

CITY OF JACKSONVILLE
COMMUNITY REDEVELOPMENT AGENCY
BOARD MEETING

Proceedings held on Wednesday, May 19, 2021,
commencing at 2:00 p.m., Jacksonville Public/Main
Library, Multipurpose Room, 303 North Laura Street,
Jacksonville, Florida, before Diane M. Tropa, FPR, a
Notary Public in and for the State of Florida at Large.

BOARD MEMBERS PRESENT:

RON MOODY, Chairman.
BRAXTON GILLAM, Vice Chair.
CAROL WORSHAM, Secretary.
OLIVER BARAKAT, Board Member, via Zoom.
JIM CITRANO, Board Member.
TODD FROATS, Board Member.
DAVID WARD, Board Member.

ALSO PRESENT:

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

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1 And Council people, LeAnna Cumber is -- is
2 LeAnna here or by Zoom?

3 (No response.)

4 THE CHAIRMAN: Okay. And our staff, I'd
5 like to introduce Lori Boyer, our current CEO;
6 Steve Kelley, Director of Downtown Real Estate
7 Development; Guy Parola, operations manager.
8 John Crescimbeni is probably with us by Zoom.
9 Ina Mezini, probably by Zoom. Lori
10 Radcliffe-Meyers, our Redevelopment
11 Coordinator; Jackie Mott, our financial
12 analyst; Xzavier Chisholm, our administrative
13 assistant; and John Sawyer, Office of General
14 Counsel.

15 John, I'm thinking you are here by Zoom.
16 Are you out there?

17 (No response.)

18 THE CHAIRMAN: Okay. We have a Form 8B
19 that I'm going to need to be read into the
20 record.

21 Xzavier, could you do that for us, please?

22 MR. CHISHOLM: Thank you, Mr. Chairman.

23 Pursuant to Section 112.3143 of the
24 Florida Statutes, Form 8B, Memorandum of Voting
25 Conflict, filed by Board Member Oliver Barakat

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1 P R O C E E D I N G S

2 May 19, 2021 2:00 p.m.

3 - - -

4 THE CHAIRMAN: Welcome to our meeting of
5 the Downtown Investment Authority of May the
6 19th, 2021.

7 My name is Ron Moody. I'm the current
8 Chair of the DIA. I'd like to welcome you to
9 the meeting. This is going to be a fun
10 meeting. We have six resolutions to cover.

11 I'd like to start with the pledge, and I'm
12 going to ask Mr. Braxton Gillam if he would
13 lead us.

14 (Recitation of the Pledge of Allegiance.)

15 THE CHAIRMAN: All right. Let me start by
16 introducing my board.

17 Braxton Gillam, he's our current vice
18 chair. Carol Worsham, our secretary. Bill
19 Adams is traveling today; he's not here.
20 Oliver Barakat may be here on Zoom, but he has
21 been rather under the weather.

22 Jim Citrano, raise your hand.

23 BOARD MEMBER CITRANO: (Complies.)

24 THE CHAIRMAN: Todd Froats. Craig Gibbs
25 is traveling today. David Ward.

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1 during the last meeting, must be read publicly
2 at the next meeting, after the form is filed,
3 which is today.

4 Pursuant to that requirement, Board Member
5 Barakat declared that he is currently a
6 volunteer board member of Downtown Vision,
7 Incorporated.

8 And we have one more. Board Member
9 Citrano filed one prior to the last meeting,
10 declaring that the Related Group is a client of
11 his employer, Truist Bank, and he is not
12 involved in the management of that
13 relationship. And that is for Resolution
14 2021-04-03.

15 THE CHAIRMAN: All right. Xzavier, are
16 there any public comments that we need to cover
17 right now?

18 MR. CHISHOLM: To the Chair, we do not
19 have any speaker request cards and I do not see
20 any hands raised on Zoom.

21 THE CHAIRMAN: All right. So let's go
22 ahead and start our meeting. This is the
23 Community Redevelopment Agency portion of the
24 meeting. I need to have the minutes approved.
25 Hopefully, everyone has read them. If there

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1 are any changes, I need to hear that now.
 2 BOARD MEMBER GILLAM: Move to approve.
 3 THE CHAIRMAN: Is there a second?
 4 BOARD MEMBER WORSHAM: Second.
 5 THE CHAIRMAN: And a second. So the
 6 minutes stand as read and presented.
 7 Let's go to the first resolution. This is
 8 Resolution 2021-05-02.
 9 MS. BOYER: Thank you, Mr. Chairman.
 10 THE CHAIRMAN: Ms. Boyer, hang on one
 11 second. I think we need to vote on the minutes
 12 being approved, so --
 13 All in favor, say aye.
 14 BOARD MEMBERS: Aye.
 15 THE CHAIRMAN: All opposed, like sign.
 16 BOARD MEMBERS: (No response.)
 17 THE CHAIRMAN: All right. Ms. Boyer.
 18 MS. BOYER: And, Mr. Chairman, before we
 19 get started on that first resolution, if I
 20 could bring to your attention the fact that,
 21 under the Downtown Investment Authority, we
 22 should add an Item E to the agenda for the
 23 Nominating Committee report and action on that
 24 item under the Downtown Investment Authority.
 25 (Mr. Sawyer enters the proceedings.)
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1 THE CHAIRMAN: Okay. Thank you.
 2 MS. BOYER: All right. Now, moving to
 3 Resolution 2021-05-02. This is a resolution
 4 regarding the Northbank budget for the coming
 5 fiscal year.
 6 This was recommended by the Finance and
 7 Budget Committee, but I'm going to bring to
 8 your attention on this particular one, we --
 9 the committee recommendation and, actually, our
 10 staff recommendation was that this come back to
 11 you in June.
 12 So this is a tentative budget that we
 13 submitted as required, but we do not yet have
 14 revenue numbers, any revenue projections, from
 15 the property appraiser. And based on the
 16 potential for variance in the Northbank budget,
 17 it was our recommendation that we come back to
 18 you once we have those numbers and have a
 19 better handle on what the reality of the
 20 Northbank is going to be. So you're going to
 21 see this again in June.
 22 But attached is Exhibit A to the
 23 resolution, is what we presented to the Budget
 24 and Finance Committee and what was submitted to
 25 the administration as the proposed Northbank
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1 budget.
 2 If you look at the ad valorem revenue, we
 3 made an assumption on growth, similar to prior
 4 years. So we assumed a total revenue on the
 5 Northbank of 11,173,156. Again, we have a
 6 small increase that we baked in on the
 7 Supervision Allocation. You'll hear more about
 8 that when we get to the enhancement request in
 9 the administrative budget. Our financial
 10 obligations are pretty straightforward on the
 11 Northbank CRA, but what we did put in is we
 12 allocated 5,200,000 for the MPS Garage Subsidy.
 13 This year's amount was 5,000,000. Perhaps it
 14 will be less than that next year if you take
 15 into consideration that the arena and other
 16 sporting events are reopening. But
 17 nevertheless, we set that much aside, which is
 18 a total financial obligation of 6,856,000,
 19 leaving us the 3,400,000 number to allocate to
 20 other activities.
 21 When we took this up in Budget and Finance
 22 Committee, we looked at what we already had on
 23 hand in the future years financial obligations
 24 category, future year debt service. So that's
 25 the amount that we keep when there's a cost
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1 overrun and some financial obligation. And we
 2 felt like we had adequate funds in that. We
 3 felt like we had adequate funds already
 4 available, and I can tell you what those are.
 5 So in future year debt service, we had
 6 197,920. And in Northbank program balances, we
 7 had a 1,100,000 in loan funds available; a
 8 1,600,000 in Retail Enhancement; 1,200,000 in
 9 Northbank Facade Grants. So there were quite a
 10 bit of currently available, carryover funds for
 11 these various programs. Hence, we made the
 12 recommendations you see.
 13 So the recommendations were 500,000 for
 14 Urban Art; 1,000,000 in the Unallocated
 15 category -- 1,015,602; 200,000 in Northbank
 16 Marketing, up from 100,000 the prior year,
 17 increasing our marketing funds; and 400,000 in
 18 the Parks and Programming, which allows us to
 19 move forward with some of the recommendations
 20 that have been the CRA update.
 21 We also put in 250,000 for rehabilitation
 22 of the historic shotgun houses that are across
 23 the street from LaVilla. Those are in our
 24 inventory. They are deteriorating and look
 25 bad. I think as an agency responsible for
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1 growth and investment downtown, we don't want
2 the assets we own to be a blight.

3 So my suggestion is that we are repainting
4 them, reroofing them, cleaning them up, getting
5 new windows, and getting them to the point --
6 we're not necessarily finishing out the
7 interior since they don't know what they are
8 going to be used for, but we're making them
9 presentable and look good if they are going to
10 be a historically designated landmark.

11 And so that is -- basically, we have
12 250,000 in Professional Services. That's
13 basically our recommendation for the Northbank
14 budget, knowing that we will likely allocate
15 some of that 1,000,000 at the June meeting, if
16 it is still there in June, once we see what the
17 actual revenue number is.

18 THE CHAIRMAN: Okay. Mr. Froats, you
19 headed up the financial committee. Is there
20 anything you wanted to add to that?

21 BOARD MEMBER FROATS: So the committee
22 met. We did approve the budget as it stands to
23 be submitted.

24 Ms. Boyer, I don't recall the reference to
25 the one million dollars here in the resolution

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1 miscellaneous account that when final revenue
2 numbers are known, any difference will be
3 plugged to this balance.

4 So it is sort of a miscellaneous balance
5 that we could use for future expenses.
6 However, I think that should probably be under
7 5 percent as a general rule.

8 So that's the recommendation I make.

9 BOARD MEMBER GILLAM: I would second the
10 motion.

11 THE CHAIRMAN: All right. So we have an
12 amendment to the motion by Todd Froats, and we
13 have a second from Braxton Gillam.

14 Is there any discussion or questions?

15 David Ward.

16 BOARD MEMBER WARD: I'll rely on some
17 combination of Lori and maybe John to keep me
18 honest here about posture. I probably failed
19 Robert's Rules of Order, but along the lines
20 of -- I don't have any substantive disagreement
21 to anything Mr. Froats said, certainly, from a
22 finance subcommittee level.

23 One item I wanted to bring up generally as
24 it relates to this topic for this budget year
25 discussion -- and I'm not sure if this needs

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1 being -- I'll read it here.

2 "If the Unallocated Plan Authorized
3 Services remain in excess of one million
4 dollars, a recommendation for allocation will
5 be addressed at the June meeting."

6 I don't recall that in our meeting. Did
7 we discuss that?

8 MS. BOYER: We did discuss a concern that
9 a million-dollar allocation for Unallocated
10 would probably be frowned upon when it got to
11 the mayor's budget review. If you recall last
12 year, we had to come back and allocate that.

13 And so our thought was that, once we see
14 the actual -- what we wrote later in the
15 resolution is that we're coming back to you
16 anyway in June, so my expectation is that I
17 will be making a recommendation and probably
18 taking that number down to somewhere in the
19 \$500,000 range once I have actual revenue.

20 BOARD MEMBER FROATS: Okay. Thank you.

21 So I would make a motion to approve this
22 resolution with one amendment, and that is we
23 would change the "one million dollars" to
24 "5 percent of total revenues," which would be
25 about \$500,000. This is sort of a

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1 to -- I'm not necessarily making a formal
2 motion here, more so just bringing it up for
3 discussion of this topic generally. I've
4 spoken with Ms. Boyer about this and briefly
5 mentioned this to Chairman Moody.

6 Among some of the items we've discussed as
7 it relates in the Finance Committee to
8 budgeting -- although I don't think it is
9 necessarily addressed here, it is more of an
10 administrative item under the administrative
11 budget as a separate item, but I know we do
12 have some unallocated funds here in this
13 Northbank CRA budget, which is why I'm bringing
14 this up.

15 So without further ado -- I know I have
16 given enough of a prelude there. One of the
17 items that I know we have discussed is giving
18 the DIA staff more support as it relates to the
19 resources available to them. We know there's a
20 lot of activity going on. Their deal flow is
21 probably higher than ever, and they're a very
22 hard-working team.

23 I know one of the items that has been --
24 from talking with DIA staff -- a backlog in
25 their efficiency is they have a mountain of

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1 agreements and contracts that relates to these
2 transactions they've got to work through. And
3 John and the OGC group is a very talented,
4 hard-working group, but they're obviously
5 responsible for a host of items at the City.

6 So one item I wanted to pose for
7 discussion as it relates to this specific
8 budget, because I know there are unallocated
9 funds -- and without understanding the minutia
10 of how those funds could be allocated and moved
11 around, I talked to Ms. Boyer and
12 subject-matter-wise it seems that this is a
13 place to bring it up.

14 An idea that I had, however this needs to
15 work -- I don't pretend to understand the
16 mechanisms on an HR level of how this works,
17 but I think John's team does great work. I
18 think it's -- it would behoove us to support
19 the DIA staff. I think, talking from Lori,
20 they have got something like 60-plus projects
21 currently in some form of underwriting and
22 diligence. And I think, you know, we're only
23 able to get to a handful of those at a time.

24 And so a conversation I think this board
25 should have, however at length or not at length

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1 we give it today, is to potentially consider
2 recommending some of the these unallocated
3 funds at least be proposed for the exploration
4 of either bringing on a full-time, designated
5 legal resource that sits within OGC that is
6 designated to the DIA.

7 You'll note, while DIA is sort of an
8 interesting creature, JEA, JTA, a whole bunch
9 of other, sort of, what I'll call independent
10 non-COJ entities -- although they are COJ
11 entities -- have their own in-house counsel or,
12 at a bare minimum, designated counsel.

13 So I think it's something that's prudent
14 for us to provide them the support that they
15 need to at least explore what that could
16 potentially look like. There's only so much
17 that John's team, which is great, can handle
18 because they're handling everything. And
19 although I'm sure Lori gets roped into some
20 pro bono legal work on some of our transactions
21 from time to time, there's only so much that
22 that group can do.

23 So I know I've been long-winded there, but
24 I wanted to provide some context on what I
25 wanted to discuss as it relates to some of

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1 these unallocated dollars.

2 THE CHAIRMAN: Mr. Froats, would you like
3 to comment?

4 BOARD MEMBER FROATS: So I agree with
5 everything Mr. Ward said except for the fact
6 that we should try to stick this into the DIA
7 budget where we have the salaries. And I think
8 it's -- we can talk about that when we get to
9 the DIA budget, but I do agree with everything
10 you say. I just want wouldn't us -- try not to
11 keep it coming out of our funds and try to get
12 it from our DIA budget.

13 So if you want, we can discuss this when
14 we get to the DIA budget. Is that all right?

15 BOARD MEMBER WARD: Yeah, I think that's
16 fine.

17 Ms. Boyer, would you help provide some
18 context on where this best potentially would
19 fit in?

20 MS. BOYER: Yes. Thank you.

21 To Mr. Froats, through the Chair, and to
22 Mr. Ward, if you notice on the Northbank
23 budget, under Administrative Expenditures, we
24 have Supervision Allocation. So the
25 Supervision Allocation relates to the salaries

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1 you find in the administrative budget. So if
2 there were a person specifically assigned to
3 DIA whose salary was assigned to our budget, it
4 would then appear in that Supervision
5 Allocation category in the CRAs, and it would
6 absorb part of the unallocated. So that's kind
7 of how it flows through.

8 You are correct that if there were someone
9 paid directly, it's going to flow through the
10 administrative budget. It's either going to
11 flow through the administrative budget as a
12 salary or it's going to flow through the
13 administrative budget as an indirect service
14 charge if there are more staff assigned to us.
15 And either way, that is going to, in turn, flow
16 back into the Northbank and Southbank CRAs as a
17 Supervision Allocation.

18 So the fact that we have sufficient money
19 in our Unallocated allows us to have the
20 capacity to absorb that. I think that's the
21 only point you need to know about the budget.

22 THE CHAIRMAN: Okay. Do we have any
23 further discussion?

24 BOARD MEMBER WORSHAM: Remind me again how
25 much is left in the existing funds for the

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1 Northbank Retail Enhancement Facade Grant? So
2 that doesn't appear in our budget, but it's in
3 a separate pot?

4 MS. BOYER: Correct. That's carrying
5 over, and those are available today.

6 So in Northbank Retail Enhancement I have
7 1,685,000. In Northbank Facade Grants, I have
8 1,200,000. In Northbank loans we have
9 1,100,000. And then there are some other funds
10 also.

11 We put 497- in Northbank Downtown Parks
12 and Programming previously. And as you know,
13 there's also -- we also have a Downtown
14 Economic Development Fund that has some Retail
15 Enhancement dollars.

16 BOARD MEMBER WORSHAM: Thank you.

17 THE CHAIRMAN: All right. We have a
18 motion. We had -- on the amended resolution --
19 and a second.

20 Any further discussion?

21 BOARD MEMBER WARD: Mr. Chairman, just out
22 of curiosity -- I guess this would be through
23 the Chair to Ms. Boyer.

24 If we were to consider exploring something
25 like I just proposed for additional legal

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1 resources, is -- procedurally -- because I know
2 the budget timeline is currently ongoing.
3 Procedurally, is this the time and place to do
4 that to at least preserve that for something
5 that can be explored and taken to the mayor's
6 office, et cetera?

7 MS. BOYER: So the budgets -- all of these
8 budgets will go to the Mayor's Budget Review
9 Committee. I believe it's on June 23rd or
10 24th. Somewhere in the end of June, we
11 present. We have our June board meeting
12 between now and then.

13 I heard you with your suggestion, and it
14 seems like there is the desire among other
15 board members to pursue that. I've reached out
16 to Mr. Gabriel about a meeting, and so I will
17 meet with him. And before the June meeting,
18 I'll have a recommendation for you and be able
19 to share with you what he recommends as to how
20 we address that. And that would give us the
21 opportunity at the June meeting to make any
22 budgetary changes we need to and to accommodate
23 whatever recommendations may be implemented,
24 and then those would be presented at the
25 Mayor's Budget Review Committee.

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1 BOARD MEMBER WARD: Thank you.

2 So as a personal matter, I will not be at
3 the June meeting, so hopefully someone can
4 carry this flag once you have your
5 recommendation from Mr. Gabriel, et cetera.

6 THE CHAIRMAN: Ms. Boyer, I have a
7 question. For the fact that you said we're
8 going to bring this back to the June meeting,
9 does this mean we don't vote on it now, or
10 shall we vote on the resolution and then bring
11 it back when the numbers are finally in?

12 MS. BOYER: No. The resolution is a
13 request that you actually vote on, this
14 resolution, which supports our tentative
15 submission to the Budget Office. And that's
16 what they are plugging into the overall system
17 right now.

18 At the June meeting, if we recommend to
19 make changes in it, that will get presented at
20 the Mayor's Budget Review Committee as an
21 amendment or modification.

22 THE CHAIRMAN: All right. Very good.
23 Any further comments or questions?

24 BOARD MEMBERS: (No response.)

25 THE CHAIRMAN: Let's go ahead and vote.

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1 This is Resolution 2021-05-02.

2 Mr. Gillam.

3 BOARD MEMBER GILLAM: In favor.

4 THE CHAIRMAN: Carol Worsham.

5 BOARD MEMBER WORSHAM: In favor.

6 THE CHAIRMAN: Jim Citrano.

7 BOARD MEMBER CITRANO: I'm in favor.

8 THE CHAIRMAN: Todd Froats.

9 BOARD MEMBER FROATS: In favor.

10 THE CHAIRMAN: David Ward.

11 BOARD MEMBER WARD: In favor.

12 THE CHAIRMAN: And Ron Moody is in favor.

13 Six in favor, zero against. So --

14 MR. CHISHOLM: Excuse me, Mr. Chairman.

15 You also have Oliver Barakat online, and he is
16 (inaudible) a vote.

17 THE CHAIRMAN: Oliver, forgive me for not
18 recognizing that you were there. Would you
19 like to vote on this resolution, sir?

20 BOARD MEMBER BARAKAT: I'm in favor.

21 THE CHAIRMAN: Okay. Let the record
22 reflect that Oliver Barakat also is in favor.

23 So we have seven for and zero against.

24 That resolution carries.

25 MR. PAROLA: Mr. Chairman, that's as

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1 amended by Mr. Froats?
 2 THE CHAIRMAN: That's correct.
 3 MR. PAROLA: Thank you.
 4 THE CHAIRMAN: Okay. The next item is
 5 Resolution 2021-05-03. This is the Southside
 6 Text Increment District budget.
 7 Ms. Boyer, would you present that please?
 8 MS. BOYER: Yes. Thank you.
 9 2021-05-03 is the similar resolution for
 10 the Southside CRA; however, in the case of the
 11 Southside CRA there was less concern about the
 12 variance in the revenue number and less
 13 flexibility in what we spend those funds on
 14 because we know the District has commenced
 15 construction and that large financial
 16 obligation is now coming due.
 17 So, in this case, you will see the
 18 recommended budget is attached as Exhibit A.
 19 On the Southside, we currently have a balance
 20 of 834,966 in the Future Year Debt Obligation
 21 category, so we have more than enough there. I
 22 will probably be coming back to you in August
 23 suggesting that we take some portion of that
 24 and apply it to the District because that's
 25 more than we need in that category.

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1 year, which -- that reduces the amount of money
 2 we have to borrow, et cetera.
 3 So you can see our financial obligations
 4 are 4.2-. There's not a lot left to do other
 5 things with. We've left 614- in Unallocated,
 6 which, again, is the funds that give us some
 7 flexibility during the year. We put 200,000 in
 8 Parks and Programming; 550,000 additional in
 9 the Southbank Parking account. That is the
 10 capital project account that will fund the
 11 modifications to the parking for the boat ramp
 12 and the relocation of the underground storage
 13 tank for the River City transaction.
 14 So that will provide -- that, together
 15 with -- if we need some small, additional
 16 amount, we can take it from Future Year Debt
 17 Obligation. We'll fully fund that obligation.
 18 And then 200,000 in Professional Services.
 19 So in this budget, our recommendation to
 20 you is that -- so long as the revenue
 21 projections and the interest income do not
 22 vary, up or down by more than \$200,000, that
 23 this would be our adopted budget and you would
 24 give us, as staff, the discretion to adjust the
 25 unallocated number, which is shown as 614-,

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1 As far as program balances on the
 2 Southside, we have 650,000 in Retail
 3 Enhancement available for the Southside, which
 4 is why we did not feel like we needed to put
 5 more in Retail Enhancement for the Southside.
 6 So now, if you go to the proposed budget,
 7 you will see Ad Valorem Revenue went from
 8 5,600,000 to 5,700,000. I think that's a
 9 reasonable assumption at this point. The
 10 Investment Pool Earnings numbers that we are
 11 using are, again, estimates, but we believe
 12 that that will easily be provided -- associated
 13 with this year's interest earnings, and we will
 14 have those for you if they change substantially.
 15 In addition, you can see the same kind of
 16 Supervision Allocation being forwarded.
 17 And our financial obligations, I want to
 18 point out the most significant thing is the
 19 Peninsula REV Grant, which was 703,000, was the
 20 Council adopted for that -- for this year, we
 21 actually paid 666-. We pay it off next year.
 22 So we only have a \$67,000 obligation, which has
 23 allowed us, on the District, from -- rather
 24 than budgeting \$2,000,000, to increase our
 25 budget for the district to \$3,000,000 for next

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1 upward or downward as necessary, within that
 2 \$200,000 flexible range.
 3 And that is the resolution we forwarded to
 4 you.
 5 THE CHAIRMAN: All right. Thank you,
 6 Lori.
 7 Mr. Froats, anything to add to that as a
 8 report from your committee who met on this?
 9 BOARD MEMBER FROATS: Sure. The committee
 10 did meet and we voted to approve this budget.
 11 However, I do have an amendment, and it's
 12 a similar amendment to the Northbank amendment.
 13 And that is, that's -- so, first of all, we
 14 came up with the \$200,000 as a leeway to the
 15 staff to amend the budget accordingly. It's
 16 not going to be a significant number. However,
 17 if it all got added -- if significant numbers
 18 got added to Unallocated, that would increase
 19 that number significantly. It's already at a
 20 pretty big number.
 21 So I would just make an amendment to one,
 22 a correction. It refers in this Resolution
 23 2021-05-03 to the "Northbank." It combined
 24 Downtown East and Northbank. We need to
 25 correct that to "the Southside."

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1 And then I would like to add in the same
 2 clause: Whereas, if the unallocated plan
 3 authorized services remain in excess of
 4 5 percent of total revenue, a recommendation
 5 for allocation will be addressed at the June
 6 meeting.
 7 That is a motion.
 8 THE CHAIRMAN: Okay. So there's a motion
 9 as an amendment.
 10 Is there a second to that?
 11 BOARD MEMBER GILLAM: Second.
 12 THE CHAIRMAN: And Mr. Braxton Gillam has
 13 presented a second. All right. Any --
 14 Ms. Boyer, would you like to speak to
 15 that?
 16 MS. BOYER: May I just have a
 17 clarification? Would you repeat that?
 18 I was hunting for where it had the typo on
 19 the Northside, and I found that, but then I
 20 lost the train of thought on your monetary
 21 change.
 22 BOARD MEMBER FROATS: So you have the
 23 correction. And then in the next clause after
 24 that -- similar to the Northbank, it would be
 25 the exact same clause: Whereas, if the

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1 unallocated plan authorized services remain in
 2 excess of 5 percent of total revenue, a
 3 recommendation for allocation will be addressed
 4 at the June meeting.
 5 MS. BOYER: So you are deleting all
 6 reference to the 200,000 and deleting the
 7 reference and a change to the expense also?
 8 BOARD MEMBER FROATS: No, I'm not. I'm
 9 not deleting the 200,000. I'm just adding this
 10 as an additional clause.
 11 MS. BOYER: Okay.
 12 THE CHAIRMAN: Okay. Mr. Froats, any
 13 further comments?
 14 BOARD MEMBER FROATS: That's it.
 15 THE CHAIRMAN: All right. Board, is there
 16 any questions or comments that you have?
 17 David, do you have any questions?
 18 BOARD MEMBER WARD: I do not.
 19 THE CHAIRMAN: Mr. Gillam.
 20 BOARD MEMBER GILLAM: No, sir.
 21 THE CHAIRMAN: Carol Worsham.
 22 BOARD MEMBER WORSHAM: No.
 23 THE CHAIRMAN: Jim Citrano.
 24 BOARD MEMBER CITRANO: No.
 25 THE CHAIRMAN: Oliver Barakat.

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1 BOARD MEMBER BARAKAT: No.
 2 THE CHAIRMAN: All right. So we have a
 3 motion for Resolution 2021-05-03 as amended.
 4 All in favor -- let's vote.
 5 So, Mr. Gillam, how do you vote?
 6 BOARD MEMBER GILLAM: I vote in favor, but
 7 there's one more technical error. There's a
 8 typo in the heading. "Board development" is
 9 misspelled. Otherwise, it's fine.
 10 THE CHAIRMAN: Okay. Minor correction.
 11 Thank you, sir.
 12 Did you say you're in favor?
 13 BOARD MEMBER GILLAM: Yes, sir. I'm in
 14 favor.
 15 THE CHAIRMAN: Carol Worsham.
 16 BOARD MEMBER WORSHAM: In favor.
 17 THE CHAIRMAN: Oliver Barakat.
 18 BOARD MEMBER BARAKAT: In favor.
 19 THE CHAIRMAN: You know, that shows you
 20 how dedicated Oliver Barakat is. He can't even
 21 hardly talk and he votes.
 22 Thank you, Oliver.
 23 Jim Citrano.
 24 BOARD MEMBER CITRANO: I'm in favor.
 25 THE CHAIRMAN: Todd Froats.

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1 BOARD MEMBER FROATS: In favor.
 2 THE CHAIRMAN: David Ward.
 3 BOARD MEMBER WARD: In favor.
 4 THE CHAIRMAN: And I'm in favor.
 5 So let the record reflect that Resolution
 6 2021-05-03, as slightly amended, has seven in
 7 favor, zero against. So the motion carries.
 8 All right. Let's go to Item D on the
 9 Community Redevelopment Agency agenda.
 10 2021-05-06 is next. This is the Vista Brooklyn
 11 extension of completion due date.
 12 Mr. Kelley, would you present this,
 13 please?
 14 MR. KELLEY: Yes. Thank you, Mr. Chair.
 15 As you pointed out, this is Resolution
 16 2021-05-06, seeking a six-month extension in
 17 the completion date for the project known as
 18 Vista Brooklyn.
 19 And so the operative development agreement
 20 in place today was amended and restated in May
 21 of 2017, which provided a completion date of
 22 30 months following the building permit
 23 issuance date. That building permit was issued
 24 November 29, 2018. So 30 months out from that
 25 provides a completion due date of May 29, 2021,

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1 which is upon us.
2 The developer is very near to completion
3 on this development project. But knowing that
4 they're not going to have a CO by May 29th,
5 they are requesting a six-month extension of
6 that due date -- I'm sorry, completion date --
7 to November 29, 2021. The amended and restated
8 redevelopment agreement gives the authority to
9 the DIA board as opposed to the CEO, which is
10 the typical structure that we put into place.
11 Therefore, this is being brought to the board
12 for your consideration.

13 THE CHAIRMAN: Okay. Thank you, Steve.

14 Any comments or questions from the board?

15 BOARD MEMBER GILLAM: Move to approve
16 Resolution 2021-05-06.

17 THE CHAIRMAN: Motion by Braxton Gillam.
18 Is there a second?

19 BOARD MEMBER FROATS: Second.

20 THE CHAIRMAN: Second by Todd Froats.

21 All right. Questions or concerns or
22 comments?

23 Jim Citrano.

24 BOARD MEMBER CITRANO: Mr. Chairman, I
25 filed a Form 8, as I did the last time this

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1 applicant came before the board. So if I could
2 get Mr. Sawyer to confirm my status relative to
3 the vote.

4 MR. SAWYER: John Sawyer, Office of
5 General Counsel.

6 Can you summarize the nature of the
7 conflict for me, please?

8 BOARD MEMBER CITRANO: There are affiliate
9 entities and principals of Vista Brooklyn that
10 conduct business with my employer, and I am
11 involved in some of those activities.

12 MR. SAWYER: Thank you.

13 Yeah, provided you filed a Form 8, you are
14 eligible to vote.

15 BOARD MEMBER CITRANO: Thank you. I don't
16 have any comments.

17 THE CHAIRMAN: All right. Carol Worsham.

18 BOARD MEMBER WORSHAM: No comments.

19 THE CHAIRMAN: David Ward.

20 BOARD MEMBER WARD: No comments.

21 THE CHAIRMAN: Todd Froats.

22 BOARD MEMBER FROATS: No comments.

23 THE CHAIRMAN: Braxton, did I already ask
24 you?

25 BOARD MEMBER GILLAM: No. I do have one

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1 quick comment, though. I drive by this project
2 every day. And I don't know the developer, but
3 I think he's spent an enormous amount of time
4 and money trying to bring this thing home.
5 We'll all be glad to see it finished.

6 THE CHAIRMAN: I think the most impressive
7 thing about the development is that it has palm
8 trees on the top of it. It's beautiful.

9 Okay. Oliver Barakat.

10 BOARD MEMBER BARAKAT: (No response.)

11 THE CHAIRMAN: All right. Let's vote on
12 Resolution 2021-05-06.

13 We had a motion and a second. All in
14 favor?

15 Braxton Gillam, how do you vote?

16 BOARD MEMBER GILLAM: Vote in favor.

17 THE CHAIRMAN: Carol Worsham.

18 BOARD MEMBER WORSHAM: In favor.

19 THE CHAIRMAN: Oliver Barakat, just raise
20 your hand.

21 BOARD MEMBER BARAKAT: In favor.

22 THE CHAIRMAN: Okay. He's in favor.
23 Jim Citrano.

24 BOARD MEMBER CITRANO: I'm in favor.

25 THE CHAIRMAN: Todd Froats.

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1 BOARD MEMBER FROATS: In favor.

2 THE CHAIRMAN: David Ward.

3 BOARD MEMBER WARD: In favor.

4 THE CHAIRMAN: I'm in favor.

5 This is a worthy project. I'm excited
6 about it being finished.

7 Let the record reflect that we have seven
8 in favor; we have zero against. That motion,
9 2021-05-06, has carried.

10 All right. That finishes up our business
11 for the Community Redevelopment Agency.

12 (The foregoing proceedings were adjourned
13 at 2:31 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 29th day of May 2021.

16

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Diane M. Tropa
Florida Professional Reporter

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CITY OF JACKSONVILLE
DOWNTOWN INVESTMENT AUTHORITY
BOARD MEETING

Proceedings held on Wednesday, May 19, 2021,
commencing at 2:31 p.m., Jacksonville Public/Main
Library, Multipurpose Room, 303 North Laura Street,
Jacksonville, Florida, before Diane M. Tropa, FPR, a
Notary Public in and for the State of Florida at Large.

BOARD MEMBERS PRESENT:

RON MOODY, Chairman.
BRAXTON GILLAM, Vice Chair.
CAROL WORSHAM, Secretary.
OLIVER BARAKAT, Board Member, via Zoom.
JIM CITRANO, Board Member.
TODD FROATS, Board Member.
DAVID WARD, Board Member.

ALSO PRESENT:

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

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1 this was presented to the Finance and Budget
2 Committee. This is the budget in which you see
3 all of the traditional O and M expenses. So
4 this is where you're going to see office
5 supplies and salaries and similar things, plus
6 all of our allocations for IT services and
7 copying services and Office of General Counsel,
8 et cetera. All of those flow through our
9 general administrative budget.

10 Basically, our administrative budget is
11 essentially flat from year to year. And there
12 are some slight movements internally within it,
13 where we have some positions that will be
14 different than last year's position in terms of
15 job description.

16 But the most notable thing going on in the
17 Northbank budget -- or in the administrative
18 budget is that we are able to reduce our
19 Professional Services requests from last year
20 because we're no -- we will be finishing the
21 BID and CRA update, which was a major expense.

22 So we still have Professional Services in
23 it, but we are able to take some of those funds
24 and suggest that they be moved to Events and
25 Programming. And so we are requesting that

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1 PROCEEDINGS
May 19, 2021 2:31 p.m.

2 - - -

3 THE CHAIRMAN: Now, let's go to -- down
4 the agenda, to the Downtown Investment
5 Authority portion of it. And we have minutes
6 that have been published. Are there any
7 changes or revisions?

8 BOARD MEMBER WORSHAM: I'll move to
9 approve.

10 THE CHAIRMAN: Carol Worsham has moved to
11 approve.

12 Is there a second?

13 BOARD MEMBER GILLAM: Second.

14 THE CHAIRMAN: Seconded by Braxton Gillam.

15 All in favor, say aye.

16 BOARD MEMBERS: Aye.

17 THE CHAIRMAN: All opposed?

18 BOARD MEMBERS: (No response.)

19 THE CHAIRMAN: All right. The ayes have it.

20 Let's go to the first resolution; it's
21 2021-05-01. This is the DIA administrative
22 budget.

23 Ms. Boyer, would you present that, please?

24 MS. BOYER: Thank you.

25 Through the Chair to the committee, again,
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1 some portion of the funds that were previously
2 used for Professional Services last year can be
3 moved into that new category.

4 The most notable thing we are asking you
5 to do is to approve an enhancement position,
6 which is attached and is in your book as
7 Exhibit B -- or in your packet -- and that is a
8 project manager position. This is a position
9 who will function somewhat in the role of
10 Steve Kelley, but for smaller projects and as
11 an assistant to Steve Kelley.

12 So what we find happening from a workflow
13 standpoint is -- we have a lot of large-scale
14 projects. Like, the Related/River City project
15 is an example. Others might be MOSH or Iguana
16 or the Morris property, which become -- have
17 lots of documents, become long negotiations,
18 take a lot of time. And someone coming in who
19 wants to do a facade grant or a small retail
20 enhancement grant, it's hard to give them the
21 attention that they are due. And they're
22 important to our downtown also.

23 So our real idea is to have someone who
24 can be specifically focused on catering to the
25 various small business incentives that we have,

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1 to encourage those at the same time we're
2 working on larger development projects. We
3 talked to the administration about this
4 position, and they were supportive for us
5 bringing it to you. And the Finance and Budget
6 Committee recommended it. So at the MBRC
7 meeting, we will be requesting this as an
8 enhancement for our next year.

9 THE CHAIRMAN: Okay. Let's -- I need a
10 motion to approve this resolution.

11 BOARD MEMBER FROATS: So we did discuss
12 this in the Finance Committee, so I'll make a
13 motion to approve this. But I would also like
14 to -- during this conversation, to further
15 Mr. Ward's conversation about the salaries and
16 the positions at the DIA that would fit into
17 this.

18 So I make a motion to approve.

19 THE CHAIRMAN: Okay. So Todd Froats made
20 a motion to approve.

21 BOARD MEMBER GILLAM: There's no
22 (inaudible) when it comes from a standing
23 committee. We don't need a second.

24 THE CHAIRMAN: Okay. Let's have any
25 discussion or questions or comments.

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1 David Ward.

2 BOARD MEMBER WARD: I don't have any -- I
3 don't have any fundamental disagreements with
4 Exhibit A as it relates to this resolution as
5 presented. I would just, I guess, to further
6 Mr. Froats' point -- I'm not going to repeat
7 everything I said earlier, but just to make
8 sure -- like I said, I will not be here at the
9 next meeting.

10 But, Mr. Chairman, if you and/or any other
11 board members who feel passionately, at least
12 about putting forward that conversation so that
13 it's discussed at the next meeting -- Braxton
14 just gave me the thumbs up, which is usually a
15 positive thing, so you may carry the torch.
16 Just, you know, in reference to whatever sort
17 of substantive discussions Ms. Boyer has with
18 Mr. Gabriel and the General Counsel's Office,
19 to sort of take those under advisement.

20 And then if it's the will of the board and
21 there are funds to be allocated, to potentially
22 consider allocating them to -- for an
23 additional legal resource housed within OGC,
24 but that is specifically designated for DIA.

25 THE CHAIRMAN: Okay. Thank you, Mr. Ward.

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1 Braxton Gillam.

2 BOARD MEMBER GILLAM: I'll take that flag
3 for you.

4 No further comment.

5 THE CHAIRMAN: Jim Citrano.

6 BOARD MEMBER CITRANO: If I can just ask
7 Ms. Boyer a question based on her comments
8 earlier. Just want to understand, are funds
9 included in this budget to add a project
10 manager, or is that just something that if you
11 had your desire that we could find that at some
12 point?

13 MS. BOYER: So at this point, the budget,
14 as it was submitted, does not have the funding
15 in it for that position because we've not been
16 granted the authority for that position. So at
17 the time -- but I will tell you, when we
18 created those CRA budgets and assigned
19 Supervision Allocations, we increased the
20 Supervision Allocation such that we believe
21 they would be sufficient to cover this salary
22 if we were granted it. So we believe that
23 there are adequate funds.

24 It is also likely, though, if you look at
25 the job description of the position, that some

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1 portion of that would come from the City's
2 General Fund and would not be reimbursed
3 through either of the CRAs.

4 So a portion of the burden for that
5 additional position would fall on the General
6 Fund and with the additional funds to the DIA
7 that we do not currently have in our budget.

8 BOARD MEMBER CITRANO: Thank you.

9 THE CHAIRMAN: All right. Carol Worsham.

10 BOARD MEMBER WORSHAM: Well, I certainly
11 support the budget and the administrative
12 budget you've shown. And I'm really glad to
13 know that the workload is such that you need
14 additional staff, and that's a great thing.

15 And I think it's a smart move to alleviate
16 some of the burden of what you're doing because
17 the small projects are definitely equally
18 important in total as some of these big ones,
19 so I'm fully supportive of that. And I'm glad
20 to know that we're able to hopefully find
21 someone in this day and age and add them.

22 THE CHAIRMAN: Oliver Barakat, is there
23 anything you would like to add?

24 BOARD MEMBER BARAKAT: I'm good.
25 Thank you.

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1 THE CHAIRMAN: All right. Thank you.
 2 So let's -- we have a motion.
 3 Mr. Froats.
 4 BOARD MEMBER FROATS: So, Ms. Boyer, just
 5 to understand the process, that request -- you
 6 submitted this budget and then you request the
 7 additional position at which time?
 8 MS. BOYER: When I attend the Mayor's
 9 Budget Review Committee meeting on June 23rd.
 10 BOARD MEMBER FROATS: Okay. I would
 11 encourage you to really think about next year
 12 and other positions, whether it's additional
 13 counsel, other positions within the DIA, to
 14 think about that and maybe add another one to
 15 this list.
 16 But based on your recommendations, we
 17 don't really know where you stand right now.
 18 We know everybody is busy. Everybody we talk
 19 to is busy or having meetings kind of last
 20 minute sometimes. We know everybody is doing
 21 great work. But I'm -- I encourage you to look
 22 at your plan for the next year to think about
 23 what positions need to be filled based on the
 24 trend that we're having right now.
 25 MS. BOYER: We are actively engaged in
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1 resolution is 2021-05-04. That's the Union
 2 Terminal term sheet.
 3 Mr. Steve Kelley, would you present that,
 4 please.
 5 MR. KELLEY: Thank you, Mr. Chair.
 6 As you mentioned, this is Resolution
 7 2021-05-04, being brought on behalf of Columbia
 8 Ventures, LLC, for funding under the Downtown
 9 Preservation and Revitalization Program, the
 10 DPRP, for a project, as you noted, known as the
 11 Union Terminal Warehouse.
 12 As I said, the developer on this project
 13 is Columbia Ventures, LLC. Mr. Dillon Baynes
 14 is managing partner for Columbia Ventures, LLC,
 15 and Mr. Baynes is joining us here today in
 16 person and will be happy to address any
 17 questions, along with his counsel, Steve
 18 Diebenow. And Mr. Ryan Akin I believe I saw as
 19 well on Zoom a moment ago.
 20 This project is located at 700 Union
 21 Street East, which is just on the north side of
 22 the Arlington Expressway. And I'll speak to
 23 that a little bit more clearly in just a
 24 moment. The total development costs, as
 25 submitted, were \$60.8 million. Total
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1 those discussions with the administration.
 2 BOARD MEMBER FROATS: Thank you.
 3 THE CHAIRMAN: Okay. So we have a motion
 4 and we have a second.
 5 Any further questions or comments?
 6 BOARD MEMBERS: (No response.)
 7 THE CHAIRMAN: All right. Let's vote.
 8 Braxton Gillam.
 9 BOARD MEMBER GILLAM: In favor.
 10 THE CHAIRMAN: Carol Worsham.
 11 BOARD MEMBER WORSHAM: In favor.
 12 THE CHAIRMAN: Oliver Barakat.
 13 BOARD MEMBER BARAKAT: Approve.
 14 THE CHAIRMAN: Jim Citrano.
 15 BOARD MEMBER CITRANO: I'm in favor.
 16 THE CHAIRMAN: Todd Froats.
 17 BOARD MEMBER FROATS: In favor.
 18 THE CHAIRMAN: David Ward.
 19 BOARD MEMBER WARD: In favor.
 20 THE CHAIRMAN: And I am in favor.
 21 Let the record reflect that this
 22 resolution, 2021-05-01, related to the
 23 administrative budget has passed seven in
 24 favor, zero against.
 25 All right. Moving right along, the next
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1 development costs, as underwritten, are
 2 \$52.9 million. And, as requested, the
 3 DPRP loan total was just under \$9.2 million.
 4 And as being recommended, totals just under
 5 \$8.3 million. That breaks down to Historic
 6 Preservation Restoration and Rehabilitation
 7 forgivable loan of \$4,246,963; the Code
 8 Compliance Renovations forgivable loan, the
 9 CCR, of \$2,381,671; and the DPRP deferred
 10 principal loan of 1,657,159. These amounts as
 11 recommended are 13.6 percent of the development
 12 costs presented and 15.7 percent of the
 13 development costs as underwritten.
 14 The subject, the Union Terminal Warehouse,
 15 is proposed redevelopment of the
 16 330,000-square-foot historic Jacksonville
 17 property that will provide 228 units of
 18 multifamily housing with associated commercial
 19 space situated on the 7.8-acre site.
 20 The units will be contained in a single
 21 four-story building serviced by elevators, with
 22 more than 35,000 square feet of commercial
 23 space. Exterior property amenities important
 24 to this project and important to this vote and
 25 to our board is that the Emerald Trail runs
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1 through the site along the southern edge and
2 Hogan's Creek as well as through the building,
3 which is an interesting feature. There's also
4 a rooftop terrace with shade and restroom,
5 fitness studios and teleconference rooms,
6 electric vehicle charging station, and leasing
7 office.

8 So as to -- as it relates to the location
9 of this building, although it's on the north
10 side of the Arlington Expressway, which puts
11 the physical structure outside of the DIA
12 boundary, the underlying property extends
13 beyond the southern edge of Arlington
14 Expressway and into the DIA boundary, which
15 makes this an eligible property under the DPRP
16 guidelines.

17 As I mentioned, the southern edge of this
18 property is also integral to the goals of the
19 City and DIA as it borders Hogan's Creek and as
20 the site of the Emerald Trail, of which a
21 portion of the Emerald Trail will extend
22 directly through the property and the Union
23 Terminal Warehouse building itself as an access
24 point to and from Union Street, but the Emerald
25 Trail continues northward through the property.

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1 So this relationship with the Emerald
2 Trail is considered an important element of
3 this redevelopment and is incorporated as a
4 requirement in the term sheet.

5 The property was acquired in December of
6 2018 for 4.6 million. A third-party appraisal
7 dated August 25, 2020, provides an estimated
8 market value of fee-simple interest as is, as
9 of July 30, 2020, of 4.8 million.

10 Per the DPRP parameters and funding
11 limits, the developer's total budget of more
12 than \$60.8 million provides eligible costs of
13 more than 40 million with potential DPRP
14 funding as high as 14.3 million. However, that
15 proposed budget includes more than \$7.9 million
16 in costs not considered as eligible under the
17 DPRP. And as such, they have been reduced,
18 bringing the total development costs for
19 underwriting purposes down to the 52.9 million
20 alluded to today previously.

21 Rents in this development are established
22 at below the HUD maximum for 120 percent AMI --
23 area median income -- for all apartments, while
24 not less than 50 percent of the units will have
25 rents set at the HUD maximum for 80 percent

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1 AMI. Of note, this is not a continuing
2 requirement on this development, but it will
3 establish workforce housing in this important
4 underserved area of Jacksonville at the outset.

5 Total direct hard and soft costs as
6 provided by the developer are 52 million, which
7 equals just under \$158 per square foot for the
8 project, exclusive of land finance costs and
9 other costs.

10 Program guidelines allow for the HPRR and
11 the CCR forgivable loans to amortize
12 concurrently with principal forgiven at
13 20 percent annually over a five-year period.
14 The DPRP deferred principal loan is an
15 interest-only loan with a rate established at
16 the ten-year Treasury note per guidelines would
17 be established at the time of funding. There
18 will be a deviation from that requirement in
19 that the ten-year Treasury note will be
20 established at the time as required in the HUD
21 funding. So it will be established a little
22 bit earlier than the closing date. That's an
23 important note as well.

24 And the overall ROI for the redevelopment
25 of this property is calculated at 0.86 times,

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1 including a ten-year tax abatement for the
2 historic property renovation, which exceeds the
3 minimum requirement of 0.5 times, as found in
4 the DPRP guidelines.

5 City Council approved 2021-0139, providing
6 local landmark status for the property in April
7 of 2021. They have also achieved their
8 requirements under the National Park Service
9 for full approvals, Part 2 approvals, for the
10 historic status of the building and
11 redevelopment plan.

12 In the term sheet you see the performance
13 schedule, which is a little bit different for
14 this development. Because of the HUD funding,
15 the developer will be required to have full
16 committed approvals from the City to receive
17 their final underwriting and approvals from
18 HUD. Therefore, the completion date is set
19 at -- well, commencement of construction is six
20 months after final lender approval, and
21 that's -- that will come after City Council
22 approval as noted in the performance schedule.

23 And staff recommends approval of the loans
24 as outlined herein, including adherence to all
25 DPRP program requirements. There was an

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1 additional equity requirement in the
 2 underwriting that brings the equity component
 3 up to the required minimum of 10 percent. The
 4 developer has agreed to that additional equity
 5 contribution.
 6 Compliance with a minimum 25-foot-wide
 7 easement to the City is required by ordinance
 8 and -- and/or conveyance of property necessary
 9 for the development of the Hogan's Creek
 10 greenway; and coordination with Groundwork
 11 Jacksonville and the City of Jacksonville to
 12 allow for improvements adjacent to Hogan's
 13 Creek and through the property for the Emerald
 14 Trail as those plans are well underway already;
 15 and all requirements outlined within the
 16 Historic Preservation section approval or as
 17 may be established by the National Park
 18 Service.
 19 And, Mr. Chairman, that's the end of my
 20 report.
 21 THE CHAIRMAN: Thank you, Mr. Kelley.
 22 That was a long report.
 23 This is obviously a complicated project.
 24 It's going to be a great boost for that part of
 25 Jacksonville that we so dearly need.
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1 Let me mention that the Strategic
 2 Implementation Committee previously has met on
 3 this. It was chaired by Oliver Barakat.
 4 Committee members were David Ward, myself, Bill
 5 Adams, and Craig Gibbs. And this committee has
 6 completely vetted the project. A lot of
 7 questions were asked. And we'll leave room and
 8 time right now for some further questions. The
 9 committee has recommended unanimously that this
 10 recommendation be approved by our board.
 11 Before we go further, I need a motion that
 12 we approve this resolution.
 13 BOARD MEMBER GILLAM: Just a question to
 14 the Chair: Did the Strategic Implementation
 15 Committee recommend this resolution to the
 16 board?
 17 THE CHAIRMAN: Yes, they did recommend it.
 18 So do we not need a motion or do we not need a
 19 second?
 20 BOARD MEMBER GILLAM: Normally,
 21 Mr. Barakat, as Chair, would present. And I
 22 guess in his stead I could move on behalf of
 23 that committee that this resolution,
 24 2021-05-04, be approved by the board at this
 25 time.
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1 THE CHAIRMAN: All right. So we have a
 2 motion.
 3 Is there a second?
 4 BOARD MEMBER WARD: Second.
 5 THE CHAIRMAN: Okay. David Ward has
 6 seconded the motion.
 7 Let's have any questions or comments. And
 8 the developer is here. Maybe stay tuned. We
 9 may need you for some questions.
 10 BOARD MEMBER CITRANO: Mr. Chairman, I
 11 need to ask Mr. Sawyer again.
 12 I filed a Form 8 relative to this
 13 applicant. In this case, they are -- they
 14 conduct business from time to time with my
 15 employer. I do not have any involvement in
 16 that, but they are a client of my employer.
 17 MR. SAWYER: John Sawyer, through the
 18 Chair, so you do have a voting conflict. You
 19 do need to file the Form 8. And as we
 20 discussed, because there's a difference between
 21 the board taking action as the CRA and the
 22 board taking action outside of that bucket of
 23 authority, if you will, and because this is
 24 outside of that bucket of authority, there's no
 25 statutory exemption allowing you to vote, so
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1 you will actually need to abstain from this
 2 vote.
 3 BOARD MEMBER CITRANO: Understand. Thank you.
 4 THE CHAIRMAN: Mr. Citrano, is there
 5 anyone in this town that you don't do business
 6 with? Thank you for that.
 7 All right. Questions?
 8 Todd Froats.
 9 BOARD MEMBER FROATS: So I caught the tail
 10 end of the Strategic Implementation Planning
 11 [sic] Committee here for the Nominating
 12 Committee, so I did hear the end of it. And I
 13 think the key point here is that somebody had
 14 mentioned during that committee meeting, this
 15 is the only property that is like this, where
 16 actually a piece of it falls into our district.
 17 And it's because it's such a great project
 18 and it does tie into our district that we're
 19 allowing this, and I'm supportive of it. I
 20 would not be supportive if the revenue wasn't
 21 matching the expenses, but it's a different
 22 expense. It's not coming out of our CRA money.
 23 So I'm supportive of that.
 24 I did have a question, though, as to why
 25 it wouldn't be reviewed by the Review Board.
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1 THE CHAIRMAN: DDRB?
 2 BOARD MEMBER FROATS: Correct.
 3 THE CHAIRMAN: Ms. Boyer, would you answer
 4 that, please?
 5 MS. BOYER: Thank you.
 6 Through the Chair to Mr. Froats, the
 7 building itself -- no portion of the building
 8 is located within the boundary of downtown.
 9 And no portion of it is located within the
 10 Downtown Zoning Overlay, which is where the
 11 jurisdiction for the DDRB derives.
 12 Now, a portion of the land, a portion of
 13 the parcel, does go under the expressway
 14 adjacent to Hogan's Creek and within our
 15 boundary. So on the DPRP Historic Preservation
 16 Program, it's related to the parcel -- the
 17 jurisdiction is the parcel on which you are
 18 located. It has to be within the boundary.
 19 However, for both purposes of the Community
 20 Redevelopment Agency and the Zoning Overlay, if
 21 the building itself is not located within our
 22 boundary, then those regulations don't apply.
 23 So, in this case, DDRB does not have
 24 jurisdiction over it. It falls within the
 25 regular City zone.

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1 BOARD MEMBER FROATS: Thank you.
 2 THE CHAIRMAN: David Ward.
 3 BOARD MEMBER WARD: I don't have anything.
 4 Thank you very much. I appreciate it --
 5 the SIC's thoughtful commentary and questions
 6 on this, and I'm in support of this.
 7 THE CHAIRMAN: Braxton Gillam.
 8 BOARD MEMBER GILLAM: Through the Chair to
 9 either Mr. Kelley or Ms. Boyer, whoever the
 10 right person is to ask the question. It looks
 11 like it's -- basically 15 percent of the costs
 12 being underwritten by the various programs we
 13 offer. How does that compare to other projects
 14 of this size that we have supported in the
 15 past?
 16 MR. KELLEY: Through the Chair to
 17 Mr. Gillam, this is, in fact, one of the lower
 18 percentages of the total development costs of
 19 the DPRP's that we have looked at thus far,
 20 with the exception potentially of the Regions
 21 Bank deal, which is yet to be fully determined,
 22 as those will come in in phases.
 23 But as you may be aware, the program
 24 itself, there's a number of limiters within the
 25 program, and the limiter in terms of total

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1 development cost can go all the way up to
 2 50 percent. It would be really challenging to
 3 get there with all of the other limiters in
 4 place. But technically, that's the highest
 5 level of eligibility within the DPRP program
 6 itself.
 7 BOARD MEMBER GILLAM: Thank you, Mr. Kelley.
 8 THE CHAIRMAN: Okay. Carol Worsham.
 9 BOARD MEMBER WORSHAM: I, too, am very
 10 excited about this project. It's very
 11 challenging and ambitious, and I think it will
 12 make a big difference in that neighborhood. I
 13 am curious about the statement about the trail
 14 going through the building. Is that -- did I
 15 hear that correctly?
 16 MR. KELLEY: You did. And Mr. Akin did
 17 such a good job with that description at SIC on
 18 Monday, I would like to ask Mr. Baynes if he
 19 wouldn't mind speaking to that point. They can
 20 do it much more eloquently than I.
 21 BOARD MEMBER WORSHAM: Thank you.
 22 (Mr. Baynes approaches the podium.)
 23 MR. CHISHOLM: Hold the button on the right.
 24 THE CHAIRMAN: Please state your name and
 25 address.

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1 MR. BAYNES: It's Dillon Baynes. I reside
 2 at 659 Auburn Avenue, Atlanta, Georgia.
 3 Mr. Chair, the Board, Ms. Boyer, and
 4 staff, thank you for having me today. We're
 5 very excited about this project.
 6 Specifically to the subways, back in the
 7 day, the building had loading from rail on both
 8 sides of the building. It had barge service on
 9 Hogan's Creek. And then underneath the loading
 10 platforms there were two subways, one on each
 11 side of the building, so that while the trains
 12 were loading and unloading you could also have
 13 horse carts and truck service underneath being
 14 unloaded at the same time.
 15 And when Ms. Ehas saw the property for the
 16 first time, she said, this is tremendous.
 17 We're going to activate the building and create
 18 a moment underneath in the subway if you guys
 19 can route the trail through the building in
 20 this open-air-but-covered environment. And so
 21 we're making it ADA accessible. We're lighting
 22 it. We're saving some of the pavers. We're
 23 adding a concrete and asphalt surface. But the
 24 trail will run literally through these exterior
 25 subways to the building.

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1 BOARD MEMBER WORSHAM: Thank you. Very
2 exciting, very innovative. Thank you for the
3 explanation.

4 THE CHAIRMAN: Mr. Citrano.

5 BOARD MEMBER CITRANO: I attended the SIC
6 meeting, even though I'm not a member of that
7 committee, you know, and I'm in favor, even
8 though I can't vote today. I also am very
9 happy to be adding this number of residential
10 units to the area. And also, the affordability
11 component, I think, is a really, really big
12 deal.

13 THE CHAIRMAN: Yes, I agree. This
14 particular project checks a lot of the boxes,
15 and I think it's going to be a real good,
16 positive thing for Jacksonville.

17 Okay. So we have a motion. We have a
18 second. Let's go ahead and vote on Resolution
19 2021-05-04.

20 Mr. Braxton Gillam, how do you vote?

21 BOARD MEMBER GILLAM: I'm in favor.

22 THE CHAIRMAN: Carol Worsham.

23 BOARD MEMBER WORSHAM: In favor.

24 THE CHAIRMAN: Oliver Barakat.

25 BOARD MEMBER BARAKAT: In favor.

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1 THE CHAIRMAN: Jim Citrano, you're not
2 going to vote.

3 BOARD MEMBER CITRANO: Abstain.

4 THE CHAIRMAN: Todd Froats.

5 BOARD MEMBER FROATS: In favor.

6 THE CHAIRMAN: David Ward.

7 BOARD MEMBER WARD: In favor.

8 THE CHAIRMAN: I'm in favor.

9 Let the record reflect that we have six in
10 favor, zero against, and one abstain. Motion
11 carries.

12 Okay. That concludes most of our business
13 for the Downtown Investment Authority. Our
14 next item is Item D. This is Resolution
15 2021-05-05. It's the CEO contract amendment.

16 And, Lori, I hate to do this, but I'm
17 going to ask you to step outside for just a
18 minute.

19 And, Xzavier, when you get finished doing
20 whatever you're doing -- he's passing out the
21 resolution -- I'm going to ask you to stand
22 right by the door and don't let Lori in.

23 And as soon as we're finished talking,
24 we're going to let her back in.

25 (Ms. Boyer exits the proceedings.)

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1 THE CHAIRMAN: So take a second while
2 we're getting settled here, read the motion
3 that has been passed out, Resolution
4 2021-05-05. It's Exhibit A. Take a second to
5 read that, and then I'm going to need a motion.
6 And then I've got some comments and then we'll
7 discuss it.

8 BOARD MEMBER GILLAM: Move to approve
9 Resolution 2021-05-05.

10 THE CHAIRMAN: Motion to approve. Is
11 there a second?

12 BOARD MEMBER WORSHAM: Second.

13 THE CHAIRMAN: Carol Worsham has seconded.
14 Braxton Gillam has made the motion.

15 (Board members peruse the resolution.)

16 THE CHAIRMAN: All right. Has everyone
17 had a chance to read the motion? Folks, we --
18 no secret, but we're now approaching the
19 two-year period that Lori Boyer has headed up
20 our Downtown Investment Authority as our CEO.

21 Suffice to say, I think she has done a
22 very, very good job. I think it's been
23 exciting to be under her leadership. What I
24 did, since we were approaching the two years --
25 and we did this also with Aundra Wallace when

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1 he was here -- we took a look at reviewing the
2 employment agreement.

3 So I, from the Finance Committee,
4 appointed a small subcommittee, including
5 myself, Todd Froats, and David Ward. And I
6 asked them to review the current employment
7 agreement. And as we looked at -- what I asked
8 to look at was: Let's look at the salary
9 ranges of similar jobs and responsibilities.
10 Well, we went to the Employee Services
11 publication to see what that range of pay
12 should be for the responsibility on the job.

13 Next, I asked for -- I asked the group to
14 look at the history of her predecessor, Aundra
15 Wallace, and what did we do with Aundra, what
16 did we bring him in at; two years later we
17 revised his contract, and what did that look
18 like.

19 The third thing I asked to do was: Let's
20 look at Lori Boyer's performance. Let's look
21 at her achievements. Let's look at her
22 workload, which, by the way, we've mentioned
23 several times today already that that workload
24 is increasing to the point that it's a lot of
25 work.

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1 Also, look at her effectiveness. And, you
2 know, I think I'm safe in saying this, that as
3 you look at all the boxes, she checks off
4 pretty much "excellent" in all categories. I
5 mean, I've been thrilled having her leading
6 this board.

7 So as Chair, I've had really kind of a
8 special inside look this year because you
9 really get to see how hard she's working and
10 really how hard our staff is working. You
11 know, as a business owner, when I come and do
12 these meetings, I miss the afternoon. Well,
13 I'm away from my business, and a lot of times I
14 will go back, I will work late to make it up.
15 I work on the weekend or whatever I have to do.
16 But as a business owner, this -- that's just
17 the way we do it because we like to give back
18 to our city.

19 But as I observe Lori, she's the same way.
20 She's like a business owner as it relates to
21 the DIA. I mean, she's working all the time.
22 And it's not because she's a poor time manager.
23 It's just because she loves the job. She loves
24 what she's doing; she's got passion for it. I
25 don't think she needs the money, but she does

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1 someone that, in the private sector, she would
2 certainly make more money than she's making for
3 the public sector. She's giving the same kind
4 of commitment that I'd expect a business owner
5 to give in the private sector.

6 She's helped us reorganize how we do
7 things to make sure we're meeting and living up
8 to the commitments we have as far as following
9 through with all the loans and programs we have
10 in place, and set up, you know, some with, I
11 mean, more accountability, which I think is
12 fantastic. It certainly makes me feel more
13 comfortable with what we're doing.

14 I think she's done a fantastic job, and I
15 support the motion.

16 Thank you.

17 THE CHAIRMAN: Todd Froats.

18 BOARD MEMBER FROATS: I was on the
19 committee and I do support this resolution.

20 I also want to point out that, I believe,
21 effective this summer, Ms. Boyer is now allowed
22 to talk to City Council, which I think is going
23 to increase her workload a lot more. So I'm
24 definitely in favor of this.

25 Thank you.

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1 it anyway. And my hat is off to her.

2 So what this resolution does is it -- it
3 makes a resolution to increase her salary
4 package from 180,000 to 200,000. Now, I'm
5 going to remind you that when we hired her, we
6 looked at the range of salaries that would
7 apply to her position, and we hired her at --
8 the level we hired her originally, she was
9 about the midpoint of the range. She wasn't at
10 the bottom. She was certainly not at the top.
11 But she's probably at the midrange. But even
12 with the -- adding the \$20,000 for the year, it
13 will pull her slightly above the midrange. Top
14 range is just under 240,000. Okay?

15 So we feel very, very comfortable in
16 suggesting that \$200,000 would be very
17 appropriate that we increase her current
18 employment package to.

19 All right. Comments? Any questions?

20 Braxton, you're looking at me funny. What
21 are you going to say?

22 BOARD MEMBER GILLAM: Well, I would say, I
23 agree with everything you said, Mr. Chair. I
24 think we're fortunate. From my perspective,
25 Ms. Boyer is a true public servant. She is

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1 THE CHAIRMAN: Another point I wanted to
2 make is that not only is Lori very good at
3 relating to the public, but she's a really good
4 communication person as she goes to the
5 Council. I mean, this is a plus. And as you
6 said, that's an added layer of responsibilities.

7 David Ward.

8 BOARD MEMBER WARD: I don't have anything
9 specifically for her, but I am in favor of
10 this.

11 THE CHAIRMAN: Thank you.

12 Jim Citrano.

13 BOARD MEMBER CITRANO: To your last point,
14 one thing that I saw very, very quickly coming
15 onto the board was her knowledge is immense.
16 But her ability to communicate the specifics of
17 the transaction or the issues, you know, facing
18 the board on a deal is just -- it's amazing.
19 And it is of extreme value to me as a board
20 member trying to understand on a monthly basis
21 all of these deals that are coming in front of
22 us. And so I think she's worth every penny of
23 it and I'm supportive.

24 THE CHAIRMAN: Okay. Thank you, Jim.

25 Carol Worsham.

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1 BOARD MEMBER WORSHAM: Of course I concur
2 with everything you all said because I think
3 we're very lucky to have Lori leading the
4 charge. And the staffs that's she's assembled,
5 you-all are doing a fabulous job.

6 My only question would be: Is the salary
7 you're proposing consistent with what
8 Mr. Wallace was making at the two-year point?

9 THE CHAIRMAN: That's a great question.

10 Carol, I think, if memory serves me
11 correct, it's slightly below what Aundra was --
12 what we moved Aundra up to, but I'm going to
13 defer to Guy Parola for information.

14 MR. PAROLA: Thank you.

15 To the Chair and through the Chair, it is.
16 Aundra, I would say, on two separate occasions
17 was given steps in pay. Of course, his
18 duration was around the six-year mark or
19 five-year mark. But yes, within putting
20 distance.

21 BOARD MEMBER WORSHAM: That's what I
22 wanted to be certain of, that it was an equal
23 opportunity employer in terms of an ability to
24 do the job at the same level. And, of course,
25 she's exceeded that, but I wanted to make sure

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1 BOARD MEMBER CITRANO: I'm in favor.

2 THE CHAIRMAN: Todd Froats.

3 BOARD MEMBER FROATS: In favor.

4 THE CHAIRMAN: David Ward.

5 BOARD MEMBER WARD: In favor.

6 THE CHAIRMAN: Ron Moody's in favor.

7 Let the record reflect that Resolution

8 2021-05-05 has passed seven in favor, zero
9 against. So the motion carries.

10 All right. Bring Lori back in.

11 (Ms. Boyer reenters the proceedings.)

12 THE CHAIRMAN: Well, Ms. Boyer, we were
13 talking about you a minute ago, and let me
14 summarize it as follows:

15 Whether you know it or not, we really
16 appreciate what you do. We love the hard work
17 you give us. We love your -- the knowledge
18 that you bring to the table, the communication
19 that you have. And you are doing everything
20 we've asked you to do.

21 We're going to increase your salary. And
22 I know that's not important to you, but we're
23 going to do that. I'm going to let Mr. Parola
24 tell you all about it later, but just suffice
25 to say that we recognize what you do and we

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1 that we're compensating fairly.

2 THE CHAIRMAN: Well, not only fairly, but
3 I want her to also have a feeling that we do
4 appreciate her.

5 BOARD MEMBER WORSHAM: Absolutely.

6 THE CHAIRMAN: Okay. Any other comments?

7 BOARD MEMBERS: (No response.)

8 THE CHAIRMAN: Let's go ahead and vote.

9 Oh, Oliver, forgive me. Hey, Oliver.

10 BOARD MEMBER BARAKAT: Yes?

11 THE CHAIRMAN: If you're in favor --

12 BOARD MEMBER BARAKAT: I'm good.

13 THE CHAIRMAN: Okay. All right. Thank

14 you very much. Oliver, I know how you feel
15 because you have worked with her longer than I
16 have, and I think you have the same feeling.

17 BOARD MEMBER BARAKAT: Worth every penny.

18 THE CHAIRMAN: Okay. Braxton Gillam, how
19 do you vote?

20 BOARD MEMBER GILLAM: In favor.

21 THE CHAIRMAN: Carol Worsham.

22 BOARD MEMBER WORSHAM: In favor.

23 THE CHAIRMAN: Oliver Barakat.

24 BOARD MEMBER BARAKAT: In favor.

25 THE CHAIRMAN: Jim Citrano.

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1 appreciate it. So keep up the good work.

2 And like I've told this board before, the
3 work we're doing now, folks, 40 years down the
4 road, people are going to look back and say,
5 Wow, that was a really special time for
6 Jacksonville. I can say that clearly because I
7 was that young kid back when I had an office on
8 Forsyth Street 40 years ago, and the stuff that
9 was happening then, we see it now and go, Wow,
10 look at all those big buildings.

11 Well, it's going to happen again, and
12 that's what we're doing, and that's why we're
13 doing it, and that's why we have passion.

14 And, Lori, you carry the flag for us like
15 no one else and we appreciate it.

16 MS. BOYER: Thank you.

17 THE CHAIRMAN: All right. Folks, is there
18 anything else we need to cover while I'm here?

19 BOARD MEMBER FROATS: Nominating
20 Committee.

21 THE CHAIRMAN: Oh, Nominating Committee.

22 Okay. Mr. Froats, do you have a report on
23 the Nominating Committee for our new officers
24 for the year?

25 BOARD MEMBER FROATS: I do.

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1 I was part of the Nominating Committee
 2 that consists of Mr. Gibbs as the chair,
 3 Mr. Adams as a member, and myself as a member.
 4 I think Mr. Adams and I are on this committee
 5 for the same reason --
 6 Anyway, the nomination committee voted
 7 unanimously to recommend our vice chair,
 8 Mr. Gillam, as the new chairman; and our
 9 secretary, Ms. Worsham, to be the vice chair.
 10 And then we also recommend for our secretary,
 11 Mr. Citrano. We recognize his involvement in
 12 committees that he's not a part of, and we
 13 really appreciate his efforts. And he was at
 14 the committee meeting yesterday, and we
 15 appreciate his efforts, so we would like to
 16 nominate him as the secretary.
 17 THE CHAIRMAN: Okay. So these nominations
 18 have been made. Do we need a second?
 19 MS. BOYER: Not since they came from a
 20 committee.
 21 THE CHAIRMAN: All right. So we're
 22 looking forward to the new leadership group.
 23 And congratulations, folks. Thank you for
 24 stepping up.
 25 Ms. Boyer.
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1 THE CHAIRMAN: There are no nays. The
 2 ayes carries it. The nominations pass. Thank
 3 you very much for your work.
 4 Ms. Boyer, this is your time.
 5 MS. BOYER: Well, the next thing on the
 6 agenda is to tell you what the workshop dates
 7 are in the month of June for the CRA and BID
 8 updates. And I don't know if Mr. Parola was
 9 able to get ahold of Ms. Caybourne (phonetic)
 10 and get any dates for us. And, if not, we will
 11 have to email those to you.
 12 MR. PAROLA: Thank you. Apologize for
 13 this being rather last minute on my part.
 14 For Task 4 -- as you know, in Task 4, that
 15 deals with the BID and CRA update -- of which
 16 incentives is a huge interest point for this
 17 body. They will be doing some public outreach
 18 on 6/11. Between 6/11 and now, individuals
 19 will be called, if you haven't been called
 20 already, with a 6/21 tentative date to actually
 21 have the incentives in a workshop form in a
 22 public environment with this body as a whole.
 23 BOARD MEMBER WORSHAM: So the workshop is
 24 6/21?
 25 MR. PAROLA: Yes, ma'am, for Tasks 1
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1 MS. BOYER: I think you do need a vote.
 2 THE CHAIRMAN: An "all in favor" vote?
 3 MS. BOYER: Yes.
 4 THE CHAIRMAN: All right. So --
 5 Mr. Froats.
 6 BOARD MEMBER FROATS: It's a question.
 7 That is the board's recommendation. I
 8 think we also need to make sure these people
 9 are willing to serve in those capacities,
 10 correct?
 11 THE CHAIRMAN: Mr. Gillam, would you raise
 12 your right hand?
 13 BOARD MEMBER GILLAM: (Complies.)
 14 THE CHAIRMAN: I'm assuming everybody is
 15 willing to take on the responsibilities?
 16 BOARD MEMBER WORSHAM: (Nods head.)
 17 BOARD MEMBER CITRANO: (Nods head.)
 18 THE CHAIRMAN: Okay. Thank you for being
 19 willing to and thank you for stepping up. It's
 20 very much needed and appreciated.
 21 Okay, folks, all in favor of these
 22 nominations, say aye.
 23 BOARD MEMBERS: Aye.
 24 THE CHAIRMAN: All opposed?
 25 BOARD MEMBERS: (No response.)
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1 and 2. Task 1 being the design guidelines,
 2 which we understand, it's more of a DIA focus.
 3 And there has been tremendous stakeholder and
 4 public outreach on that, along with Task 2,
 5 which is the parks update. And, likewise,
 6 there's been surveys and outreach to everyone
 7 on this board and -- I know at least for
 8 Task 1.
 9 We're looking at the first week of July to
 10 have a presentation of draft findings. And
 11 that will be a workshop form, for want of a
 12 better term. But they're looking to do that as
 13 both a DDRB and a DIA joint, because we think
 14 it's important that both bodies, especially for
 15 Task 1, are able to communicate with each
 16 other, so as it moves on to a final document,
 17 one recommendation isn't getting in the way of
 18 the other or inconsistency between the two
 19 boards.
 20 That is what I have right now. And when
 21 we get them a little more nailed down in the
 22 next couple of days, we will start emailing you
 23 in preparation of that. I understand Xzavier
 24 has reached out to each of you to get your
 25 vacation times. If you haven't responded to
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1 him, please do so.
 2 Thank you.
 3 THE CHAIRMAN: And, Mr. Parola, in the
 4 July -- first week of July, I'm assuming it's
 5 going to be after that Monday the 5th because
 6 that'll be -- everyone will be coming back from
 7 the July 4th weekend.
 8 MR. PAROLA: Through the Chair, it will.
 9 And we will make sure it's not
 10 inconsistent with any special board meeting
 11 that might otherwise be scheduled for that
 12 week.
 13 THE CHAIRMAN: Thank you.
 14 MS. BOYER: Through the Chair and to
 15 Mr. Parola as well, it is possible -- so I know
 16 that -- I want you all to understand that the
 17 timing of the BID and CRA update is being
 18 driven by the fact that we were hoping to have
 19 legislation into Council with the updated plan
 20 by the end of the fiscal year. That's what
 21 we've been striving for. So we were hoping to
 22 have it all completed in the month of July so
 23 we could submit that legislation in August and
 24 hopefully be out before next fiscal year.
 25 I'm concerned about July meeting dates. I
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1 know there's a lot of travel and vacation time,
 2 and we may have quorum issues. So it's really
 3 important to me that, as we discuss changes in
 4 incentive programs and things like that, that
 5 you are all available in a workshop format and
 6 have the ability to talk to one another as well
 7 as talk to the consultant.
 8 So unless I hear otherwise from you, I am
 9 going to -- if there is a quorum problem or if
 10 people are unavailable, I'm going to opt for
 11 delay rather than excluding anyone from the
 12 meetings. I just think it's important that you
 13 all are participants.
 14 THE CHAIRMAN: While we're on the subject,
 15 has the DIA monthly meeting been set yet for
 16 July today?
 17 MS. BOYER: It has. I think maybe
 18 Mr. Chisholm has the date handy. I'm thinking
 19 it's, like, the 21st?
 20 THE CHAIRMAN: It'd be the 14th or 21st.
 21 MS. BOYER: It's not the 14th; it is the
 22 21st. And there is a tentative date where we
 23 have reserved a room for a possible special
 24 meeting on the 7th of July, which we may have
 25 talked to you about calendars for.
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1 MR. CHISHOLM: Those dates are correct.
 2 BOARD MEMBER GILLAM: I'm available
 3 July 7th. I will not be with you on June 21st.
 4 I will be in federal court all day.
 5 MS. BOYER: July 21st, you mean.
 6 BOARD MEMBER GILLAM: July 21st. I
 7 thought I understood we were having a workshop
 8 on June 21st. Am I wrong with that? And
 9 that's the day I will not be with you. That's
 10 the workshop.
 11 MR. CHISHOLM: To the Chair, the board
 12 meeting in June is on the 16th. And you have
 13 that information --
 14 Thank you.
 15 MS. BOYER: For the benefit of everybody's
 16 calendars, I have asked Xzavier to send out
 17 board meeting calendar invites for the rest of
 18 the calendar year because there's no reason
 19 that you shouldn't have the meeting dates for
 20 October and November on you calendar right now.
 21 So if you are scheduling other things, you
 22 know.
 23 THE CHAIRMAN: I may have heard you wrong,
 24 but did you say July the 16th is our DIA
 25 meeting?
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1 MR. CHISHOLM: June 16th and July 21st.
 2 THE CHAIRMAN: All right. Ms. Boyer, you
 3 have the floor.
 4 MS. BOYER: All right. For the CEO
 5 update, Mr. Moody asked me to prepare a 2021
 6 update just to give you a little snapshot,
 7 so -- and Mr. Gordon needs to listen closely
 8 and get my paper when I'm finished because it
 9 will give him a template for his "State of
 10 Downtown."
 11 What I did was I took a look at the
 12 "2019-'20 State of Downtown," which is a
 13 wonderful document. And you all saw it and
 14 probably got to spend a lot of time with it.
 15 But it has data through June of 2020.
 16 So if you look at the number of
 17 residential units that exist downtown, the
 18 number that are under construction, the number
 19 of square feet of buildings that are under
 20 construction, et cetera, in here, it's through
 21 June of 2020. So what I'm about to tell you is
 22 what has happened since June of 2020.
 23 So since June of 2020 -- and mind you, we
 24 had a pandemic going on -- we have completed
 25 the Lofts at Brooklyn, 133 units; the shipping
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1 containers, 4 units; and Elena Flats, 4 units.
2 So we have completed construction on the
3 141 units that were -- of the units under
4 construction.

5 Currently still under construction, some
6 of which are actually leasing already, are
7 Ventures Southeast, 185 units; Vista Brooklyn,
8 308 units; Ashley Square, 120 units; Doro,
9 247 units; the 300,000-square-foot FIS
10 headquarters; and the 162,000-square-foot JEA
11 headquarters; as well as The District.

12 I know at least Mr. Moody, as have I, have
13 been watching the equipment on site that is
14 moving dirt. And the official groundbreaking
15 on the project, where we will be starting the
16 bulkhead work -- official groundbreaking -- is
17 Tuesday. And I know you all received
18 invitations on that.

19 But I can tell you that they are also
20 processing through DDRB certain site work
21 design changes -- or site plan design changes
22 because they have end users who are entering
23 into contracts or looking to actually look at
24 the vertical development piece. So that's
25 going to be following on right behind the

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1 horizontal, which has already begun.
2 Approved by DIA, documents completed;
3 approved by City Council, construction
4 imminent, that's a separate category for me
5 here. And that is the Ambassador Hotel, iLife,
6 and the Vystar garage. Those are all ones that
7 you've seen. They weren't in the "State of
8 Downtown," but those are all now fully approved
9 and vetted and due to actually commence
10 construction any day. That's an additional 200
11 units at the iLife building.

12 Approved by DIA and in the pipeline, which
13 means it's in some stage of document drafting
14 or City Council approval, are the Trio, which
15 is 140 hotel rooms and 21,000 square feet of
16 restaurant; Related/River City, which is
17 375,000 units; Johnson Commons, 91 townhomes;
18 the DVI expansion; the Regions improvements,
19 which have been approved by City Council; the
20 USS Orleck, which is now currently pending
21 before MBRC. So the legislation hasn't been
22 filed, but it's in Mayor's Budget Review
23 Committee, it's been drafted.

24 Church and Hogan. That's the old Federal
25 Reserve building, which is 24 units,

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1 12,000 square feet of restaurant and 9,000
2 square feet of event space. And they are
3 asking us in the documents to allow them to
4 commence construction at risk before City
5 Council approval because they plan to be under
6 construction in June.

7 And the Union Terminal that you just
8 approved today, which is another 228 units.

9 In our pipeline but not yet on your plate,
10 so they have not yet made it to DIA, are MOSH,
11 Four Seasons, the Morris property, Lofts at
12 Cathedral, Ford on Bay, an easement for One
13 Call. The Berkman marina easement has actually
14 been approved for a disposition, but there's
15 more coming on that. 600 Park Street, Porter
16 Mansion, and a dozen smaller retail projects,
17 hence the reason that we need someone to focus
18 on the smaller projects.

19 Plan studies and professional services
20 that are currently in process: Our market
21 feasibility update is nearing completion.
22 Several of you have read the draft of it. The
23 BID and CRA update, which we plan to complete
24 this summer, we have just initiated -- seeking
25 bids for an update of the lighting plan that

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1 was done a couple of years ago. So we're both
2 updating it in LaVilla and then want to expand
3 the areas to include Cathedral and the portion
4 of Brooklyn between Park Street and McCoy's
5 Creek. And an RFP for marketing services,
6 which I wanted the Chair to know about because
7 I think he has a marketing idea he plans to
8 bring up.

9 Collaborations that we are actively
10 engaged in: Riverfront parks collaboration
11 with the Jessie Ball duPont Fund. They had
12 their design team in town a week ago --
13 architects and land planners -- and they are
14 actively working on their public outreach as
15 well as their riverfront parks planning.

16 And we did contact the Historical
17 Society -- Jacksonville Historical Society --
18 and they are working with us on historical
19 signage for all of our historic landmarks
20 downtown. So they are coming back to us with a
21 proposal on what they would look like and what
22 they cost per sign.

23 Capital projects that are in progress that
24 we are working on: The two-way street
25 restoration, the design contract has been

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1 awarded. St. John's River Park and Friendship
2 Fountain construction commenced about a week
3 ago.

4 The Times-Union Performing Arts Center
5 Music Commons. Obviously, construction is well
6 underway on the bulkhead, but we are working
7 right now with CSX about finalizing the
8 agreement for the projection show, and
9 construction is due to commence on the park
10 space elements within the next six months.

11 The Park Street road diet, which is the
12 result of a DIA study that was done a number of
13 years ago, the final design has been completed.
14 It is currently in ten-set review and it is
15 ready to bid for construction, and we do have
16 developers who are checking with us weekly on
17 that because they have projects dependent on
18 it.

19 The Emerald Trail model mile is now in
20 construction phase. It has been bid for
21 construction. And as soon as they find the
22 additional funds they need, that construction
23 will begin as will Lift Ev'ry Voice and Sing
24 Park. So Lift Ev'ry Voice and Sing Park on Lee
25 Street has also -- Jessie Ball duPont helped

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1 raise funds for that, so you're going to see
2 that go under construction the next year.

3 The Liberty Basin Marina is in design
4 phase right now, which is the marina in front
5 of the old courthouse site. There are various
6 downtown Riverwalk docks, so there's about six
7 of them, different ones, that are due to either
8 be starting or completed. They're all supposed
9 to be completed by the end of the summer, by
10 September. So this is the end of Jackson
11 Street, the end of Post Street. There's one on
12 the Southbank, et cetera.

13 The Emerald Trail, Hogan Street segment is
14 in design, and Pond is doing the design on
15 that. There was a kickoff meeting for that
16 about three weeks ago.

17 Riverfront Plaza, our design competition,
18 we had our last Zoom meeting discussion with
19 our design teams. Those bids are due in to the
20 City on the 23rd of June. And all day on the
21 24th of June we will be seeing presentations in
22 the library somewhere from the design teams.
23 And so then those will be judged, and that will
24 be awarded in early July.

25 McCoy's Creek restoration and trail, the
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1 upland section, which takes you down to Myrtle
2 Avenue, is bid for construction right now. And
3 the downstream section near the mouth is what
4 is currently in design. And we are working
5 with a potential buyer of the Morris property
6 on the design of that so that the design of
7 what we do in the stream restoration works with
8 their development plan. And we have a new
9 design for Brooklyn Park.

10 So those are a few of the things we're
11 working on right now.

12 THE CHAIRMAN: Ladies and gentlemen of the
13 jury, I rest my case. You know that -- when
14 you hear that, if that doesn't get you excited,
15 you need to check your pulse. But we've got a
16 lot going on.

17 Board, back to the comments made earlier
18 today, let's hire one more person to help us.
19 I think we need to get aggressive -- you go to
20 the administration and say, "Guys, we're going
21 to push the thing forward, but we need some
22 more help." And be aggressive. You hear me?

23 MS. BOYER: I hear you.

24 THE CHAIRMAN: All right. What else?

25 All right. I have one idea. I have one

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1 little point to make, and I'm going to set
2 another worldwide record of getting you out
3 here in reasonable time.

4 I want to consider setting up a small
5 speakers bureau. All right? In my office I
6 have a DIA map, and at one time I was charting
7 every little development that went on. But
8 they have been going on so fast lately, I'm
9 behind.

10 But I propose that we set up a big map
11 exhibit on, you know, the board and chart the
12 projects that we're doing, and that we develop
13 a talking point that those of us -- I just need
14 two or three or four people that would be
15 willing to show up at a Rotary Club, that they
16 ask us to come in and say, "Tell us what's
17 going on in downtown Jacksonville." The
18 Kiwanis Club, the Meninak Club, whatever.

19 Let's get out and tell our story. Let's
20 get out and brand ourselves. Let's get the
21 word out and get -- and continue to get the
22 support we need. People say, "Oh, there's
23 nothing going on in Jacksonville." Well,
24 they're wrong. There's a lot going on.

25 I think it -- we're at a point now, we

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1 need to get out and tell the story. So I'm
 2 going to be calling you before I have to step
 3 down as Chair -- that's sometime in June -- and
 4 I'm going to ask you to serve. And we're going
 5 to make it easy. We're going to have it laid
 6 out for you. I'm going to ask the staff to
 7 help me put together the talking points that we
 8 need to have. And let's go out and let's go
 9 tell our story.

10 Everybody on board? All right. Okay.
 11 Thank you very much.

12 Okay. That's all I have today. Is there
 13 anything else that needs to come before the
 14 board?

15 (No response.)

16 THE CHAIRMAN: Okay, folks. Good meeting.
 17 Thanks for being here.

18 Braxton, you can make your 4 o'clock
 19 mediation conference.

20 Have a good day.

21 (The foregoing proceedings were adjourned
 22 at 3:33 p.m.)

23 - - -

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 25

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1 CERTIFICATE OF REPORTER

2
 3 STATE OF FLORIDA)
 4)
 5 COUNTY OF DUVAL)
 6

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

12
 13

14 DATED this 29th day of May 2021.

15
 16
 17

18 _____
 19 Diane M. Tropa
 Florida Professional Reporter

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 23
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