

CITY OF JACKSONVILLE
DOWNTOWN INVESTMENT AUTHORITY
BOARD MEETING

Proceedings held on Wednesday, March 15, 2023,
commencing at 2:30 p.m., Jacksonville Public/Main
Library, Multipurpose Room, 303 North Laura Street,
Jacksonville, Florida, before Diane M. Tropa, FPR, a
Notary Public in and for the State of Florida at Large.

BOARD MEMBERS PRESENT:

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

ALSO PRESENT:

LORI BOYER, Chief Executive Officer.
GUY PAROLA, DIA, Operations Manager.
STEVE KELLEY, DIA, Director of Development.
ANTONIO POSEY, DIA, Project Manager.
INA MEZINI, Strategic Initiatives Coordinator.
WANDA JAMES CROWLEY, Financial Analyst.
JOELLE DILLARD, Office of General Counsel.
JOVITA HARPER, Administrative Assistant.

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1 agenda?
2 BOARD MEMBER GILLAM: So moved.
3 THE CHAIRWOMAN: Second?
4 BOARD MEMBER CITRANO: Second.
5 THE CHAIRWOMAN: All right. All in favor
6 of the consent agenda for the Downtown
7 Investment Authority, signify by saying aye.
8 BOARD MEMBERS: Aye.
9 MS. HARPER: Through the Chair, if I may,
10 do I need to read into the record the Form 8B?
11 THE CHAIRWOMAN: Does the form need to be
12 read into the record since he noticed?
13 MS. DILLARD: If it's been submitted to
14 all members, it's no need, but it's no harm
15 either.
16 THE CHAIRWOMAN: It did come to us via
17 email. Yours did.
18 So we're good with that?
19 MS. DILLARD: Yes.
20 THE CHAIRWOMAN: All right. Are there any
21 other matters to be added? Old business? New
22 business? Going once, going twice --
23 BOARD MEMBERS: (No response.)
24 THE CHAIRWOMAN: I'll go to your CEO
25 informational briefing.
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1 PROCEEDINGS
2 March 15, 2023 2:30 p.m.
3 - - -
4 THE CHAIRWOMAN: We'll open our Downtown
5 Investment Authority meeting.
6 We have -- first order of business is our
7 January 18th board meeting minutes. I'm
8 looking for a motion to approve.
9 BOARD MEMBER CITRANO: So moved to
10 approve.
11 BOARD MEMBER GILLAM: Second.
12 THE CHAIRWOMAN: We have a motion and
13 second.
14 All in favor of our board meeting minutes
15 being approved, signify by saying aye.
16 BOARD MEMBERS: Aye.
17 THE CHAIRWOMAN: The second order of
18 business is the consent agenda. Unless anyone
19 wants to bring any items off the consent
20 agenda, I'll look for a motion to approve that.
21 BOARD MEMBER BARAKAT: Madam Chairwoman, I
22 signed a Form 8B regarding 2023-02-02 and
23 submitted it to Mr. Crescimbeni, and it was
24 forwarded to all of you yesterday.
25 THE CHAIRWOMAN: Thank you.
Do I have a motion to approve the consent
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1 MS. BOYER: Madam Chair, the new business
2 might be the appropriate time for you to bring
3 up the discussion that we had at the Finance
4 Committee.
5 THE CHAIRWOMAN: It takes a village.
6 So at our Finance Committee meeting prior
7 to this meeting today, we talked at length --
8 and I'll let Ms. Boyer add on to that -- about
9 the upcoming, next year's budget.
10 And the reason that our Finance Committee
11 meeting, with a limited participation for board
12 members today -- the reason it was successful
13 was because we had a very lengthy workshop a
14 couple of weeks ago talking about priorities
15 and budgeting and things that we felt we want
16 to prioritize.
17 So with the upcoming next year's budget
18 and some extra cash that we have, we are
19 looking to do an in-depth either workshop or
20 Finance and Budget Committee meeting in April
21 to discuss --
22 Did you want to add anything?
23 MS. BOYER: Just to remind the board, we
24 have the Iguana closing this week with
25 3.2 million coming in. We have the projected
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1 Lynch closing in July, which would provide
2 another 4 million or so.
3 And then Mr. Parola and I are meeting
4 Friday with our -- kind of starting out with
5 our base budgets for the Tax Increment
6 Districts, Northbank and Southbank. Those will
7 be coming to you in the April meeting.

8 My concern is that there are significant
9 discretionary funding choices that we are going
10 to make in the Tax Increment District budgets,
11 and they are going to reflect uses, or
12 potential uses, of those two extraordinary
13 revenue sources, as well as the actions that we
14 took today.

15 So my discussion with the committee was
16 whether we wanted to have another workshop in
17 between or whether we just could ask the entire
18 board to make a really major effort to try to
19 attend that Finance and Budget Committee
20 meeting so that there could be more input than
21 just the two or three committee members on how
22 we expend those resources. I mean, it's
23 significant for the DIA board to have that
24 opportunity, and we just wanted broader
25 participation.

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1 So I think the consensus was to do it in
2 the Finance and Budget meeting, but just to
3 really ask if we can attempt to schedule it in
4 a way that we can get most of the members to
5 participate either by Zoom or in person.

6 THE CHAIRWOMAN: All right. I mean, I
7 think the committee meeting would be the spot
8 to do it. So unless you hear otherwise, we'll
9 look for a meeting date that I'm sure
10 Ms. Harper will send out and try to get us all
11 a date that we can all attend prior to the
12 April meeting.

13 Any other questions?

14 BOARD MEMBER CITRANO: Since we're having
15 other committee meetings similar to what we did
16 today, one idea might just be to -- if we have
17 SIC on a Tuesday afternoon, we just schedule
18 the Finance meeting either right before that or
19 right after it. That way, some of the other
20 committee members are already there, so --

21 MS. BOYER: (Inaudible.)

22 BOARD MEMBER BARAKAT: Or right before the
23 Retail Enhancement, or after that.

24 BOARD MEMBER CITRANO: That would be good.

25 MS. BOYER: We will attempt to do that.

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1 And we usually do. The challenge we had,
2 especially with our quorum limitation here,
3 is -- you know, this person has this block of
4 time and someone else has another, and so we
5 haven't had a lot of ability to back them up to
6 one another, but we will certainly attempt
7 that.

8 THE CHAIRWOMAN: Thank you.

9 Did you have a briefing you wanted to
10 discuss?

11 MS. BOYER: I do. Would you like the
12 verbal briefing or slide show first? How about
13 the slides first?

14 THE CHAIRWOMAN: I like the slides. We're
15 visual.

16 MS. BOYER: I know. Everyone likes that.

17 So thank you to Rick and -- so I think one
18 of the things I'm going to say in my staffing
19 update is that -- you all met Jovial because
20 she is sitting here and helping us run the
21 meetings and coordinating with you on
22 schedules. Many of you have met Rick Anderson,
23 who is our new communications and marketing
24 staff member.

25 Rick, raise your hand in the back.

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1 So Rick has replaced Ina in that role.
2 And she's been working with him on the
3 transition, but I would say, you know, a month
4 and a half in now, we are -- we're really
5 getting it coordinated. And I think that the
6 two team members that we've added are working
7 nicely in fitting in with the group, and we're
8 happy to have them on board.

9 Rick worked with Ina to prepare this
10 today. So we now have a project update that is
11 comparing to our last one back in January. So
12 we're going to start on a series of picture
13 slides here.

14 So this is Home2 Suites. You can see the
15 January construction level, and here we are
16 today in March on the right-hand side of the
17 screen. This is on Park Street.

18 Next.

19 One Riverside Avenue. So I was just at a
20 program this morning with Katherine Mosley from
21 TriBridge; she was in town for that. So if you
22 look on the left-hand side of the screen, you
23 see the nice graded lot. But what you're
24 noticing on the right-hand side of the screen
25 is the foundation for the garage and actual

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1 vertical construction on the garage. It's now
 2 being done, coming out of the ground.
 3 Next.
 4 Lift Ev'ry Voice and Sing Park on Lee
 5 Street. So there was the January slide when
 6 there was a lot of earthwork going on and the
 7 forms were up for the tilted lawn which has an
 8 art sculptural piece and water feature that
 9 goes around the back side of it. You now see
 10 that it's all grass.
 11 And I don't know -- we can't tell from
 12 these photos. There may be another one that
 13 shows you the back side of that where you can
 14 see the work that's going on on that. But this
 15 is where one of the shotgun houses is going to
 16 move to, and the -- as part of the park. And
 17 it is absolutely moving along well.
 18 Next.
 19 And this is my favorite slide perhaps. So
 20 on the left-hand side -- thank you,
 21 Mr. Parola -- on the left-hand side you see
 22 what the shotgun houses look like.
 23 And just so you recall, the shotgun houses
 24 are designated historic landmarks that predated
 25 us, but they were in our inventory, they are
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1 our responsibility, and they were really in bad
 2 shape. And upper right, lower right, you see
 3 what they look like now, the ones that we have
 4 restored wood finishes to, porches, painted,
 5 roofing, everything. And so really happy to
 6 see that.
 7 Yes, Mr. Gillam.
 8 BOARD MEMBER GILLAM: Are these moving to
 9 the park?
 10 MS. BOYER: No. The one -- if you go back
 11 a slide, Jovial. No. I guess maybe back two?
 12 You're going the wrong way there. There we go.
 13 If you look at the very bottom right, you
 14 can see that there are two that have been
 15 finished and one that has not. The one that is
 16 not is the one that is moving to the park. The
 17 park still has it because they have a different
 18 design for what they are doing with that
 19 facility. But the other two that are staying
 20 in place are the ones that we've done the work
 21 on.
 22 And at this point, we do not have a use
 23 for them when the interior is not finished for
 24 a particular use, but what we really -- we were
 25 really concerned about was both stabilization
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1 and the exterior appearance being the real
 2 blight on the neighborhood. And that's the
 3 opposite of what we're supposed to be for,
 4 so ...
 5 Next.
 6 This is Lee Street itself, so this is part
 7 of the Emerald Trail Model Mile. And some of
 8 you may have noticed that the street was closed
 9 for a month as they were doing work on the
 10 actual pavement and medians. And can you see
 11 on the right that that part is completed.
 12 Originally, we had a full completion date
 13 for this segment of the Model Mile being as
 14 early as April. I'm now hearing it's going to
 15 be more like August before all the landscaping
 16 and benches and lighting and all the details
 17 are completed, but it's definitely this year
 18 and coming soon.
 19 Next.
 20 Performing Arts Center. So the bulkhead
 21 is complete. And what you're seeing here is
 22 work has begun on the section of the street
 23 between the CSX building and Performing Arts
 24 Center to create a turnabout -- or roundabout,
 25 if you will, but it's not round -- that is
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1 closer to Water Street and allows the portion
 2 of the park closer to the riverfront to be used
 3 as a park space rather than a driveway or a
 4 circular parking area. That work has begun.
 5 Next.
 6 The VyStar parking garage. So we showed
 7 you the parking garage as it was being
 8 completed. I don't know that you actually saw
 9 a completed one, but I wanted to show you this
 10 one because we did take action on an incentive
 11 for the Children's Chorus. The Children's
 12 Chorus is moving into that space and has
 13 located a sculpture outside of their door,
 14 so -- that is on Main Street, so that is now
 15 happening.
 16 Next.
 17 Pier 1 Shipyards West, where the USS
 18 Orleck is moving. You can see in the bottom
 19 left slide the new bollards that are in place
 20 next to the pier that the ship will be tying up
 21 to. The crane is still there. They're working
 22 on -- the cleats that are on the pier itself
 23 are the final elements. And that passed City
 24 Council last night, so the expected move date
 25 is before the 31st of this month.
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1 Next.

2 Union Terminal. Work continues at Union

3 Terminal. Mr. Kelley was there recently for a

4 group meeting -- representatives of the state,

5 other offices. So they've really gotten some

6 good attention to the project and to the work

7 they're doing there, but that is in progress.

8 Next.

9 This is Doro. And you can see the

10 progress since January where you now have the

11 exterior facade all the way up to the top on

12 the building and work done at the grade level.

13 Next.

14 Four Seasons. All you're really seeing is

15 the grading and removal of the rails that were

16 on the site, the gantry rails. But work is

17 definitely in progress. We showed you the

18 fence in January, and that was all we had up

19 was the construction fence. Now you can see

20 they're actually doing site work on the site.

21 And when I said "the closing," I'm referring to

22 the office building closing. They have already

23 closed on the Four Seasons parcel itself.

24 Next.

25 The Peninsula. I'm bringing this one up

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1 because one of the things that the board may

2 not be aware of is the Peninsula is going to be

3 resurfacing the entire building. They have

4 gone through DDRB with that process.

5 And as part of the resurfacing, the

6 Southbank Riverwalk will be closed for

7 construction during weekdays for certain

8 periods while the work is going on on the

9 portions of the building that are directly

10 facing or impacting the Riverwalk, and the

11 cranes are there.

12 The new finish material is metal cladding,

13 so it will have a more contemporary appearance

14 with metal and glass rather than the stucco and

15 brick that it had previously. So it has been

16 approved by DDRB. That work is scheduled to

17 start this spring.

18 Next.

19 And that's it. That's our slide show for

20 this month of progress, saving you from driving

21 around downtown to have to look at all the

22 various things going on.

23 From a report --

24 BOARD MEMBER CITRANO: Ms. Boyer.

25 MS. BOYER: Yes.

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1 BOARD MEMBER CITRANO: One question.

2 On One Riverside, there was -- there is a

3 public infrastructure component to that

4 project. Is that in process yet?

5 MS. BOYER: If you're referring to the

6 McCoy's Creek construction and the park

7 adjacent, the McCoy's Creek construction

8 portion, the design is complete, the design has

9 now been approved by DOT and everyone, and the

10 construction contract, I believe, is going to

11 be bid the 1st of May. It is in Procurement

12 now.

13 And the work, then, they are anticipating

14 the actual construction on site will begin

15 before August. And I don't have a completion

16 date on that exactly, but originally they were

17 envisioning 9 to 12 months of -- so I'll have

18 to see if that has changed, but that is what

19 was envisioned for the creek portion of the

20 project.

21 So that's the timing on that, which will

22 sync up with the construction easement and the

23 developer's improvements on their retail space.

24 BOARD MEMBER CITRANO: Thank you.

25 MS. BOYER: Any other questions?

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1 BOARD MEMBER BARAKAT: Back to the LaVilla

2 houses.

3 Can we work on a business plan for the two

4 houses now that we have invested time, energy,

5 and money to make them presentable?

6 MS. BOYER: We certainly can.

7 Walter Hood, as part of his parks plan,

8 had a recommendation of a certain use for them.

9 And it was -- I think there was somewhat of a

10 music-venue-type facility, but it was also more

11 of a museum and park facility.

12 I don't know whether -- I would really

13 like to get together with LaVilla School of the

14 Arts. My concern with the -- I would like them

15 to have some cultural or historic character

16 aspect to them in the way they're used, but I

17 also don't want it to be DIA's responsibility

18 to curate and manage that. So we need to find

19 someone who would be willing to do that and

20 take on that responsibility.

21 But I agree with you, it would be a good

22 thing to put on our project list to start

23 trying to figure out, okay, what's the next

24 step. Whether we do that -- I mean, one

25 possibility that may or may not be -- I

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1 hesitate in LaVilla to throw out ideas without
2 having conversations with the LaVilla community
3 members, the Heritage Trail committee because
4 they have very strong opinions on what they
5 would like to see and what they wouldn't like
6 to see.

7 But I know there's been a lot of talk
8 about having opportunities to incubate or
9 encourage African-American-owned businesses.
10 And if these could be locations for startup
11 businesses that were retail establishments or
12 something in the community, that might be
13 something as an interim use that would make a
14 lot of sense within those.

15 But, again, that's a conversation I need
16 to have with that community group just to see
17 how they feel about that and if that is
18 something that would need -- they perceive
19 would be beneficial.

20 THE CHAIRWOMAN: (Inaudible.)

21 MS. BOYER: May I do the CEO report?

22 THE CHAIRWOMAN: Yes.

23 MS. BOYER: Okay. From a board member
24 standpoint, some of you heard at Budget and
25 Finance Committee that the mayor's office has

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1 proposed the appointment of Joshua Garrison to
2 the board. That is now pending before City
3 Council. Josh currently serves on the Planning
4 Commission. But this would become effective
5 for the April board meeting in time, if it goes
6 through the normal process.

7 From a budgetary standpoint, we talked
8 about -- the good news is having a lot of
9 discretionary -- or a lot more. Not a lot
10 necessarily, but a lot more than we have had,
11 discretionary funding for next year to start
12 considering.

13 But the Southbank budget reconciliation
14 that went through this board a year ago -- over
15 a year ago -- and has been pending before City
16 Council for over six months is still unresolved
17 with the accounting division. So quite
18 frustrating from an administrative staff point
19 to try to get that resolved so that we can take
20 action -- that we implement action that we took
21 over a year ago. I'm told it has to do with
22 the transition to the new accounting system,
23 but at some point that answer becomes like
24 windows that don't get delivered.

25 The Council auditors, I mentioned in the

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1 committee meeting, had identified a similar
2 problem with the Downtown Economic Development
3 Fund, but in that case, they also believe
4 they've discovered the solution to the problem.
5 So, hopefully, we've got that one taken care
6 of.

7 I've already talked to you about two new
8 staff members we have, but we still have two
9 vacant positions. So now that we have gotten
10 through the training period with these two new
11 individuals, we're going to start the process
12 of readvertising and trying to fill one or both
13 of our additional positions.

14 So that is our parking strategy and our
15 procurement and property disposition. So those
16 are the two positions that we have open. The
17 one is very process-oriented. The other one is
18 much more of a policy position that can help us
19 implement not operationally but from a policy
20 perspective.

21 The master plan. So we're preparing an
22 executive summary of the Downtown Master Plan.
23 We are continually asked for that. As you
24 know, we spent years on development of the
25 updated BID Plan and all of the component

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1 pieces, but that's a lot of reading for anyone.

2 So this is a very condensed version with
3 significant graphics that we expect to be
4 available by May 1. But we have -- Rick and
5 Ina have been working on the text and we are
6 working with some of our consultants on the
7 graphic portions of that. So, hopefully, we'll
8 have drafts to show you certainly by April.

9 On a capital projects update, the --
10 Agency Landscape + Design is working on rough
11 cost estimates and how to get the budget and
12 priorities in line. Some of the numbers that
13 we talked about briefly at the workshop have
14 been revised and reallocated.

15 The challenge was how costs were lumped in
16 various buckets, and we've been able to work on
17 that and talk to them about priorities. I
18 think we will have much better numbers for you
19 to consider when we talk about that in April,
20 in line with where we're heading.

21 But we are thinking about things like, for
22 example, the wetland habitat along the Hogan's
23 Creek frontage was \$4 million. And we were
24 saying, well, that clearly needs to be part of
25 the Hogan's Creek project anyway because you

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1 can't install that until that's designed, so
2 take that out of the budget.
3 I mean, there were many of those kinds of
4 things that -- when we were able to spend some
5 time on it and get more granular, that we feel
6 much better about where we are in looking at
7 that (inaudible) budget and what elements could
8 be done, should be done, what ones would be
9 appropriate for the CRA versus part of the CIP
10 project.

11 The Hogan Street design. So this is part
12 of the Emerald Trail. This one is
13 significantly delayed from original
14 projections. We had fully expected it to be
15 under construction right now. The firm that
16 was doing the design on this project had a lot
17 of personnel changes and basically closed their
18 Jacksonville office. So we are now going to be
19 finally closing out the contract with them at a
20 60 percent design level.

21 Public Works is putting out an RFQ for a
22 design-build firm that would then be able to
23 take over and finish this project. But that
24 same design-build firm would be qualified to do
25 other Complete Street projects and could do the

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1 enhanced design for the unconstrained two-way
2 street version that we're looking at.

3 So we would bid construction, get going on
4 the constrained version, but we could use that
5 same RFQ to qualify that firm. They could work
6 on other two-way street conversions. So we're
7 hoping this is a more efficient way to get a
8 contractor to get these projects implemented.

9 But that bid process is due to happen in
10 April. And so, hopefully, we are back with a
11 contractor in hand working on that project
12 again by late May or early June, but that's a
13 significant delay when you lose your design
14 firm.

15 As far as Perkins & Will, they are
16 completing construction drawings. We will be
17 bidding that with a construction manager at
18 risk form. So that bid is due to be on the
19 street in the month of May and awarded -- or
20 April, awarded in May, with the idea that we're
21 starting work in June. And this would be
22 starting bulkhead work, starting work on the
23 road reconfiguration work, starting work in the
24 park. And that's the one that we would add the
25 scope that we just approved regarding adding

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1 additional speakers in the park with the --
2 added onto that project.

3 Two-way on Forsyth and Adams. The hundred
4 percent design and bid package are nearing
5 completion. Again, by the end of March or
6 early April, we will have the final constrained
7 design, and a qualified design-build contractor
8 could begin -- or is expected to begin by
9 June 1st.

10 So we expect to have that bid -- it's in
11 Procurement -- and have work begin on that
12 project as early as June. So when I'm thinking
13 about it in terms of May, we're going to have
14 to do a little community outreach and make sure
15 people know that's happening once we have a
16 contractor, and know where they're starting,
17 and how we're planning the implementation.

18 Shotgun houses, we already saw. And Parks
19 is moving the third house soon. They're
20 awaiting the permit. They had to go through
21 the Historic Preservation Commission and ran
22 into some difficulties there, but are making
23 those necessary revisions.

24 Park Street. This is our Park Street
25 Complete Streets project. Bidding has been

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1 delayed due to a concern that was raised by
2 JTA, but we have made a proposal back to
3 them -- or Public Works did, and we are
4 awaiting a response on that.

5 I will say that what this has brought to
6 light, generally, is the long-term consequences
7 and obligations of grants and whether those
8 grants prevent us from being responsive to
9 development activities and really implementing
10 our plan as we move forward.

11 So we're -- we're being much more
12 sensitive to that right now. We learned last
13 week that bus shelters have a 70-year useful
14 life span, which is somewhat crazy. But if
15 they're grant-funded, then you're not supposed
16 to move them or touch them for 70 years, which,
17 you know, obviously doesn't make sense as the
18 buildings behind them change.

19 The Liberty Street bike lanes. The design
20 is underway. They still may require additional
21 funding.

22 Southbank Riverwalk enhancements and
23 design. The meeting to discuss the final plans
24 and phasing is scheduled for March 20th. The
25 purpose of the meeting is to finalize phasing

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1 so we can move into a Notice to Proceed on the
2 60 percent plans. Based on critical path, it
3 should take 60 days to develop the 60 percent
4 plans. And then following that, we'll decide
5 whether we're going design-build or whether we
6 are completing and going to -- but the funding
7 we approved today is going to cover us to move
8 forward with that.

9 Banners for the Southbank. We are
10 experiencing a delay on delivery from China of
11 the banner arms. And as a result, we do not
12 have the Southbank banners up yet, but we are
13 expecting them soon.

14 We met with -- Gary Monahan, the employee
15 on loan to Parks, and -- last night, in fact --
16 on the initial programming implementation
17 efforts and obstacles. So I will say, you may
18 have heard, we have yoga on the lawn, and then
19 starting two weeks ago, we started Zumba
20 classes. So yoga is now moved to -- yoga used
21 to be in Riverfront Plaza; yoga has now moved
22 to Gefen. And every Tuesday we're having Zumba
23 classes that the Y is running in Riverfront
24 Plaza. They are very excited. They had 88
25 people register for last night and 56 showed,

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1 which is a really good turnout on that kind of
2 a registration. But they are very pleased with
3 the numbers they were getting.

4 And then Gary has also been working with a
5 social sports league that has been doing
6 weekend programming. But they are going to add
7 a games night on Fridays. And by the end of
8 this calendar year, his expectation is that we
9 will have some programming five nights a week,
10 Monday through Friday. We will have some
11 programming everywhere five nights a week, and
12 we're building up to it.

13 So I'm very pleased with that. I mean,
14 it's a -- it's a gradual process in the sense
15 of rather than being able to find twenty
16 contractors and roll it all out at once, I
17 think this is probably smarter because it
18 allows us to work out some of the kinks. It's
19 kind of like a soft opening for a restaurant.
20 You figure out what you don't have that you
21 need.

22 And part of what we're talking about now
23 are some supplies and portable kiosks or
24 buildings that you could roll out that have the
25 supplies in them for different activities so

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1 that you're not trying to have a permanent
2 facility somewhere to store those. But you
3 also need them available for the event or the
4 activity. So some of this is just being able
5 to have those on hand by the time you have the
6 program rolled out.

7 From a development update standpoint, we
8 have already talked about Four Seasons closing.
9 Lofts at Cathedral, we executed all closing
10 documents and closed this week.

11 The USS Orleck. The new RDA and license
12 agreement was approved by City Council last
13 night, and we're expecting the move by
14 March 31st. We've been in touch with the tow
15 contractor that would move the ship from where
16 it is now to Pier 1. And they can move it on
17 seven days' notice, so that is the expectation.

18 AR Polar. That legislation was approved
19 by City Council last night. We're supposed to
20 close on the fire station site by the end of
21 March. That closing may get delayed by a week
22 or two, but we're on a real short timeline for
23 the closing on that because JFRD wants to be
24 working on the fire station.

25 MOSH legislation has now been filed and is
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1 pending through City Council, going through the
2 City Council committee process.

3 Trio. For Mr. Barakat, who always asks,
4 there was a Council lunch and learn that was
5 scheduled for today that had to be cancelled
6 due to a health concern, but there is a -- we
7 are expecting there to be a Council meeting
8 lunch and learn because the last request that
9 we had discussed would have required a Council
10 sponsor for some additional funding beyond what
11 our programs contemplate.

12 And the lunch and learn was designed to
13 determine Council interest and support for
14 that, so I expect that will be rescheduled in
15 the near future.

16 Jones Brothers. Their initial request
17 that they submitted to us didn't fit within our
18 tiers approach. You will remember that in the
19 BID Plan, you either fit within a program
20 guideline, and if you don't fit within a
21 program guideline, then you fall to this tiers
22 approach analysis about, well, can we give you
23 incentives above and beyond program guidelines?
24 Well, yes, if you do these multiple things.

25 And they didn't fit in their initial
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1 analysis, so they have gone back and are
2 working on that. The option for them, much
3 like for the Trio, is, if they can't fit --
4 which we're not saying they can't; we don't
5 know yet. But if they can't find a way to fit
6 within the tiers approach with their request,
7 then they would also have to find a Council
8 sponsor for additional funding.

9 RiversEdge. We had a good meeting this
10 week on a new budget allocation between --
11 we're not spending any more than the 23 million
12 we were obligated to. But it's a question of
13 what we are spending that money on versus what
14 they're spending their money on and some cost
15 savings that we were able to allocate.

16 So I think we're close to that, and we'll
17 be bringing a new proposal to you that talks
18 about a -- we will probably be seeking an
19 increase in the REV grant. Not in the amount,
20 not in the formula, just in the cap based on
21 the increased evaluations that we're seeing in
22 the market in general since that was approved.

23 American Lions. We've received their
24 comments from their lawyers on the development
25 agreement documents, and Mr. Kelley is working

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1 with OGC on those. So we're hopeful that we'll
2 have that -- those agreements finalized in the
3 next few weeks and that would be moving forward
4 with legislation on that.

5 Right now, we have pending legislation on
6 Southside investment pool earnings. Orleck and
7 AR Polar passed last night. We have the
8 Regions first tranche appropriation extension
9 pending and MOSH is pending.

10 And that -- that's what we're working on
11 this month.

12 THE CHAIRWOMAN: Just a small agenda that
13 you have. Thank you for that update. It's
14 amazing what's going on.

15 I know, all you can do is say wow.
16 There's so much. So thank you for all you're
17 doing, and I'm hopeful that you can fill the
18 extra staff positions.

19 Does anyone else have any other comments
20 other than -- I know you're doing -- your
21 staff, you all are working overtime, so it's
22 noted and appreciated.

23 MS. HARPER: Through the Chair to the
24 board, if I may, I was advised by OGC, we need
25 to read in the Form 8B.

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1 THE CHAIRWOMAN: Will you proceed, please.

2 MS. HARPER: Yes. Pursuant to
3 Section 112.3143 of the Florida Statutes, a
4 Form 8B, memorandum of voting conflict, filed
5 for Board Member Oliver Barakat, prior to this
6 meeting, must be read publicly at the next
7 meeting, after the form is filed.

8 Pursuant to that requirement, Board Member
9 Oliver Barakat declared, "I am an independent
10 contractor of CBRE and Regions Bank, a CBRE
11 client."

12 THE CHAIRWOMAN: Go ahead.

13 MS. BOYER: Madam Chair, if I could, just
14 two more things before we adjourn.

15 One is that -- Mr. Kelley reminded me. I
16 wanted to share with the board, I know some of
17 you are aware, but that the -- on an annual
18 basis, the DIA is a partner in awarding the
19 Klechak Award. And this year, Ron Moody was
20 selected as the recipient of that award. And
21 this was at the annual NAIOP banquet, which
22 Mr. Kelley says is March 23rd.

23 So any of you who want to extend your
24 thanks or congratulations to Ron, please do.

25 Or if you're attending, you'll be able to

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1 support him there. And if there is a desire
2 for board members to attend, please let us know
3 and we'll try to work that out. Maybe we'll do
4 a table of board members.

5 And the other thing I was going to ask
6 is -- I still see Mr. Scott's hand up on the
7 screen. And I don't know if Ms. Harper has
8 figured out how to get it where we can hear him
9 or if you want to try one more time to allow
10 that public comment before you adjourn.

11 MR. SCOTT: Yes. Can you hear me now?

12 THE CHAIRWOMAN: Yes, we can. Please
13 proceed. Thanks for your patience.

14 MR. SCOTT: Stanley Scott. My address is
15 on file. I'm with the African-American
16 Economic Think Tank in Jacksonville, Florida.
17 Also, I am a native of LaVilla ever since I was
18 a kid. I was born and raised in LaVilla. I
19 also have a residence in LaVilla.

20 My main concern at this present time --
21 well, one of my concerns is access. When we
22 talk about access, we are not -- I'm talking
23 about when it comes to the regular citizens in
24 Jacksonville, we do not have access down there
25 at the river. We don't have access when they

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1 come to developing downtown.
 2 Now, how do I know this? Because I'm in
 3 those meetings. I'm in this particular
 4 meeting. I'm in economic development meetings.
 5 I have over 20 years invested in Jacksonville
 6 when it comes to economic development. I run a
 7 national think tank.
 8 As I came to -- when I first came to DIA,
 9 I was talking to DIA about entertainment. I
 10 have not been given the opportunity to speak
 11 about entertainment when it comes to downtown
 12 development. I run -- I was part of the Cecil
 13 Field development when it came to the military
 14 base down there. We won six Navy awards for
 15 entertainment. I ran all of the bases here.
 16 Now, let me say it again. I ran all the
 17 bases when it came to the logistic mess when it
 18 came to providing entertainment for all
 19 nationalities. I'm appalled by the fact --
 20 once again, I'm appalled by the fact that I
 21 have not received a call back from DIA
 22 concerning development downtown Jacksonville.
 23 I was at Ax Handle Saturday as a child. I
 24 stopped right there at the Federal Reserve
 25 downtown and saw women, African-American women,
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1 meeting.
 2 Thank you so much.
 3 (The foregoing proceedings were adjourned
 4 at 3:11 p.m.)
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1 and other folks running from downtown. I was
 2 six years old. Yes.
 3 And the reason why I'm saying all of this
 4 is because I am entrenched in this city when it
 5 comes to civic engagement. And I'm appalled
 6 at -- I'm reaching out to leadership in this
 7 city.
 8 And when it comes to DIA, y'all have not
 9 even showed common courtesy to return my calls.
 10 And I've been to the meetings and y'all have
 11 not returned my calls or asked me to find out
 12 what I was talking about when this comes to
 13 entertainment. It's a colossal failure when it
 14 comes to downtown development.
 15 In closing, very briefly, I wrote the
 16 plans in early 1900 about downtown development.
 17 Y'all took my intellectual capital and y'all
 18 tried to make it happen.
 19 Thank you.
 20 THE CHAIRWOMAN: Thank you for your
 21 comments, sir.
 22 Does anyone have any other comments, Board
 23 Members?
 24 BOARD MEMBERS: (No response.)
 25 THE CHAIRWOMAN: If not, we'll adjourn the
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1 CERTIFICATE OF REPORTER
 2
 3 STATE OF FLORIDA)
 4)
 5 COUNTY OF DUVAL)
 6
 7 I, Diane M. Tropa, Florida Professional
 8 Reporter, certify that I was authorized to and did
 9 stenographically report the foregoing proceedings and
 10 that the transcript is a true and complete record of my
 11 stenographic notes.
 12
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 15 DATED this 30th day of March 2023.
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CITY OF JACKSONVILLE
COMMUNITY REDEVELOPMENT AGENCY
BOARD MEETING

Proceedings held on Wednesday, March 15, 2023,
commencing at 2:00 p.m., Jacksonville Public/Main
Library, Multipurpose Room, 303 North Laura Street,
Jacksonville, Florida, before Diane M. Tropia, FPR, a
Notary Public in and for the State of Florida at Large.

BOARD MEMBERS PRESENT:

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

ALSO PRESENT:

LORI BOYER, Chief Executive Officer.
GUY PAROLA, DIA, Operations Manager.
STEVE KELLEY, DIA, Director of Development.
ANTONIO POSEY, DIA, Project Manager.
INA MEZINI, Strategic Initiatives Coordinator.
WANDA JAMES CROWLEY, DIA, Financial Analyst.
JOELLE DILLARD, Office of General Counsel.
JOVITA HARPER, Administrative Assistant.

- - -

Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
(904) 821-0300

3

1 member.
2 BOARD MEMBER BARAKAT: Oliver Barakat,
3 board member.
4 THE CHAIRWOMAN: Ms. Boyer is away from
5 her seat, so I'll introduce her.
6 MS. CROWLEY: Wanda James Crowley,
7 financial analyst.
8 MR. PAROLA: Guy Parola, staff.
9 MR. KELLEY: Steve Kelley, DIA staff.
10 MS. DILLARD: Joelle Dillard, Office of
11 General Counsel.
12 THE CHAIRWOMAN: And is there anyone on
13 Zoom, any City Council person or other elected
14 official that I need to recognize?
15 MS. HARPER: No, there is not.
16 THE CHAIRWOMAN: We'll start with public
17 comment.
18 MS. HARPER: We have one public comment,
19 John Nooney.
20 (Audience member approaches the podium.)
21 AUDIENCE MEMBER: Hello. I am John
22 philanthropic resiliency Nooney. Name and
23 address continues to remain on the roster.
24 I just want to take this opportunity, you
25 know, and just let you know -- you know, I went
Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
(904) 821-0300

2

1 P R O C E E D I N G S
March 15, 2023 2:00 p.m.

2 - - -
3 THE CHAIRWOMAN: I'd like to call the
4 March 15, 2023, hybrid virtual/in-person
5 meeting of the Downtown Investment Authority to
6 order.

7 We're going to start with the Pledge of
8 Allegiance.
9 (Recitation of the Pledge of Allegiance.)

10 THE CHAIRWOMAN: Since we are on a Zoom
11 meeting, I'd like to start off with
12 introductions.

13 We'll start over here with Ms. Harper.

14 MS. HARPER: Jovial Harper, administrative
15 assistant.

16 MR. POSEY: Antonio Posey, DIA staff.

17 BOARD MEMBER SAOUD: George Saoud, board
18 member.

19 BOARD MEMBER GIBBS: Craig Gibbs, board
20 member.

21 BOARD MEMBER GILLAM: Braxton Gillam,
22 board member.

23 BOARD MEMBER CITRANO: Jim Citrano, board
24 member.

25 THE CHAIRWOMAN: Carol Worsham, board
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4

1 to the City Council meeting last night. And,
2 you know, you are the DIA, the Downtown
3 Investment Authority. And I always think of
4 the different acronyms. Downtown Includes
5 Access. But I'm not feeling it, especially
6 when it comes to our waterways.
7 So, you know, I just want to share with
8 you, you know, I just went and did a site
9 inspection on McCoy's Creek, you know, and it's
10 a disaster. It is the biggest, most massive
11 clear-cut I think I've seen anywhere.
12 And, you know, Hogan's Creek -- you know,
13 we've got this gas tax. You know, you've got
14 Groundwork Jax. And, you know, have you had
15 any presentations, has even one media outlet --
16 just get the drone going over the top, you
17 know?
18 You know, I'm just going to divert a
19 little bit. You know, I live on Pottsburg
20 Creek, and, you know -- again, I realize -- you
21 know, I'm just jumping around.
22 You know, I miss the game clock.
23 You know, you just -- we just had the
24 Finance Committee meeting, and, you know,
25 you're going to get projectors for a building.
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1 You know, we used to have the game clock
 2 in here so you could just track, you know, just
 3 how much time you have.
 4 But anyway, the bottom line for you all is
 5 providing access to our waterways. It is so
 6 critical. I just want to leave you with, you
 7 know -- you know, last night's City Council,
 8 the strategic plan, the 1-, the 3-, the 5-year,
 9 the CIP, the Capital Improvement Projects.
 10 You know, just think of the 26 feet of
 11 Catherine Street on the Northbank between the
 12 500 Bay and Shipyards, the brain child of two
 13 Navy veterans, Jim Love, Kevin Kuzel -- you
 14 know, our fine project. You know, I've been
 15 shut out for three years, you know, and I'm
 16 telling you right now, it's 26 feet, 24/7,
 17 365 days a year public access.
 18 I'm going to be one of the biggest
 19 cheerleaders of downtown, but I'll be showing
 20 everybody how you can't access our waterways.
 21 And -- sounds like I'm done. Well, thank
 22 you all for listening.
 23 THE CHAIRWOMAN: Thank you.
 24 Any additional public comment?
 25 MS. HARPER: We have Stanley Scott by
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1 Zoom.
 2 THE CHAIRWOMAN: Mr. Scott, are you
 3 speaking to us? If you have public comment,
 4 you can proceed.
 5 Mr. Scott, you're muted.
 6 Mr. Scott, it looks like you are unmuted.
 7 If you're able to speak and let us see if we
 8 can hear you.
 9 It looks like we're having some technical
 10 difficulty having public comment from Zoom, so
 11 we'll revisit that later in the meeting.
 12 At this point, unless we can hear you now,
 13 we're going to move on to our agenda.
 14 All right. Seeing that we're unable to
 15 hear him, we're moving on to our Community
 16 Redevelopment Agency meeting minutes. I hope
 17 you all had a chance to review them.
 18 I'll look for a motion.
 19 BOARD MEMBER GILLAM: Move to approve.
 20 BOARD MEMBER CITRANO: Second.
 21 THE CHAIRWOMAN: All in favor of approving
 22 the meeting minutes from our January 18th
 23 meeting, signify by saying aye.
 24 BOARD MEMBERS: Aye.
 25 THE CHAIRWOMAN: Motion carries.
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1 The next item is our consent agenda. As
 2 in our bylaws this year, we have committee
 3 meetings, and most -- all of these items came
 4 before the committee meetings, or some of them
 5 were even workshopped.
 6 Unless a board member has a particular
 7 item they would like to remove from the consent
 8 agenda, I'll look for a motion.
 9 BOARD MEMBER CITRANO: Madam Chair?
 10 THE CHAIRWOMAN: Yes.
 11 BOARD MEMBER CITRANO: Before we vote, I
 12 would like to note that Item Number 2,
 13 2023-02-03, at committee I did file a Form 8B
 14 and it was deemed that I was not allowed to
 15 vote on that, which I did. So for the record,
 16 I believe that form is still in place for this
 17 vote.
 18 THE CHAIRWOMAN: Thank you.
 19 Other comments?
 20 BOARD MEMBERS: (No response.)
 21 THE CHAIRWOMAN: If not, I look for a
 22 motion.
 23 BOARD MEMBER GILLAM: Move to approve the
 24 consent agenda as stated in the record.
 25 BOARD MEMBER CITRANO: Second.
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1 THE CHAIRWOMAN: I'm going to start with
 2 Mr. Saoud.
 3 How do you vote?
 4 BOARD MEMBER SAOUD: Aye.
 5 THE CHAIRWOMAN: Mr. Gibbs.
 6 BOARD MEMBER GIBBS: I'm in favor.
 7 THE CHAIRWOMAN: Mr. Gillam.
 8 BOARD MEMBER GILLAM: In favor.
 9 THE CHAIRWOMAN: Mr. Citrano.
 10 BOARD MEMBER CITRANO: I'm in favor.
 11 THE CHAIRWOMAN: Mr. Barakat.
 12 BOARD MEMBER BARAKAT: In favor.
 13 THE CHAIRWOMAN: And I'm also in favor.
 14 The consent agenda passes unanimously.
 15 We're going to now move on to
 16 Resolution -- Item C, Resolution 2023-03-06.
 17 And I'll ask the staff to present.
 18 MS. BOYER: This is Mr. Kelley's.
 19 MR. KELLEY: Thank you, Madam Chair.
 20 Resolution 2023-03-06 is a request and
 21 recommendation for a DPRP request, Downtown
 22 Preservation and Revitalization Program
 23 request, for the rehabilitation of the property
 24 located at 33 East Bay Street and City Center
 25 of downtown.
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1 The request includes total development
2 costs of 0.5 million and total construction
3 costs of just a little over 3 million. The
4 DPRP request is for 1,655,000 as further
5 outlined within the resolution and term sheet.

6 The only reason this was brought off of
7 consent -- it was approved without amendment by
8 the committee. It was brought off of consent
9 just simply to recognize that there was a
10 concern raised by a local resident. The
11 applicant also shared his response to that
12 concern.

13 And to the extent there are any other
14 questions related to any of that issue or the
15 resolution itself, I'm happy to address those
16 questions.

17 THE CHAIRWOMAN: Was Mr. Scott the person
18 who wanted to address the committee?

19 (Inaudible response.)

20 THE CHAIRWOMAN: Not this committee?

21 (Inaudible response.)

22 THE CHAIRWOMAN: I think we all received
23 public comment via email.

24 So to start the discussion, I'll look for
25 a motion, and then we'll start our discussion.

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1 BOARD MEMBER GILLAM: Motion to approve.
2 I think this is a committee motion
3 already. It comes from a committee, so it
4 probably doesn't need a second.

5 2023-03-08, the committee recommended
6 approval.

7 THE CHAIRWOMAN: So we --

8 MS. BOYER: -06.

9 BOARD MEMBER GILLAM: Excuse me.

10 2023-03-06 went through Strategic
11 Implementation. We had discussion on it.
12 There was no one, no voice in opposition, so it
13 comes to you without any opposition and a
14 recommendation from the committee.

15 THE CHAIRWOMAN: Do you want to -- the
16 same discussion -- do you want to bring the
17 rest of the board members up to date on your
18 discussion at committee?

19 BOARD MEMBER GILLAM: Sure.

20 And I think Mr. Kelley can do a better job
21 than I can in describing the project.

22 This is a project on East Bay, across from
23 the old courthouse. It's an entertainment
24 venue. It's been inactive for some time. But
25 they came to -- they come to us looking for

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1 some help for renovation work and expansion
2 work.

3 Mr. Kelley can do a better job explaining
4 how they worked through the process to make
5 sure they meet the requirements of programming.
6 They did -- and again, no one -- that meeting
7 was noticed and no one showed up and opposed
8 it.

9 You know, I have some concern on, I just
10 would state, regarding how we bring this before
11 us today. I mean, ordinarily our consent
12 agenda sets up so that we have the opportunity
13 for discussion, public discussion and also
14 board discussion, in these committee meetings
15 so we can do committee work.

16 And unless there's a problem or something
17 raised in the committee, it comes here on
18 consent. Ordinarily, it doesn't come off
19 consent unless a board member who's not a
20 member of the committee expresses a concern or
21 raises questions about the item.

22 That's not what happened here. We had a
23 member of the community, a neighbor, who
24 expressed concern about noise and other things
25 in a letter to us.

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1 I'll tell you that that's -- from a policy
2 standpoint, that is not within our policy, that
3 it comes off consent because of a complaint
4 from the community who doesn't show up at a
5 noticed meeting and raise -- I have a concern
6 about that.

7 I mean, we're here today. It's off
8 consent. We're going to talk about it. And
9 I'll tell you, I'm bothered by the process.
10 And I think we should consider in the future if
11 we're going to handle it the same way or not.

12 But, again, I -- our committee fully
13 vetted it. I think -- I thank the staff for
14 their always good work in vetting issues and
15 bringing it to us. And for those reasons, the
16 committee would support -- approve of the
17 resolution.

18 THE CHAIRWOMAN: All right. Thank you.

19 I'll start with other board comments.

20 Mr. Barakat.

21 BOARD MEMBER BARAKAT: On the finances, I
22 don't really have any questions except for --
23 for Mr. Kelley, other than I did notice the
24 developer equity is less than the total of the
25 City incentives. Has that happened before with

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1 other projects? That is not unusual,
2 particularly for historic incentive-type
3 programs?

4 MR. KELLEY: Through the Chair to
5 Mr. Barakat, per program guidelines, developer
6 equity minimum is 10 percent of total
7 development costs where the program maximum
8 funding can be as much as 40 and even
9 50 percent of total development costs if equity
10 is above a certain level.

11 BOARD MEMBER BARAKAT: So --

12 MR. KELLEY: So the short answer is yes,
13 it happens frequently.

14 BOARD MEMBER BARAKAT: Gotcha.

15 I don't know what to make about the
16 complaints. I have heard from some residents
17 about loud noises along Bay Street over the
18 years. I don't know the source of that. You
19 know, people driving with radios turned up and
20 creating a nuisance for residents trying to
21 sleep, particularly when these -- some of these
22 bars close.

23 Part of my feedback is that is life in an
24 urban environment. At the same time, if there
25 is a particular facility that is contributing

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1 more so than the average facility towards
2 nuisance and disturbance of the peace, you
3 know, I think we ought to be prudent before we
4 incentivize that.

5 It does seem, though, that with these
6 improvements -- and I've been to these clubs in
7 the -- at night. Having these improvements,
8 you would think the -- that more people will
9 come to them and maybe there will be less
10 nuisance behavior with these upgrades. It's
11 really tough to know.

12 But I would be curious from the committee
13 members if they would have looked at this any
14 differently with the information they now have.

15 And then, secondly, whether the reports
16 that were provided to us, is it really linked
17 to these facilities that are asking for the
18 incentives? Or were there other facilities
19 downtown that we would point to that resulted
20 in this behavior that was provided to us? I'd
21 just be curious.

22 So my first question for other committee
23 members: Would they have looked at this any
24 differently with the information they now have?

25 THE CHAIRWOMAN: Any committee member want
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1 to respond to Mr. Barakat? I was not at that
2 meeting.

3 BOARD MEMBER GIBBS: I was there. And
4 I -- with the information that we received, I
5 don't see anything different, Mr. Barakat. I
6 think this project, with the Hardwick going in
7 across the street, will be a win-win for this
8 community.

9 As far as noisy cars in the neighborhood,
10 I look at the proximity of this building to our
11 sheriff's office, and if we cannot control
12 noisy cars with booming music in that
13 particular neighborhood, it can't be controlled
14 anywhere.

15 BOARD MEMBER SAOUD: I tend to agree with
16 Mr. Gibbs, you know. And I also agree with
17 Mr. Barakat's comments.

18 I think with the improvements and
19 everything happening on Bay Street, you never
20 know. We don't have a crystal ball, but more
21 likely than not, you know, the entire area will
22 be uplifted and some of these issues might
23 resolve themselves over time.

24 And also there is the aspect to living in
25 an urban area, that, you know, it is -- it

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1 tends to be more noisy.

2 BOARD MEMBER GILLAM: On this subject, I
3 would add -- you know, I would echo the comment
4 that what we're looking for is urban living.
5 We've not had that downtown. We've worked hard
6 to kind of attract them to move back downtown,
7 but it's not really had the urban effect. It's
8 not had the entertainment, the opportunities
9 that generally people look for in an urban
10 setting. Go to Nashville, go to New Orleans,
11 New York, go to Tampa. I mean, downtown is
12 more lively, is louder. And if that's not what
13 you're looking for, you don't look for urban
14 living.

15 The fact that one person complained about
16 it and apparently has been a thorn in the side
17 of the owner, I don't think that changes my
18 opinion about this project at all. I think
19 that the response from -- we received from the
20 owner and, frankly, the attachment which
21 reflected comments from other owners within the
22 Berkman, I think, you know, celebrates that
23 concept.

24 THE CHAIRWOMAN: Mr. Citrano.

25 BOARD MEMBER CITRANO: I, unfortunately,
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1 did not attend the committee meeting. I was
2 not on that committee, but I am in favor of the
3 project.

4 I do agree with Mr. Gillam's initial
5 comment relative to procedure, and then I also
6 agree with Mr. Gibbs and Mr. Saoud, so I'm in
7 favor.

8 THE CHAIRWOMAN: All right. Does anyone
9 have any other comments or questions?

10 BOARD MEMBER BARAKAT: My only last
11 comment is, I think we only received one
12 feedback from one resident; is that correct?

13 THE CHAIRWOMAN: That would be via email
14 today, yes.

15 BOARD MEMBER BARAKAT: Just for the
16 record, I think if it was a series of
17 complaints from many residents, it would be one
18 thing. But I agree with other committee
19 members, one complaint is not enough given the
20 potential gain that we get as a city for these
21 improvements, so I will support it.

22 THE CHAIRWOMAN: Well, I know Bay Street
23 has been designated as an entertainment
24 corridor for a long time, and I think these
25 problems are probably -- or issues. I think

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1 it's not just noise; maybe there are other
2 issues that's cited that's probably going to
3 persist, and it's an enforcement and an
4 operator issue as well.

5 Unless anyone has any other comments,
6 we're going to proceed to a vote, starting with
7 Mr. Saoud.

8 BOARD MEMBER SAOUD: I vote in favor.

9 THE CHAIRWOMAN: Mr. Gibbs.

10 BOARD MEMBER GIBBS: I'm in favor.

11 THE CHAIRWOMAN: Mr. Gillam.

12 BOARD MEMBER GILLAM: In favor.

13 THE CHAIRWOMAN: Mr. Citrano.

14 BOARD MEMBER CITRANO: I'm in favor.

15 THE CHAIRWOMAN: Mr. Barakat.

16 BOARD MEMBER BARAKAT: In favor.

17 THE CHAIRWOMAN: I'm in favor as well.

18 So the motion -- 2023-03-06 passes.

19 Next item on our agenda is

20 Resolution 2023-06-07 [sic], the Ambassador
21 Hotel extension.

22 MR. KELLEY: Madam Chair,
23 Resolution 2023-03-07 is brought before the
24 board today. Unless Mr. Chair of the Strategic
25 Implementation Committee would like to speak to

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1 why it's brought here, I can go into that
2 detail.

3 BOARD MEMBER GILLAM: Mr. Kelley, I'm sure
4 you would do a better job than I would do.

5 MR. KELLEY: Sorry to jump the gun on
6 that, but I appreciate it, both comments.

7 So this is -- this was brought to the
8 Strategic Implementation Committee that
9 ultimately deferred to the board to bring this
10 in front of the board.

11 So the resolution itself requests two
12 things. The first ask is within the authority
13 that's provided to the DIA board, that we
14 authorize a 90-day extension to the substantial
15 completion date that currently exists for the
16 completion of the Ambassador project. That
17 would carry -- that extension -- I'm sorry.
18 The extension would then be from the current
19 date of March 31st out to June 30th.

20 The general contractor has some intention
21 or belief that he can finish the project by
22 June 30th. But if for any reason that were not
23 the case, then we, as a body, would not have
24 sufficient time to further extend the
25 completion date, and it would put them in

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1 default, and a series of negative impacts would
2 be felt at the project.

3 So the second request is to allow DIA --
4 to allow the staff to file legislation with the
5 City Council to extend the substantial
6 completion date from the June 30 date out to
7 September 31 [sic], 2023.

8 And within the Strategic Implementation
9 Committee, there were some questions raised as
10 to whether or not that time was sufficient.

11 And there was a request made that
12 representation from the developer would come to
13 appear at the board to address that directly.

14 Mr. George Bochis is here. And I
15 believe -- he's from Augustine Development, and
16 I believe he would be happy to address any
17 questions that the board might have to that
18 effect.

19 THE CHAIRWOMAN: All right. Would you all
20 like to -- go ahead, Mr. Gillam.

21 BOARD MEMBER GILLAM: Sure. I just wanted
22 to clarify with Ms. Boyer that we decided to do
23 just that. We deferred voting on this issue
24 because we wanted the board to have an
25 opportunity to hear from (inaudible). And we

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1 had questions. That's why.
 2 THE CHAIRWOMAN: So is the representative
 3 here? Would he like to address the board?
 4 (Audience member approaches the podium.)
 5 THE CHAIRWOMAN: Thank you.
 6 MR. KELLEY: This is George Bochis of
 7 Augustine Development Group, developer of the
 8 Ambassador project.
 9 MR. BOCHIS: Thank you.
 10 Questions?
 11 THE CHAIRWOMAN: Go ahead.
 12 I just thought you were going to bring us
 13 up to date on your thinking about the
 14 completion date and what's happened.
 15 MR. BOCHIS: Oh, I can do that. I thought
 16 there were questions to be answered, but I'm
 17 happy to --
 18 BOARD MEMBER GILLAM: Go ahead. I have
 19 questions, but tell us what you --
 20 MR. BOCHIS: Yeah. We have experienced,
 21 like many developers throughout the country,
 22 significant delays based on supply chain,
 23 COVID, labor shortages. I mean, it's -- the
 24 list goes on.
 25 It's not just in our Jacksonville
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1 projects. Our projects in Kansas City,
 2 Missouri has had issues. Our condominiums in
 3 St. Augustine, we have, you know, six units
 4 that are finished that we can't get garage
 5 doors for. So we can't get the COs on, you
 6 know, six multimillion-dollar condominiums that
 7 are ready to move into.
 8 On the Ambassador in particular, you know,
 9 the contractors put together a very aggressive
 10 schedule that has it completed by the
 11 current -- you know, the authority by this
 12 board. We feel not a hundred percent
 13 comfortable that that deadline will actually
 14 happen, which is why we've asked for, you know,
 15 a little bit of grace and extension through
 16 City Council to get us there.
 17 You know, there's -- you know, some of the
 18 big issues -- if you want to go through them.
 19 Because it's a historic structure with
 20 National Park Service approval, there was a
 21 window manufacturer -- or two, actually, in the
 22 country that make a window that meet the
 23 criteria of the NPS. Graham Windows is who we
 24 decided to go with. We wrote them, I want to
 25 say, a \$350,000 deposit check 14 months ago for
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1 windows, and we still haven't received our
 2 first delivery.
 3 We have a delivery date on a bill of
 4 lading that says the first delivery is coming
 5 March 23rd; the last delivery is now scheduled
 6 for, as of today, May 5th. We haven't seen the
 7 first window yet. We've had bills of ladings
 8 before that told us when these windows would be
 9 shipped.
 10 It's unfortunate we have no control
 11 over -- you know, we can't use -- we can't just
 12 go to Pella windows and change out. It has to
 13 be that window because it has a very specific
 14 profile for that period.
 15 You know, other -- you know, demolition
 16 labor. When we started the project, it was in
 17 the middle of COVID and we couldn't get, you
 18 know, physical labor. There was literally no
 19 construction workers that, you know, were
 20 willing to show up and do the labor work that
 21 was needed at the time. There was no labor
 22 pool available.
 23 Elevator equipment is an issue. It's been
 24 resolved now, but it, you know, caused
 25 considerable delay.
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1 I just -- I mean, I can go on and on with
 2 the list of reasons why we have delay. The
 3 issue is -- we are where we are.
 4 We feel good about, you know, the supply
 5 chain issues now being on their way to being
 6 resolved other than my caveat of the Graham
 7 Manufacturing on windows because I have, you
 8 know, very little confidence because they have
 9 lied to us on multiple occasions with emails.
 10 And, I mean, bills of lading that show truck
 11 shipments that were scheduled to go out and
 12 then to be told, you know, they're not in
 13 production.
 14 And then in October we got, you know,
 15 essentially, an extortion letter that says, you
 16 know, we know you have a contract. We know you
 17 have paid for these windows in advance. We've
 18 experienced materials and labor increases, so,
 19 you know, if you would still like to have these
 20 windows, we need another \$45,000.
 21 THE CHAIRWOMAN: Thank you.
 22 I think we feel the pain of the supply
 23 issues.
 24 I think Mr. Gillam has a question.
 25 MR. BOCHIS: Sure. Thank you.
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1 BOARD MEMBER GILLAM: Mr. Bochis, first of
2 all, thank you for being here. We do
3 appreciate that.

4 And your description fits the
5 description I think you must have shared with
6 Mr. Kelley because he talked to us about your
7 problems with windows.

8 My concern, obviously, is -- I mean, we're
9 going to have to go back to City Council and
10 ask for more time. And what I don't want to
11 do, because we are understanding of the
12 difficulties you and your company are
13 experiencing, is to do it again.

14 And what I hear you saying is you continue
15 to not have confidence in the window
16 manufacturer that they're going to meet their
17 current schedule; is that true?

18 MR. BOCHIS: You know, I've been told, you
19 know, multiple times that, you know, trucks
20 were being loaded and sent to us. These most
21 recent dates have been consistent for, you
22 know, the last three months. Since the last
23 time we had a delay, they haven't changed it.
24 You know, we're -- you know, the 23rd is, I
25 guess, a little less than ten days away when

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1 my control.

2 BOARD MEMBER GILLAM: Thank you,
3 Mr. Bochis. Other people may have questions.
4 I've got a recommendation in light of the
5 situation the developer is in, but I don't want
6 to interrupt other questions.

7 THE CHAIRWOMAN: Any other questions?
8 If not, you can proceed with your
9 recommendation.

10 BOARD MEMBER GILLAM: I'm glad Mr. Bochis
11 is still at the podium. My suggestion to
12 staff -- and if it's a bad one, please throw a
13 rock at me.

14 Why wouldn't we, today, move to give the
15 CEO authority to extend up to the limits the
16 DIA has to -- for this developer. Let's sit on
17 and consider the part two of this, which is
18 seeking assistance from City Council until next
19 month, because I've got a feeling, based on
20 what Mr. Bochis is telling us -- if he doesn't
21 get a truck next week of windows, it ain't
22 going to be September; it's going to be later
23 than September.

24 We're going to know as soon as next week
25 whether this problem is actually working its

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1 the first truck is supposed to arrive.

2 When I see some actual windows on the job
3 site, I'll be a lot more comfortable. And I
4 think some of the members -- Mr. Kelley, I
5 think, and maybe a couple other people have
6 been through the property. We have, you know,
7 continued. And we have -- we have Farm, you
8 know, plastic on the windows to get -- we got
9 through hurricane season.

10 We're continuing to do drywall and framing
11 work and electrical roughing inside the
12 building that you would never, you know, take
13 that risk if you didn't have to. I mean, you
14 want your building dried in before you start
15 going to your finishes. But we knew with this
16 window problem, if we waited for the windows,
17 we would never finish.

18 So we've done as much proactivity [sic] as
19 we can. Unfortunately, I will not know until
20 the windows arrive if we can meet that
21 September deadline. And you're asking me, you
22 know, to tell you that it's going to happen. I
23 would love you tell you that it's going to
24 happen. I don't want to lie to this board. I
25 don't want to lie to anybody. It's outside of

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1 way through the process that he hopes or not.

2 MS. BOYER: Through the Chair to
3 Mr. Gillam, what I would say to that, I believe
4 the reason Mr. Kelley combined them -- and we
5 had some conversation about it -- was the time
6 it takes from the time you adopt a resolution
7 for us to get the agreement change drafted, the
8 legislation processed through MBRC and through
9 City Council. And we did not want to be in the
10 position where the agreement expired at the end
11 of my extension authority and we had not yet
12 made it through City Council on a Council
13 extension.

14 So the reason for granting some authority
15 right now was to make sure that we could start
16 that process of getting legislation filed with
17 City Council. It takes six weeks from the time
18 it's filed. So the concern was -- and then
19 we're talking usually a two- or three-week lead
20 time with going through MBRC. So we're just
21 backing it up, and that was the thought.

22 My suggestion to you, if you are concerned
23 about the September date, would be to leave in
24 the resolution an extension to September, but
25 if you want to grant the authority to the CEO

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1 to amend that date to a later date not to
 2 exceed, I don't know, December, pick the date
 3 that you want.
 4 In the event that the window -- you know,
 5 promised window delivery does not occur in
 6 March as scheduled, then we could -- you, the
 7 board, could authorize in this resolution a
 8 later extension date. So we could start the
 9 drafting and start the process through the
 10 Council process anyway.
 11 And we'll know that by the time we're at
 12 MBRC. I mean, the actual legislation to
 13 Council wouldn't have that caveat in it. We
 14 would know one way or the other. That was --
 15 or we can wait. It's just -- I'm just worried
 16 about the timing, that we might not get it done
 17 in time.
 18 BOARD MEMBER GILLAM: Thank you.
 19 I just wanted to say that I want to
 20 cooperate with the developer. I think -- I
 21 mean, the developer is here through no fault of
 22 their own and they're doing the project and
 23 working hard to get it done. I just think we
 24 should be flexible. And I want to encourage
 25 this opportunity, but I just don't want to go

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1 BOARD MEMBER GIBBS: I second.
 2 THE CHAIRWOMAN: We have a motion and a
 3 second.
 4 And do we have any other comments or
 5 questions?
 6 BOARD MEMBERS: (No response.)
 7 THE CHAIRWOMAN: If not -- did you -- I'll
 8 start with a vote.
 9 Mr. Saoud.
 10 BOARD MEMBER SAOUD: In favor.
 11 THE CHAIRWOMAN: Mr. Gibbs.
 12 BOARD MEMBER GIBBS: I'm in favor.
 13 THE CHAIRWOMAN: Mr. Gillam.
 14 BOARD MEMBER GILLAM: I'm in favor.
 15 THE CHAIRWOMAN: Mr. Citrano.
 16 BOARD MEMBER CITRANO: In favor.
 17 BOARD MEMBER BARAKAT: In favor.
 18 THE CHAIRWOMAN: And I'm also in favor.
 19 So Resolution 2023-03-07 passes
 20 unanimously.
 21 Unless we have any other items, we'll
 22 conclude our CRA meeting.
 23 (The foregoing proceedings were adjourned
 24 at 2:30 p.m.)
 25 - - -

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1 back to City Council again.
 2 So with that, that's my comment.
 3 THE CHAIRWOMAN: So did you want to
 4 provide an amendment to the resolution, or
 5 proceed and then, if we need to come back with
 6 a second resolution letter, we could; is that
 7 correct?
 8 MS. BOYER: My recommendation would either
 9 be to -- to the Chair, my recommendation would
 10 be either to adopt the resolution as is, and
 11 then you could -- if it were approved, we could
 12 start the MBRC process, the drafting process.
 13 If we find out we need a later date, we
 14 can come back to you and ask for a later date,
 15 but we've already got something in process
 16 that's moving to the next step and getting that
 17 before Council.
 18 THE CHAIRWOMAN: So this came out of
 19 committee without a recommendation, correct?
 20 So we don't have a motion on the floor?
 21 BOARD MEMBER GILLAM: Right. We tabled
 22 it.
 23 So I guess I would make a motion to
 24 approve the resolution as drafted by Ms. Boyer
 25 and hope that it will work.

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1 CERTIFICATE OF REPORTER
 2
 3 STATE OF FLORIDA)
 4)
 5 COUNTY OF DUVAL)
 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 March 2023.
 16
 17
 18 _____
 19 Diane M. Tropia
 20 Florida Professional Reporter
 21
 22
 23
 24
 25

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