		3
	1	Mr. Chair.
CITY OF JACKSONVILLE	2	And it's an honor to be involved with you
COMMUNITY REDEVELOPMENT AGENCY	3	guys, and it's going to be fun watching your
BOARD MEETING	4	continued growth and progress. So best of
	5	luck, and I'm always there if I can offer any
	6	assistance.
Proceedings held on Wednesday, May 17, 2023,	7	THE CHAIRMAN: Thank you.
commencing at 2:00 p.m., Jacksonville Public/Main Library, Multipurpose Room, 303 North Laura Street,	8	Okay. So to continue with the
Jacksonville, Florida, before Diane M. Tropia, FPR, a	9	introductions, Mr. Parola.
Notary Public in and for the State of Florida at Large.	10	MR. PAROLA: Guy Parola, DIA staff.
	11	MR. KELLEY: Steve Kelley, DIA staff.
BOARD MEMBERS PRESENT:	12	MS. BOYER: Lori Boyer, CEO.
JIM CITRANO, Acting Chair.	13	BOARD MEMBER HASSAN: Joe Hassan, DIA
CRAIG GIBBS, Board Member. BRAXTON GILLAM, Board Member. GEORGE SAOUD, Board Member.	14	board member.
JOSHUA GARRISON, Board Member. JOE HASSAN, Board Member.	15	BOARD MEMBER GIBBS: Craig Gibbs, board
	16	member.
ALSO PRESENT:	17	BOARD MEMBER GILLAM: Braxton Gillam,
LORI BOYER, Chief Executive Officer. GUY PAROLA, DIA, Operations Manager.	18	board member.
STEVE KELLEY, DIA, Director of Development. INA MEZINI, Strategic Initiatives Coordinator. RIC ANDERSON, Marketing and Communications.	19	BOARD MEMBER SAOUD: George Saoud, board
JOHN SAWYER, Office of General Counsel. JOVIAL HARPER, Administrative Assistant.	20	member.
	21	BOARD MEMBER GARRISON: Joshua Garrison,
	22	board member.
	23	MR. SAWYER: John Sawyer, Office of
	24	General Counsel.
Diang M. Tropia, Inc., Post Office Box 2575, Jacksonville, FL 52205	25	MS. HARPER: Jovial Harper, administrative
(904) 321-0500		Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
		(904) 821-0300
2		4
1 PROCEEDINGS	1	assistant.
May 17, 2023 2:00 p.m.	2	MR. ANDERSON: Ric Anderson, DIA staff.
2 3 THE CHAIRMAN: Good afternoon.	3	THE CHAIRMAN: Great. Thank you.
4 I'm going to call the May 17th Downtown	4	Ms. Harper, do we have any public comments
5 Investment Authority board meeting to order.	5	this afternoon?
6 And before we get into the agenda, we're	6	MS. HARPER: There is no public comment.
7 going to start, first, with the Pledge. And	7	THE CHAIRMAN: Okay. Before we get into
B I'll point out that the flag has moved to this	8	the CRA agenda, I would just like to recognize
9 side of the room.	9	and congratulate our mayor-elect, Donna Deegan,
0 (Recitation of the Pledge of Allegiance.)	10	for her victory last night.
1 THE CHAIRMAN: My name is Jim Citrano.	11	And if anyone from her team is on Zoom
2 I'm actually substituting today as Chair for	12	today, staff and board look forward to engaging
3 Carol Worsham, who is traveling. I am vice	13	with your transition team and your
4 chair of the DIA board.	14	administration to share the vision that this
5 I'm going to go around the room and ask	15	group has for our great downtown.
6 for introductions for the record, but we're	16	So, again, congratulations.
7 going to start with Council Member Bowman we	17	So we will start the agenda items for the
8 recognize you, sir. Council Member Bowman is	18	CRA agenda. And I'll turn it over Ms. Harper.
9 the former president of City Council, current	19 20	MS. HARPER: We have a Form 8B from our
member of City Council. And as I understand	20	vice chair, James Citrano.
1 it, this is going to be your last DIA meeting.	21	Pursuant to Section 1112.3143 of the
2 So welcome and thank you for your service,	22	Florida Statutes, a Form 8B, Memorandum of
and we're happy you're here and happy to	23	voting conflict, filed by Board Member Jim
4 recognize you.	24	Citrano James Citrano, excuse me, prior to
5 COUNCIL MEMBER BOWMAN: Thank you,	25	this meeting must be read publicly at the next
Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
(904) 821-0300		(904) 821-0300

1 metting, after the form is filed. 1 ofter cost disbursement, after emert, other 2 Pursuant to that requirement, Board Member associated documents that were previously 3 approved, originally back in 2018. And the 4 CLU Jones Brothers, LLC, conducts business with mot presently" THE CHAIRMAN: Involved. 7 THE CHAIRMAN: Thank you, Ms. Harper. 10 Think you. 11 THE CHAIRMAN: Thank you, Ms. Harper. 12 To Mr. Sawyer, it's my understanding, if I 13 file a form 8, that I am eligible to vote on 14 this item? 15 THE CHAIRMAN: Thank you, Ms. Harper. 16 THE CHAIRMAN: Thank you, Ms. Harper. 17 Okay. We're going to start with the CRA 16 THE CHAIRMAN: Make correct. 16 THE CHAIRMAN: Move to approve. 17 DARD MEMBER GILLAM: Wo have a approve. 18 DARD MEMBER GILS: I'll second. 24 Somed memts. 25 The CHAIRMAN: We have a motion ad approve. 26 TF everybody would indicate their position <th>Comr</th> <th></th> <th>-</th> <th></th>	Comr		-	
25If everybody would indicate their position Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-030025which is the rest of the underground utilities, Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-030066871 by saying aye if you approve, nay if you do not a approve.88BOARD MEMBERS: Aye.14THE CHAIRMAN: The minutes pass.55Item C, our consent agenda, which was budget.661stormwater, and the roads that provided access to the private development pads. That was funded by the Community Development District.7Make as the process here? Do I need to budget.58What was the process here? Do I need to budget.69Call for a motion on it?910BOARD MEMBER GILLAM: You already have a motion, so you just need to THE CHAIRMAN: Again, I'm going to call if or a vote saying yea or nay if you approve. If you're in favor, please say yea.1016THE CHAIRMAN: And the consent agenda passes.1017BOARD MEMBERS: Yea.1018Item Number D, Resolution 2023-05-01, if and Ms. Boyer.1119RiversEdge.1010MS. BOYER: Thank you, Mr. Chairman. The resolution, 2023-05-01, recommends a second amendment to the redevelopment a greement, interlocial agreement, and various Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 3220310Dane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203	1 2 3 4 5 6 7 8	Pursuant to that requirement, Board Member James Citrano declares, "One of the partners of CLL Jones Brothers, LLC, conducts business with my employer, Seacoast Bank. At present, I'm not presently" THE CHAIRMAN: Involved. MS. HARPER: "involved in this business relationship." Thank you. THE CHAIRMAN: Thank you, Ms. Harper. To Mr. Sawyer, it's my understanding, if I file a Form 8, that I am eligible to vote on this item? MR. SAWYER: That is correct. THE CHAIRMAN: Thank you. Okay. We're going to start with the CRA meeting minutes from April 19th. I assume everybody has read them. Any comments or questions? BOARD MEMBER GIBBS: I'll second.	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22	associated documents that were previously approved, originally back in 2018. And the first amendment was I believe those dates are inserted in the copy of the resolution now. The agreements are dated December 22, 2020, for the interlocal. And the original RDA is dated July 12th, 2018. There was a first amendment. The first amendment, approved a couple of years ago, authorized additional general contractors, because it was originally conceived that there would only be one general contractor for all of the CRA infrastructure. For the benefit of new board members, there's we use the terms "CRA infrastructure" and "CDD infrastructure." The CRA infrastructure was the infrastructure that the Southside Tax Increment District was funding. It was maxed out at \$23 million obligation, and it included the bulkhead, the parks, the roads that provided direct access to those parks essentially
25If everybody would indicate their position Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-030025which is the rest of the underground utilities, Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-030066871by saying aye if you approve, nay if you do not a paprove.88BOARD MEMBERS: Aye.1stormwater, and the roads that provided access to the private development pads. That was funded by the Community Development District.8BOARD MEMBERS: Aye.3funded by the Community Development District.4THE CHAIRMAN: The minutes pass.5it end to be private development pads. That was funded by the Community Development District.68so there is a there are different7budget.5agreements that apply to the construction of the CDD infrastructure and the CRA8What was the process here? Do I need to so just need to109Call for a motion on it?910BOARD MEMBER GILLAM: You already have a motion, so you just need to1111THE CHAIRMAN: Again, I'm going to call for a vote saying yea or nay if you approve.1016THE CHAIRMAN: And the consent agenda passes.1017passes.1118Item Number D, Resolution 2023-05-01, most offication, 2023-05-01, recommends a second amendment to the redevelopment agreement, interlocal agreement, and twainous Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 3220318BOARD MEMBER: Thank you, Mr. C				
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 by saying aye if you approve, nay if you do not approve. BOARD MEMBERS: Aye. THE CHAIRMAN: The minutes pass. THE CHAIRMAN: The minutes pass. Item C, our consent agenda, which was Resolution 2023-05-02, the Northbank CRA What was the process here? Do I need to call for a motion on it? BOARD MEMBER GILLAM: You already have a coll for a motion on it? BOARD MEMBER GILLAM: You already have a for you gap rove. THE CHAIRMAN: Again, I'm going to call for a vote saying yea or nay if you approve. If you're in favor, please say yea. THE CHAIRMAN: And the consent agenda passes. Item Number D, Resolution 2023-05-01, Revert and the consent agenda passes. Item Number D, Resolution 2023-05-01, Revert and the sover to staff and Ms. Boyer. Ms. BOYER: Thank you, Mr. Chairman. The resolution, 2023-05-01, recommends a second amendment to the redevelopment agreement, interlocal agreement, and various Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 Itam M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 			├──	
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	25	agreement, interlocal agreement, and various	25	The first modification is to allow for the
(904) 821-0300 (904) 821-0300	1	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
	1	(904) 821-0300		(904) 821-0300

Comp	f Jacksonville		May 17, 2023
Comn	nunity Redevelopment Agency 9		Uncertified Condensed Copy 11
1	addition of property, and that property would	1	I included, the proposed new Broadcast Place to
2	then be eligible to be subject to the REV	2	be constructed turns and runs at an angle up
3	Grants and other development activities that	3	toward the river. In doing that, it's going to
4	are contemplated in the RDA.	4	leave a remnant piece of the current
5	The first parcel is if you're familiar	5	right-of-way. And we would like, in the
6	with the area, there was the school board	6	future, once the new right-of-way is
7	had a parking lot somewhat across the street,	7	constructed and available for traffic, to
8	although it wasn't an open right-of-way, from	8	abandon the old portion of the right-of-way and
9	their existing building, but you could drive	9	add that to a development parcel.
10	through the middle of that.	10	So that is the simplest explanation I can
11	The area that you drove through is now	11	provide for the property additions.
12	becoming the extension of Prudential Drive and	12	The second term that we're talking about
13	a dedicated right-of-way. The area inland of	13	is allowing for multiple contractors for both
14	that that was the parking lot would be this	14	the CRA infrastructure and the CDD
15	parcel that would now be subject to the	15	infrastructure. So this, obviously, presents
16	redevelopment agreement and added.	16	or raises the question of conflicts between
17 18	In addition to that, there is a small parcel just slightly further inland, and that	17 18	contractors and how we are going to manage multiple contractors on the project.
19	is the former it's an unopened right-of-way	19	On the other hand, it does help keep costs
20	today of Iowa Street. The northern half of	20	down in that we are not paying for overhead on
21	that, if that right-of-way is officially	21	each subcontract, and it has allowed us to
22	closed, would revert to this property owner,	22	extend the budget a little further.
23	and would, therefore, also be added as	23	In this case, the City had already DIA
24	potential development property.	24	had already hired a construction manager that
25	So that's the first thing about adding	25	we had watching and overseeing the project. It
	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
	(904) 821-0300		(904) 821-0300
	10		12
1	property.	1	was originally Pond; it is now VIA? And
2	The second property addition is not an	2	we've been very happy with their work in terms
3	addition that we're absolutely making at this time, but we would like Council to give this	3	of keeping track of everything. The developer has agreed to allow us to
4	· · ·	4 5	add the VIA expense to the budget that so it
	board the authority to add at a future date, and that involves two additional properties	-	
6	and that involves two additional properties.	6	is included within the 23 million. As a result
6 7	and that involves two additional properties. The first one and you can see them on	6 7	is included within the 23 million. As a result of that, Public Works was comfortable with
6 7 8	and that involves two additional properties. The first one and you can see them on the map is something we're calling the	6	is included within the 23 million. As a result of that, Public Works was comfortable with allowing them to directly contract with various
6 7	and that involves two additional properties. The first one and you can see them on	6 7 8	is included within the 23 million. As a result of that, Public Works was comfortable with allowing them to directly contract with various subcontractors for discrete work elements, and
6 7 8 9	and that involves two additional properties. The first one and you can see them on the map is something we're calling the "intake parcel." So this is a parcel that	6 7 8 9	is included within the 23 million. As a result of that, Public Works was comfortable with allowing them to directly contract with various
6 7 8 9 10	and that involves two additional properties. The first one and you can see them on the map is something we're calling the "intake parcel." So this is a parcel that extends out into the river. Currently, the	6 7 8 9 10	is included within the 23 million. As a result of that, Public Works was comfortable with allowing them to directly contract with various subcontractors for discrete work elements, and then have a construction manager who is
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Com	nunity Redevelopment Agency		Uncertified Condensed Copy
	13		15
1	In addition to that, there is a request to	1	you have questions directly for them.
2	separate the road contractor, which is Coxwell,	2	So the modification of the maximum
3	from the contractor who will do sidewalks,	3	indebtedness on the REV Grant is simply that.
4	benches, landscaping, both in the parks and	4	It is not an increase in the 75 percent. It is
			•
5	along the streetscape. Those will happen at	5	simply an acknowledgment of the substantial
6	slightly different times. And in terms of the	6	increase in prices and values that we have seen
7	work being done, the request was to separate	7	since 2017 when this was originally
8	those two.	8	underwritten.
9	And then, in addition to that, there is a	9	And as a result of that, the potential
10	vertical contractor for the future pavilion.	10	revenue that the project will generate, as we
11	All the rest of the work is horizontal, but	11	are calculating it based on construction values
12	there is a pavilion building in the park that	12	and pricing, is substantially higher. This
13	would require a vertical contractor. That's	13	yields a higher maximum indebtedness on the
14	where the restrooms are located, et cetera.	14	REV. It also yields a higher return to the
15	So they are all listed in the term sheet.	15	City for our 25 percent that we keep, and
16	In this case, Public Works and Parks have	16	higher return to the school board and others
17	reviewed that carefully and are comfortable	17	against whom none of the REV is deducted.
18	with the list provided and are willing to	18	So the total amount changes from the
19	recommend approval of it at this time.	19	original was \$56 million, and under the new
20	The next modification is modifying the	20	analysis, it is \$97,986,000. It still has 1.33
21	insurance requirements. This is pretty	21	ROI. So there's no other incentive as part of
			•
22	straightforward. It is simply that there was	22	this. No completion grants, no other things,
23	one very large insurance requirement contained	23	just the REV.
24	when we envisioned there was one contractor.	24	And then, finally, there are modifications
25	We're now recognizing that each of these	25	of the performance schedule. Modifications are
	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
	(904) 821-0300		(904) 821-0300
	14		16
1	14 smaller contractors should not have to maintain	1	
	smaller contractors should not have to maintain		extensions of the completion date for the CRA
2	smaller contractors should not have to maintain insurance at that level of magnitude. So the	2	extensions of the completion date for the CRA infrastructure and CDD infrastructure by less
2 3	smaller contractors should not have to maintain insurance at that level of magnitude. So the requirement is simply whatever risk management	2 3	extensions of the completion date for the CRA infrastructure and CDD infrastructure by less than a year each.
2 3 4	smaller contractors should not have to maintain insurance at that level of magnitude. So the requirement is simply whatever risk management of the City determines is appropriate, they	2 3 4	extensions of the completion date for the CRA infrastructure and CDD infrastructure by less than a year each. So one is from June 14th of '24 to
2 3 4 5	smaller contractors should not have to maintain insurance at that level of magnitude. So the requirement is simply whatever risk management of the City determines is appropriate, they have agreed to provide. But we acknowledge	2 3 4 5	extensions of the completion date for the CRA infrastructure and CDD infrastructure by less than a year each. So one is from June 14th of '24 to December 31st of '24, just slightly over six
2 3 4 5 6	smaller contractors should not have to maintain insurance at that level of magnitude. So the requirement is simply whatever risk management of the City determines is appropriate, they have agreed to provide. But we acknowledge that the insurance required of KOMPAN for the	2 3 4 5 6	extensions of the completion date for the CRA infrastructure and CDD infrastructure by less than a year each. So one is from June 14th of '24 to December 31st of '24, just slightly over six months. And then for the CDD, it's from
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Comn	nunity Redevelopment Agency	1	Uncertified Condensed Copy
	17		19
1	to that construction site prior to the building	1	project (inaudible), at least substantially,
2	being completed. So there needs to be an	2	and I'm disappointed. It's not this
3	opportunity to be flexible in certain sites.	3	developer's fault, but I'm worried about it.
4	On the other hand, if it's not under	4	And we've run into, you know, changes in the
5	construction, it's just a vacant site, we would	5	economy and it's impacting the other projects
6	say complete the CRA infrastructure as	6	around town. I'd like to see this project move
7	scheduled, and then the developer will have to	7	forward.
8	go back and replace it at the point in time	8	So I'm in favor of this ask and this
9	they actually build it. But it's just trying	9	negotiated amendment, but I'd like to see, you
		10	
10	to provide that flexibility.	_	know, real movement on this project.
11	So that is the summary version of what the	11	Thank you.
12	amendments are. And I'm happy to answer	12	THE CHAIRMAN: Thank you, Mr. Gillam.
13	questions or defer to the development team if	13	Mr. Gibbs.
14	you have questions for them.	14	BOARD MEMBER GIBBS: Mr. Saoud and I were
15	BOARD MEMBER GILLAM: Move to approve.	15	at the SIC meeting that almost happened, and we
16	BOARD MEMBER GIBBS: I'll second.	16	got the details and summary, so that's why I
17	THE CHAIRMAN: We have a motion and	17	support this as well.
18	second.	18	THE CHAIRMAN: Mr. Hassan.
19	We'll open it up for questions and	19	BOARD MEMBER HASSAN: No further
20	comments from the board. And as a reminder,	20	questions.
21	the applicant is here. I don't think we	21	THE CHAIRMAN: Okay. I just have one
22	concluded that it was a requirement that	22	question of staff.
23	applicants come, but it is certainly	23	So the this is based on a pro forma or
24	appreciated. It's very helpful to the board	24	a projection timeline of delivery of the
25	when we discuss these things.	25	components of this project.
	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
	(904) 821-0300		(904) 821-0300
	18		20
1	18 So thank you for coming first And if	1	20 Erom a practical standpoint, how does it
1	So thank you for coming, first. And if	1	From a practical standpoint, how does it
2	So thank you for coming, first. And if any board member does have specific questions,	2	From a practical standpoint, how does it work if a particular component gets delayed?
2 3	So thank you for coming, first. And if any board member does have specific questions, we'll just call you up at that time.	2 3	From a practical standpoint, how does it work if a particular component gets delayed? So we have 2026, where we have a number of
2 3 4	So thank you for coming, first. And if any board member does have specific questions, we'll just call you up at that time. So let's start with Mr. Garrison.	2 3 4	From a practical standpoint, how does it work if a particular component gets delayed? So we have 2026, where we have a number of deliveries projected. If one of those or
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-	Jacksonville Junity Redevelopment Agency		May 17, 2023 Uncertified Condensed Copy
	21		23
1	you're welcome just to come up and comment on	1	site, happy to arrange for visits and provide a
2	that.	2	guided tour out on site.
			-
3	(Mr. Gabriel approaches the podium.)	3	But, again, there has been a great bit of
4	MR. GABRIEL: Good afternoon.	4	activity. Again, all of the horizontal and
5	Jason Gabriel from the law firm of Burr &	5	I recognize this board is very anxious, as we
6	Forman on behalf of the applicant.	6	are as well, to see vertical start out here.
7	And we appreciate your time and your	7	We actually are anticipating the
8	consideration. That was a great summary by	8	Parcels 3A and 9B will be our first vertical
9	your DIA staff. And Bill Schilling is a	9	construction on site. That will be Toll
10	project engineer and can probably give you a	10	Brothers constructing what I would call urban
11	little bit of information on that question,	11	townhomes. And we're expecting that to start
12	Mr. Chair.	12	likely late summer, very early fall. So we're
13	THE CHAIRMAN: Thank you.	13	very hopeful that everyone will be able to see
14	MR. GABRIEL: Thank you.	14	vertical construction beginning on site here
15	(Mr. Schilling approaches the podium.)	15	before much longer, which, hopefully, will
16	MR. SCHILLING: Bill Schilling with	16	bring some relief to everybody to see the
17	Kimley-Horn and Associates, 12740 Gran Bay	17	vertical.
18	Parkway, Suite 2350, 32258.	18	So with all that being said and a little
19	And Kimley-Horn, we and I serve as the	19	bit of background and, again, I know folks
20	CDD engineer. And to address a couple of	20	with Preston Hollow are on as well via Zoom,
21	comments and I think one of the things that	21	but to answer that was a very long answer to
22	may be going on is we have accomplished a lot	22	the question of we do feel comfortable with the
23	and, I think, maybe have been a little bit	22	extended dates that have been provided.
23 24	quiet about it. So I did want to share a	23	And, again, staff has been tremendous to
	•		
25	couple of things.	25	work with in working through some of these Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300		(904) 821-0300
	22		
			dates and schedules
1	So we have been under construction on the	1	dates and schedules.
2	So we have been under construction on the site since April of 2021. So now for a little	2	dates and schedules. Thank you very much.
2 3	So we have been under construction on the site since April of 2021. So now for a little over three years. And construction on the site	2 3	dates and schedules. Thank you very much. And the team is here to answer any
2	So we have been under construction on the site since April of 2021. So now for a little over three years. And construction on the site started with the new school board parking lot	2	dates and schedules. Thank you very much. And the team is here to answer any questions that you may have.
2 3	So we have been under construction on the site since April of 2021. So now for a little over three years. And construction on the site started with the new school board parking lot expansion, which was our first step that we	2 3 4 5	dates and schedules. Thank you very much. And the team is here to answer any questions that you may have. THE CHAIRMAN: Thank you.
2 3	So we have been under construction on the site since April of 2021. So now for a little over three years. And construction on the site started with the new school board parking lot expansion, which was our first step that we needed to construct as a part of the school	2 3 4 5 6	dates and schedules. Thank you very much. And the team is here to answer any questions that you may have. THE CHAIRMAN: Thank you. Again, does anybody have any other
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City of Jacksonville

May 17, 2023

Comin	nunity Redevelopment Agency	1	Uncertified Condensed Copy
	25		27
1	Resolution 2023-05-03, Jones Brothers.	1	And the project has been through landmark
2	Staff? Mr. Kelley it looks like he's	2	status. The guideline or the conditional
3	getting ready to talk.	3	approval is found in the staff report from the
4	MR. KELLEY: Thank you, Mr. Chair.	4	Historic Preservation section. And the actual
5	Before you today is Resolution 2023-05-03,	5	recommendation is for \$2,089,900 in the HPRR
6	which is a Downtown Preservation and	6	forgivable loan; \$2,736,900 in the code
7	Revitalization Program request related to the	7	compliance forgivable loan; and then a deferred
8	redevelopment of the Jones Brothers Furniture	8	principal loan of \$1,206,700, for a total of
9	building on Hodges [sic] Street.	9	\$6,033,500. This project has been underwritten
10	So the total development costs here, as	10	to an ROI of 0.5 per program guidelines.
11	presented, were about 16.7 million. The total	11	And I'm happy to address your questions.
12	development costs, as underwritten, were over	12	THE CHAIRMAN: Thank you, Mr. Kelley.
13	15 million.	13	Would anybody like to offer a motion?
14	And so the building itself is an	14	BOARD MEMBER SAOUD: I'll move to approve.
15	interesting building in that it was the	15	BOARD MEMBER GILLAM: Second.
16	Jones Brothers Furniture building is what most	16	THE CHAIRMAN: Okay. We have a motion and
17	people know it as, but it's also known as the	17	second. So we'll open it up for questions or
18	Standard Furniture building. There's an	18	comments.
19	interesting little backstory between the	19	Starting, this time, with Mr. Hassan.
20	brothers and how this one was built to be	20	BOARD MEMBER HASSAN: I don't have any
21	taller than the other brother's building and	21	questions.
22	ultimately took on the name.	22	THE CHAIRMAN: Thank you.
23	But probably more importantly about the	23	Mr. Gibbs.
24	building itself is the the architect of the	24	BOARD MEMBER GIBBS: No comments or
25	property, which is Mr. Jefferson D. Powell, who	25	questions.
	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
	(904) 821-0300		(904) 821-0300
	26		28
1	is an African-American architect that brought	1	THE CHAIRMAN: Mr. Gillam.
2	is an African-American architect that brought this building to bear.	2	THE CHAIRMAN: Mr. Gillam. BOARD MEMBER GILLAM: So this has to go to
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7 of 15 sheets

	f Jacksonville nunity Redevelopment Agency		May 17, 2023 Uncertified Condensed Copy
	29		31
1	and Phase II is that kind of what I hear you	1	that's come before us gets qualified
2	saying, Mr. Kelley?	2	(inaudible) some expenses and recommended loan
3	MS. BOYER: Through the Chair to Board	3	amount.
4	Member Gillam, that's partly correct, that they	4	It doesn't appear it appears like the
5	can do that.	5	budget that the applicant has submitted is
6	But the other part is that this building	6	qualified or was there an analysis or a
7	as a stand-alone with the historic program is	7	process you went through to include the final
8	economically feasible. The new construction	8	amount?
9	with the REV Grants that we can offer is not	9	MR. KELLEY: Mr. Chair, so if you look at
10	economically feasible at this time with	10	the minimum expenditures within the term sheet
11	construction costs the way they are.	11	found on Page 4, there's Roman numeral 2, which
12	So either they are going to have to wait	12	shows the exclusions of the developer fee,
13	or they would go to Council and ask for	13	holding costs, interest reserves, operating
14	something above and beyond what we have a	14	reserves, tangible personal property,
15	program capacity to provide.	15	marketing, third-party costs for risk
16	BOARD MEMBER GILLAM: Thank you.	16	management, and loan fees. All shall be
17 18	No further questions. THE CHAIRMAN: Mr. Saoud.	17	deducted from the expenditures in our
18	BOARD MEMBER SAOUD: Thank you.	18 19	calculation of the total development costs. THE CHAIRMAN: Thank you. I missed that.
20	Again, I had the benefit of the full	20	So thank you for pointing that out to me.
20	presentation at the SIC meeting. And I support	20	Okay. I don't have any more questions.
22	this. I think this is helping them to get	22	So, again, we have a motion and a second,
23	going on this project is important.	23	and so I'm going to ask, starting with
24	THE CHAIRMAN: Mr. Garrison.	24	Mr. Hassan, how do you vote?
25	BOARD MEMBER GARRISON: Thank you,	25	BOARD MEMBER HASSAN: Yea.
	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
	(904) 821-0300		(904) 821-0300
	30		32
			02
1	Mr. Chair.	1	THE CHAIRMAN: Mr. Gibbs.
2	I think this is just an outstanding	2	THE CHAIRMAN: Mr. Gibbs. BOARD MEMBER GIBBS: I'm in favor.
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Comm	nunity Redevelopment Agency
1	33 CERTIFICATE OF REPORTER
2	
3	STATE OF FLORIDA)
4 5	COUNTY OF DUVAL)
6 7 8 9 10 11 12 13	I, Diane M. Tropia, Florida Professional Reporter, certify that I was authorized to and did stenographically report the foregoing proceedings and that the transcript is a true and complete record of my stenographic notes.
14 15 16	DATED this 1st day of June 2023.
17	
18	Diane M. Tropia
	Florida Professional Reporter
19	
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25	
	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300

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CITY OF JACKSONVILLE DOWNTOWN INVESTMENT AUTHORITY BOARD MEETING	 Item Number C, which is Resolution 2023-05-04, advertising and promotion support for parks and programming. MS. BOYER: Thank you, Mr. Chairman. This resolution is simply acknowledging
Proceedings held on Wednesday, May 17, 2023, commencing at 2:31 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.	 6 that we have funding currently available in the 7 budget for this year for advertising and 8 promotion. And the request is to transfer 9 5,000 of that to the City Parks Department for 10 use in advertising and promotion of the park 14 programming that they are now doing in the
BOARD MEMBERS PRESENT: JIM CITRANO, Acting Chair. CRAIG GIBBS, Board Member. BRAXTON GILLAM, Board Member. GEORGE SAOUD, Board Member. JOSHUA GARRISON, Board Member. JOE HASSAN, Board Member.	 programming that they are now doing in the riverfront parks. So, as you know or I think everyone knows, and I can let Mr. Monahan speak more to it, but we now I've heard the presentation a couple of times, so we have Zumba classes every
ALSO PRESENT: LORI BOYER, DIA, Chief Executive Officer. GUY PAROLA, DIA, Operations Manager. INA MEZINI, Strategic Initiatives Coordinator. RIC ANDERSON, Marketing and Communications. JOHN SAWYER, Office of General Counsel. JOVIAL HARPER, Administrative Assistant.	 week, we have yoga classes every week. The Y is starting a fitness class that will be before the Zumba and yoga classes, so you can attend both if you really want to get your exercise. And then on the weekend, he has JAX Fray doing
Diane M. Tropia, Inc., Post Office Box 2373, Jacksonville , FL 32203 (904) 821-0300	 an organized sports league down in Metropolitan Park. And on a regular basis we are adding additional programs. So this is to help us get the word out Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300
 PROCEEDINGS May 17, 2023 2:31 p.m. THE CHAIRMAN: We will now move into the Downtown Investment Authority agenda, starting with approval of the April board minutes. 	 4 about those programs and encourage folks to attend. BOARD MEMBER GILLAM: Move to approve. THE CHAIRMAN: We have a motion. Is there a second?
 6 Does anyone have any questions or comments? 8 BOARD MEMBERS: (No response.) 9 THE CHAIRMAN: If not, please indicate 10 your approval by saying aye. 	 6 BOARD MEMBER SAOUD: Second. 7 THE CHAIRMAN: Thank you. 8 (Mr. Monahan approaches the podium.) 9 THE CHAIRMAN: It looks like we 10 have somebody who would like to make a few 11 comments here.
 BOARD MEMBERS: Aye. THE CHAIRMAN: Oh, do I need a motion? BOARD MEMBER GILLAM: Typically, you need a motion. THE CHAIRMAN: Let's do a motion. BOARD MEMBER GILLAM: Move to approve. 	 MR. MONAHAN: Thank you, Ms. Boyer. I'm here to answer any questions the board may have. THE CHAIRMAN: Great. Questions or comments, Mr. Hassan?
 BOARD MEMBER SAOUD: Second. THE CHAIRMAN: Okay. Everybody in favor, say aye. BOARD MEMBERS: Aye. THE CHAIRMAN: Okay. Meeting minutes pass 	 BOARD MEMBER HASSAN: I don't have any comments. I think this is a great idea. THE CHAIRMAN: Mr. Gibbs. BOARD MEMBER GIBBS: That publicity will certainly help your attendance, no doubt. MR. MONAHAN: Yes, sir.
 22 pass. 23 Nothing on consent? 24 MS. BOYER: That's correct. 25 THE CHAIRMAN: Okay. So we will move to Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 	 23 THE CHAIRMAN: Mr. Gillam. 24 BOARD MEMBER GILLAM: (Off microphone.) 25 We're going to have (inaudible). Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300

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1	THE CHAIRMAN: Mr. Saoud, any questions or	1	Before we go to the old business and new
2	comments?	2	business, since Mr. Monahan is here, if you
3	BOARD MEMBER SAOUD: Yeah. Curious as to	3	would indulge us for just a second, I thought
4	what mediums you're going to use to advertise.	4	somebody might ask him. I want him to tell you
5	Social media, Radio, what's the plan?	5	how many people are now attending.
6	MR. MONAHAN: Sure. Through the Chair to	6	MR. MONAHAN: Apologies for leaving that
7	Board Member Saoud, yes, we plan to so we're	1	very important information out.
8	currently, right now, advertising these	8	So we have an average attendance right now
9 10	programs through social media as our main medium. We look to continue that and use these	9 10	for the yoga and Zumba classes of about 25 people. And we, through our partners,
11	funds to bolster that and also use like, we	11	collect some demographic information on the
12	have some A-frame signs out there now. So both	12	folks that attend. And we have repeat visitors
13	physical, digital signage, as well as digital	13	from Clay County and St. Johns County. There's
14	advertising through social media.	14	a lady in particular who has attended multiple
15	BOARD MEMBER SAOUD: Thank you.	15	yoga classes from St. Augustine.
16	THE CHAIRMAN: Mr. Garrison.	16	So folks are coming to downtown. They
17	BOARD MEMBER GARRISON: Thank you,	17	want to come downtown, and, you know, we're
18	Mr. Chair.	18	going to continue to add programs, as Ms. Boyer
19	Through the Chair to Mr. Monahan, have	19	said. And we certainly appreciate the support
20	you, yourself, attended any yoga classes yet?	20	of DIA to do it.
21	MR. MONAHAN: Through the Chair to Board	21	Thank you.
22	Member Garrison, yes, I attend every one. Now,	22	MS. BOYER: And I think you had one with
23	whether I participate or not is another	23	50 that attended?
24	question.	24	MR. MONAHAN: Yes, 50. And last night our
25	BOARD MEMBER GARRISON: Very good. Thanks	25	yoga class had about 40 people, 37 people,
	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
	(904) 821-0300		(904) 821-0300
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1	for all you do, Gary.	1	so and that was with rain.
2	for all you do, Gary. MR. MONAHAN: Thank you.	2	so and that was with rain. BOARD MEMBER HASSAN: I have one more
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	t Jacksonville town Investment Authority		May 17, 2023 Uncertified Condensed Cop
	9		11
1	infrastructure, but specifically several new	1	THE CHAIRMAN: We are ready.
2	riverfront parks. And I think this is a	2	BOARD MEMBER GIBBS: May I ask a question,
3	really, really good example on what is now, in	3	Mr. Chair?
4	my opinion, a very small scale on the types of	4	THE CHAIRMAN: I apologize. We're not
5	success that we can have if all that public	5	ready.
	infrastructure comes to fruition.	6	BOARD MEMBER GIBBS: Did she indicate who
6		-	
7	There's community groups out there that,	7	should be Chair?
8	I'm sure, would embrace getting involved in	8	MS. BOYER: I believe she did not.
9	helping get the word out. Some people are in	9	However, she will be back in the country before
10	attendance today. And if we leverage those	10	the committee meets, so I believe that she can
11	types of groups, I this type of that	11	coordinate that at that point in time.
12	programming could be just a massive, massive	12	BOARD MEMBER GIBBS: Thank you.
13	success. And really that's where we're going	13	THE CHAIRMAN: Okay. Ms. Boyer, back to
14	to get the return on the money that we're	14	you.
15	spending to build these downtown parks.	15	MS. BOYER: Yeah. So we're going to have
16	And so this is just a start. I think 40	16	a very brief progress report of physical
17	is going to turn into hopefully 400 soon	17	construction updates that, I believe,
18	enough.	18	Mr. Anderson has available.
19	So thank you again.	19	Jovial, if you want to screen-share that.
20	MR. MONAHAN: Thank you.	20	MS. HARPER: (Complies.)
21	THE CHAIRMAN: Ms. Boyer.	21	MS. BOYER: We have just a few slides that
22	MS. BOYER: Thank you, Mr. Chair.	22	we wanted to share with you some progress since
23	If you would turn to New Business and the	23	last month.
24	Nominating Committee memo, I believe that	24	Go to the next slide.
25	Ms. Harper has an email from Ms. Worsham that	25	The first is work that is being done on
23	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203	23	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
	(904) 821-0300		(904) 821-0300
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1	she is going to read to you regarding the	1	One Riverside. So interesting that I'm missing
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City of Jacksonville

May 17, 2023

1	One of the things that was noteworthy was	1	Wednesday. So they are now in place.
2	completion of the exterior courtyard that is	2	And Artea at Southbank. So you see the
3	between Sweet Pete's and the Federal Reserve	3	groundbreaking from April with folks with hard
4	building. It's really lovely, if you have a	4	hats. And now in May, you see the horizontal
5	chance to drive by it right now on Hogan	5	construction underway. So that one is in
6	Street, because you can see some nice, mature	6	progress. And I think that may be it for
7	trees and that outdoor landscaping really makes	7	photos for this month.
8	it an attractive addition to the corridor.	8	And then my quick update that I wanted to
9	Next.	9	provide you.
10	Home2 Suites. So comparing to the March	10	So, first of all, we've been talking about
11	photograph, now you see we have exterior	11	budget reconciliations that we've been doing
12	cladding, and the building is coming along	12	now over the last few months with both the
13	nicely with its finish.	13	trust funds, the CRA money, and with the
14	And Hardwicks Bar. I don't think we've	14	Downtown Economic Development Fund. Downtown
15	been able to show you any photos of it from the	15	Economic Development Fund reconciliation was
16	interior before, but you can also see from	16	resolved with the Accounting Department.
17	the small photo of the exterior, the exterior	17	We have only received interest earnings,
18	is now showing final finish elevations coming	18	or investment pool earnings on the money on
19	together. And on the interior, you can see	19	deposit in that account have only been credited
20	that they are a long way toward finishing out	20	through 2008. For some reason, from 2008 until
21	the interior of the space. My understanding is	21	now prior to 2008, they were credited, and
22	they plan to complete within a month or so, so	22	then from 2008 until now, none have been booked
23	we're getting there on this one.	23	into the account.
24	This is across from the Jessie Ball duPont	24	Part of that is the transition of the
25	Fund, in the Elbow area, if you're not familiar	25	accounting system, but part of that is simply a
	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
	(904) 821-0300		(904) 821-0300
	17		10
1	with the location.	1	failure to do that before the years close out.
1	with the location. Next.	1 2	failure to do that before the years close out. As a result, the legislation we have going
1 2 3	Next.		As a result, the legislation we have going
2		2	•
2 3	Next. Doro. So if you were I was mentioning	2 3	As a result, the legislation we have going through right now that was approved in
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City of Jacksonville Downtown Investment Authority May 17, 2023 Uncertified Condensed Copy

	town Investment Authority	1	Uncertified Condensed Copy
	17		1 9
1	programs out of the trust fund, so that was one	1	But, ultimately, this is a disposition
2	of those restrictions.	2	parcel for redevelopment. I'm just not sure
3	So that is moving forward. We still have	3	that this is the right time. But I do want to
4	some work to do on it, but we're in a good	4	bring that to the board for consideration.
5	place right at the moment.	5	We have legislation drafted to amend
6	From a staffing standpoint, our parking	6	Chapter 55. This is our organizing legislation
-		-	
7	strategy position is advertised and open.	7	that's in the City's Ordinance Code, creation
8	Mr. Anderson we used some additional funds	8	of DIA, what powers and authorities we have.
9	from advertising and promotion and advertised	9	So we now have a first draft of that
10	it in a number of trade publications and other	10	legislation that we're looking at.
11	things to try to get a broader representation.	11	This is to clarify, really, the
12	But, again, putting out the call. If any	12	distinction between our role and authority as
13	of you know anyone, this is as much a policy	13	the CRA and what we can spend money for in that
14	position as it is an administrative position	14	capacity, and our role and authority as the
15	for running we have a contract manager who	15	economic development agency and what we can
16	manages the garages that these are the MPS	16	spend money for in that capacity so that these
17	garages. This is the person who is helping us	17	issues that have arisen regarding making sure
18	implement new parking strategies that we are	18	that we're properly using funds for proper
19	working on.	19	sources and uses will be clear to everybody
20	We are still working on revising the job	20	else as well.
21	description on the property disposition	21	I mean, we now know it internally, but
22	position, and it will advertise before the end	22	trying to make sure that externally is apparent
23	of May. And then in addition, we now have a	23	is what we're shooting for. I will probably
24	vacancy in our project manager position.	24	bring that to the June board. We may file the
			-
25	Mr. Posey resigned last week, and so that	25	legislation prior to that, but I'll be bringing
	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
	(904) 821-0300		(904) 821-0300
	18		20
1	position will now be a vacancy that we are	1	it to the June board just to have you look at
1 2		1 2	
	position will now be a vacancy that we are		it to the June board just to have you look at
2	position will now be a vacancy that we are looking to fill. So that continues to challenge our	2	it to the June board just to have you look at it, review it, and comment or provide any other
2 3	position will now be a vacancy that we are looking to fill. So that continues to challenge our capacity, but hopefully this will be something	2 3	it to the June board just to have you look at it, review it, and comment or provide any other suggestions you want. We also are looking for legislation on
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City of Jacksonville Downtown Investment Authority May 17, 2023 Uncertified Condensed Copy

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	21		23
1	an earlier meeting, we do we are using an	1	counting on that being Memorial Day. We
2	existing City contract, but we have to go	2	learned from Parks a few weeks ago that that is
	through the procurement process to have a	3	not the case. There was a supply issue with
3		-	
4	contract amendment. That's scheduled for early	4	getting the speakers. So they do not have the
5	June. So we should have that work beginning by	5	sound system available and did not want to open
6	mid-June on those.	6	it without the sound system.
7	The design of the projectors for the	7	So I think the new date now is midsummer
8	Southbank. Prosser, who is the continuing	8	when they think they will have that open. And
9	contractor for the City, was able to absorb	9	then the rest of the park is still scheduled
10	that under their contract. That is in	10	for opening before the end of this calendar
11	Procurement now, so we will have that work	11	year, so before the end of '23.
12	underway, again, in the next 30 days.	12	And then capital projects.
13	The design of Park Street that we modified	13	Catherine Street. This is the street
14	to accommodate JTA's request for wider lanes	14	going down to the Orleck. Construction is now
15	will be complete this month, and we're going to	15	underway. Coxwell has that contract. They
16	have that out for rebid in June for	16	have already begun work. So that is happening
17	construction.	17	along with the Orleck opening.
18	The Southbank Riverwalk enhancements. We	18	Riverfront Plaza. Construction on the
19	are drafting a new design-build RFP for the DIA	19	Independent Drive portion begins June 1. So as
20	to have a continuing contract with the	20	soon as we finish Jazz Festival, we're starting
21	design-build contractor for Parks. So that's	21	construction on Riverfront Plaza. It starts
22	how we're going to handle being able to work on	22	with the Water Street/Hogan Street connection
23	that.	23	that Coxwell is doing, and then moves right
24	The urban art plan that we're planning to	24	into the bulkhead.
25	use some of our Professional Service funds for,	25	Hogan Street design. The RFQ to select
	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
	(904) 821-0300		(904) 821-0300
	22		24
1		1	24 the contractor was advertised this month. The
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1	City Council, but the negotiation of that has	1	THE CHAIRMAN: A lot going on. Thank you
2	been resolved with FDOT.	2	for that update.
3	So we're moving forward on that, but there	3	I just have one question. I believe we
4	clearly is a delay in the timeline that was	4	still have one board seat open. Is there any
5	originally contemplated for the developer, and	5	update on that?
6	we're working with the development time on	6	MS. BOYER: We do have one board seat
7	that. We have a call on that again tomorrow.	7	open. It's a mayoral appointment, and I know
8	Other than that, AR Polar. We closed this	8	that I've had a couple people reach out to me
9	month on the land acquisition for the new fire	9	expressing interest in serving on the board. I
10	station. So that closed and they're moving	10	forwarded them to the mayor's office. And the
11	forward.	11	response from the mayor's office at this time
12	The Ambassador extension that you	12	was that they were going to wait until after
12	approved, that legislation was filed yesterday.	12	the election, and felt that it would be
14	Or today? Today. That legislation was filed	14	appropriate for whomever the mayor-elect was to
15	today. However, we have been advised just to	15	weigh in on that appointment at this late date.
16	let you know that the date they requested from	16	So we are now beyond the date. I think it
17 10	you may not be long enough and they may be	17 4 0	was two weeks ago was the last day you could file logiclation and have it some out with the
18	seeking a further extension at Council. But it	18	file legislation and have it come out with the
19 20	is now filed as you approved it.	19 20	current City Council. So anything that is filed new would be voted on by the new City.
20	MOSH. The documents have been executed,	20	filed now would be voted on by the new City
21	and they are finalizing their bid package for	21	Council with the new mayor's administration in
22	the park design.	22	office, unless it were an emergency, of course.
23	Trio. We plan to bring you the REV Grant	23	So from that standpoint, I believe that
24	and the DPRP in June. Mr. Kelley is working on	24	we'll be waiting on that. And then, of course,
25	that now. And then the concept here is that	25	there are also several board members' terms who
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	26		28
1	the additional completion grant that the	1	come up for renewal as well as several board
2	developer is requesting would be added at City		members who are continuing to serve at the
3	Council by Council members incorporating an		pleasure of the mayor who have extended beyond
4	amendment for that completion grant once the	4	their term but continued to serve until a
5	package is delivered to them from this board.	5	replacement is appointed.
6	So you will have the underwriting on the	6	So that will be one of the conversations
7	REV Grant and the historic preservation piece.	7	we will be having with the new Council
8	And if they choose to go beyond that with a	8	president and the new mayor's administration
9	completion grant, that will be up to the	9	shortly after. I'm sure they don't need to be
10	Council.	10	bombarded with it initially, but eventually we
11	American Lions. We have been going back	11	will have that conversation.
12	and forth on document drafting. We had a	12	THE CHAIRMAN: Thank you.
13	meeting earlier this week on that, but it is	13	Before we conclude, is there any other
14	likely that we're going to be in a position	14	questions or comments from the board members?
15	where that legislation can be filed in June, I	15	BOARD MEMBER GIBBS: (Indicating.)
16	would expect.	16	THE CHAIRMAN: Mr. Gibbs.
17	And then pending legislation. We have	17	BOARD MEMBER GIBBS: Long term because
18	525 West Beaver pending still, which is the one	18	construction will happen at the riverfront,
19 00	Mr. Kelley was conflating with Jones when he	19	what will happen to all the special events that
20	was talking about the architect. And we have	20	are scheduled there?
21	our 500,000 for Parks Programming and	21	MS. BOYER: Through the Chair to Board
22	Maintenance that is currently pending before	22	Member Gibbs, what a wonderful setup question
	, allocation and the the American day that we	23	that is. And I think is Gary still here?
23	Council, in addition to the Ambassador that we	. .	
23 24	just filed.	24	No, Gary left. Too bad.
23	just filed. That's this month.	24 25	We have the schedule where we are talking
23 24	just filed.		

	29		31
1	not only about where he can do programming and	1	capacity to if you're thinking May next
2	then what section of the Riverwalk closes when	2	year, I think there's a significant possibility
3	and how long they expect it to be closed,	3	that Shipyards West is under construction by
4	because, say, for McCoy's Creek, for example,	4	May. I don't know whether Metropolitan Park
5	we're going to be closing the section that	5	would be, so Metropolitan Park might be
6	takes you from the One Riverside development	6	available. I don't know what else might be
7	over to Corkscrew Park. And then they're going	7	going on in the stadium area.
8	to start doing the bulkhead in front of CSX,	8	I mean, we're going to have to get
9	and that section will be closed and the section	9	creative on some of these to try to figure out
10	in front of Riverfront Plaza you get the	10	where are the interim locations that we work
11	idea.	11	through as we're building other facilities
12	But also, we've been working with DVI as	12	because we have so much under construction.
13	we're talking about where does Jax River Jams	13	BOARD MEMBER GIBBS: Glad to hear it's on
14	go next year because Riverfront Plaza will be	14	your radar.
15	under construction. We're suggesting it	15	Thank you.
16	certainly could go in the City Hall Annex site,	16	THE CHAIRMAN: Okay. Anything else from
17	but potentially it could go to the City Hall	17	any other board member?
18	Annex and courthouse site.	18	BOARD MEMBERS: (No response.)
19	There's also and literally, there is a	19	THE CHAIRMAN: No? Okay. Then that
20	lot of this sequencing that we're having group	20	concludes the May DIA board meeting.
20		20	
21	meetings about to talk about what can be in	21	Thank you, all, for attending, and see you next month.
22	what place what year. We just got a call from	22	
	Special Events this morning talking about a		(The foregoing proceedings were adjourned
24	number of requests for Florida-Georgia tailgate	24	at 3:09 p.m.)
25	parties and other things and what sites would	25	
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4	30	1	CERTIFICATE OF REPORTER
1	be available for different things.	-	
2	So we were my comment was Shipyards	2	
3	West would definitely be available. The		
4	courthouse and the City Hall Annex site would	3	STATE OF FLORIDA)
5	be available for Florida-Georgia. I don't		
6	think Riverfront Plaza would be available for	4	COUNTY OF DUVAL)
7	Florida-Georgia, but the Landing parking lot	5 6	
8	would be available former Landing parking	7	I, Diane M. Tropia, Florida Professional
9	lot.	8	Reporter, certify that I was authorized to and did
10	So that's what we're trying to do, work	9	stenographically report the foregoing proceedings and
11	through kind of month by month where different	10	that the transcript is a true and complete record of my
12	things can be. And it's quite a juggling act	11	stenographic notes.
13	because, of course, if you're the host, if	12	
14	you're DVI putting on one of these events, you	13 14	
15	don't need to know the month before, you need	14	DATED this 1st day of June 2023.
16	to know six months or a year before if you're	16	
17	trying to recruit talent and everything else	17	
18	and figure out your logistics.	18	Diane M. Tropia
19	So we're projecting into the future and		Florida Professional Reporter
20	hoping we're accurate.	19	
21	BOARD MEMBER GIBBS: My thought was this	20	
22	weekend or Memorial Day weekend, we'll get	21 22	
23	110,000 people for Jazz Festival, and where do	22	
24	you put that kind of a program?	24	
25	MS. BOYER: Well, we know that we have the	25	
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$\begin{array}{c} 3:17,\ 3:19,\ 5:20,\ 7:9,\\ 7:15,\ 8:5,\ 8:9\\ \hline {\mbox{Clay [1]}}-7:13\\ \ {\mbox{cleanup [1]}}-20:18\\ \ {\mbox{clear [1]}}-19:19\\ \ {\mbox{clearly [1]}}-25:4\\ \ {\mbox{close [2]}}-6:23,\ 16:1\\ \ {\mbox{close [2]}}-6:23,\ 16:1\\ \ {\mbox{close [2]}}-25:8,\\ \ 25:10,\ 29:3,\ 29:9\\ \ {\mbox{closes [1]}}-29:2\\ \ {\mbox{closes [1]}}-29:5\\ \ {\mbox{cole [1]}}-19:7\\ \ {\mbox{cole [1]}}-7:11\\ \ {\mbox{coming [3]}}-7:16,\\ \ 13:12,\ 13:18\\ \end{array}$	contemplated [1] - 25:5 continue [4] - 5:10, 7:18, 8:10, 8:20 continued [2] - 8:8, 28:4 continues [1] - 18:3 continuing [3] - 21:8, 21:20, 28:2 contract [10] - 17:15, 21:2, 21:4, 21:10, 21:20, 22:2, 23:15, 24:7, 24:11, 24:12 contractor [3] - 21:9, 21:21, 24:1	Cultural [1] - 22:2 curious [1] - 5:3 current [1] - 27:19 D date [5] - 22:21, 23:7, 25:16, 27:15, 27:16 DATED [1] - 32:15 days [2] - 18:6, 21:12 definitely [1] - 30:3 delay [1] - 25:4 delivered [1] - 26:5 demographic [1] - 7:11 Department [2] - 3:9,	$\label{eq:constraints} \begin{array}{l} \text{drafted } [2] - 19:5, \\ 20:12 \\ \text{drafting } [2] - 21:19, \\ 26:12 \\ \text{drafts } [1] - 20:8 \\ \text{drive } [1] - 20:8 \\ \text{drive } [1] - 13:5 \\ \text{Drive } [1] - 23:19 \\ \text{due } [1] - 24:5 \\ \text{duPont } [1] - 13:24 \\ \text{DUVAL } [1] - 32:4 \\ \text{DVVAL } [1] - 32:4 \\ \text{DVI } [2] - 29:12, \ 30:14 \\ \end{array}$	$\begin{array}{c} \textbf{exterior} \ [6] - 13:2, \\ 13:11, \ 13:17, \ 14:6, \\ 14:13 \\ \textbf{externally} \ [1] - 19:22 \\ \hline \\$
$\begin{array}{c} 3:17,\ 3:19,\ 5:20,\ 7:9,\\ 7:15,\ 8:5,\ 8:9\\ \hline {\mbox{Clay [1]}}-7:13\\ \ {\mbox{cleanup [1]}}-20:18\\ \ {\mbox{clear [1]}}-19:19\\ \ {\mbox{clearly [1]}}-25:4\\ \ {\mbox{close [2]}}-6:23,\ 16:1\\ \ {\mbox{close [2]}}-6:23,\ 16:1\\ \ {\mbox{close [2]}}-25:8,\\ \ 25:10,\ 29:3,\ 29:9\\ \ {\mbox{closes [1]}}-29:2\\ \ {\mbox{closes [1]}}-29:2\\ \ {\mbox{closes [1]}}-29:5\\ \ {\mbox{cole [1]}}-19:7\\ \ {\mbox{colect [1]}}-7:11\\ \ {\mbox{coming [3]}}-7:16,\\ \ 13:12,\ 13:18\\ \ {\mbox{commence [1]}}-24:5\\ \hline \end{array}$	contemplated [1] - 25:5 continue [4] - 5:10, 7:18, 8:10, 8:20 continued [2] - 8:8, 28:4 continues [1] - 18:3 continuing [3] - 21:8, 21:20, 28:2 contract [10] - 17:15, 21:2, 21:4, 21:10, 21:20, 22:2, 23:15, 24:7, 24:11, 24:12 contractor [3] - 21:9, 21:21, 24:1 contracts [1] - 22:17	Cultural [1] - 22:2 curious [1] - 5:3 current [1] - 27:19 D date [5] - 22:21, 23:7, 25:16, 27:15, 27:16 DATED [1] - 32:15 days [2] - 18:6, 21:12 definitely [1] - 30:3 delay [1] - 25:4 delivered [1] - 26:5 demographic [1] - 7:11 Department [2] - 3:9, 15:16	$\label{eq:constraints} \begin{array}{l} \text{drafted [2] - 19:5,} \\ 20:12 \\ \text{drafting [2] - 21:19,} \\ 26:12 \\ \text{drafts [1] - 20:8} \\ \text{drive [1] - 13:5} \\ \text{Drive [1] - 23:19} \\ \text{due [1] - 24:5} \\ \text{duPont [1] - 13:24} \\ \text{DUVAL [1] - 32:4} \\ \text{DVVAL [1] - 32:4} \\ \text{DVI [2] - 29:12, 30:14} \\ \hline \\ $	$\begin{array}{c} \textbf{exterior} \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \$
$\begin{array}{c} 3:17,\ 3:19,\ 5:20,\ 7:9,\\ 7:15,\ 8:5,\ 8:9\\ \hline \textbf{Clay}\ [1]-7:13\\ \hline \textbf{cleanup}\ [1]-20:18\\ \hline \textbf{clearly}\ [1]-20:18\\ \hline \textbf{clearly}\ [1]-20:4\\ \hline \textbf{close}\ [2]-6:23,\ 16:1\\ \hline \textbf{closed}\ [2]-6:23,\ 16:1\\ \hline \textbf{closed}\ [4]-25:8,\\ 25:10,\ 29:3,\ 29:9\\ \hline \textbf{closes}\ [1]-29:2\\ \hline \textbf{closing}\ [1]-29:5\\ \hline \textbf{Code}\ [1]-19:7\\ \hline \textbf{collect}\ [1]-7:11\\ \hline \textbf{coming}\ [3]-7:16,\\ 13:12,\ 13:18\\ \hline \textbf{commencing}\ [1]-24:5\\ \hline \textbf{commencing}\ [1]-1:7\\ \end{array}$	contemplated [1] - 25:5 continue [4] - 5:10, 7:18, 8:10, 8:20 continued [2] - 8:8, 28:4 continues [1] - 18:3 continuing [3] - 21:8, 21:20, 28:2 contract [10] - 17:15, 21:2, 21:4, 21:10, 21:20, 22:2, 23:15, 24:7, 24:11, 24:12 contractor [3] - 21:9, 21:21, 24:1 contracts [1] - 22:17 conversation [3] -	Cultural [1] - 22:2 curious [1] - 5:3 current [1] - 27:19	$\label{eq:constraints} \begin{array}{l} \text{drafted } [2] - 19:5, \\ 20:12 \\ \text{drafting } [2] - 21:19, \\ 26:12 \\ \text{drafts } [1] - 20:8 \\ \text{drive } [1] - 13:5 \\ \text{Drive } [1] - 23:19 \\ \text{due } [1] - 24:5 \\ \text{duPont } [1] - 13:24 \\ \text{DUVAL } [1] - 32:4 \\ \text{DVVAL } [1] - 32:4 \\ \text{DVI } [2] - 29:12, 30:14 \\ \end{array}$	$\begin{array}{c} \textbf{exterior} \ [6] - 13:2, \\ 13:11, \ 13:17, \ 14:6, \\ 14:13 \\ \textbf{externally} \ [1] - 19:22 \\ \hline \\$
$\begin{array}{c} 3:17,\ 3:19,\ 5:20,\ 7:9,\\ 7:15,\ 8:5,\ 8:9\\ \hline Clay\ [1]-7:13\\ \hline cleanup\ [1]-20:18\\ \hline clear\ [1]-19:19\\ \hline clearly\ [1]-25:4\\ \hline close\ [2]-6:23,\ 16:1\\ \hline closed\ [4]-25:8,\\ 25:10,\ 29:3,\ 29:9\\ \hline closes\ [1]-29:2\\ \hline closing\ [1]-29:5\\ \hline Code\ [1]-19:7\\ \hline collect\ [1]-7:11\\ \hline coming\ [3]-7:16,\\ 13:12,\ 13:18\\ \hline commence\ [1]-24:5\\ \hline commencing\ [1]-1:7\\ \hline comment\ [3]-8:23,\\ \end{array}$	$\begin{array}{l} \textbf{contemplated [1] -} \\ 25:5 \\ \textbf{continue [4] - 5:10,} \\ 7:18, 8:10, 8:20 \\ \textbf{continued [2] - 8:8,} \\ 28:4 \\ \textbf{continues [1] - 18:3} \\ \textbf{continuing [3] - 21:8,} \\ 21:20, 28:2 \\ \textbf{contract [10] - 17:15,} \\ 21:20, 28:2 \\ \textbf{contract [10] - 17:15,} \\ 21:20, 22:2, 23:15, \\ 24:7, 24:11, 24:12 \\ \textbf{contractor [3] - 21:9,} \\ 21:21, 24:1 \\ \textbf{contracts [1] - 22:17} \\ \textbf{conversation [3] -} \\ 16:9, 18:16, 28:11 \\ \end{array}$	Cultural [1] - 22:2 curious [1] - 5:3 current [1] - 27:19 $\begin{tabular}{lllllllllllllllllllllllllllllllllll$	$\label{eq:constraints} \begin{array}{l} \mbox{drafted [2] - 19:5, \\ 20:12 \\ \mbox{drafting [2] - 21:19, \\ 26:12 \\ \mbox{drafts [1] - 20:8 \\ \mbox{drive [1] - 13:5 \\ \mbox{Drive [1] - 23:19 \\ \mbox{due [1] - 24:5 \\ \mbox{duPont [1] - 13:24 \\ \mbox{DUVAL [1] - 32:4 \\ \mbox{DVVAL [1] - 32:4 \\ \mbox{DVI [2] - 29:12, 30:14 \\ \mbox{early [2] - 20:13, 21:4 \\ \mbox{earnings [4] - 15:17, \\ 15:18, 16:6, 16:13 \\ \mbox{East [1] - 18:17 \\ \end{array}} }$	$\begin{array}{c} \text{exterior [6] - 13:2,} \\ 13:11, 13:17, 14:6, \\ 14:13 \\ \text{externally [1] - 19:22} \\ \hline \\ $
$\begin{array}{c} 3:17,\ 3:19,\ 5:20,\ 7:9,\\ 7:15,\ 8:5,\ 8:9\\ \hline Clay\ [1]-7:13\\ \hline cleanup\ [1]-20:18\\ \hline clear\ [1]-19:19\\ \hline clearly\ [1]-25:4\\ \hline close\ [2]-6:23,\ 16:1\\ \hline close\ [2]-6:23,\ 16:1\\ \hline close\ [2]-6:23,\ 16:1\\ \hline close\ [4]-25:8,\\ 25:10,\ 29:3,\ 29:9\\ \hline close\ [1]-29:2\\ \hline closing\ [1]-29:2\\ \hline closing\ [1]-29:5\\ \hline Code\ [1]-19:7\\ \hline collect\ [1]-7:11\\ \hline coming\ [3]-7:16,\\ 13:12,\ 13:18\\ \hline commencing\ [1]-24:5\\ \hline commencing\ [1]-1:7\\ \hline comment\ [3]-8:23,\\ 20:2,\ 30:2\\ \hline \end{array}$	contemplated [1] - 25:5 continue [4] - 5:10, 7:18, 8:10, 8:20 continued [2] - 8:8, 28:4 continues [1] - 18:3 continuing [3] - 21:8, 21:20, 28:2 contract [10] - 17:15, 21:2, 21:4, 21:10, 21:20, 22:2, 23:15, 24:7, 24:11, 24:12 contractor [3] - 21:9, 21:21, 24:1 contracts [1] - 22:17 conversation [3] -	Cultural [1] - 22:2 curious [1] - 5:3 current [1] - 27:19 $\begin{tabular}{lllllllllllllllllllllllllllllllllll$	$\label{eq:constraints} \begin{array}{l} \text{drafted} \ [2] - 19:5, \\ 20:12 \\ \text{drafting} \ [2] - 21:19, \\ 26:12 \\ \text{drafts} \ [1] - 20:8 \\ \text{drive} \ [1] - 23:19 \\ \text{due} \ [1] - 23:19 \\ \text{due} \ [1] - 24:5 \\ \text{duPont} \ [1] - 13:24 \\ \text{DUVAL} \ [1] - 32:4 \\ \text{DVI} \ [2] - 29:12, \ 30:14 \\ \end{array} \\ \hline \begin{array}{l} \textbf{E} \\ \textbf{early} \ [2] - 20:13, \ 21:4 \\ \textbf{earnings} \ [4] - 15:17, \\ 15:18, \ 16:6, \ 16:13 \\ \textbf{East} \ [1] - 18:17 \\ \textbf{echo} \ [1] - 6:4 \\ \end{array} $	$\begin{array}{c} \text{exterior [6] - 13:2,} \\ 13:11, 13:17, 14:6, \\ 14:13 \\ \text{externally [1] - 19:22} \\ \hline \\ $
$\begin{array}{c} 3:17,\ 3:19,\ 5:20,\ 7:9,\\ 7:15,\ 8:5,\ 8:9\\ \hline Clay\ [1]-7:13\\ \hline cleanup\ [1]-20:18\\ \hline clear\ [1]-19:19\\ \hline clearly\ [1]-25:4\\ \hline close\ [2]-6:23,\ 16:1\\ \hline closed\ [4]-25:8,\\ 25:10,\ 29:3,\ 29:9\\ \hline closes\ [1]-29:2\\ \hline closing\ [1]-29:5\\ \hline Code\ [1]-19:7\\ \hline collect\ [1]-7:11\\ \hline coming\ [3]-7:16,\\ 13:12,\ 13:18\\ \hline commencing\ [1]-24:5\\ \hline commencing\ [1]-1:7\\ \hline comment\ [3]-8:23,\\ 20:2,\ 30:2\\ \hline comments\ [6]-2:7,\\ \end{array}$	contemplated [1] - 25:5 continue [4] - 5:10, 7:18, 8:10, 8:20 continued [2] - 8:8, 28:4 continues [1] - 18:3 continuing [3] - 21:8, 21:20, 28:2 contract [10] - 17:15, 21:2, 21:4, 21:10, 21:20, 22:2, 23:15, 24:7, 24:11, 24:12 contractor [3] - 21:9, 21:21, 24:1 contracts [1] - 22:17 conversation [3] - 16:9, 18:16, 28:11 conversations [1] - 28:6	Cultural [1] - 22:2 curious [1] - 5:3 current [1] - 27:19 $\begin{tabular}{lllllllllllllllllllllllllllllllllll$	$\label{eq:constraint} \begin{array}{l} \mbox{drafted} [2] - 19:5, \\ 20:12 \\ \mbox{drafting} [2] - 21:19, \\ 26:12 \\ \mbox{drafts} [1] - 20:8 \\ \mbox{drive} [1] - 13:5 \\ \mbox{Drive} [1] - 23:19 \\ \mbox{due} [1] - 24:5 \\ \mbox{duPont} [1] - 24:5 \\ \mbox{duPont} [1] - 13:24 \\ \mbox{DUVAL} [1] - 32:4 \\ \mbox{DUVAL} [1] - 32:4 \\ \mbox{DVI} [2] - 29:12, 30:14 \\ \end{array} \\ \hline \begin{array}{l} \mbox{E} \\ \mbox{earnings} [4] - 15:17, \\ 15:18, 16:6, 16:13 \\ \mbox{East} [1] - 18:17 \\ \mbox{echo} [1] - 6:4 \\ \mbox{economic} [1] - 19:15 \\ \end{array} $	exterior [6] - 13:2, 13:11, 13:17, 14:6, 14:13 externally [1] - 19:22 Ffacilities [1] - 31:11 fact [1] - 16:11 failure [1] - 16:1 fall [3] - 8:7, 24:13 familiar [2] - 13:25, 20:20 favor [7] - 2:18, 6:9, 6:11, 6:13, 6:15, 6:17, 6:18 FDOT [3] - 24:22, 24:24, 25:2 feasibility [1] - 20:24 Federal [2] - 12:21, 13:3
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