposition, whether it's a negotiated
 14 disposition or otherwise, that it would be upon
 15 approval by the REPD Committee.
 16 THE CHAIRMAN: I just want to make sure
 17 that it's clear. I'm not sure that -- I think
 18 the -- the way the current language is written,
 19 we're limiting our ability to dispose of it. I
 20 think it should be -- we should have an
 21 absolute right.
 22 MS. BOYER: Through the Chair, I think if
 23 you'll look on the term sheet, under the
 24 paragraph that says "City's right to
 25 terminate," that's where we --
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1 THE CHAIRMAN: Yeah.
 2 MS. BOYER: Okay. So the intent was that
 3 the City could provide 180 days prior written
 4 notice to the tenant if the City plans to use
 5 it for City or public purposes -- so anything
 6 that we plan to do with it for City or public
 7 purposes, we plan to --
 8 When you're saying "develop it," whether
 9 that should be enter into a development
 10 agreement, you know, public or private
 11 development, or contract with a third party to
 12 develop it, which is what we're trying to cover
 13 in the next line, or issue a request for
 14 proposals for further development. So we were
 15 trying to cover all the eventualities where we
 16 would either develop it ourselves or we
 17 contract with a third party to develop it or
 18 issue a notice. In any of those events, we
 19 could exercise that 180 days, so --
 20 THE CHAIRMAN: So let me ask you, why is
 21 the "only if" language in there? Why do we
 22 need that? What are we limiting the City to in
 23 that --
 24 MS. BOYER: So strike the "but only" and
 25 say --
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1 THE CHAIRMAN: How about just a period
 2 after the word "tenant"?

3 MR. KELLEY: Mr. Chair, if I understand
 4 your question correctly, I believe that that --
 5 this language is taken directly from the
 6 existing lease agreement, and --

7 THE CHAIRMAN: We don't have an existing
 8 lease agreement.

9 MR. KELLEY: Yes, sir, that's correct.
 10 The prior lease agreement, you're correct.

11 My understanding is that this language was
 12 in there just to inhibit -- or prohibit the
 13 City from arbitrarily deciding that we just
 14 want to put it back on the market for anybody's
 15 monthly use. And if that's the will of the
 16 board, then, obviously, that's what we'll
 17 follow.

18 THE CHAIRMAN: I mean, I'm out of line. I
 19 don't normally mean to be interrupting,
 20 particularly Mr. Barakat, but I -- but that --
 21 we've done that before and it's still chewing
 22 on this board and the City.

23 Anyway, Mr. Barakat, I'm sorry.

24 BOARD MEMBER BARAKAT: That's fine.
 25 I think -- as far as addressing your
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1 understanding, through the Chair to
 2 Mr. Barakat.

3 BOARD MEMBER BARAKAT: And so then when we
 4 go to market it to a developer, we can say to a
 5 developer with clarity we would control the
 6 site after a certain date. That was my
 7 concern, that we go through the (inaudible), we
 8 don't have an unintended incumbrance on the
 9 property. So I'm good with the language as
 10 proposed.

11 THE CHAIRMAN: Ms. Worsham.

12 BOARD MEMBER WORSHAM: Just to clarify,
 13 the five-year lease -- and during that time
 14 period, they must bring that property up to the
 15 new code that we have for parking lots, which
 16 include all the required landscaping, and --
 17 and they'll get a credit back for that expense
 18 that they had?

19 MS. BOYER: (Nods head.)

20 BOARD MEMBER WORSHAM: Question to -- are
 21 we giving them a time frame to bring that
 22 parking lot up to code?

23 MR. KELLEY: Through the Chair to
 24 Ms. Worsham, so the current overlay requirement
 25 is by July 1st of 2024. So that is the date by
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1 concern, Mr. Gillam, since you voiced your
 2 concern, I think the residents probably need
 3 some kind of cooperation from the City and some
 4 certainty.

5 If we were to arbitrarily sell this
 6 property and flip it to somebody, I don't --
 7 I'm trying to think why we would want that
 8 right. I get that flexibility is in our favor
 9 and we don't want to tie our hands. But since
 10 this is already purposed -- this lot is already
 11 purposed to a residential development, I think
 12 we want to be thoughtful about taking this
 13 parking away from them without helping them
 14 with another solution or bettering downtown in
 15 a larger way, so --

16 I'm okay with the "only if" language
 17 unless there's something I'm not thinking of.
 18 I just want to make sure that it's clear as to
 19 when that notice will occur. And it sounds
 20 like, based on the various scenarios, there is
 21 clarity on when that would occur. And if we
 22 decide to solicit it at the REPD meeting,
 23 that's the day when a notice would occur; is
 24 that what I'm understanding, Mr. Kelley?

25 MR. KELLEY: That would be my
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1 which they must have completed that, which is
 2 common with -- or consistent with other surface
 3 parking lots. And should they choose to do it
 4 earlier, the one-year amortization will begin
 5 upon their completion of that work and bringing
 6 it into compliance.

7 BOARD MEMBER WORSHAM: All right.
 8 Thank you.

9 THE CHAIRMAN: Mr. Adams.

10 BOARD MEMBER ADAMS: My only question, I
 11 guess, to the -- back to the "but only"
 12 language, what -- and as I'm reading it, it
 13 seems to cover pretty much -- it gives us an
 14 out for pretty much any situation I can think
 15 of. Is there -- and maybe Mr. Barakat can
 16 answer this, but is there a situation that we
 17 would not be able to terminate? What would be
 18 a -- what would be something that would fall
 19 outside of the "but only" language in our
 20 termination?

21 MS. BOYER: Mr. Chair.

22 THE CHAIRMAN: I'm sorry. Ms. Boyer.

23 MS. BOYER: Through the Chair to
 24 Mr. Adams, the circumstance that would not be
 25 captured is if we had someone else offering us
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1 more money per space for parking in the surface
 2 parking lot and we wanted to terminate with
 3 this tenant and lease it to a different tenant
 4 for surface parking. That's the circumstance
 5 that would not be covered. It wouldn't be a
 6 City or public purpose and it wouldn't be for
 7 development.
 8 THE CHAIRMAN: Thank you, Ms. Boyer.
 9 Mr. Adams.
 10 BOARD MEMBER ADAMS: Okay. That's all
 11 I've got.
 12 Thank you.
 13 THE CHAIRMAN: Mr. Citrano.
 14 BOARD MEMBER CITRANO: I find myself
 15 agreeing with Oliver on everything in this
 16 meeting.
 17 I'm fine with the right to terminate
 18 paragraph. I think that these residents
 19 deserve and need certainty. And this paragraph
 20 does allow for the City, the DIA, to navigate
 21 things if things change. So I'm fine with this
 22 resolution.
 23 And I will keep in mind that, even though
 24 there's only 36 units, 36 residents, but these
 25 are homeowners that have decided to make their
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1 permanent residence in our CRA, and I think
 2 that is -- we need a lot more of that.
 3 So, again, I'm good with it. And I think
 4 the certainty that they are asking for we
 5 should give them.
 6 THE CHAIRMAN: Mr. Gibbs.
 7 BOARD MEMBER GIBBS: I'll not parrot
 8 Mr. Barakat or Mr. Citrano. I think this is a
 9 good project.
 10 THE CHAIRMAN: Mr. Ward.
 11 BOARD MEMBER WARD: Nothing from me.
 12 Thank you.
 13 THE CHAIRMAN: Mr. Froats.
 14 BOARD MEMBER FROATS: I'm the bad guy, so
 15 question for the homeowners association. I
 16 don't know which one of you represents the
 17 association, but my question is, when you
 18 leased space here or -- I don't know if you
 19 bought the residences or you leased the
 20 residences, what was the deal on the parking?
 21 I don't understand why we're in this situation.
 22 And my question is -- I don't really need
 23 to know all of the details, but did the -- did
 24 the residents screw up and miss something or is
 25 it a potential lawsuit with the developer?
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1 Because I find us in the situation of having to
 2 resolve this for you.
 3 (Ms. Trimmer approaches the podium.)
 4 MS. TRIMMER: Through the Chair, I would
 5 love to some day buy you drinks and explain the
 6 whole sordid story, but it is long and it is
 7 sordid and it was an issue with the developer,
 8 that after turnover, the residents -- these are
 9 homeowners, these are condominium, fee-simple
 10 ownership -- had to negotiate the best deal
 11 they could to salvage what they understood to
 12 be a very long-term, decades-long solution for
 13 parking.
 14 BOARD MEMBER FROATS: And so you tried to
 15 go after the developer with no success or the
 16 developer is no longer in business or --
 17 MS. TRIMMER: Well, with condominiums
 18 they're developed and at some point in time the
 19 developer is no longer in the deal and it turns
 20 over to the condominium association. So where
 21 we are at this point and where we were at the
 22 last negotiation is the condominium association
 23 itself now has control of the condominium, and
 24 they're in the position of having to negotiate
 25 after the fact for what the developer failed to
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1 honor when the units were sold to them and the
 2 deal that they thought they were buying into
 3 when they purchased, again, this fee-simple
 4 ownership in real estate downtown.
 5 So they thought they had one thing. They
 6 found out after the fact that wasn't the case,
 7 so here we are.
 8 BOARD MEMBER FROATS: So we're sort of the
 9 insurance policy, kind of, to this deal,
 10 which -- if you remember I was actually very
 11 sympathetic towards your group because I don't
 12 like surprises. Nobody should be surprised
 13 that they have to exit their parking in that
 14 amount of time.
 15 Now, here we are trying to vote on this
 16 deal, and I kind of view it as a Band-Aid
 17 because all of the activity that's going on
 18 down here -- this land will become valuable.
 19 You will not have this parking space for a long
 20 period of time. Did you attempt to buy the
 21 space? Did you talk to Ms. Boyer about
 22 potentially buying the site?
 23 MS. TRIMMER: Through the Chair, part of
 24 what we were doing in the interim when we were
 25 kind of working on options was looking at
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1 whether that was something that the City would
2 entertain. And we understand that the City is
3 not willing to enter into an agreement to
4 settle it so that it's tying this up as a
5 surface parking lot indefinitely.

6 The residents do understand that and,
7 obviously, they would have loved a longer term
8 on the lease and had submitted an LOI with a
9 longer term. At this point, with the ten years
10 and at least having certainty for that period
11 of time, they're accepting that that's what
12 they're going to get.

13 BOARD MEMBER FROATS: Except I'm hearing
14 that you really only have six months of
15 certainty with this -- with our ability to take
16 this away from you, so I think the tenants
17 should know that.

18 MS. TRIMMER: We have discussed that
19 extensively with the board and the board is
20 educating everyone. We are taking on faith
21 that the City is not going to turn around and
22 do that tomorrow.

23 BOARD MEMBER FROATS: And looking at other
24 options -- continuing to look at other options
25 to buy or enter into a long-term lease?

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1 MS. TRIMMER: Through the Chair, we have
2 discussed different projects coming on line,
3 looking at other options with other garages,
4 things along those lines, and that's what
5 Mr. Demopoulos was alluding to where he said he
6 looks forward to keeping the conversation open
7 if some other opportunity that does provide
8 more longevity and certainty in his -- a better
9 solution presents itself, then we'll definitely
10 look towards that.

11 BOARD MEMBER FROATS: Thank you.

12 So I'm in favor with the knowledge that
13 this is not a ten-year deal; this is a -- this
14 is -- this could end at some point in time.
15 And looking forward, I see it ending because I
16 see the activity that's going on downtown, so
17 I'm in favor of this resolution.

18 THE CHAIRMAN: Thank you, Mr. Froats.

19 I share your concern and also, you know,
20 the needs of the community. It's a terrible
21 situation and I'm happy to participate and
22 support this measure this time.

23 I do think it's a temporary issue. This
24 equates to just -- you know, more numbers. I'm
25 not normally a numbers person, but \$48 a month

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1 per space, and the City is going to be paying
2 \$17 per -- effectively \$17 a space to maintain
3 this structure.

4 And we start talking about what we're --
5 these other projects we're looking at, what the
6 maintenance costs are relative to this other
7 project that we're trying to support. And the
8 (inaudible) projects around town, I have
9 concerns, long-term, and I -- I encourage
10 the -- you know, the community to continue
11 searching for a permanent solution, but, again,
12 I'm happy, like you, Mr. Froats, to support the
13 measure today.

14 Any other comments before we vote?

15 BOARD MEMBER GIBBS: We should get the
16 speaker's identity on the record, please.

17 THE CHAIRMAN: Ms. Trimmer, she's at 1
18 Independent Drive.

19 BOARD MEMBER GIBBS: Thank you.

20 THE CHAIRMAN: Mr. Barakat, how do you
21 vote?

22 BOARD MEMBER BARAKAT: I agree.

23 THE CHAIRMAN: Ms. Worsham.

24 BOARD MEMBER WORSHAM: I approve.

25 THE CHAIRMAN: Mr. Citrano.

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1 BOARD MEMBER CITRANO: In favor.

2 THE CHAIRMAN: Mr. Gibbs.

3 BOARD MEMBER GIBBS: I'm in favor.

4 THE CHAIRMAN: Mr. Ward.

5 BOARD MEMBER WARD: In favor.

6 THE CHAIRMAN: Mr. Froats.

7 BOARD MEMBER FROATS: In favor.

8 THE CHAIRMAN: I'm also in favor. The
9 measure passes seven to zero. That is, for the
10 record, 2021-10-04.

11 The next order of business is 2021-10-05.
12 That's the Bellwether sidewalk grant. Who is
13 going to speak on this?

14 Mr. Kelley again. Thank you.

15 MR. KELLEY: Thank you, Mr. Chair.

16 MS. BOYER: And we did take this up at
17 REPD, so you have a committee recommendation.

18 THE CHAIRMAN: Okay. Mr. Kelley, and then
19 I'll turn it over to the chair of Retail
20 Enhancement.

21 MR. KELLEY: Thank you, Mr. Chair.

22 This is very straightforward. This is our
23 sidewalk enhancement grant application from the
24 Bellwether restaurant. I think most people
25 know it's over on Forsyth Street. So

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1 Bellwether has been in operation there for
2 about five years or so. They're at the end of
3 their lease. They would like to spend
4 approximately \$1,600 on putting some tables and
5 chairs out on the sidewalk in front of their
6 restaurant to better activate that street,
7 everything in line with the purpose of that
8 program.

9 We are proposing approval of this where
10 the DIA would cover up to 80 percent of that
11 cost per the terms of the sidewalk enhancement
12 grant program. And there are a handful of
13 recommendations that will come along with this
14 proposal:

15 The maximum funding of \$1,312. We would
16 need to see evidence that the lease has been
17 renewed for a period of not less than five
18 years. We would need to see a valid sidewalk
19 cafe permit and a notarized statement from the
20 property owner authorizing operations related
21 to the sidewalk enhancement application.

22 I'm happy to address any questions.

23 THE CHAIRMAN: Does the chair of the
24 committee want to speak to this issue?

25 BOARD MEMBER BARAKAT: Yes. This was very

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1 easy. We didn't spend much time on this. This
2 checked the boxes, based on the purposes of
3 this program. And I think we're hopeful that
4 this will be an example and other
5 restaurateurs will see the results and
6 (inaudible) programs.

7 In favor unanimously.

8 THE CHAIRMAN: So this is a motion that
9 comes from your committee, Mr. Barakat. It
10 doesn't need a second, correct?

11 BOARD MEMBER BARAKAT: Correct.

12 THE CHAIRMAN: Ms. Worsham.

13 BOARD MEMBER WORSHAM: Happy to see the
14 first applicant in our program. In favor of
15 the proposal.

16 THE CHAIRMAN: Mr. Citrano.

17 BOARD MEMBER CITRANO: No questions or
18 comments. I'm in favor.

19 THE CHAIRMAN: Mr. Gibbs.

20 BOARD MEMBER GIBBS: I guess we'll see
21 more of this as COVID continues with people
22 dining alfresco. I'm in favor.

23 THE CHAIRMAN: Mr. Ward.

24 BOARD MEMBER WARD: I am also in favor of
25 this. And we talked about it in the

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1 subcommittee meeting. I think it's a great
2 thing. Hopefully, we see more of these.

3 THE CHAIRMAN: Mr. Froats.

4 BOARD MEMBER FROATS: I think this is the
5 best month for it, right? Maybe we'll see some
6 more because of the change in the weather. I'm
7 in favor.

8 THE CHAIRMAN: Mr. Adams.

9 BOARD MEMBER ADAMS: I'm in favor.

10 THE CHAIRMAN: I'm in favor too.

11 This is -- you know, it is great. It's
12 the time of the year kind of thing, but it's
13 more than that. I think if we want a downtown
14 feel, we've got to encourage more of this kind
15 of development. I'm excited about this program
16 and excited to have our first, what I call,
17 success.

18 How about a vote?

19 Mr. Froats.

20 BOARD MEMBER FROATS: In favor.

21 THE CHAIRMAN: Mr. Ward.

22 BOARD MEMBER WARD: In favor.

23 THE CHAIRMAN: Mr. Gibbs.

24 BOARD MEMBER GIBBS: In favor.

25 THE CHAIRMAN: Mr. Citrano.

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1 BOARD MEMBER CITRANO: In favor.

2 THE CHAIRMAN: Ms. Worsham.

3 BOARD MEMBER WORSHAM: In favor.

4 THE CHAIRMAN: Mr. Barakat.

5 BOARD MEMBER BARAKAT: In favor.

6 THE CHAIRMAN: I'm also in favor.

7 So that is a seven-zero vote in favor of

8 2021-10-05. Thank you very much.

9 Last CRA issue today is Resolution

10 2021-10-06. This is a Sip and Stroll.

11 Mr. Kelley or Ms. Boyer.

12 MS. BOYER: Thank you.

13 Through the Chair to the board, the
14 resolution, 2021-10-06, authorizes the payment
15 of \$60,000 from the Southbank CRA parks
16 programming account -- that was what it was
17 budgeted for -- to Downtown Vision to program
18 the Southbank Riverwalk on the third Thursday
19 evening of each month from November through
20 April or May. Numa Saisselin, the DVI board
21 chair, is here. Jake couldn't be here today
22 because he's --

23 THE CHAIRMAN: He's here. I've seen him.
24 He's walking around.

25 MS. BOYER: Okay. He's on Zoom. There he

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1 is.

2 But the -- this is absolutely consistent

3 with what we were intending to do from a parks

4 programming standpoint to provide -- start

5 providing regular activities on a monthly

6 basis, on a certain day, that people can count

7 on. It will be -- always there will be live

8 music, there will be food trucks, various

9 vendors. There may be other activities as

10 well, but the idea is -- this is just a

11 cocktail hour on the Riverwalk, if you will.

12 And the -- DVI provided us a budget for

13 it. They also have PNC Bank being a presenting

14 sponsor of the event, which is reducing the

15 cost. If you see, they are coming up with

16 about half, we are coming up with about half.

17 Most of the DVI contribution is in-kind. It's

18 their staff putting on the event. There is a

19 small dollar value expense contribution that's

20 actually coming from Downtown Vision as well

21 and they're willing to cover cost overruns.

22 But between PNC and our funds, we are

23 substantially covering (inaudible) of the

24 amount. And that's a recommendation.

25 The legislation that went through City

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1 Council about six weeks ago now specifically

2 authorized us to contract with DVI for these

3 types of things without having to go through a

4 procurement process.

5 THE CHAIRMAN: Thank you, Ms. Boyer.

6 This motion doesn't come from a

7 committee -- or resolution -- the proposed

8 resolution doesn't come from a committee.

9 Do I have a motion?

10 BOARD MEMBER WORSHAM: So moved.

11 BOARD MEMBER CITRANO: Second.

12 THE CHAIRMAN: A motion from Ms. Worsham,

13 second from Mr. Citrano.

14 I see Mr. Gordon is sipping and strolling

15 somewhere. I don't really recognize where he's

16 at. Do you have any comments, Mr. Gordon?

17 MR. GORDON: Yes. Thank you.

18 Of course, this board, being a partner for

19 DIA and helping downtown, this is directly

20 related to the goals of the Downtown Investment

21 Authority and (inaudible). Sorry I wasn't able

22 to be there. I'm in Tampa on their beautiful

23 Riverwalk for the International Downtown

24 Association.

25 So, you know, we really think that this is

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1 a -- an essential thing to do on the Southbank,

2 every month have a standing event, much like

3 Art Walk is to the Northbank, that we really

4 couldn't do it without the DIA and the

5 programming dollars that you're going to be

6 investing, but it is a public/private

7 partnership with PNC Bank, DVI and DIA.

8 So just really appreciate your support and

9 happy to answer questions. And our board

10 chair, Numa Saisselin, is there live. And just

11 really appreciate the partnership between DVI

12 and DIA on all of this stuff.

13 THE CHAIRMAN: Thank you very much,

14 Mr. Gordon.

15 Any comments or questions?

16 Mr. Froats.

17 BOARD MEMBER FROATS: So I'm in favor. I

18 think Jake and his group do a great job, so I'm

19 in favor of this.

20 One question for Ms. Boyer. We have

21 talked previously about coming up with some

22 sort of structure for other groups to --

23 whether they're applying for this grant money

24 or et cetera.

25 I'm the DIA liaison for James Weldon Park.

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1 They do events. I don't know if they've

2 reached out to you or not at this point, but I

3 know they will be. So I don't know if there's

4 a process in place yet for others to apply for

5 this money.

6 MS. BOYER: Through the Chair to

7 Mr. Froats, my recollection of the conversation

8 is we were talking about that with regard to

9 event sponsorships when we specifically

10 authorized me to agree to event sponsorships

11 below a certain limited threshold, and I was

12 going to bring those back to you on a monthly

13 basis.

14 As far as the parks programming, the only

15 legislative authority we have relates to

16 Downtown Vision. It doesn't relate to other

17 organizations that we could make contributions

18 to. That's not to say that we couldn't take

19 legislation through City Council to make a

20 contribution to them, but we are not a -- at

21 this point, we don't have any legislative

22 authority to be a clearinghouse to make grants

23 to other downtown organizations. The parks

24 programming that we can do is either through

25 the Parks Department or through Downtown

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1 Vision.

2 BOARD MEMBER FROATS: Thank you.

3 THE CHAIRMAN: Mr. Ward.

4 BOARD MEMBER WARD: Nothing from me. I'm

5 in support of this.

6 THE CHAIRMAN: Mr. Gibbs.

7 BOARD MEMBER GIBBS: I'd like to follow up

8 on Mr. Froats' concern. I attended our Jazz

9 Festival and I was chagrined not to see DIA as

10 a supporter on the many sponsors that were

11 listed. I think in the past, haven't we been a

12 sponsor? With 130,000 people downtown, that's

13 something that we should be a part of, I think.

14 MS. BOYER: Through the Chair to

15 Mr. Gibbs, in the past years that is true. We

16 have been a sponsor. Money was provided to us

17 in our annual budget with the -- and we

18 identified in our annual budget that a certain

19 amount of it was going to sponsor the Jazz

20 Festival.

21 The City took a different tack when the

22 Jazz Festival moved. And the City -- this

23 event was funded largely through the Sports and

24 Entertainment Office this time. So it was

25 already City-funded. So they did not provide

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1 DIA additional money to turn around and give

2 that essentially to the City who was putting on

3 the event.

4 So if we want to participate in some way

5 as a sponsor on an annual basis, we can program

6 that into our budget. We certainly are very

7 supportive of the activity and want it to

8 happen, but to the extent that the City was

9 paying for it through the Sports and

10 Entertainment Division, they were not asking --

11 just as though -- they're not asking us to

12 contribute to Florida/Georgia, which is also

13 being -- a great event downtown, but being put

14 on by Sports and Entertainment.

15 BOARD MEMBER GIBBS: Yeah, I saw the JAA

16 was one of the major sponsors and got great

17 publicity from those 130,000 people that

18 visited, and I'm thinking, don't I remember

19 seeing DIA's name here on the sponsorships with

20 all the other sponsors? So that may be

21 something we want to visit next year.

22 No other questions.

23 THE CHAIRMAN: Thank you, Mr. Gibbs.

24 Appreciate that.

25 Mr. Citrano.

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1 BOARD MEMBER CITRANO: Jake and his team

2 did a phenomenal job with the event, I think it

3 was February or March, earlier this year. It

4 was really neat. First of all, the weather was

5 perfect, as I recall. And it was really neat

6 to see so many folks out enjoying the river.

7 And so I'm excited about this, Jake, and I

8 look forward to attending.

9 THE CHAIRMAN: Mr. Adams, do you have any

10 comments?

11 BOARD MEMBER ADAMS: Nothing from me.

12 Thanks.

13 THE CHAIRMAN: Ms. Worsham.

14 BOARD MEMBER WORSHAM: I'm so excited to

15 hear about this every-Thursday-night adventure,

16 and it reminds me a little bit of the old river

17 rallies that we used to have, long before Jake

18 arrived in town. And I've had more people ask

19 me about river activation and reminiscing about

20 the old river rallies, so I look forward to

21 this event. I think it's great. I think it's

22 something that is a great use of our dollars.

23 Thank you.

24 THE CHAIRMAN: Mr. Barakat.

25 BOARD MEMBER BARAKAT: As usual, I'm going

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1 to fill out Form 8B since I'm a board member at

2 DVI, so I will be -- I'm acknowledging that and

3 signing it, so assuming Mr. Sawyer is fine with

4 me voting, I'll echo all the prior comments.

5 I agree with Mr. Froats, we do need policy

6 around when to give for these types of events,

7 when not to give, and how much to give. And I

8 think we need to get our hands on that sooner

9 than later as word starts to spread that we are

10 in this business.

11 And then, secondly, I agree with

12 Ms. Worsham and Mr. Citrano, the event they had

13 last February -- in part was the weather, but

14 we need to feed our residents on the Southbank

15 these events, which kind of keeps them on the

16 Southbank. It's one of the benefits of being

17 downtown, is to have these events. And so

18 until we have a robust retail scene, these

19 events kind of fill in the void, so I'm very

20 supportive.

21 THE CHAIRMAN: Thank you, Mr. Barakat.

22 I, too, am in favor of this. DVI does a

23 great job; kind of bring this some continuity,

24 particularly as we kind of come out of COVID

25 and try to get people interested in coming back

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1 downtown. So I think this is an exciting
 2 opportunity and am in support of it as well.
 3 Any other questions or comments before we
 4 vote?
 5 BOARD MEMBERS: (No response.)
 6 THE CHAIRMAN: Mr. Barkat, how do you
 7 vote?
 8 BOARD MEMBER BARAKAT: In favor.
 9 THE CHAIRMAN: Ms. Worsham.
 10 BOARD MEMBER WORSHAM: In favor.
 11 THE CHAIRMAN: Mr. Citrano.
 12 BOARD MEMBER CITRANO: I'm in favor.
 13 THE CHAIRMAN: Mr. Gibbs.
 14 BOARD MEMBER GIBBS: I'm in favor.
 15 THE CHAIRMAN: Mr. Ward.
 16 BOARD MEMBER WARD: In favor.
 17 THE CHAIRMAN: Mr. Froats.
 18 BOARD MEMBER FROATS: In favor.
 19 THE CHAIRMAN: I'm also in favor. That's
 20 a seven-zero vote in favor of 2021-10-06, CRA
 21 Sip and Stroll.
 22 Thank you, Mr. Gordon, for your work.
 23 MR. GORDON: Thank you.
 24 THE CHAIRMAN: That ends the Community
 25 Redevelopment Agency meeting.
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1 (The foregoing proceedings were adjourned
 2 at 3:28 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 31st day of October 2021.
 16
 17 _____
 18 Diane M. Tropa
 Florida Professional Reporter
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CITY OF JACKSONVILLE
DOWNTOWN INVESTMENT AUTHORITY
BOARD MEETING

Proceedings held on Wednesday, October 20, 2021,
commencing at 3:28 p.m., at City Hall, Lynwood Roberts
Room, 117 West Duval Street, Jacksonville, Florida,
before Diane M. Tropaia, FPR, a Notary Public in and for
the State of Florida at Large.

BOARD MEMBERS PRESENT:

BRAXTON GILLAM, Chairman.
CAROL WORSHAM, Vice Chair.
JIM CITRANO, Secretary.
WILLIAM ADAMS, Board Member, via Zoom.
OLIVER BARAKAT, Board Member.
TODD FROATS, Board Member.
CRAIG GIBBS, Board Member.
DAVID WARD, Board Member.

ALSO PRESENT:

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

- - -

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1 THE CHAIRMAN: I'll close the Downtown
2 Investment Authority meeting.

3 And I guess we have an item for -- we have
4 a listing for New Business in the agenda, but I
5 don't have any item listed beneath it. Do you
6 have a report for us, Ms. Boyer?

7 MS. BOYER: I'll do a very brief report
8 for you.

9 The One Riverside project is going to be
10 filed to be on the addendum on Monday. We were
11 hoping to file today, but between this meeting
12 and negotiating documents' terms, we do not
13 have it completely finalized, but we do have
14 permission to file it on the addendum. So it
15 will be going through the legislative process,
16 which will, if approved, still facilitate
17 closing in accordance with the schedule before
18 year end. So everything is moving forward on
19 that.

20 We are meeting with MOSH later this week,
21 and it is our intention, hopefully, to bring
22 you a term sheet and disposition notice at the
23 November meeting. And that's kind of the next
24 thing -- if we are looking at -- you may
25 remember I handed out a Gantt chart showing how

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1 P R O C E E D I N G S
2 October 20, 2021 3:28 p.m.

3 THE CHAIRMAN: I'll open the Downtown
4 Investment Authority meeting.

5 The only business I see before us today
6 are review of the September 15, 2021, board
7 meeting minutes. You have them in front of
8 you. I think they have been provided to you
9 today. Has everyone had a chance to review
10 them? Any questions or comments?

11 BOARD MEMBERS: (No response.)

12 THE CHAIRMAN: Do I have a motion?

13 BOARD MEMBER WORSHAM: Move to approve.

14 BOARD MEMBER CITRANO: Second.

15 THE CHAIRMAN: Motion by Ms. Worsham,
16 second by Mr. Citrano.

17 All those in favor?

18 BOARD MEMBERS: Aye.

19 THE CHAIRMAN: Any opposed?

20 BOARD MEMBERS: (No response.)

21 THE CHAIRMAN: The meeting minutes are
22 approved from September 15, 2021.

23 With that, any other business, Ms. Boyer,
24 for that particular item?

25 MS. BOYER: No.

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1 we were staggering different activities to try
2 to adjust our work flow accordingly, so we
3 would have this premarketing period going on on
4 the courthouse site. I've been meeting with
5 numerous developers who are coming into town.
6 We have more coming into town next week.

7 But our focus would be -- if we get the
8 legislation filed on One Riverside, we then
9 roll into getting the MOSH term sheet and the
10 MOSH disposition ready. And before we get a
11 response on the Ford on Bay that we have to
12 score and we have to start negotiating that, we
13 would be able to get MOSH resolved and
14 hopefully in legislative form and before City
15 Council. So that would be the, you know,
16 December/January time frame.

17 Those are the bigger projects that are on
18 the schedule. I will tell you that the -- I
19 mentioned yesterday at REPD the level of
20 interest that we are seeing from developers in
21 the courthouse site, but it's not just the
22 courthouse site.

23 There was an extensive -- there was an
24 outreach by a local retail broker on behalf of
25 Related at the River City site for their

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1 restaurant space. They got numerous responses
2 of people interested. One Riverside has
3 indicated that they have no problem finding an
4 operator for the restaurant there.

5 So I think, even though we are proposing
6 these requirements, the market is showing that
7 there's an interest in providing these
8 facilities, and so that has not presented a
9 challenge.

10 Progress is being made on the bulkhead
11 construction at the Rivers Edge development,
12 and we also have the contract being executed
13 for the roadways prior to the end of this month
14 and work is going to begin on that. The
15 developers of that project are going to be in
16 town next week and we'll have some
17 announcements that you will be hearing in the
18 next month regarding vertical development on
19 that project. So that is moving as well.

20 We have a number of interested parties for
21 the Ford on Bay site that are not purely
22 residential developers, so we have an
23 entertainment venue that is coming from
24 Nashville that could be very interesting. And
25 so some of those, I think, will be very

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1 interesting to see if we receive those
2 responses and how they play out.

3 We are working on the execution of the
4 implementation of the Four Season
5 development -- redevelopment agreement. So
6 from the perspective of relocation of the fire
7 museum, we have a hearing before the Historic
8 Preservation Commission next week. And we'll
9 be working to get that relocated in early 2022
10 so that that's off the site.

11 We also plan to have the design RFP on the
12 street in the next two to three weeks for the
13 design of the replacement park, and we're
14 working with FDEP on the terms of the release
15 of the Kids Kampus property and the encumbrance
16 of that new property. We have surveys being
17 conducted right now to be able to execute those
18 documents and have those documents in draft
19 form that we're going back and forth on.

20 So it's kind of keeping up with the ones
21 we've just approved and keeping the pipeline
22 going of new things is really the big focus of
23 our activity.

24 We do have our one additional position
25 that we plan to be advertising shortly. We

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1 have not been able to meet with HR yet because
2 we've been a little busy with trying to get
3 ready for this meeting, but we will hopefully
4 get that going next week so that we can get
5 that published and look toward filling that
6 position.

7 I do have one sponsorship that I agreed to
8 over the last month that I'm reporting on my
9 annual -- or monthly basis here, which is a
10 \$2,500 sponsorship of the ULI Awards for
11 Excellence. It's an annual program that they
12 do. If the board wants to direct me that I
13 cannot accept any other requests until we have
14 time to develop a policy, I'm fine if you want
15 to provide that direction.

16 However, I also -- at the moment, I'm not
17 feeling pressured that I am receiving an
18 excessive number of things that would not merit
19 the level of support that we would be willing
20 to do.

21 And that's my report.

22 THE CHAIRMAN: Thank you, Ms. Boyer.

23 Any questions from the board about
24 Ms. Boyer's report?

25 Mr. Froats.

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1 BOARD MEMBER FROATS: I just want to add,
2 we're probably due for a Finance Committee
3 meeting. We do -- I just want to let the board
4 know that every year there's an audit done of
5 the CRA, and we currently do not have a
6 reconciliation from last year's audit and our
7 numbers, and I know -- maybe if you want to
8 give us an update on that, if there is one.

9 MS. BOYER: Thank you.

10 Through the Chair to Mr. Froats, so there
11 are a number of issues about that. The City's
12 annual -- certified annual financial report has
13 not been completed and -- or at least last I
14 heard as of a week ago, I guess -- it may have
15 been in the last week.

16 But as a result -- our annual audited
17 financials are part of that report. We
18 received notice from the State Department of
19 Economic Opportunity and the Secretary of
20 State's office that we were in default or
21 failure to file our records in time. They're
22 all dependent on the City's availability. The
23 City has been working on it. Every CRA in
24 Jacksonville is the same; it's not just
25 downtown, but we're all in the same boat and

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1 this is all part of the transition to the new
2 accounting system, the new record-keeping
3 system on the City's IT side.
4 So we expect that to be complete
5 imminently. To that point, we do have a new
6 financial analyst on staff and she has been
7 working to catch up from where we were with our
8 last monthly reports from March all the way
9 through to do all the monthly ones, bring them
10 forward.

11 And we are operating under a target that
12 we are going to have a Finance Committee
13 meeting in the fourth quarter. So there will
14 be one before December. So hopefully that is
15 going to happen in November if she has
16 everything caught up by then, but she was
17 waiting for some of the information to post to
18 be able to have accurate information.

19 BOARD MEMBER FROATS: Thank you.
20 THE CHAIRMAN: Thank you, Ms. Boyer.
21 Anyone else?

22 BOARD MEMBERS: (No response.)

23 THE CHAIRMAN: Okay. The only comments
24 from me that -- I would just continue to
25 reiterate, if you've got organizations that

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1 you're affiliated with, people you know who
2 want to hear from us -- Ms. Boyer, I know, is
3 speaking at least weekly and probably multiple
4 times a week to different people, trying to
5 spread the word about what we're doing and the
6 changes we've seen downtown, the successes
7 we've enjoyed downtown.

8 I'm speaking to the Southside Rotary on
9 the 2nd for lunch. I'll tell you it's
10 something I've enjoyed so far. We get great
11 enthusiasm. We get some brickbats and some
12 bouquets in those conversations, but it's
13 always been interesting.

14 The most recent group I spoke to is a
15 group -- the Florida Yacht Club. They're
16 boaters, obviously, and very concerned about
17 the lack of, you know, opportunity downtown to
18 stop the boat; you know, to engage in downtown,
19 you know, go to a restaurant or go to a bar.
20 And I was happy to share with them that we --
21 we've got imminent opportunities forthcoming.

22 And I'm also happy to hear, Ms. Boyer,
23 that our developers, they may have been
24 reticent to accept the requirements of the
25 board, that they have restaurant and other

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1 retail opportunities, are not having a problem
2 in filling the spaces. That's kind of what I
3 was expecting, but we were -- we weren't always
4 in agreement with these developers and we --
5 when we talked about it, so I'm glad to hear
6 that.

7 Anybody else hear from people in the
8 community or who want to hear from us -- maybe
9 are willing to listen rather than want to hear.

10 BOARD MEMBER FROATS: I will say there was
11 a great event at the Timuquana Country Club a
12 couple of weeks ago, the senior tour with Phil
13 Mickelson and Jim Furyk and friends. And Jim
14 Furyk, being a resident of Jacksonville,
15 commented to the members that were there during
16 the tournament that -- the feedback was
17 incredible about the -- the golfers, their time
18 here in Jacksonville. A lot of them stayed at
19 the Hyatt, so they were downtown, they were in
20 Riverside, in Brooklyn, and also golfing at
21 Timuquana, but they had very positive things to
22 say about the city. You can see the growth
23 that's going on.

24 I happened to get in a boat with a friend
25 of mine from Ortega. We boated down here on a
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1 Saturday night during that event. We docked at
2 the Landing. We were the only boat there. He
3 didn't know that docks were available. So I
4 think a lot of people don't know the docks are
5 available there, but you can actually boat up,
6 dock your boat.

7 We walked to Bread & Board. And it was
8 about 8 o'clock at night on a Saturday, full of
9 young people having dinner and drinks, et
10 cetera. We then walked down to Cowford to go
11 to the bar and eat there. It was closed for a
12 private event, maybe the golfers, I'm not sure.
13 We walked over to Morton's at the Hyatt; it was
14 packed. We sat at the bar and had dinner and
15 it was a great experience. I know Hamilton was
16 going on, but there's a lot of buzz downtown
17 and it's great to see, to experience it as well
18 at nighttime. It was great.

19 THE CHAIRMAN: Thank you, Mr. Froats.
20 Anything else for the good of the order?

21 BOARD MEMBER BARAKAT: I just want to say
22 Mr. Froats talked me down to 30 percent. It
23 sounds like we should go to 50 percent.

24 BOARD MEMBER FROATS: We might see 50.

25 THE CHAIRMAN: Well, thank you very much.

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It's been a great day. And I'll see you soon.
(The foregoing proceedings were adjourned
at 3:44 p.m.)

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CERTIFICATE OF REPORTER

STATE OF FLORIDA)
)
COUNTY OF DUVAL)

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

DATED this 31st day of October 2021.

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Florida Professional Reporter

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