

CITY OF JACKSONVILLE
COMMUNITY REDEVELOPMENT AGENCY
BOARD MEETING

Proceedings held on Wednesday, January 19, 2022,
commencing at 2:00 p.m., Jacksonville Public/Main
Library, Multipurpose Room, 303 North Laura Street,
Jacksonville, Florida, before Diane M. Tropa, FPR, a
Notary Public in and for the State of Florida at Large.

BOARD MEMBERS PRESENT:

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

ALSO PRESENT:

LORI BOYER, Chief Executive Officer.
GUY PAROLA, DIA, Operations Manager.
STEVE KELLEY, DIA, Director of Development.
INA MEZINI, DIA, Marketing and Communications.
JOHN SAWYER, Office of General Counsel.

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1 BOARD MEMBER WARD: David Ward, board
2 member.
3 MS. MEZINI: Ina Mezini, Marketing and
4 Communications.
5 THE CHAIRWOMAN: And on Zoom I believe we
6 have Mr. Gillam; is that correct? And
7 Mr. Moody is not present.
8 MS. MEZINI: Mr. Adams is on Zoom.
9 THE CHAIRWOMAN: Mr. Adams is on Zoom as
10 well?
11 BOARD MEMBER ADAMS: I'm here.
12 MS. MEZINI: Yes.
13 THE CHAIRWOMAN: At this time, I'll take
14 public comment.
15 Ina, do you have cards?
16 MS. MEZINI: Yes, ma'am.
17 We have first up Nancy Powell.
18 (Audience member approaches the podium.)
19 MS. MEZINI: And, Ms. Powell, if you could
20 press and hold the button.
21 AUDIENCE MEMBER: Hi.
22 Nancy Powell, Scenic Jacksonville, 1848
23 Challen Avenue, Jacksonville.
24 And I just want to make a couple of quick
25 comments. I know you guys have MOSH and the
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1 P R O C E E D I N G S
January 19, 2022 2:00 p.m.

2 - - -
3 THE CHAIRWOMAN: Welcome to our
4 January 19th, 2022, hybrid virtual/in-person
5 meeting of the Downtown Investment Authority.
6 We're going to stand and say the Pledge.
7 (Recitation of the Pledge of Allegiance.)
8 THE CHAIRWOMAN: I'd like to start over
9 here with Mr. Parola and let the members of the
10 staff and the board introduce themselves. And
11 you must hold down your mic to speak.
12 MR. PAROLA: Guy Parola, Downtown
13 Investment Authority.
14 MR. KELLEY: Steve Kelley, DIA staff.
15 MS. BOYER: Lori Boyer, ECO.
16 BOARD MEMBER FROATS: Todd Froats, board
17 member.
18 BOARD MEMBER CITRANO: Jim Citrano, board
19 member.
20 THE CHAIRWOMAN: Carol Worsham, board
21 member.
22 BOARD MEMBER GIBBS: Craig Gibbs, board
23 member.
24 BOARD MEMBER BARAKAT: Oliver Barakat,
25 board member.

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1 courthouse property on the agenda today, and we
2 are very excited about having MOSH move to the
3 Northbank. It looks like a great project.
4 It's going to help activate that area and
5 complement the -- the other developments going
6 on, like the Four Seasons and the park next
7 door, so we're really excited about that and --
8 moving forward today.
9 And also on the courthouse property, we
10 really appreciate that you guys have, I think,
11 listened to some of the concerns and
12 incorporated design as a part of your criteria,
13 or at least the bonus points into the term
14 sheet. I think that it played out well, at
15 least in this example.
16 We, you know, look forward to having more
17 conversations about that and the Carter
18 project, which was ranked number one, will be
19 discussed today and really looks like it is
20 delivering on those -- those items, including
21 things like the additional setback from the
22 river and the riverfront activation.
23 So the real focus on riverfront activation
24 and rooftop bars and restaurants that
25 everybody -- every boater wants to see that
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1 Liberty Street marina is really going to be a
 2 great place for boaters, as well as just the
 3 general public, so thank you very much.
 4 MS. MEZINI: Next up we have John Nooney.
 5 (Audience member approaches the podium.)
 6 AUDIENCE MEMBER: Hello.
 7 My name is John Nooney. My name and
 8 address continues to remain on the roster.
 9 Now, I came here last year and, you know,
 10 it's that time of year again for our FIND
 11 projects. FIND, you know, it's an acronym for
 12 the Florida Inland Navigation District. It's a
 13 special taxing district. Duval County is a
 14 tax-paying member.
 15 (Mr. Sawyer enters the proceedings.)
 16 MR. NOONEY: Last year the legislation was
 17 2021-0075. And at the public hearing at City
 18 Council, you know, right after, I went up to
 19 Paul Harden with the Jaguars and said, "Hey,
 20 Paul. You know, 26 feet at Catherine Street,
 21 between 500 Bay and the Shipyards, do the Jags
 22 have any issue? Does Shad have any issue of
 23 making that a nonmotorized launch to complement
 24 2016-018?" Which was also a FIND project,
 25 which ultimately led to the creation of the
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1 Southbank Riverwalk nonmotorized kayak launch
 2 by the school board property. "No problem,
 3 John. Who do I write the letter to?" "Well,
 4 it's not going to be me, Paul."
 5 But right now, here we are with the DIA.
 6 You know, downtown is alive or downtown is
 7 adrift. It's going to be up to you. But it's
 8 that time of year again. And next Tuesday, the
 9 full meeting of the Jacksonville City Council
 10 is 2022-0035, it's another opportunity for our
 11 FIND projects.
 12 Now, unfortunately, you know, I just can't
 13 hold the camera and just pick up the sheet, but
 14 right now Liberty Street marina, you know, it's
 15 a design project, like a million bucks. You
 16 know, the only construction project on the FIND
 17 list is RiverView. It's in District 8. A
 18 million -- you know, it's a disaster. There's
 19 a couple of other pieces of FIND legislation
 20 that's going to be before the council.
 21 So, you know, the bottom line is, I would
 22 hope that the Downtown Investment Authority
 23 will make a recommendation -- and you have the
 24 power to do it again -- to not only -- you have
 25 Liberty Street as a design project right now
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1 for a million bucks. You could just do the
 2 kayak launch for, like, a hundred grand. It's
 3 nothing.
 4 And so if you put it out on design, you
 5 know, we'll get with Paul. You know, we'll get
 6 with Trevor. You know, I mean, we'll have a
 7 fund-raiser. I mean, you know, 32 NFL teams.
 8 You know, it's worldwide. And not only that,
 9 it's next to the Orleck. And it was the brain
 10 child of two Navy veterans, Jim Love and Kevin
 11 Kuzel. And they gave presentations, you know,
 12 at the previous FIND meetings.
 13 So, you know, this money comes year after
 14 year after year after year. So, you know,
 15 I'm -- even though my clock, I'm almost done,
 16 you know, let's -- you know, let's, you know,
 17 go over the -- let's score. Let's make this is
 18 a Super Bowl city. And, you know, we can just
 19 start throwing that trophy over back and forth,
 20 over the Orleck to -- you know, to the little
 21 launch, you know. Just -- anyway.
 22 MS. MEZINI: That's time.
 23 MR. NOONEY: Yeah, I know my time is up.
 24 Thank you all for listening.
 25 And I'd be amiss if I didn't say, Jake
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1 Gordon is in the house, and I can't wait to get
 2 together with him.
 3 All right. Thank you again.
 4 MS. MEZINI: And that's it for public
 5 comment.
 6 THE CHAIRWOMAN: Thank you.
 7 We're now going to open the Community
 8 Redevelopment meeting. I'm looking for a
 9 motion on the meeting minutes. Has everyone
 10 had a chance to review the meeting minutes?
 11 BOARD MEMBER CITRANO: Move to approve.
 12 BOARD MEMBER GIBBS: I'll second.
 13 THE CHAIRWOMAN: We've got a motion and a
 14 second.
 15 All those in favor, say aye.
 16 BOARD MEMBERS: Aye.
 17 THE CHAIRWOMAN: Any opposed?
 18 BOARD MEMBERS: (No response.)
 19 THE CHAIRWOMAN: The minutes are passed.
 20 We're going to move to Resolution
 21 2022-01-02, the Ford on Bay disposition, and
 22 I'll turn it over to Ms. Boyer.
 23 MS. BOYER: Thank you, Madam Chairman.
 24 You may want Mr. Barakat, as chair of the
 25 committee, to go ahead and make -- or offer the
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1 committee's recommendation on this. We did
 2 take it up at the committee yesterday. And
 3 Carter, which was the number one ranked
 4 respondent, was recommended for the award. So
 5 perhaps Mr. Barakat would like to elaborate.
 6 THE CHAIRWOMAN: Mr. Barakat.
 7 BOARD MEMBER BARAKAT: Sure. Thank you.
 8 Yeah, we did have a committee meeting
 9 yesterday. And as Ms. Boyer mentioned, we came
 10 to the same conclusion as the Evaluation
 11 Committee did, to recommend the Carter
 12 proposal.
 13 Just a couple of -- just a summary of some
 14 of the comments and just the -- kind of the
 15 spirit of the overall sentiment of the
 16 committee. I think everybody was really
 17 pleased with the six respondents. The quality
 18 of the developers and the quality of the
 19 projects were really -- was really
 20 well-received by the committee, and I think
 21 we're just all delighted about the level of
 22 interest we're getting from multifamily
 23 developers. They were all multifamily projects
 24 predominantly.
 25 And also, I don't think we mentioned this
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1 specifically yesterday, but there was a lot of
 2 debate at our committee meetings prior to the
 3 solicitation going out whether or not we should
 4 require a certain amount of retail or not and
 5 placement of certain uses along the site plan
 6 and whether we should incentivize setbacks or
 7 not and whether that would impact the quality
 8 of the -- and the quantity of the responses.
 9 And I think we all realized, after this
 10 process, that despite those requirements, we
 11 were still very successful in our objective of
 12 getting quality and quantity. So I think that
 13 is just good news for downtown overall.
 14 I think the overall consensus for leaning
 15 towards Carter and going with the Evaluation
 16 Committee's recommendation was really the
 17 design and the uses and the placement and the
 18 site plan. The reputation of Carter was
 19 validated by CBRE, our consultant, and some
 20 other, I think, references we have. The
 21 overall financials were good.
 22 CBRE did an analysis, which you have in
 23 this spreadsheet here, that lists the net
 24 present value of tax proceeds that the City
 25 will get based on their proposal over a 30-year
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1 period. And the Carter financials give the
 2 City -- they were in third place among all the
 3 others. I think Silver Hills -- or, excuse me,
 4 Mid-America was higher, and SouthEast Group
 5 was -- even was much higher, but I think it was
 6 the local kind of nod to our history and the
 7 iconic architectural aspects and uniqueness of
 8 the project that really got the committee and
 9 the evaluation -- our committee and the
 10 Evaluation Committee to lean towards Carter.
 11 Their project is \$140 million, one of the
 12 higher levels of total project value. Their
 13 rents are averaging (inaudible) per square
 14 foot. There was some conversation about that
 15 being on the high end, although some of the
 16 other developers projected even higher average
 17 rents.
 18 There was also some conversation about
 19 their level of commitment on equity that has
 20 either been committed or pledged or still being
 21 worked on. So there was some, I think, concern
 22 around some committee members that, we want to
 23 ensure we choose someone who is not going to
 24 end up in the same position that our last
 25 recipient did, although very different
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1 circumstances at the time COVID started, but
 2 we -- we want to make sure we pick the right
 3 course in that regard. So there was some, I'd
 4 say -- I don't want to say apprehension, but
 5 just some concerns stated about the commitment
 6 of equity being at the table or not.
 7 A developer did speak to us and indicated
 8 that there is a local group that is raising
 9 about \$25 million of required equity, which was
 10 met with, I think, a positive response by the
 11 committee, knowing that there's a lot of local
 12 players, but at the same time mentioning that
 13 they may not all be a hundred percent
 14 committed.
 15 And a couple of committee members,
 16 including Mr. Ward, wanted to ensure there was
 17 some performance metrics either to be discussed
 18 today or by the time the LOI or the term sheet
 19 is finalized in the next 75 days should we
 20 decide today to go with Carter.
 21 I think that represents most of the
 22 sentiments. We met over an hour yesterday to
 23 discuss this and generally are very excited
 24 about the results and look forward to making a
 25 final recommendation today.
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1 THE CHAIRWOMAN: Thank you.
2 Ms. Boyer, do you want to add anything at
3 this moment or do I need to go ahead and have a
4 motion before we -- or do you want to go ahead
5 and add on to that?

6 MS. BOYER: I really have nothing
7 significant to add except that the committee
8 vote was unanimous yesterday and included the
9 board chair, who is not with us in person
10 today. So he was able to vote as part of
11 yesterday's meeting, and so I think the
12 committee recommendation is a motion.

13 THE CHAIRWOMAN: So at this point, I don't
14 need a new motion, I just need further
15 discussion. So I'll start with Mr. Froats.

16 BOARD MEMBER FROATS: Yeah, I was part of
17 the committee yesterday and we had a lengthy
18 conversation on that. And I would encourage a
19 lot of the media to attend the committee
20 meetings because that's where a lot of the
21 details come out, but I'm in full support of
22 this project.

23 I have no further comments. Thanks.

24 THE CHAIRWOMAN: Mr. Citrano.

25 BOARD MEMBER CITRANO: I wasn't -- was not
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1 on the committee, so I didn't vote yesterday,
2 but I was on the scoring committee. And so the
3 first comment I would like to make is I think
4 all -- all the applicants did a fantastic job
5 and were all very, very thoughtful and -- about
6 their approach to the development of the site.

7 Carter, in my mind, checked most of, if
8 not all, the boxes. I did get comfortable with
9 their submission relative to their financial
10 capability, but from an equity and debt
11 standpoint -- and as Mr. Barakat indicated, you
12 know, looking at rents today, rents across the
13 board are getting high. Their pro forma rent
14 was towards the high end, but was not the
15 highest, and so I think that there's room there
16 from that standpoint. So I think, financially,
17 I -- I got comfortable with the -- with their
18 submission.

19 The design really differentiates itself
20 from the rest, and I think it could be that
21 catalyst design that will -- that will really
22 move the needle in downtown.

23 I looked at not only the activation of Bay
24 and the river separately, but the way the
25 building is designed, it's going to pull people

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1 from the river side to Bay Street and vice
2 versa, and I thought that that -- that design
3 was unique.

4 I also like the diversity in their product
5 types. They were able to find in that podium a
6 way to add some townhome product in there. I
7 think that's going to be a favorable and very
8 marketable product as well.

9 So, again, all the applicants did a
10 wonderful job. I was very excited to see the
11 quality of developers that did submit the bids,
12 and I commend Carter on their submission.

13 THE CHAIRWOMAN: Thank you.
14 Mr. Gibbs.

15 BOARD MEMBER GIBBS: I attended
16 yesterday's subcommittee meeting. I want to
17 thank each of the two board members that were
18 on the scoring committee as well as the staff.
19 You guys made it easy for us.

20 I wanted to ask yesterday, when is the
21 ground-breaking? This is such an outstanding
22 project for the city. It will bring jobs into
23 an area of the city that needs additional jobs
24 in the retail area. It will help, as
25 Mr. Citrano said, revitalize the Bay Street

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1 corridor and it will be a catalyst for
2 additional construction and renovation in that
3 area. It will provide open space. I like the
4 hundred foot setback, as one of the public
5 members stated in the public comment. And that
6 will be important for leisure and recreational
7 activities and perhaps the stroll on the
8 Riverwalk at night.

9 I enjoy the (inaudible) control measures
10 as well as the resiliency measures in this
11 particular project, and I thank the committee
12 again for doing great work.

13 THE CHAIRWOMAN: Thank you.
14 Mr. Barakat, anything further?

15 BOARD MEMBER BARAKAT: The only things I
16 didn't mention were the incentives. A couple
17 of important points there. They were asking
18 for a 20-year, 75 percent tax rebate REV Grant,
19 which, as we all know, is relatively standard
20 fare for most multifamily developments in the
21 (inaudible).

22 While they're not paying for the land,
23 that is an incentive. They are agreeing to
24 contribute \$2.5 million towards enhancing the
25 setback area on the riverfront, which is going

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1 to (inaudible) development. So that was also
2 well-received.
3 And I don't have any specific
4 recommendations. I haven't had, really, time
5 to digest that, but I do think -- and Mr. Ward
6 may provide some additional commentary here
7 since he brought it up yesterday as well --
8 some kind of milestone on the developer raising
9 the funds, both on the debt and the equity
10 side.

11 I know we have other milestones in our
12 projects that relate to performance metrics,
13 but I think the importance of this property --
14 and since this is our second attempt, I think
15 those milestones for this project, whoever we
16 choose, are of particular importance. So I
17 don't know what those are today, but we can
18 certainly ask staff to ensure that's in the
19 final term sheet.

20 THE CHAIRWOMAN: Thank you.
21 Mr. Ward.

22 BOARD MEMBER WARD: Thank you.

23 Mr. Barakat mentioned the majority of my
24 topics, but I -- you know, we talked yesterday
25 just sort of as a general thesis about -- we

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1 I think that the activation portion of the
2 ground floor of Bay Street, as Mr. Citrano
3 stated, from Bay to the river, and the
4 incorporation of the resiliency factors, the
5 architecture and the design and the way the
6 public is going to interact with that space was
7 really well thought out and well done, so thank
8 you for your proposal.

9 The resolution we're voting on today is to
10 approve our CEO to enter negotiations and work
11 toward a term sheet within the -- the next
12 75 days, correct?

13 MS. BOYER: That is correct.

14 Coming out of REPD, the recommendation was
15 to insert Carter as the number one scoring and
16 the recipient -- the award of the Notice of
17 Disposition to Carter, as the board has found
18 that award to be in the public interest, giving
19 the CEO 75 days to negotiate a term sheet and
20 bring it back to you. The intention being, we
21 bring it back at the March board meeting.
22 Maybe we can get there by February.

23 And I just want to bring to your
24 attention, the copy that you have -- the
25 resolution contemplates that the bid response

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1 wanted some of those milestones to be a good,
2 fair combination of aggressive and reasonable.
3 Aggressive in that we do feel like it's a
4 catalytic development for that area of downtown
5 specifically, so we want to see it -- to
6 Mr. Gibbs' point, we want to see it done
7 tomorrow.

8 That being said, it must be reasonable to
9 the developer and feasible, so I'm in support
10 of this project. And as things more towards a
11 formal term sheet and towards a formal
12 development agreement, to Oliver's point, we
13 want staff to try and incorporate some of those
14 themes.

15 THE CHAIRWOMAN: Great. Thank you.

16 Of course, I, too, was at the committee
17 meeting and had the privilege to serve on the
18 Scoring and Evaluation Committee. And I would
19 echo all the other board members comments about
20 the quality of the development, of the
21 proposals that we received, and that the -- the
22 design and the architecture and the site plan
23 of the Carter proposal was really -- what to me
24 was one of the more important factors in their
25 scoring as the top proposal.

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1 is attached as Exhibit A. So we didn't attach
2 it to every copy physically, obviously.

3 But the contemplation there is -- I've
4 heard a number of you mention the importance of
5 the design, the importance of the commitments
6 that were made in that response, and so the
7 award is contingent upon -- we are approving
8 that particular response, not something else
9 that's a deviation from it at this point.

10 THE CHAIRWOMAN: All right. Thank you.

11 If the board members have no other further
12 comment, we'll ask for a vote.

13 I'll start with Mr. Froats.

14 BOARD MEMBER FROATS: In favor.

15 BOARD MEMBER GIBBS: Madam Chair, there
16 are two board members on virtual. You may want
17 us to listen to their views.

18 THE CHAIRWOMAN: Mr. Gillam, do you have
19 any comments you wanted to add?

20 BOARD MEMBER GILLAM: Well, I won't repeat
21 all the things that have already been said, but
22 (audio malfunction) --

23 THE CHAIRWOMAN: Hold on. We can't hear
24 you. Hold on.

25 BOARD MEMBER GILLAM: Can you hear me now?

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1 THE CHAIRWOMAN: Not yet.
 2 MS. MEZINI: Try again.
 3 BOARD MEMBER GILLAM: How about now?
 4 THE CHAIRWOMAN: Yes.
 5 BOARD MEMBER GILLAM: Okay. Thank you.
 6 I won't belabor the issues. I think the
 7 comments -- most of my comments have already
 8 been made by Mr. Gibbs and Mr. Citrano,
 9 frankly.
 10 I'm excited about this project. I was at
 11 the meeting yesterday and voted in favor of it.
 12 If I were there with you today, I would be
 13 voting in favor of it with (audio malfunction).
 14 Thank you.
 15 THE CHAIRWOMAN: Thank you.
 16 Mr. Adams, did you have any comments?
 17 BOARD MEMBER ADAMS: No, other than to
 18 apologize for not being able to be there. I've
 19 got a little coronavirus running around my
 20 house right now, so I figured I would stay
 21 remote for everyone's benefit.
 22 But thanks to all for your hard work on
 23 the scoring committee and at the meeting
 24 yesterday.
 25 THE CHAIRWOMAN: All right. And those two
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1 know, basically ends the solicitation process
 2 we just did with the subject parcel and now
 3 awards it to MOSH.
 4 The way it's been framed is that -- due to
 5 the fact there was a lot of site plan questions
 6 and some concerns due to the importance of that
 7 property in between the Four Seasons and
 8 Metropolitan Park and developments happening on
 9 the other side -- one of them we just
 10 discussed -- we wanted to make sure that the
 11 site plan properly interfaces with the river as
 12 well as with Bay Street.
 13 So the site plan will be coming back to us
 14 once those details are hashed out. MOSH has
 15 agreed to work with the duPont folks and the
 16 duPont study and the principles around that
 17 study to ensure that the building and the
 18 grounds are properly integrated with the
 19 objectives in that study as well as interfaced
 20 properly with Bay Street and some of the
 21 pedestrian access we're trying to ensure occurs
 22 along Bay Street.
 23 They did remove -- it appears as though --
 24 that we didn't -- we don't have a site plan
 25 yet, but they agreed to remove bus parking on
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1 members on Zoom are not allowed to vote, so we
 2 will proceed with the vote with the board
 3 members present, starting with Mr. Froats.
 4 BOARD MEMBER FROATS: In favor.
 5 BOARD MEMBER CITRANO: I'm in favor.
 6 THE CHAIRWOMAN: Mr. Gibbs.
 7 BOARD MEMBER GIBBS: I'm in favor.
 8 THE CHAIRWOMAN: Mr. Barakat.
 9 BOARD MEMBER BARAKAT: In favor.
 10 THE CHAIRWOMAN: Mr. Ward.
 11 BOARD MEMBER WARD: In favor.
 12 THE CHAIRWOMAN: And I also am in favor,
 13 so the resolution passes unanimously.
 14 Thank you. And thanks again to Carter and
 15 all the other proposers, and thank you for
 16 being here today.
 17 We're going to move to Resolution
 18 2022-01-03, the MOSH disposition. And, again,
 19 I will ask Mr. Barakat, as the committee
 20 chairman, to start with his report.
 21 BOARD MEMBER BARAKAT: Thank you,
 22 Ms. Chairman.
 23 This will be brief. We had seen MOSH come
 24 before our committee, I think, the board
 25 before. This resolution, essentially, you
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1 the site and there will simply be, in the area,
 2 for buses -- you drop off individuals and
 3 children for the obvious safety reasons. That
 4 was acceptable to the committee, again, pending
 5 the final submission of the site plan.
 6 So the committee unanimously agreed to
 7 award this to MOSH subject to some of the terms
 8 that I won't go over but that are in the
 9 resolution.
 10 And that was it. Thank you.
 11 THE CHAIRWOMAN: Thank you.
 12 Ms. Boyer, do you have anything to add?
 13 MS. BOYER: Thank you, Madam Chairman.
 14 I would just point out Exhibit 8, term
 15 sheet, there were a number of amendments
 16 suggested yesterday at the REPD Committee
 17 meeting. The first one is simply a scrivener's
 18 error, right under the identification that it's
 19 Resolution -03 as opposed to -031.
 20 The second change is down in the box where
 21 it describes the project. And in that, we
 22 added the language that was in the term sheet
 23 that acknowledges the project consists of a
 24 minimum capital investment of \$70 million. So
 25 that's consistent with the term -- with the
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1 staff report and was recorded yesterday. It
 2 just wasn't reflected in the term sheet.
 3 And then down in the paragraph on ground
 4 lease terms, Mr. Barakat had pointed out a
 5 discrepancy in the construction term and how
 6 that related to the extended construction
 7 completion date. So the first sentence now
 8 reads, "The term of the ground lease shall
 9 consist of the construction term, commencing on
 10 the effective date of the ground lease" --
 11 "commencement of construction, and ending upon
 12 substantial completion of the project but no
 13 later than September 31, 2027." So that now
 14 syncs up with the completion date.
 15 Those were the only changes that were made
 16 in the term sheet.
 17 THE CHAIRWOMAN: Thank you.
 18 We'll come back to the board for any
 19 comments.
 20 Mr. Ward.
 21 BOARD MEMBER WARD: No comments from me.
 22 Thank you.
 23 THE CHAIRWOMAN: Mr. Barakat, anything
 24 further?
 25 BOARD MEMBER BARAKAT: No, ma'am. No
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1 comments.
 2 THE CHAIRWOMAN: Mr. Gibbs.
 3 BOARD MEMBER GIBBS: No further comments.
 4 Thanks.
 5 THE CHAIRWOMAN: Mr. Citrano.
 6 BOARD MEMBER CITRANO: My only comment
 7 is -- and I'm very much in favor of this. I
 8 would just -- I know that there is a -- I'll
 9 call it a best efforts request to have the
 10 building set back to 100 feet. You can go as
 11 close to 50.
 12 But that's a really important, in my
 13 opinion, design element to maintain the
 14 connectivity from what's happening on one side
 15 of your project to the other specifically. We
 16 don't want Met Park to end up on an island by
 17 itself, and so I would -- I would just ask MOSH
 18 and its design team to use those best efforts
 19 to make that happen.
 20 Thank you.
 21 THE CHAIRWOMAN: Thank you.
 22 Mr. Froats.
 23 BOARD MEMBER FROATS: Thank you.
 24 I think this is a great City project for
 25 downtown, for the city. I know it's going to
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1 be a heavy lift for the fund-raising, so I
 2 encourage everybody to get involved in that. I
 3 understand that they are having a gala some
 4 time soon, but there's going to be a lot of
 5 fund-raising going on for this project. It's
 6 going to take a heavy lift from the entire
 7 city, so I hope everybody can get involved in
 8 that.
 9 Thank you.
 10 THE CHAIRWOMAN: Thank you.
 11 We did discuss it at length yesterday and
 12 we've had some other discussions with MOSH and
 13 about the concept of this project. And I think
 14 you can tell that all board members feel very
 15 positive about the ability of our design team
 16 to coordinate with the duPont study and carry
 17 out the principles that have been so eloquently
 18 discussed over the last year in terms of public
 19 access to the river and the activation of the
 20 riverfront and having that public space.
 21 So I think the addition of MOSH on the
 22 Northbank is a win/win for them and for the
 23 city. And I look forward, again, to the
 24 completion and -- and seeing the design and
 25 site plan come back to us.
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1 Mr. Gillam, any comments?
 2 BOARD MEMBER GILLAM: No further comments.
 3 Thank you.
 4 THE CHAIRWOMAN: Mr. Adams.
 5 BOARD MEMBER ADAMS: None other than to
 6 echo Mr. Froats comments that everybody ought
 7 to do their very best to get involved to make
 8 this happen.
 9 Thanks.
 10 THE CHAIRWOMAN: All right. Thank you.
 11 Since this came from committee, we don't
 12 need a motion, so we can go straight to a vote.
 13 Mr. Ward.
 14 BOARD MEMBER WARD: In favor.
 15 THE CHAIRWOMAN: Mr. Barakat.
 16 BOARD MEMBER BARAKAT: In favor.
 17 THE CHAIRWOMAN: Mr. Gibbs.
 18 BOARD MEMBER GIBBS: I'm in favor.
 19 THE CHAIRWOMAN: Mr. Citrano.
 20 BOARD MEMBER CITRANO: I'm in favor.
 21 THE CHAIRWOMAN: Mr. Froats.
 22 BOARD MEMBER FROATS: In favor.
 23 THE CHAIRWOMAN: And Ms. Worsham is in
 24 favor. So the motion passes unanimously.
 25 Thank you.
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1 We're moving now to Resolution 2022-01-04,
 2 Vista Brooklyn extension.
 3 Mr. Kelley.
 4 MR. KELLEY: Thank you, Madam Chair.
 5 Everybody, I believe, is well aware of
 6 Vista Brooklyn, the mixed-use development, 308
 7 units located at 200 Riverside Avenue. That
 8 particular development is the subject of two
 9 REV Grants, one for \$9 million, one for
 10 \$1,556,000.
 11 The current completion date for this
 12 development activity has been extended to
 13 January 29th. The developer is working through
 14 some final issues related to the ADA parking
 15 within the structured parking garage, and they
 16 have outlined a path to achieve what they have
 17 worked with through the planning -- or the
 18 permitting department. And so we are seeking
 19 an extension of the completion date through
 20 March 31st to fulfill that, and so that is the
 21 resolution before you today.
 22 THE CHAIRWOMAN: All right. Thank you.
 23 I think I will look for a motion and then
 24 move to discussion.
 25 BOARD MEMBER FROATS: I make a motion to
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1 approve 2022-01-04.
 2 BOARD MEMBER BARAKAT: Second.
 3 THE CHAIRWOMAN: Thank you.
 4 We can start the discussion. I'll start
 5 with you, Mr. Froats.
 6 BOARD MEMBER FROATS: No questions. I'm
 7 in favor.
 8 THE CHAIRWOMAN: Mr. Citrano.
 9 BOARD MEMBER CITRANO: I, too, have no
 10 questions.
 11 THE CHAIRWOMAN: Mr. Gibbs.
 12 BOARD MEMBER GIBBS: I have no questions.
 13 THE CHAIRWOMAN: Mr. Barakat.
 14 BOARD MEMBER BARAKAT: No questions.
 15 THE CHAIRWOMAN: Mr. Ward.
 16 BOARD MEMBER WARD: Nothing from me.
 17 Thank you.
 18 THE CHAIRWOMAN: Mr. Gillam or Mr. Adams.
 19 BOARD MEMBER GILLAM: Nothing further.
 20 BOARD MEMBER ADAMS: No.
 21 THE CHAIRWOMAN: All right. Seeing no
 22 further discussion, it seems like a very
 23 straightforward decision here. We'll start
 24 with the vote.
 25 Mr. Ward.
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1 BOARD MEMBER WARD: In favor.
 2 THE CHAIRWOMAN: Mr. Barakat.
 3 BOARD MEMBER BARAKAT: In favor.
 4 THE CHAIRWOMAN: Mr. Gibbs.
 5 BOARD MEMBER GIBBS: I'm in favor.
 6 THE CHAIRWOMAN: Mr. Citrano.
 7 BOARD MEMBER CITRANO: I'm in favor.
 8 THE CHAIRWOMAN: Mr. Froats.
 9 BOARD MEMBER FROATS: I'm in favor.
 10 THE CHAIRWOMAN: And I, too, am in favor.
 11 The resolutions passes.
 12 Thank you.
 13 Now we will move to 2022-01-05, Lot J
 14 access agreement.
 15 Ms. Boyer.
 16 MS. BOYER: Actually, I'm going to defer
 17 to Mr. Parola and let Mr. Parola walk you
 18 through both access agreements.
 19 And then, Madam Chair, this CRA is where
 20 we will insert the additional item that we
 21 mentioned yesterday that's an add-on to the
 22 agenda. So just before you move into the
 23 Downtown Investment Authority and close the
 24 CRA, we'll take that up.
 25 THE CHAIRWOMAN: Thank you.
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1 The floor is yours, Mr. Parola.
 2 MR. PAROLA: Thank you.
 3 Resolution 2022-01-05 is for the Lot J
 4 access agreement. We've been asked by Iguana
 5 or some affiliated entity to provide further
 6 due diligence, whether it's water sampling,
 7 some environmental, some geotechnical --
 8 On Lot J, we get this from time to time
 9 over the course of the years. There's a lot of
 10 infrastructure in there, so it's fairly simple.
 11 They'll have three months to do it, or if
 12 they need an additional up to three months,
 13 then they can seek permission from the chief
 14 executive officer for that.
 15 And that's -- that's really as
 16 straightforward as this gets.
 17 THE CHAIRWOMAN: All right. Thank you.
 18 We've seen these types of access
 19 agreements before in the form of resolutions,
 20 so I'm looking for a motion from -- for
 21 Resolution 2022-01-05.
 22 BOARD MEMBER GIBBS: I'll move to approve
 23 Resolution 2022-01-05.
 24 BOARD MEMBER CITRANO: I'll second.
 25 THE CHAIRWOMAN: Thank you.
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1 We can go to board discussion.
 2 Mr. Froats.
 3 BOARD MEMBER FROATS: I'm just curious, I
 4 mean, is this just an update from the last time
 5 or are they testing different locations or just
 6 something that's maybe happened in the past
 7 year?
 8 MR. PAROLA: Through the Chair, Touchtech,
 9 who is one of their consultants, simply said
 10 they need to update some information they've
 11 previously had. They really didn't get far
 12 into why they needed it.
 13 BOARD MEMBER FROATS: All right. Thank
 14 you.
 15 THE CHAIRWOMAN: Mr. Citrano.
 16 BOARD MEMBER CITRANO: No questions.
 17 THE CHAIRWOMAN: Mr. Gibbs.
 18 BOARD MEMBER GIBBS: No questions.
 19 THE CHAIRWOMAN: Mr. Barakat.
 20 BOARD MEMBER BARAKAT: So I guess there's
 21 nothing we should be aware of that's coming
 22 down the pike that results from this? This is
 23 just another monitoring or follow-up from
 24 previous inspections or --
 25 MR. PAROLA: Through the Chair, we didn't
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1 really get into it because it's been so
 2 commonplace over the years. You'll recall that
 3 ETM did a lot of work when they were placing
 4 infrastructure in there. We've had requests to
 5 do work based on previous proposals for
 6 development. I really didn't ask them one way
 7 or the other, to be quite frank, it's so
 8 commonplace.
 9 BOARD MEMBER BARAKAT: Okay. No further
 10 questions.
 11 THE CHAIRWOMAN: Mr. Ward.
 12 BOARD MEMBER WARD: I'm assuming, if not
 13 covered here, it's already covered in a
 14 separate agreement we have with them covering
 15 things like who bears the cost for this,
 16 liability, they have an obligation to share
 17 this information with us, et cetera?
 18 MR. PAROLA: Through the Chair,
 19 absolutely. They have to share the information
 20 with us. This will go through Risk Management,
 21 it will go through the Office of General
 22 Counsel. They provide us with all the
 23 indemnification and (inaudible). And at the
 24 end of the day, they have to give us the
 25 property back the same way they found it.
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1 BOARD MEMBER WARD: Nothing further.
 2 Thank you.
 3 THE CHAIRWOMAN: All right. We'll proceed
 4 to a vote.
 5 Mr. Froats.
 6 BOARD MEMBER FROATS: In favor.
 7 THE CHAIRWOMAN: Mr. Citrano.
 8 BOARD MEMBER CITRANO: In favor.
 9 THE CHAIRWOMAN: Mr. Gibbs.
 10 BOARD MEMBER GIBBS: I'm in favor.
 11 THE CHAIRWOMAN: Mr. Barakat.
 12 BOARD MEMBER BARAKAT: In favor.
 13 THE CHAIRWOMAN: Mr. Ward.
 14 BOARD MEMBER WARD: In favor.
 15 THE CHAIRWOMAN: And I'm in favor.
 16 Again, the resolution passes unanimously.
 17 We will go to what I'm assuming is a
 18 similar resolution, 2022-01-06, Kids Kampus
 19 access agreement.
 20 MR. PAROLA: Thank you.
 21 To the Chair, Resolution 2022-01-06, this
 22 one, we absolutely know what it's for. It's
 23 for the Iguana development, the Four Seasons,
 24 and the (inaudible) and things like that.
 25 It's a regular access agreement. This
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1 one's got one little twist in it, and that is
 2 they also are seeking permission to do asbestos
 3 surveys, which is a relatively noninvasive
 4 thing you do on buildings.
 5 There are three buildings on the property,
 6 two controlled by the Parks Department. We
 7 have email confirmation and correspondence from
 8 Daryl Joseph that he doesn't have a problem
 9 with it. They just want to coordinate things
 10 on their end; and, likewise, with JFRD, who
 11 controls the third building.
 12 As with the previous access agreement, we
 13 said three months; if you want an additional
 14 three months, come see the chief executive
 15 officer.
 16 THE CHAIRWOMAN: All right. Thank you.
 17 So I didn't get a motion yet, did I?
 18 BOARD MEMBER FROATS: I make a motion to
 19 approve 2022-01-06.
 20 BOARD MEMBER CITRANO: Second.
 21 BOARD MEMBER GIBBS: I'll second.
 22 THE CHAIRWOMAN: Thank you.
 23 Mr. Ward, any comments?
 24 BOARD MEMBER WARD: Nothing from me.
 25 Thank you.
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1 THE CHAIRWOMAN: Mr. Barakat.
 2 BOARD MEMBER BARAKAT: No comments.
 3 THE CHAIRWOMAN: Mr. Gibbs.
 4 BOARD MEMBER GIBBS: No comments.
 5 THE CHAIRWOMAN: Mr. Citrano.
 6 BOARD MEMBER CITRANO: None.
 7 THE CHAIRWOMAN: Mr. Froats.
 8 BOARD MEMBER FROATS: No comments.
 9 THE CHAIRWOMAN: I have no comments, so we
 10 can proceed to a vote. I'll start --
 11 I'm sorry, you gentlemen on the phone --
 12 Mr. Gillam.
 13 BOARD MEMBER GILLAM: Nothing from me.
 14 THE CHAIRWOMAN: Mr. Adams.
 15 BOARD MEMBER ADAMS: No. Thanks.
 16 THE CHAIRWOMAN: Sorry. I keep forgetting
 17 that you're there.
 18 We will proceed to a vote.
 19 Mr. Froats.
 20 BOARD MEMBER FROATS: In favor.
 21 THE CHAIRWOMAN: Mr. Citrano.
 22 BOARD MEMBER CITRANO: In favor.
 23 THE CHAIRWOMAN: Mr. Gibbs.
 24 BOARD MEMBER GIBBS: I'm in favor.
 25 THE CHAIRWOMAN: Mr. Barakat.

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1 So what we had prepared was a resolution
 2 giving them a 45-day extension to allow them
 3 time to get those permits, to be able to seek
 4 reimbursement under the terms of the grant
 5 award that we had previously made.
 6 As I'm looking at staff, I'm not sure that
 7 that ever got distributed. Mr. Parola may be
 8 able to answer this.
 9 MR. PAROLA: Through the Chair, I'm also
 10 going to beg your indulgence. This one is on
 11 me. I apologize. I drafted the resolution and
 12 I didn't follow it through its life cycle, so
 13 mea culpa.
 14 MS. BOYER: So the situation is you didn't
 15 get a copy of it. You may notice that
 16 Mr. Chisholm is not here, so you can tell we're
 17 running a little short this week. And,
 18 consequently, you don't have an actual document
 19 in front of you to vote on.
 20 I don't know whether Mr. Sawyer would
 21 allow us to present a request for a resolution
 22 that would extend the time for completion of
 23 the work on the Hatfield & Hatfield facade
 24 grant for 45 days and then for us to prepare
 25 that resolution for (audio malfunction).

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1 BOARD MEMBER BARAKAT: In favor.
 2 THE CHAIRWOMAN: Mr. Ward.
 3 BOARD MEMBER WARD: In favor.
 4 THE CHAIRWOMAN: And I'm also in favor, so
 5 the motion passes unanimously.
 6 And at this point, you're saying,
 7 Ms. Boyer, that we have an additional agenda
 8 item?
 9 MS. BOYER: To the Chair, so I'm just
 10 looking at Ms. Mezini because I looked in the
 11 packet and I don't see it in the packet. I saw
 12 it earlier this week. So this is going to be
 13 one where I'm going to ask Mr. Sawyer's
 14 indulgence and see whether he will allow us to
 15 do this or not.
 16 There is a drafted resolution. As you
 17 know, approximately a year ago -- nine months
 18 ago, we awarded a facade grant to Hatfield &
 19 Hatfield. The facade grant was to allow them
 20 to replace windows in their existing building.
 21 They are working through the process of getting
 22 the proper CO and permit signed by the Building
 23 Department in order to be eligible to receive
 24 payment, but they are going to run out of time
 25 on the existing award on February 2nd.

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1 MR. SAWYER: John Sawyer, Office of
 2 General Counsel.
 3 I (audio malfunction) on a voice vote. I
 4 don't think you need a written resolution given
 5 how simple the modification is.
 6 THE CHAIRWOMAN: All right. And are we
 7 making a motion to approve that or are we just
 8 doing a voice vote to (audio malfunction) the
 9 motion?
 10 MR. SAWYER: Office of General Counsel,
 11 John Sawyer.
 12 It's a motion to authorize a 45-day
 13 extension.
 14 THE CHAIRWOMAN: Thank you.
 15 So I need a motion to authorize our CEO to
 16 extend the deadline for 45 --
 17 MS. BOYER: Our request was 45 days. But,
 18 again, if I can get us to the March board
 19 meeting, that would be great. So probably if
 20 we make it 60 days, then we're certain that we
 21 (audio malfunction).
 22 MR. SAWYER: I'm sorry to interject.
 23 Because it was not on the agenda, we do
 24 have to have public comment on this item as
 25 well.

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1 THE CHAIRWOMAN: We have public comment.
 2 It was not on the agenda, so I'll open this for
 3 public comment before we vote -- or before we
 4 have a motion.
 5 Does anyone in the public want to comment
 6 on our 45-day extension for a facade grant?
 7 AUDIENCE MEMBERS: (No response.)
 8 THE CHAIRWOMAN: Seeing none, I will ask
 9 for a motion to approve Ms. Boyer to execute a
 10 45-day extension for the facade grant for --
 11 MS. BOYER: Hatfield & Hatfield.
 12 THE CHAIRWOMAN: Thank you.
 13 BOARD MEMBER CITRANO: Was it 45 or 60?
 14 MS. BOYER: Forty-five is sufficient,
 15 Mr. Kelley tells me, to get through our March
 16 board meeting.
 17 BOARD MEMBER CITRANO: I'll make a motion.
 18 BOARD MEMBER GIBBS: I'll second.
 19 THE CHAIRWOMAN: Thank you.
 20 We have a motion and a second. I'm going
 21 to proceed to -- do I have to have board
 22 comments? I think we can go straight to a
 23 vote.
 24 Mr. Froats.
 25 BOARD MEMBER FROATS: In favor.
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1 CERTIFICATE OF REPORTER
 2
 3 STATE OF FLORIDA)
)
 4 COUNTY OF DUVAL)
 5
 6
 7 I, Diane M. Tropia, 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 30th day of January 2022.
 16
 17 _____
 18 Diane M. Tropia
 Florida Professional Reporter
 19
 20
 21
 22
 23
 24
 25
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1 THE CHAIRWOMAN: Mr. Citrano.
 2 BOARD MEMBER CITRANO: I'm in favor.
 3 THE CHAIRWOMAN: Mr. Gibbs.
 4 BOARD MEMBER GIBBS: I'm in favor.
 5 THE CHAIRWOMAN: Mr. Barakat.
 6 BOARD MEMBER BARAKAT: In favor.
 7 THE CHAIRWOMAN: Mr. Ward.
 8 BOARD MEMBER WARD: In favor.
 9 THE CHAIRWOMAN: And I also am in favor.
 10 Thank you.
 11 So that concludes our Community
 12 Redevelopment Agency agenda.
 13 (The foregoing proceedings were adjourned
 14 at 2:41 p.m.)
 15 - - -
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CITY OF JACKSONVILLE
DOWNTOWN INVESTMENT AUTHORITY
BOARD MEETING

Proceedings held on Wednesday, January 19, 2022,
commencing at 2:41 p.m., Jacksonville Public/Main
Library, Multipurpose Room, 303 North Laura Street,
Jacksonville, Florida, before Diane M. Tropa, FPR, a
Notary Public in and for the State of Florida at Large.

BOARD MEMBERS PRESENT:

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

ALSO PRESENT:

LORI BOYER, Chief Executive Officer.
GUY PAROLA, DIA, Operations Manager.
STEVE KELLEY, DIA, Director of Development.
INA MEZINI, DIA, Marketing and Communications.
JOHN SAWYER, Office of General Counsel.

- - -

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1 At the risk of creating a theme for this
2 board meeting, I also have a mea culpa here as
3 the staff report inadvertently was not
4 distributed with your package; however, the
5 term sheet and resolution are largely
6 self-explanatory for this fairly vanilla DPRP
7 request, but I will go into more detail about
8 that request.

9 So this is for the project located at 323
10 East Bay Street. It's the redevelopment of a
11 two-story historic property in the Central Core
12 District of downtown Jacksonville. This is in
13 the Elbow District, utilizing funding through
14 the Downtown Preservation and Revitalization
15 Program.

16 The amount of the request in total is
17 \$1,536,350. And that is broken up as just over
18 624,000 in the form of the Historic
19 Preservation Restoration and Rehabilitation
20 forgivable loan, the HPRR.

21 The code compliance forgivable loan
22 request is \$414,050. And there's a DPRP,
23 deferred principal loan, of \$498,142.

24 All in, that amount represents 32 percent
25 of the total development cost estimate, which
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1 P R O C E E D I N G S
January 19, 2022 2:41 p.m.

2 - - -

3 THE CHAIRWOMAN: We're going to open the
4 Downtown Investment Authority meeting.

5 The first item of business is -- I need a
6 motion on the minutes from the last meeting.

7 BOARD MEMBER CITRANO: So moved.

8 BOARD MEMBER GIBBS: I'll second.

9 THE CHAIRWOMAN: Thank you.

10 Does anyone have any comments or revisions
11 to the minutes?

12 BOARD MEMBERS: (No response.)

13 THE CHAIRWOMAN: Seeing none, I'll do a
14 voice vote.

15 All in favor of approving the minutes as
16 distributed, say aye.

17 BOARD MEMBERS: Aye.

18 THE CHAIRWOMAN: Any opposed?

19 BOARD MEMBERS: (No response.)

20 THE CHAIRWOMAN: Motion carries. The
21 minutes are approved.

22 We'll move to Resolution 2022-01-01, 323
23 East Bay Street.

24 Mr. Kelley, I think you have this one.

25 MR. KELLEY: Thank you, Madam Chair.

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1 is just under \$4.8 million. The developer's
2 equity is shown to be \$732,000.

3 On the Exhibit A, term sheet, that was
4 distributed in a timely fashion, you see on the
5 second page -- or actually Page 4 of the
6 resolution, the second page of the term sheet
7 itself, the various funding categories. And so
8 these are the subject of minimums that are
9 established the way that we're approaching DPRP
10 now because the focus is on the historic
11 rehabilitation itself, more so than the
12 operations or the total development cost, such
13 as a REV Grant, et cetera.

14 So we are now focusing on the individual
15 funding categories, what you see in the center
16 of the page on Page 4 of the resolution as a
17 table. So these are the funding category
18 minimums that establish the funding requests
19 that I just went through.

20 The developer will be able to -- will
21 target these amounts. And should any amount
22 fall 10 percent or more below these minimums,
23 then funding under that category would be
24 deemed ineligible.

25 So the effect is, we are putting in place
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1 steps to ensure that at the end of the day we
2 get what it is that we underwrote towards in
3 terms of the redevelopment -- I'm sorry, the
4 rehabilitation activity of the historic
5 property.

6 We still have the minimums in place for
7 total development costs, equity, et cetera, per
8 traditional, but we just wanted to make sure
9 that the board is aware of how we're
10 approaching these from a structural
11 perspective.

12 To the property itself, the building is a
13 historic two-story building. It's got a
14 basement. It was built in 1907. It consists
15 of approximately 15,759 square feet. The
16 basement is a critical component of the work
17 being done here. Obviously, it supports the
18 whole building. It's been seeping water, so
19 they've got to dry it out and reshore up that
20 basement and install new elevators and other
21 work for ADA compliance and preparing it for
22 tenancy.

23 So 10,000 square feet of the building will
24 be constructed for shell space, for tenancy,
25 that is anticipated to be with a related

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1 entity, where the related entity -- this is an
2 arm's length lease with a related entity at
3 approximately \$24 a square foot. And that
4 related entity, you will see, did come back for
5 a FAB-REP, so there will be no duplication of
6 costs.

7 We've gone through the construction budget
8 line item by line item to exclude anything that
9 might be considered a tenant improvement and we
10 will consider that under a separate application
11 for a FAB-REP probably at your next board
12 meeting or -- February or March board meeting.

13 That operator -- the building is being
14 constructed or redeveloped and positioned to be
15 a live music performance hall, a two-story live
16 music performance hall on Bay Street. So
17 without getting too far into that tenant
18 activity, that's very much in line with the
19 type of activity we're hoping to see along
20 Bay Street.

21 The building itself achieved its landmark
22 status in June of 2021. The Historic
23 Preservation section has provided its
24 conditional approval of the work that's being
25 performed. That is outlined in the staff

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1 report that was distributed to you just today.
2 It's rather detailed, but the -- it certainly
3 is a condition of funding. These are -- all of
4 these conditions must have been met and -- in
5 addition to DDRB approvals, which they have
6 also received as well.

7 So with that said, I'm happy to answer any
8 questions, particularly given that you are just
9 now seeing and hearing about the staff report
10 on this one.

11 THE CHAIRWOMAN: Thank you.

12 I'll open it up for board questions,
13 starting with Mr. Ward.

14 BOARD MEMBER WARD: Nothing from me.
15 Thank you.

16 THE CHAIRWOMAN: Mr. Barakat.

17 BOARD MEMBER BARAKAT: So the -- the
18 tenant -- or the owner is leasing this through
19 a related entity, so there's a connection
20 between the owner and the proposed tenant. And
21 the tenant's use would be a bar or nightclub;
22 is that correct?

23 MR. KELLEY: Through the Chair to
24 Mr. Barakat, that's correct. It will be a live
25 music performance venue, bar-type of setup,

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1 yes, two stories.

2 BOARD MEMBER BARAKAT: And the existing
3 conditions in the building, were they recently
4 occupied or has there been any recent
5 investment in the building to your knowledge?

6 MR. KELLEY: To my knowledge, the building
7 is in a great state of disrepair. Mr. Diebenow
8 represents the developer and he may be able to
9 provide more specifics.

10 (Mr. Diebenow approaches the podium.)

11 MR. DIEBENOW: Thank you, Mr. Chair.

12 THE CHAIRWOMAN: You have to press the
13 button. And your name, please.

14 MR. DIEBENOW: Steve Diebenow, 1
15 Independent Drive, Suite 1200.

16 And I'm here on behalf of the applicant.
17 Online, on the Zoom call, is Eric Fuller, who's
18 the managing partner for this venture, as well
19 as his general contractor/consultant, ShayCore.
20 And then the architect is JAA.

21 For my (audio malfunction), it's basically
22 a vacant shell. All of the mechanical is --
23 part of it's in place but completely
24 inoperable. Walls are stripped bare. Interior
25 walls are gone. Floors are, obviously,

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1 available to walk on. No elevator service that
2 you could have members of the public there. I
3 would characterize it as -- in a great state of
4 disrepair.

5 Eric or Dave, I don't know if you guys
6 want to add any color to that -- or,
7 Mr. Barakat, if that's satisfactory.

8 BOARD MEMBER BARAKAT: I think that's
9 satisfactory. Thank you.

10 So I think the -- it sounds like, based on
11 the criteria and the work done, that this is
12 warranted, but we keep having, I think, this
13 recurring theme about, why does the owner need
14 this amount of help. And when this owner is
15 done -- and they're going to be in this
16 building for over \$300 a square foot, based on
17 what they paid for it, which is, I think,
18 according to what I saw, about \$120 a square
19 foot.

20 So, you know, again, we need to be very
21 careful about not -- and I'm not going to kind
22 of accuse the applicant of this, but not
23 bailing out those that overpay for properties.
24 So paying for -- spending \$120 a foot on a
25 building that is in extraordinary disrepair or

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1 very dated, to me, sounds like they overpaid
2 for the property.

3 So I think -- the last thing we need is
4 incentives -- the marketplace to understand,
5 you can overpay for a property because the City
6 will bail you out through these incentive
7 plans. And that's not why we're here, so --

8 I guess I'm going to vote for this because
9 I'm sympathetic to what the ownership is doing
10 here and it is the right use for Bay Street,
11 but I guess just a message to staff, we need to
12 make sure this is not happening. And I'm going
13 to have a -- just having a hard time
14 understanding why somebody thinks this is worth
15 \$120 a foot.

16 So I think -- I believe our chair,
17 Mr. Gillam, brought this up several times. I
18 think he's on the same page, but I just wanted
19 to voice that concern.

20 Maybe, Mr. Kelley, you have a different
21 opinion of the situation, but that's my
22 observation as someone who's involved in a lot
23 of transactions downtown.

24 Thank you, Madam Chairwoman.

25 THE CHAIRWOMAN: Mr. Gibbs.

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1 BOARD MEMBER GIBBS: There's a typo in the
2 fourth line of the resolution, I think. The
3 address is -- it says building located at 33
4 East Bay. Is it 323 East Bay?

5 MR. KELLEY: Through the Chair to
6 Mr. Gibbs, thank you, sir. That is correct.
7 It is 323 East Bay Street.

8 BOARD MEMBER GIBBS: I'll vote in favor
9 because of the historic preservation and
10 restoration of this particular building and
11 because of the vote that we had earlier.

12 The project really will be a catalyst for
13 East Bay Street, I think. And because of that
14 will probably be inundated with additional
15 projects that will come to the board, and
16 that's what we would like to see.

17 Thank you.

18 THE CHAIRWOMAN: Thank you.

19 Mr. Citrano.

20 BOARD MEMBER CITRANO: Just to address
21 Mr. Barakat's comments, I think the -- I think
22 the question is, does the availability of
23 incentives drive up the price or market value
24 of buildings in downtown. I'm not sure it's a
25 question of did somebody overpay or not, but

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1 that aside, I -- I'm in favor of this.

2 My question to Mr. Kelley is -- you had
3 mentioned that the -- the tenant, which is
4 affiliated, is going to come back for its own
5 incentive request --

6 MR. KELLEY: (Nods head.)

7 BOARD MEMBER CITRANO: -- at some point?

8 Is this property -- and I know we talked
9 about expanding the zone for those that are
10 eligible for that incentive. Does this fit in
11 that -- in the new area that we're talking
12 about?

13 MR. KELLEY: Through the Chair to
14 Mr. Citrano, yes. This property is actually
15 right in the heart of the Elbow District, so
16 this is in the same line of properties where
17 there's already nightclub activity. So it's
18 fitting with the nature of the businesses that
19 are there. It's immediately adjacent to Olio.
20 And the Churchwell Lofts, I believe, is
21 adjacent to it as well. So it's almost
22 directly across the street from the new
23 Hardwick property voted on previously.

24 BOARD MEMBER CITRANO: So just going
25 back -- and I don't -- I'm not disagreeing with

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1 anybody, but I -- I'm not sure how you make a
2 determination of overpaying versus does the
3 incentive increase value. I don't have an
4 answer for that except it is -- would be an
5 interesting discussion to have.

6 I am very encouraged even though the
7 request is not coming before us today. We got
8 off to a pretty decent start with these retail
9 incentives and then COVID hit, so -- I'm just
10 going to make a comment today. I'm encouraged
11 that we have one coming down the pike,
12 hopefully soon, and I think that is critically
13 important with everything else that we are
14 doing downtown, so I'm in favor of it.

15 THE CHAIRWOMAN: Thank you.

16 Mr. Froats.

17 BOARD MEMBER FROATS: Question to
18 Mr. Kelley. So this program is -- an incentive
19 here is the regular program, you've just
20 fine-tuned the program a little bit based on
21 the funding categories; is that correct?

22 MR. KELLEY: Through the Chair to
23 Mr. Froats, yes, sir. We did, just to place
24 more focus specifically on the construction
25 elements of the -- the rehabilitation of the

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1 program -- of the building.

2 BOARD MEMBER FROATS: I think that's a
3 good move. When did we implement this
4 particular program?

5 MS. BOYER: I believe it was the fall of
6 2020, October, maybe November, when it was
7 actually adopted by City Council. And we have
8 seen a lot of applications since then.

9 BOARD MEMBER FROATS: And I couldn't
10 remember the exact date, but it's fairly new.

11 And so I think any incentive that you have
12 that's new and that we created -- obviously,
13 this is successful. We have had a lot of
14 applicants and we funded a lot of these. So
15 it's fairly new, so I like that you're
16 fine-tuning it. And to Mr. Barkat's point,
17 maybe that's another fine-tune move that we
18 have to make, is looking at the implication it
19 has on the costs.

20 I think incentives do drive up pricing a
21 little bit. I think River City might be an
22 example of that. It just happens. And, you
23 know, to the extent we can get -- and fine-tune
24 that a little bit, then I would encourage you
25 to kind of look at different ways to do that.

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1 Do we know how much -- how much total
2 funds we've had for this program since we
3 implemented it?

4 MS. BOYER: I can't give you an exact
5 dollar value; however, I did a presentation
6 recently where I was talking about the
7 aggregate amount under the DPRP and it was in
8 the vicinity of \$40 million.

9 BOARD MEMBER FROATS: And that's a big
10 number, but that's what the City wanted. The
11 City wanted to stop tearing down historical
12 buildings and spend the money to go ahead and
13 rehabilitate these, and that's what this
14 program is doing. It's costly, but it's
15 working and that was the direction we wanted to
16 go.

17 But it is working, so I think it's a great
18 thing for downtown. And, obviously, this
19 program is successful and I'd just like to see
20 maybe -- continue to fine-tune it.

21 Thanks.

22 THE CHAIRWOMAN: Thank you.

23 Mr Gillam.

24 BOARD MEMBER GILLAM: So thank you.

25 And I do have a few more things to say on

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1 this particular topic, as Mr. Barakat
2 predicted.

3 You know, I'm very much in favor of this
4 project and I would support it if I was there
5 and vote for it, so -- but this is a generic
6 comment about -- on a go-forward basis and
7 fine-tuning, as Mr. Froats referred to it.

8 You know, the point of this program is to
9 put money in a developer's hands to help them
10 renovate a historical building. It is not
11 meant to put money into a dilapidated building
12 on (audio malfunction). And I would like to
13 see a closer eye given to fine-tuning such that
14 we're helping the developers to actually
15 improve the property and not giving money to a
16 squatter, a property owner who is not
17 maintaining their property and -- you know, and
18 just looking to sell it and take our incentive
19 money -- you know, increase the value of their
20 property and take our incentive money for
21 themselves, so I'm very concerned about that.

22 There's going to come a time where I'm
23 going to vote against one of these projects to
24 show you my commitment to this point.

25 Thank you.

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1 THE CHAIRWOMAN: Thank you.
 2 Mr. Adams.
 3 BOARD MEMBER ADAMS: I echo Braxton's
 4 comments, but other than that, nothing further.
 5 THE CHAIRWOMAN: All right. Thank you.
 6 If I don't have any other comments, I'll
 7 be looking for a motion on Resolution
 8 2022-01-01, 323 East Bay Street.
 9 BOARD MEMBER CITRANO: I'll move to
 10 approve.
 11 BOARD MEMBER GIBBS: I'll second.
 12 THE CHAIRWOMAN: Thank you.
 13 We have a motion and a second. We can
 14 proceed to a vote. I think we've had enough
 15 conversation.
 16 Let's start with Mr. Ward.
 17 BOARD MEMBER WARD: In favor.
 18 THE CHAIRWOMAN: Mr. Barakat.
 19 BOARD MEMBER BARAKAT: I reluctantly
 20 approve.
 21 THE CHAIRWOMAN: Mr. Gibbs.
 22 BOARD MEMBER GIBBS: I'm in favor.
 23 THE CHAIRWOMAN: Mr. Citrano.
 24 BOARD MEMBER CITRANO: I'm in favor.
 25 THE CHAIRWOMAN: Mr. Froats.

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1 BOARD MEMBER FROATS: In favor.
 2 THE CHAIRWOMAN: And I also am in favor.
 3 Motion carries unanimously.
 4 Thank you.
 5 Our last resolution of the day for the
 6 Downtown Investment Authority is -- I believe
 7 it's the last one -- 2022-01-07, Ordinance
 8 2021-0821.
 9 Mr. Parola.
 10 MR. PAROLA: Thank you.
 11 Resolution 2022-01-07, this relates to
 12 2021-0821. This is an ordinance that was
 13 sponsored by the Northbank councilperson, so
 14 Councilman Gaffney, at the request of -- I
 15 think Steve Diebenow is still here in the
 16 audience -- Steve Diebenow.
 17 What the legislation seeks to do in its
 18 current form is to allow by exception -- so, in
 19 other words, not by right; and I'll get into
 20 that in a moment -- personal property storage
 21 facilities which already have some performance
 22 standards that they have to meet in the
 23 ordinance code for design and ground floor
 24 activation and the like.

So, currently, they're permitted by
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1 exception in the Brooklyn and LaVilla districts
 2 or neighborhoods. What "by exception" means is
 3 you can't, by right -- in other words, you own
 4 a piece of property. You can automatically put
 5 in a property -- personal property storage
 6 facility. An exception means you have to meet
 7 nine additional criteria. There's nine
 8 additional criteria that go to the Downtown
 9 Development Review Board in a quasi-judicial
 10 setting. So they sit as the Planning
 11 Commission for want of a better term for
 12 hearing those items. Once they are presumably
 13 granted an exception, they then go through the
 14 standard Downtown Development Review Board
 15 design guideline review.
 16 When this was presented to staff, our
 17 initial -- and we still maintain it, that the
 18 ordinance code got it right the first time. So
 19 we don't really see a need to change it. And
 20 remember, the ordinance code isn't going back
 21 ten or fifteen years, we're going back three
 22 years. So it's not an antiquated position we
 23 took in the beginning and we don't feel it's
 24 antiquated now.

That said, changes to the Zoning Code
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1 follow a rather peculiar path. They go to the
 2 Downtown Development Review Board, who then
 3 forwards a recommendation to the Downtown
 4 Investment Authority, who then forwards their
 5 recommendation on to City Council. Parallel to
 6 that, you have the Planning Commission. The
 7 Planning Commission is provided a staff report
 8 by the Planning Department and they take
 9 action.
 10 So the Land Use and Zoning Committee and
 11 ultimately City Council are going to see three
 12 different recommendations coming from three
 13 different areas. Downtown Development Review
 14 Board through DIA, that's -- that process makes
 15 sense. You're both -- you both touch this
 16 particular section of it. The Planning
 17 Commission, whether or not it makes sense or
 18 not, it's kind of moot at this point until the
 19 ordinance code is changed, they still provide a
 20 recommendation.

So I say all that because in our staff
 report to the Downtown Development Review Board
 we said, well, we don't think you should change
 it. But if you do, do X, Y and Z. After
 consideration, they passed a recommendation on
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1 to you for consideration saying that the
2 legislation should get adopted, but it should
3 get adopted with four -- I believe it's four
4 conditions. And I don't want to belabor them,
5 but I would like to talk about them so you can
6 kind of get DDRB's mindset.

7 These are also, by the way, in the -- in
8 your agenda packet.

9 Recommendation 1, there was a
10 strike-through and underline in Section
11 656.361 -- whatever -- that said no more than
12 25 percent of the ground floor building facade
13 facing -- and the ordinance code currently says
14 "public street," but the change was to "road
15 classified as a minor arterial or higher," and
16 then "may be," the existing language wrapped
17 with and now replaced with "occupied or rental
18 and management office associated with the
19 self-storage facility."

20 I think the unintended consequence about
21 that strike-through and underline is that it
22 would say, if you're in the Cathedral District
23 and you're on a local street and -- you know,
24 Ocean Street, and Ocean Street being the
25 heavily populated one, we're going to make you

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1 the facility is part be dedicated to uses
2 unrelated to the storage facility; or,
3 conversely, at least 10 percent of the total
4 building area be ground floor or street
5 frontage, retail or restaurant.

6 So let me give you a little bit of insight
7 to the 20 percent versus 10 percent. We know
8 we wanted a mixed-use building. If you have a
9 mixed-use building and your mix of uses happens
10 to be office, you're going to generate so many
11 trips, according to the ITE transportation
12 code. If you take and put ground-floor
13 restaurant or retail, you're going to generate
14 those same amount of trips.

15 So what we're saying is, if you want to go
16 down to 10 percent, if you don't feel like
17 mixing with office, if that's not in your
18 business plan, then you're going to take
19 10 percent of the total building square footage
20 and make it ground floor retail because we're
21 looking for something substantive on the
22 ground.

23 Finally, in those exact same districts,
24 the granting of an exception is predicated on
25 that particular developer, that particular

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1 stick a rental office on the local streets, so
2 right across from somebody's home, or
3 conceivably.

4 We think that's an unintended consequence,
5 so we would just like to keep the ordinance
6 code as is. We think we got it right.

7 Give me one second here. Sorry about
8 that. I just needed to turn the page over.

9 Recommendation Number 2. So in the
10 Cathedral District, LaVilla, Brooklyn,
11 Riverside, Church, Central Core, Southbank, and
12 Sports and Entertainment District, so that's
13 essentially all the districts except for the
14 working waterfront, which is all industrial, we
15 said that requiring -- these facilities
16 incorporate a mixed-use building that includes
17 ground-floor retail or restaurant uses
18 unrelated to the facility.

19 So what we're saying is, we all want
20 ground-floor activation, retail and restaurant
21 on the bottom.

22 Companion to that, in those exact same
23 districts, so all the neighborhoods with the
24 exception of working waterfront, that at least
25 20 percent of the total building area in which

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1 building meeting all of the design guidelines,
2 so what's being adopted or what is adopted in
3 our BID and CRA plan, as well as public and
4 private realm regulations in our Zoning Code
5 without the grant of a deviation.

6 So this is essentially what DDRB was
7 saying, is they want a design requirement that
8 has such a high bar that you have to jump
9 through a lot of hoops if you want to deviate
10 from it. So each facility will be looked at
11 through the lens of any other office or
12 residential building. It's not going to be
13 your parents' storage facility.

14 So I know that was long-winded. Thank you
15 for letting me explain it. That's their
16 position. Again, they look at it through a
17 lens of zoning and what they do in life. And
18 what they do in life is somewhat separate from
19 what you all do in life; you look at highest
20 and best and all that other kind of thing.

21 So thank you for your indulgence.

22 THE CHAIRWOMAN: Thank you.

23 I was going to open it up to board
24 comments, but I see Mr. Diebenow at the podium.

25 Would you like to address the board?

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1 MR. DIEBENOW: Madam Chair, if it's
 2 okay -- again, this is Steve Diebenow,
 3 1 Independent Drive, Suite 1200.
 4 I know that we're not formally an
 5 applicant. At DDRB, they allowed me to speak
 6 for -- as if it was public comment, if that
 7 would be okay with you. I just wanted to give
 8 a little background on this.
 9 THE CHAIRWOMAN: Okay.
 10 MR. DIEBENOW: Thank you.
 11 So the real question is why -- why is this
 12 request coming up and what was the -- what was
 13 the factor that precipitated the request for
 14 the change in the code.
 15 As Mr. Parola mentioned, the code has been
 16 in place for quite sometime with regard to
 17 self-storage. This isn't a vote on a specific
 18 site. This isn't a vote to allow this by
 19 right. What this is, instead, is -- if this is
 20 approved at City Council, it will give us the
 21 opportunity to make an application for a zoning
 22 exception and make an application in front of
 23 DDRB to show that we meet the architectural
 24 review guidelines.
 25 But the reason for it is that -- in our
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1 downtown we've had a tremendous amount of
 2 growth in multifamily and for rental units.
 3 And specifically on the Southbank, my client
 4 conducted a market study and found that on the
 5 Southbank of downtown that we are between 30
 6 and 35 percent below the average for the MSA on
 7 the amount of square footage of self-storage
 8 per capita. And so that's really the driver,
 9 is that we are 30 to 35 percent below the
 10 average for the MSA on self-storage per capita,
 11 per person.
 12 And as a result, there's a need. And as
 13 we spoke with owners of condos, as we spoke
 14 with owners of multifamily buildings, they also
 15 concurred that there would be a need. And as a
 16 result, that -- that's where the request came
 17 from.
 18 Thank you for the opportunity. We're
 19 happy to answer questions.
 20 I think the changes that DDRB made were
 21 great and we would certainly support them and
 22 ask you to do the same.
 23 THE CHAIRWOMAN: Thank you.
 24 I'll bring it back to the board, starting
 25 with Mr. Ward.
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1 BOARD MEMBER WARD: I don't think at this
 2 time I have any questions. I may later.
 3 THE CHAIRWOMAN: Mr. Barakat.
 4 BOARD MEMBER BARAKAT: Yeah, I will not be
 5 voting in favor of this. I appreciate DDRB's
 6 hard work in trying to make a use that can be
 7 very unattractive as attractive as possible.
 8 I think our lens is not only the design of
 9 these buildings, but really the use. And mini
 10 storage facilities are somewhat like parking
 11 lots. The only difference is parking lots are
 12 a necessary evil, and so we try to make them
 13 look as good as possible, but we don't
 14 (inaudible) -- I said parking lots. I meant
 15 parking garages. We're not really crazy about
 16 them or their development downtown.
 17 I would maybe consider this if there was a
 18 line drawn where this would be permitted only
 19 in the extreme exterior boundaries of our
 20 downtown, but I don't think that there's any
 21 prohibition of this happening in any part of
 22 downtown. And I just think it's poorly
 23 (inaudible).
 24 And if the developers have determined that
 25 there is a high demand for this that's not
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1 being met -- if none of them can develop in
 2 downtown and it's a level playing field and --
 3 they can all find sites just outside our
 4 downtown and serve our residential base. So
 5 there's plenty of vacant land surrounding
 6 downtown Jacksonville, but I think it would be
 7 more conducive to this type of use. And I'm
 8 not convinced it should be inside of our
 9 downtown unless, again, we were to draw a very
 10 exterior boundary. I think the code got it
 11 right the first time. I don't think we need to
 12 change it.
 13 Thank you.
 14 THE CHAIRWOMAN: Thank you.
 15 Mr. Gibbs.
 16 BOARD MEMBER GIBBS: I'm concerned about
 17 the need. As we continue to develop downtown,
 18 young people will come into downtown. And do
 19 young people need storage facilities or do
 20 families need storage facilities? That's my
 21 question.
 22 MS. BOYER: Through the Chair, I'll take a
 23 shot in answering that. And I would say
 24 probably both, depending on the size of the
 25 units you're looking at. When you have young
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1 people renting studio units, they often have
2 storage facilities for extra sporting goods and
3 things of that nature that, you know, just
4 aren't easy to store in their studio unit. And
5 certainly families have them as well.

6 I will say, in response to Mr. Barakat's
7 comment, when the zoning overlay was adopted
8 just in 2019, the -- we spent some time
9 thinking about this. There are criteria and --
10 for example, the Southbank district does not
11 allow the use by exception because of the fact
12 that immediately outside the boundary of the
13 Southbank district there are numerous
14 properties that are properly zoned to allow
15 self-storage right now.

16 So if you think about heading down Kings,
17 there are many lots that would be appropriate
18 for redevelopment in that capacity as it
19 exists, so we didn't feel that it was an
20 impairment or an impediment for residential
21 development to have that -- to have that
22 outside the boundary.

23 I lost my microphone.

24 THE CHAIRWOMAN: Mr. Citrano.

25 BOARD MEMBER CITRANO: For clarification,
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1 single biggest issue, potential concern. I
2 mean, I think it's -- it's good that we have
3 this mixed-use component that you have to
4 adhere to, but ultimately what is it going to
5 look like -- where is the site, and what is it
6 going to look like, and -- and so there's --
7 that's a concern of mine.

8 THE CHAIRWOMAN: Thank you.

9 Mr. Froats.

10 BOARD MEMBER FROATS: So Ms. Boyer --
11 question to Ms. Boyer. So when we first spoke
12 about this, the original concern was, if we --
13 originally, if we allowed it, anybody could
14 come in and -- they buy the land and they can
15 just develop it, if this was approved. But now
16 I understand this has changed to where now the
17 design of the building has to be approved; is
18 that correct?

19 MS. BOYER: Through the Chair to
20 Mr. Froats, so the design of the building
21 always had to be approved by DDRB, but the
22 question is, what parameters DDRB has and how
23 much say they have in what it's going to look
24 like.

25 So they have five criteria that have been
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1 has this passed DDRB?

2 MR. PAROLA: Through the Chair, it passed
3 last Thursday through DDRB, and the memo that
4 accompanies the resolution is a reflection of
5 their action.

6 BOARD MEMBER CITRANO: And so they would
7 have final oversight over a specific design of
8 a facility no matter where it's located?

9 MR. PAROLA: Through the Chair, the -- so
10 in order to get the use, they would be the
11 hearing body that would grant a special
12 exception. An appeal of that would ultimately
13 go to City Council.

14 For the design, yes, they would be the
15 first hearing body and presumably the only
16 hearing body for the design, like anything else
17 that goes through downtown specifically, noting
18 that any appeal from the Downtown Development
19 Review Board goes to DIA for review and then
20 presumably could go to City Council at some
21 other time. I just wanted to procedurally
22 answer your question.

23 BOARD MEMBER CITRANO: Okay. Because, I
24 mean, in my opinion, that ultimately -- with
25 this product type, in our CRA area, that is the

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1 inserted here. There is certainly a
2 requirement that there be residential or retail
3 or other mixed office -- mixed use on the
4 ground floor and that some of that area be
5 activated.

6 Now, whether the form of the transparency
7 in the windows make it look like an office
8 building or look like a residential building or
9 not, I'm not sure they have the authority to
10 say no if it doesn't, if it looks more like a
11 self-storage facility, because I'm not seeing
12 anything -- Mr. Parola may know something in
13 the language in the exception provisions that
14 gives them some authority to object, but,
15 obviously, typical self-storage has its own
16 aesthetic, has its own appearance. We have
17 seen renderings of self-storage that look very
18 different than that, but whether or not we
19 have, now, in this, the authority to require
20 that type of architecture, I do not know.

21 MR. PAROLA: Through the Chair, I think I
22 would respond this way: What DDRB passed out
23 said you have to meet not only the ordinance
24 code but the design guidelines. So they have
25 to meet those without a deviation. So to the

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1 extent that the DDRB has an ability to approve
2 a self-storage unit that looks like an office
3 building, the converse would be true, you know,
4 then they would be able to approve an office
5 building that looks like a self-storage
6 facility.

7 And the reason I say that is because they
8 all have to meet the exact same requirements,
9 they all have to meet the exact same design
10 guidelines, with the added requirement that
11 self-storage facilities cannot deviate from
12 those requirements if they want an exception to
13 be located within downtown.

14 So I hope I answered your question.

15 BOARD MEMBER FROATS: I'm not a hundred
16 percent sure, so let me ask you another
17 question. Do they have to go through Planning
18 Commission or do they have to go through any
19 kind of public hearing when they present this
20 project?

21 MR. PAROLA: Through the Chair, yes, they
22 do. They have to go through the special
23 exception process, which has nine criteria. I
24 believe the -- my staff memo here identifies
25 those nine criteria. The body they will hear

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1 that in front of is the Downtown Development
2 Review Board. They sit as the Planning
3 Commission for downtown. They sit in a
4 quasi-judicial fashion. So this is just like
5 any other rezoning or zoning matter.

6 So there's two layers that they're going
7 to have to -- that a self-storage gets reviewed
8 for: One, to meet those nine criteria; and
9 two, whether or not they meet the downtown
10 development design standards.

11 BOARD MEMBER FROATS: So if they meet all
12 of those, technically, they can -- they have to
13 be approved?

14 MR. PAROLA: Through the Chair, true.

15 BOARD MEMBER FROATS: So it's not an
16 opportunity for that board to decline a project
17 because they're not happy with the total design
18 of it?

19 MR. PAROLA: Through the Chair, I think
20 that's a true statement. But, conversely, they
21 cannot grant a deviation from any of the
22 standards simply because they become enamored
23 with the project.

24 BOARD MEMBER FROATS: I think there's a
25 need, potentially. I mean, I see it. There is

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1 one in Brooklyn that I pass by. I think we
2 have a couple of others, don't we? One or two?

3 MS. BOYER: (Nods head.)

4 BOARD MEMBER FROATS: None on the
5 Southbank?

6 MS. BOYER: There is not a self-storage
7 facility within the Southbank district of
8 downtown. There are a number of facilities
9 nearby, one on Philips Highway, just beyond
10 Atlantic Boulevard. I mean, there are others.

11 BOARD MEMBER FROATS: I mean, I would be
12 in favor if it had to go through some sort of
13 public hearing and with the ability for that
14 board to decline a project because it didn't
15 meet the certain standards, not just check the
16 boxes, but also --

17 So I wasn't -- Mr. Diebenow did contact me
18 about the project, and it sounds like his
19 particular project has been approved by the
20 historic district or --

21 MR. DIEBENOW: No. No. Madam Chair, if
22 it's all right --

23 No, what I -- again, the site that we
24 talked about, we spoke with neighborhood
25 organizations at the request of the

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1 councilwoman. Nobody took any votes, nobody
2 approved anything, so -- we haven't done
3 anything other than have community meetings
4 about a particular location.

5 But there would be a public hearing and
6 the public hearing would be in front of the
7 DDRB and we would have to meet the criteria
8 that are up on the board, the nine criteria
9 that are there. Plus, we'd have to meet the
10 architectural review, just like any other
11 project. And so if we didn't meet the facade
12 requirements or we didn't meet the setback
13 requirements or we didn't meet the public realm
14 width of the sidewalks or trash cans or benches
15 or landscaping, then we wouldn't be approved.

16 There's lots of reasons. There's nine
17 reasons up there that they could not approve
18 us, plus however many criteria there are in the
19 public and private realm. So there are hurdles
20 that have to be, you know, crossed in order to
21 get approved.

22 And I -- what I don't -- everyone keeps
23 talking about self-storage, which is the main
24 use and the driver, but I don't want to lose
25 sight of the fact that not only are the

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1 requirements in the code already for a zoning
2 exception, but also the requirements added by
3 DDRB require full activation of the ground
4 floor. And Mr. Parola did a great job
5 outlining that, but 20 percent mixed use
6 throughout the building or 10 percent ground
7 floor -- 10 percent of the entire building on
8 the ground floor being retail and restaurants.

9 So from our perspective, the DIA and the
10 DDRB did exactly what they want, which is
11 ground-level activation, plus they get a use
12 that generates property taxes and isn't a big
13 driver of tax -- of traffic or a big driver of
14 the use of services, that being the
15 self-storage above.

16 Anyway, I know that's a long-winded
17 answer, but there's lots of reasons to get
18 denied.

19 BOARD MEMBER FROATS: So my point being
20 that you're going through a lot of effort to
21 make sure that everybody's going to be happy
22 with the project. My concern is the next
23 applicant. And if they come in and they check
24 all the boxes, yet the building just
25 aesthetically does not look good and the

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1 citizens in that community do not want it --
2 I'd like there to be an opportunity -- I
3 would be in favor of this if there's an
4 opportunity for a board to decline a project
5 for whatever reason, because of the aesthetics
6 of the building, so --

7 One other thing I think that would be
8 important to add to this would be some sort of
9 restriction as far as how many of these would
10 be allowed within a certain radius. We don't
11 want to see ten of them side by side. I'm not
12 trying to create that, so -- I think that would
13 be a good addition.

14 Thank you.

15 THE CHAIRWOMAN: Mr. Gillam, any comments?

16 BOARD MEMBER GILLAM: (No response.)

17 THE CHAIRWOMAN: Mr. Gillam may not be
18 with us.

19 Mr. Adams, are you still there?

20 BOARD MEMBER ADAMS: I am.

21 While I think Mr. Froats' proposals and
22 additions are certainly good ideas, I find
23 myself with Mr. Barakat on this one. I think
24 this is just a bad idea, bad land use. There's
25 plenty of other available locations approximate

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1 to downtown. It's just not a good use of land.

2 So those are my thoughts.

3 THE CHAIRWOMAN: All right. Thank you.

4 Mr. Gillam, did you come back online?

5 MS. MEZINI: He's no longer online.

6 THE CHAIRWOMAN: Thank you for the
7 comments. And I'm going to echo what
8 Mr. Barakat said. I think the ordinance code
9 that we worked on in 2019 addresses
10 self-storage/land use as one that was not
11 particularly desirable within our CRA, while --
12 could be adjacent to the CRA boundaries, that
13 it's not a use that we should be advocating in
14 our downtown area. So that's my position.

15 So with that, if there's no more comments,
16 I'll look for a motion and a second from
17 someone.

18 BOARD MEMBER BARAKAT: Ms. Chairwoman,
19 could I make one more comment?

20 THE CHAIRWOMAN: You may.

21 BOARD MEMBER BARAKAT: We are -- we keep
22 hearing in the brokerage community that certain
23 multifamily and some -- to some respects retail
24 developers -- they're really multifamily
25 developers -- are having a hard time finding

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1 prime sites or good sites in our downtown. And
2 that wasn't even the case when this overlay was
3 written two or three years ago.

4 So I think another perspective we need to
5 think about is do we want more competition for
6 this kind of use, potentially (inaudible) uses
7 we think are more in line with our CRA goals
8 and objectives.

9 THE CHAIRWOMAN: All right. Thank you.

10 BOARD MEMBER CITRANO: Can I make a
11 comment?

12 THE CHAIRWOMAN: Yes, you may.

13 BOARD MEMBER CITRANO: I think that every
14 neighborhood, including downtown, has a need.
15 And, you know, I think storage facilities are
16 needed, especially as we continue to add
17 multifamily units. So I disagree that we
18 should just take this approach that it's not
19 needed.

20 I go back to, do we have a proper set of
21 standards so that when they are developed, that
22 they meet a certain design threshold so that
23 they're not offensive to -- you know, in
24 appearance and won't look like a parking
25 garage, they don't look like a tilt wall, a

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1 five-story warehouse.
 2 And so I think excluding it just because
 3 it's aesthetically not the most sightly product
 4 type is -- over the long hall, as we continue
 5 to add residential housing, would be a
 6 short-sighted path to take here.
 7 And so I -- I'm not against this. I kind
 8 of, to Mr. Froats' point, would want assurance
 9 that a body or multiple bodies has the ability
 10 to approve the design so that it is consistent
 11 aesthetically with what we want in our
 12 community.
 13 MS. BOYER: To the Chair, based on the
 14 dialogue I am hearing among the board members,
 15 I have a question for Mr. Parola and then one
 16 for Mr. Diebenow.
 17 So, Mr. Parola, which districts or
 18 neighborhoods within downtown already allow
 19 self-storage as a permitted use by exception
 20 with certain guidelines?
 21 MR. PAROLA: Sure. Through the Chair,
 22 LaVilla and Brooklyn are the two districts.
 23 MS. BOYER: So currently they are
 24 permitted in LaVilla and Brooklyn but not
 25 permitted in the Southbank, Cathedral, or
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1 THE CHAIRWOMAN: Thank you.
 2 BOARD MEMBER WARD: Madam Chair, I guess
 3 just to -- I think Mr. Barakat touched on this
 4 a little bit. I guess the question that I'm
 5 mulling over in my head -- and Mr. Citrano
 6 brought this up and I agree with him. I don't
 7 think there's any argument about demand and the
 8 need for it, especially with more multifamily
 9 coming in, hopefully, rapidly and consistently
 10 and with some density, so I think the demand is
 11 there.
 12 I do think that some of the -- the
 13 Cathedral District and some of those other
 14 areas that you were just talking about where
 15 this is being extended into as a permitted
 16 use -- is it a permitted use with exception is
 17 what we're still getting at here with --
 18 MS. BOYER: (Nods head.)
 19 BOARD MEMBER WARD: Harkening back to my
 20 Planning Commission days, I drove past ten
 21 dilapidated lots, abandoned buildings, et
 22 cetera, that are outside of these districts
 23 that are still very much adjacent to downtown.
 24 And there's a whole stretch of areas between
 25 FSCJ, 95, over towards Springfield, you name
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1 Central Core or Sports and Entertainment. So
 2 this is extending that exception right to
 3 Cathedral, Central Core, Sports and
 4 Entertainment and Southbank.
 5 So my question for Mr. Diebenow is,
 6 without the board taking a vote yet, but
 7 hearing the sentiments of a number of board
 8 members -- I didn't know how you would feel
 9 about a deferral for a month and requesting a
 10 deferral at council to accompany it to allow us
 11 to perhaps work on some additional criteria
 12 that may address some of the board's concerns.
 13 I'm fine if you -- if that doesn't work
 14 for your client and you don't want to do that,
 15 but if you -- I did want to at least offer it
 16 because I've heard several comments from
 17 several -- I think several board members would
 18 not approve under any circumstance. I also
 19 heard comments from others that they didn't
 20 feel we were there yet in terms of the
 21 criteria.
 22 MR. DIEBENOW: Really appreciate the
 23 opportunity. We're happy to defer and work on
 24 additional criteria to address some of the
 25 concerns. That is not a problem at all.
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1 it, so --
 2 And I take no position because I do not
 3 know -- and I'm not looking at a zoning map --
 4 what the current rules and regulations are
 5 there. So I think that's the thing that I'm
 6 wrestling with is, are there other areas that
 7 help -- can help meet this need and demand that
 8 will continue but aren't in this specific
 9 corridor of the downtown area.
 10 THE CHAIRWOMAN: All right. Thank you.
 11 So I guess the question is the pleasure of
 12 the board, either a deferral or a vote on the
 13 current motion. So I'm going to query the
 14 board members.
 15 Mr. Froats.
 16 BOARD MEMBER FROATS: Well, it sounds like
 17 the applicant and Ms. Boyer maybe are
 18 discussing a deferral (audio malfunction).
 19 THE CHAIRWOMAN: Mr. Citrano.
 20 BOARD MEMBER CITRANO: So are we voting
 21 or --
 22 THE CHAIRWOMAN: No. We're taking a poll
 23 of the board to see if you're in favor of
 24 considering a deferral of this resolution or
 25 proceeding with a motion and a vote.
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1 BOARD MEMBER CITRANO: Based on the
2 discussion, I would be in favor of a deferral
3 between now and the time that we take it up
4 next -- maybe if we could have some visuals to
5 see what a typical facility might need to look
6 like, that would at least help me get my arms
7 around the overriding concern.

8 THE CHAIRWOMAN: Mr. Gibbs.

9 BOARD MEMBER GIBBS: I agree with
10 Mr. Citrano. I can't remember seeing a
11 self-storage unit that had a restaurant on the
12 ground floor, and that kind of visual may be
13 helpful to this board.

14 THE CHAIRWOMAN: Mr. Barakat.

15 BOARD MEMBER BARAKAT: In favor of
16 deferral.

17 THE CHAIRWOMAN: Mr. Ward.

18 BOARD MEMBER WARD: I'm also in favor of
19 deferral.

20 THE CHAIRWOMAN: All right. It sounds
21 like we have a deferral. Do we need to take a
22 vote on that or is that verbal sufficient?

23 MS. BOYER: I'll defer to Mr. Sawyer, but
24 I believe as Chair you have the authority to
25 defer.

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1 MR. SAWYER: (Nods head.)

2 MS. BOYER: And he is nodding.

3 MR. SAWYER: That's correct.

4 THE CHAIRWOMAN: All right. Then we're
5 going to defer Resolution 2022-01-07, Ordinance
6 2021-0821, until our next meeting or as such
7 time that we have more information.

8 And as far as my agenda, that concludes
9 our Downtown Investment Authority meeting.

10 Is there any new business?

11 (No response.)

12 THE CHAIRWOMAN: Seeing none, is there a
13 report from the chairwoman [sic]?

14 MS. BOYER: I have an update on a few
15 things and I'll try to be very quick for you.

16 So the contract with Perkins & Will for
17 the design of Riverfront Plaza has been signed.
18 We have had our first design charette meeting
19 with them. We have another scheduled for later
20 this week where they are bringing back some
21 additional information. So that is in process.

22 The Shipyards West park design, so this is
23 the replacement park for Kids Kampus, their RFP
24 closed today for the design firms at 2 o'clock.
25 So as soon as I leave here, I will get a list

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1 of how many people applied for that, and some
2 of us will be grading those over the weekend to
3 hopefully select a design firm to commence that
4 work very quickly.

5 We are looking at both the relocation of
6 the fire museum and the USS ORLECK's arrival in
7 that Shipyards West area. So getting this
8 design firm on board quickly so they can have
9 input on any kind of permanent facilities that
10 are going there and how we landscape and
11 incorporate all of that is an important
12 element.

13 The closing on One Riverside is set for
14 February 4th, and we are working with the
15 lawyers on both sides here to get everything
16 ready, and Public Works, to get everything
17 ready for the closing, but we are on track for
18 a February 1st closing and -- or February 4th
19 closing, and the City would then take ownership
20 of that parkland space and the area necessary
21 to open McCoy's Creek.

22 We have legislation pending before City
23 Council on the Porter mansion historic
24 renovation. And I can tell you that both the
25 Porter mansion and the Federal Reserve building

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1 are expected to be completed within the next
2 six months, so you will have your first two
3 historic renovations that are actually
4 complete.

5 On the flipside of that, I did enter into
6 another extension for I Life, who requested a
7 closing date extension, still within the time
8 frame that they have for permission to have
9 extensions.

10 On the Trio, you have read in the paper --
11 agreements have all been signed based on the
12 original development proposal that you
13 received. However, as you have read in the
14 paper, we've received information that the
15 Housing Authority has been approached and there
16 is a different design that has now been
17 conceptually approved by DDRB that would move
18 the residential to the Laura/Adams side of the
19 project and move the hotel to the Forsyth side
20 of the project, facing the new VyStar garage.

21 The design conceptual approval was granted
22 last Thursday. As far as approval of any
23 changes in the redevelopment agreement -- and
24 there will be changes that need to come back to
25 this board if the structure is as it was

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1 contemplated by the term sheet from the Housing
2 Authority.

3 We are waiting to see what action the
4 Housing Authority takes and what the specific
5 terms are because there's been some back and
6 forth about how exactly they would structure
7 it. And depending on that structure, it will
8 impact our ability to make the Historic
9 Preservation grants and how we document and
10 provide security for the City and for the
11 Housing Authority, depending on the ownership
12 of the parcels. So hopefully that won't take
13 too long and won't delay that project.

14 The Riverfront Plaza development pad, we
15 have started work on developing Notice of
16 Disposition criteria for that development pad.
17 And as you heard at the workshop meeting that
18 we had a week ago on the BID and CRA, we will
19 probably have -- yet to be scheduled, but
20 probably have at least one more workshop
21 meeting this month on that. And we may be
22 asking for an REPD meeting to begin discussion
23 of the disposition terms for the Riverfront
24 Plaza development pad.

25 So bear in mind what criteria were used on
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1 Mr. Froats made a request of staff to put
2 together an org chart -- an existing org chart
3 of staff and a recommended org chart of staff.
4 So I don't want that to fall through the
5 cracks. That is, in my opinion, critically
6 important.

7 MS. BOYER: Thank you.

8 I appreciate that, but he did give me a
9 pass on having it ready by today.

10 THE CHAIRWOMAN: And also our one-page --

11 BOARD MEMBER CITRANO: For the next
12 meeting.

13 THE CHAIRWOMAN: -- our one-page cheat
14 sheet on all of our incentive programs, we were
15 looking for that as well.

16 Does anyone else have a comment?

17 BOARD MEMBERS: (No response.)

18 THE CHAIRWOMAN: I would just like to say
19 congratulations on successfully negotiating the
20 transfer and the work on the -- getting the
21 Shipyards West into our public parkland and the
22 swap on that because I think that was critical.
23 I know that was a lot of work, good
24 negotiations, and I think it's a real
25 game-changer for our downtown, so

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1 the Ford on Bay site and how you think those
2 played out and what adjustments you would want
3 to see for the parcel that would be on
4 Independent Drive, adjacent to Main Street
5 Bridge and fronting on the park.

6 Finally, I want to point out that
7 Mr. Gordon had been in conversations with me.
8 We did not make it as a resolution for the
9 board today, but he is planning and booking
10 talent for the next Jax River Jams series. And
11 we will be requesting of you a contribution for
12 the programming of that. It was included in
13 our budget last year, so it is not beyond what
14 we were expecting in terms of the request, but
15 we'll have a resolution coming to you in
16 February, which I anticipate will be \$50,000 of
17 our Parks and Programming money on the
18 Northbank to support that initiative.

19 And that, I believe, is everything I have
20 on my list right now.

21 Thank you.

22 THE CHAIRWOMAN: Thank you.

23 I know Mr. Citrano has a comment.

24 BOARD MEMBER CITRANO: Just as a
25 follow-up, it was at our workshop last week.

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1 congratulations on that.

2 MS. BOYER: Thank you.

3 We're very close to having final
4 documentation approved and signed by DEP.
5 We're exchanging legal documents at this point.

6 THE CHAIRWOMAN: Well, no small effort.
7 And I think it goes a long way to show the
8 public what the commitment of the DIA and the
9 City is in activating our riverfront. I think
10 it's a great step, so thanks for your work.

11 If no one has any other comments, we're
12 going to stand adjourned.

13 (The foregoing proceedings were adjourned
14 at 3:39 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 30th day of January 2022.

16

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Diane M. Tropa
Florida Professional Reporter

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