		3
	1	Let's start with the Pledge of Allegiance.
CITY OF JACKSONVILLE	2	Mr. Moody, would you lead us in the Pledge
COMMUNITY REDEVELOPMENT AGENCY	3	of Allegiance?
BOARD MEETING	4	(Recitation of the Pledge of Allegiance.)
	5	THE CHAIRMAN: Before we get started with
	6	business, I understand Mr. Adams is not here
Proceedings held on Wednesday, August 18, 2021,	7	today. There he is.
commencing at 2:00 p.m., Jacksonville City Hall, Lynwood	8	BOARD MEMBER ADAMS: That's the ghost of
Roberts Room, 117 West Duval Street, Jacksonville,	9	Mr. Adams.
Florida, before Diane M. Tropia, FPR, a Notary Public in	10	THE CHAIRMAN: Mr. Adams has joined us by
and for the State of Florida at Large.	10	Zoom, and I understand that the way that
	12	current rules and the I guess the
BOARD MEMBERS PRESENT:	12	administrative orders executive orders read,
BRAXTON GILLAM, Chairman. CAROL WORSHAM, Vice Chair.	-	
JIM CITRANO, Secretary. WILLIAM ADAMS, Board Member.	14	you have to be in person to vote unless this
RON MOODY, Board Member. OLIVER BARAKAT, Board Member. TODD FROATS, Board Member.	15	board takes some kind of exigent circumstance
CRAIG GIBBS, Board Member.	16	or is that right, Ms. Boyer? MS. BOYER: As I understand it and I
ALSO PRESENT:	17	
LORI BOYER, Chief Executive Officer.	18	don't have the file right here in front of me; Mr. Sawyer may, but our current bylaws allow an
GUY PAROLA, DIA, Operations Manager. STEVE KELLEY, DIA, Director of Development.	19	, , , , , , , , , , , , , , , , , , , ,
INA MEZINI, DIA, Marketing and Communications. JOHN SAWYER, Office of General Counsel.	20	excusal for a personal health issue.
XZAVIER CHISHOLM, Administrative Assistant.	21	So if you are in the hospital or something
	22	like that and you could participate by Zoom,
	23	you could vote. And also, there are an
	24	out-of-town business excusal is already a
Diang M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300	25	defined exigent circumstance. Other than that,
		Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
		(904) 821-0300
2 1 PROCEEDINGS		4
August 18, 2021 2:00 p.m.	1	the only way one could vote remotely and
2	2	participate by Zoom is if the board were to
-	3	take an action and declare a particular absence
3 THE CHAIRMAN: I'll call the August 18th,	4	to be an exigent circumstance.
4 2021, Downtown Investment Authority board	5	THE CHAIRMAN: Well, just for the record
5 meeting to order.	6	and for the members of the public who weren't
6 Let's see who is here today. Mr. Barakat,	7	here at our last committee meeting
7 Mr. Moody, Mr. Gibbs, Mr. Citrano, Ms. Worsham,	8	(Mr. Parola enters the proceedings.)
8 Mr. Froats. We're missing Mr. Adams, and we'll	9	THE CHAIRMAN: we obviously find
9 address that in a moment, I think.	10	ourselves in a different locale. We've been
10 And we're also joined by Ms. Boyer, our	11	meeting for the last year-and-a-half now at the
11 CEO; Mr. Kelley; and Mr. Sawyer from the Office	12	library, which is socially distant, seemingly
12 of General Counsel.	13	more safe, and sort of a more comfortable space
13 Are we missing anybody? We're missing 14 Mr. Word as well	14	than we're in now.
14Mr. Ward as well.15MS. BOYER: Mr. Ward should be here, and I	15	As I understand it, that space is being
16 think Mr. Parola is on his way downstairs now.	16	used at least for the next 90 days for testing,
17 THE CHAIRMAN: I'm pushing the button. I	17	COVID testing, so we've lost the use of that
18 think I'm pushing the button. That's not	18	space. So we'll either be in this space, which
19 making the machine work the way it used to work	19	is small and well, it has other
20 at the library, correct?	20	limitations or in Ed Ball building, which is
21 MS. BOYER: It's technical challenges. We	21	maybe better than this space, but was
22 have to learn a new system in every room.	22	unavailable today, right, Ms. Boyer?
23 THE CHAIRMAN: I know our court reporter	23	MS. BOYER: That's correct.
24 will throw a pen at me if I get it wrong.	24	THE CHAIRMAN: Now, we met here earlier
25 So Mr. Ward is here [sic].	25	this week in another committee meeting, and
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1	like the audience, we were in cubes that made	1	But I wanted to give both you, Mr. Adams,
2	it difficult for the board members to	2	the opportunity to respond to that further, or
3	communicate. I think it made at least	3	anybody on the board to make whatever motions
4	Mr. Adams extremely uncomfortable, if not	4	or comments you have.
	others, for the ongoing, trying to participate	5	Mr. Barakat, we'll start with you.
5		-	
6	in the meeting. And I think that's one reason	6	BOARD MEMBER BARAKAT: On this matter, I
7	Mr. Adams is not here. I don't mean to put	7	don't have any you know, to the extent that
8	words in his mouth. I'll let him speak, but	8	you're vaccinated, it's a personal decision, so
9	that's my understanding.	9	I don't have a general opinion on that.
10	I don't know and, Mr. Adams, you're	10	THE CHAIRMAN: Mr. Moody.
11	welcome to speak to it for your piece, but	11	BOARD MEMBER MOODY: I have no problems
12	we're going to be here for the near for the	12	with it. I'd like to hear Mr. Adams' opinion
			•
13	foreseeable future. So this is what our	13	on some of the different subjects. And if the
14	meeting is going to look like at least for the	14	majority of the board would like to allow him
15	rest of this year probably.	15	to vote, I would be all for it.
16	MS. BOYER: Unless we can get in the	16	THE CHAIRMAN: I think you don't have to
17	Ed Ball space. I mean, we're going to be in	17	use the button, Mr. Gibbs.
18	one or the other.	18	BOARD MEMBER GIBBS: Very good. Thank
19	THE CHAIRMAN: Mr. Adams, I'll kind of	19	
			you.
20	give you the floor.	20	Like Mr. Barakat says, I think it's a
21	BOARD MEMBER ADAMS: Sure. Thanks a lot.	21	personal decision for each board member, and I
22	And I understand the rules and not trying	22	certainly sympathize with an 11-year-old son.
23	to intentionally back up against them, but this	23	Thank you.
24	is one of those things. I've got an	24	THE CHAIRMAN: I'm not trying to make
25	11-year-old son who is not vaccinated. While	25	everyone speak if you don't want to, but I want
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City of Jacksonville Community Redevelopment Agency

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	9		11
1	BOARD MEMBER BARAKAT: I'll second.	1	direction.
2	THE CHAIRMAN: And Mr. Barakat seconded.	2	As far as the ROFR on the other site, I
3	Any comments on or questions about the	3	think what Mr. Froats said and what was also
4	minutes?	4	perhaps discussed, if there was a way to
5	BOARD MEMBERS: (No response.)	5	perhaps not trigger that ROFR and use that
6	THE CHAIRMAN: All in favor?	6	space for something of a civic type who
7	BOARD MEMBERS: Aye.	7	knows that might be kind of cool. It is the
8	THE CHAIRMAN: Seems like any against?	8	end of Market Street, so a market of some sort
9	Any opposed?	9	that could serve as a kind of you know,
10	BOARD MEMBERS: (No response.)	10	something like a RAM but on smaller scale maybe
11	THE CHAIRMAN: Mr. Gibbs, you're correct.	11	that could serve the residents of that area as
12	I omitted public comment. I apologize.	12	we start to grow in number would be really
13	Mr. Chisholm, do we have any cards for	13	attractive, or some other thing like that.
14	public comments today?	14	The idea that someday the jail and the
15	MR. CHISHOLM: Thank you, Mr. Chair.	15	police department headquarters might move and
16	Yes, we have one speaker request.	16	that could be the place for a convention
17	Mr. Dimitri, come to the podium and state	17	center/conference center of some sort, just to
18	your name and address for the record.	18	enjoy the west Shipyards area. And the park
19	(Audience member approaches the podium.)	19	that's there could really be wonderful, and
20	MR. CHISHOLM: You have three minutes to	20	also Sulzbacher heading down towards Hogan's
21	speak.	21	Creek.
22	AUDIENCE MEMBER: Thank you.	22	You could also mention the mini campus
23	Dimitri Demopolous, 301 East Bay Street,	23	around the Historical Society, so it could be
24	Number 303, Jacksonville, 32202.	24	just sitting out there in right field all by
25	I don't usually like to get up here and	25	itself. It could even have some retail options
	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		
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1 2	speak if the general prevailing winds of the discussion are going in a direction I agree	1	there. And much of that area could be designed
2	discussion are going in a direction I agree	2	there. And much of that area could be designed to flood, so there would be, you know, a
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	13		15
1	So thank you very much. Appreciate it.	1	you have any comments on this particular
2	THE CHAIRMAN: Thank you very much.	2	resolution?
3	Mr. Chisholm, do we have anyone else here	3	BOARD MEMBER ADAMS: Sure. I think
4	present who provided a card?	4	everybody was in support of this, recognizing
5	MR. CHISHOLM: Thank you. That's all we	5	that, you know, making this exception to the
6	-	6	downtown corridor increases the likelihood that
-	have.	-	
7	THE CHAIRMAN: The second item on our	7	we'll have more and more successful venues
8	agenda today was Resolution 2021-08-01. I'm	8	downtown. So the committee was in full support
9	going to move that to the end of the CRA	9	without a whole lot of debate.
10	meeting. We're going to start with 2021-08-03,	10	THE CHAIRMAN: And as I understand, the
11	which is the SRX 50 Seat presentation.	11	committee had supported the resolution
12	Who is going to start with that?	12	moves
13	Ms. Boyer.	13	BOARD MEMBER ADAMS: That's correct.
14	MS. BOYER: Thank you, Mr. Chairman.	14	THE CHAIRMAN: It doesn't need a second.
15	I can do that. I don't know if	15	How about discussion?
16	Mr. DeVault is in the room. There he is over	16	Starting with the other end, Mr. Froats.
17	in the corner. I'm going to let Mr. DeVault	17	BOARD MEMBER FROATS: Yeah, I don't really
18	speak to it.	18	have any comments other than I'm all for
19	Mr. DeVault, if you do not know him, has	19	reducing the size. I don't think there should
20	an extensive history in the restaurant	20	be any limitation whatsoever, so I'm in favor
	-	20	of the motion.
21	industry. He is currently working with us		
22	part-time, and we are hopeful that when	22	THE CHAIRMAN: Ms. Worsham.
23	October 1st comes and we have our new position	23	BOARD MEMBER WORSHAM: I attended the
24	of project manager, that we will convince him	24	meeting as well and I think pretty much has
25	to stay in a full-time capacity.	25	full support of the committee. And I think we
	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	MR. DeVAULT: Thank you.	1	should and we should support the proposal.
2	MR. DeVAULT: Thank you. Allan DeVault, DIA staff.	2	should and we should support the proposal. THE CHAIRMAN: Mr. Citrano.
2 3	MR. DeVAULT: Thank you. Allan DeVault, DIA staff. Before you for consideration is Resolution	2 3	should and we should support the proposal. THE CHAIRMAN: Mr. Citrano. BOARD MEMBER CITRANO: I have no comments.
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	17		19
1	have changed it to lower it several times. And	1	where they be appropriated.
2	now, to encourage more downtown, specifically	2	THE CHAIRMAN: Thank you.
3	on the Northbank, getting it to 50 and 900, I	3	Mr. Froats, it's your committee. Do you
4	think, is great.	4	have a motion or further comment?
5	BOARD MEMBER MOODY: All right. No	5	BOARD MEMBER FROATS: Do I need to make a
6	further questions.	6	motion?
7	THE CHAIRMAN: Mr. Barakat.	7	THE CHAIRMAN: It comes from the
8	BOARD MEMBER BARAKAT: I'm in full	8	committee, so is there a motion from your
9	support. No questions.	9	committee?
10	THE CHAIRMAN: I was at the committee	10	BOARD MEMBER FROATS: So we have a motion
11	meeting, too. I have no further comments. I'm	11	from our committee. We approved this
12	also in support of it.	12	unanimously. Just to point out, -04 and -06
13	I'll call for a vote.	13	are identical. One is for the Northbank and
14	Mr. Barakat, how do you vote?	14	one is for Southbank. As Ms. Boyer stated, we
15	BOARD MEMBER BARAKAT: I approve.	15	don't know how much we're going to receive or
16	THE CHAIRMAN: Mr. Moody.	16	when we're going to receive it, but if we do,
17	BOARD MEMBER MOODY: I approve. THE CHAIRMAN: Mr. Gibbs.	17 18	we would like to allocate it to a future year debt reduction.
18 19	BOARD MEMBER GIBBS: I'm in favor.	10	
20	THE CHAIRMAN: Mr. Citrano.	20	THE CHAIRMAN: Ms. Worsham, do you have any comments?
20	BOARD MEMBER CITRANO: In favor.	20	BOARD MEMBER WORSHAM: No additional.
22	THE CHAIRMAN: Ms. Worsham.	22	THE CHAIRMAN: Mr. Citrano, any questions?
23	BOARD MEMBER WORSHAM: In favor.	23	BOARD MEMBER CITRANO: None.
24	THE CHAIRMAN: Mr. Froats.	24	THE CHAIRMAN: Mr. Gibbs.
25	BOARD MEMBER FROATS: In favor.	25	BOARD MEMBER GIBBS: No comments.
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	(904) 821-0300		(904) 821-0300
	18		20
1	THE CHAIRMAN: I also vote in favor. So	1	THE CHAIRMAN: Mr. Moody.
2	that's unanimous.	2	BOARD MEMBER MOODY: Since -04 and -06 are
3	Next item today is Resolution 2021-08-04.	3	the same, can we vote on them together?
4	This is the Northbank TID Investment Pool	4	THE CHAIRMAN: Let's do them one at a time
5	Earnings, a budget adjustment issue.	5	just to be safe.
6	Ms. Boyer.	6	BOARD MEMBER MOODY: No questions.
7	MS. BOYER: Yes. Thank you, Mr. Chairman.	7	THE CHAIRMAN: Mr. Barakat, how do you vote?
8	Resolution 2021-08-04 is the first of five	8	BOARD MEMBER BARAKAT: I approve.
9	budget resolutions that went through the Budget	9	THE CHAIRMAN: Mr. Moody.
10	and Finance Committee.	10	BOARD MEMBER MOODY: I approve.
11	This one relates to the Northbank, and	11	THE CHAIRMAN: Mr. Gibbs.
12	this is simply a board action taking all	12	BOARD MEMBER GIBBS: I'm in favor.
13	investment pool earnings earned through the end	13	THE CHAIRMAN: Mr. Citrano.
14	of the fiscal year and appropriating them to	14	BOARD MEMBER CITRANO: In favor.
15	or recommending their appropriation to the	15 16	THE CHAIRMAN: Ms. Worsham.
16 17	future years' debt reduction. So we could use them for financial obligations we have in a	16	BOARD MEMBER WORSHAM: In favor. THE CHAIRMAN: Mr. Froats.
17	future year.	17	BOARD MEMBER FROATS: In favor.
10	It's a permitted use in accordance with	10	THE CHAIRMAN: I'm also in favor, so
20	Florida Statutes. At this point, we don't know	20	that's unanimous.
21	what the full amount of investment pool	20	We will skip -05 and move to 2021-08-06,
22	earnings are. They have not been booked in the	22	the Southbank TID Investment Pool Earnings
23	accounting system. But to ensure that we get	23	resolution.
24	to apply them in accordance with the statute,	24	Ms. Boyer.
25	it's just a board action directing that that's	25	MS. BOYER: So we're skipping -05 and
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	21		23
1	going straight to -06. It's exactly the same	1	which is 75,000, and Parks and Programming,
2	thing as we just did on the Northbank.	2	which you know you created several months ago,
3	THE CHAIRMAN: Any further comments from	3	adding 72,563 to that.
4	your committee, Mr. Froats?	4	The Banners and Banner Arm Replacement is
5	BOARD MEMBER FROATS: No. It was passed	5	in contemplation of the fact that we have the
6	unanimously. No more comments.	6	District branding effort going on as part of
7	THE CHAIRMAN: Does anyone have any	7	the BID and CRA update. When we get those new
8	comments?	8	branding graphics, we will want to be replacing
9	BOARD MEMBERS: (No response.)	9	banners throughout downtown for each district.
10	THE CHAIRMAN: How do you vote, Mr. Froats?	10	We have already done an inventory of
11	BOARD MEMBER FROATS: In favor.	11	missing arms and are working with JEA to figure
12	THE CHAIRMAN: Ms. Worsham.	12	out if they are going to replace them or if we
13	BOARD MEMBER WORSHAM: In favor.	13	have to pay for them. But we want to have an
14	THE CHAIRMAN: Mr. Citrano.	14	inventory in stock to make sure that when they
15	BOARD MEMBER CITRANO: In favor.	15	get knocked off or broken, it doesn't take us
16	THE CHAIRMAN: Mr. Gibbs.	16	six months to be able to replace and put them
17	BOARD MEMBER GIBBS: I'm in favor.	17	back. That's what that appropriation is for.
18	THE CHAIRMAN: Mr. Moody.	18	THE CHAIRMAN: Mr. Froats, this is your
19	BOARD MEMBER MOODY: I approve.	19	committee. Do you have any further report?
20	THE CHAIRMAN: Mr. Barakat.	20	BOARD MEMBER FROATS: So the Finance
21	BOARD MEMBER BARAKAT: I approve.	21	Committee approved this resolution.
22	THE CHAIRMAN: I'm also in favor.	22	I do have one question for Ms. Boyer. I
23	So we're back up try to go back in	23	thought of this afterwards. If we have already
24	order, Resolution 2021-08-05, Northbank TID	24	approved the Unallocated to the MPS debt, why
25	Budget Amendment.	25	do we have to approve it again?
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	22		24
1	22 Ms. Boyer	1	24 MS BOVER: Because we have to so you
1	Ms. Boyer.	1	MS. BOYER: Because we have to so you
2	Ms. Boyer. MS. BOYER: Thank you, Mr. Chairman.	2	MS. BOYER: Because we have to so you didn't let me try to the simple answer
2 3	Ms. Boyer. MS. BOYER: Thank you, Mr. Chairman. If you will look at the Exhibit A attached	2 3	MS. BOYER: Because we have to so you didn't let me try to the simple answer is, if I have a BT form signed by the board
2 3 4	Ms. Boyer. MS. BOYER: Thank you, Mr. Chairman. If you will look at the Exhibit A attached to 2021-08-05, it does a better job of	2	MS. BOYER: Because we have to so you didn't let me try to the simple answer is, if I have a BT form signed by the board accompanying a resolution, Accounting will take
2 3 4 5	Ms. Boyer. MS. BOYER: Thank you, Mr. Chairman. If you will look at the Exhibit A attached to 2021-08-05, it does a better job of explaining the movements that are recommended	2 3 4 5	MS. BOYER: Because we have to so you didn't let me try to the simple answer is, if I have a BT form signed by the board accompanying a resolution, Accounting will take the action to move it. It is in the wrong
2 3 4	Ms. Boyer. MS. BOYER: Thank you, Mr. Chairman. If you will look at the Exhibit A attached to 2021-08-05, it does a better job of explaining the movements that are recommended in this resolution.	2 3	MS. BOYER: Because we have to so you didn't let me try to the simple answer is, if I have a BT form signed by the board accompanying a resolution, Accounting will take the action to move it. It is in the wrong place. We know it's in the wrong place, but
2 3 4 5 6	Ms. Boyer. MS. BOYER: Thank you, Mr. Chairman. If you will look at the Exhibit A attached to 2021-08-05, it does a better job of explaining the movements that are recommended in this resolution. The first one is simply a financial system	2 3 4 5	MS. BOYER: Because we have to so you didn't let me try to the simple answer is, if I have a BT form signed by the board accompanying a resolution, Accounting will take the action to move it. It is in the wrong place. We know it's in the wrong place, but they won't take the action to move it to the
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2 3 4 5 6 7 8	Ms. Boyer. MS. BOYER: Thank you, Mr. Chairman. If you will look at the Exhibit A attached to 2021-08-05, it does a better job of explaining the movements that are recommended in this resolution. The first one is simply a financial system clean-up. And that is there is 729,366 that is	2 3 4 5 6 7 8	MS. BOYER: Because we have to so you didn't let me try to the simple answer is, if I have a BT form signed by the board accompanying a resolution, Accounting will take the action to move it. It is in the wrong place. We know it's in the wrong place, but they won't take the action to move it to the correct place without some documentation.
2 3 4 5 6 7 8 9	Ms. Boyer. MS. BOYER: Thank you, Mr. Chairman. If you will look at the Exhibit A attached to 2021-08-05, it does a better job of explaining the movements that are recommended in this resolution. The first one is simply a financial system clean-up. And that is there is 729,366 that is currently reflected in Unallocated Plan	2 3 4 5 6 7 8 9	MS. BOYER: Because we have to so you didn't let me try to the simple answer is, if I have a BT form signed by the board accompanying a resolution, Accounting will take the action to move it. It is in the wrong place. We know it's in the wrong place, but they won't take the action to move it to the correct place without some documentation. BOARD MEMBER FROATS: Thank you.
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2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24	Ms. Boyer. MS. BOYER: Thank you, Mr. Chairman. If you will look at the Exhibit A attached to 2021-08-05, it does a better job of explaining the movements that are recommended in this resolution. The first one is simply a financial system clean-up. And that is there is 729,366 that is currently reflected in Unallocated Plan Authorized Expenditures. And by the way, funds left in that account at the end of the year are swept, but it is currently reflected there because it was not supposed to be there. It was originally appropriated to MPS and is just booked in the wrong account. This is just a clean-up, where we're just moving it to the proper account. We're not spending; we're just moving it to where it's supposed to be from an accounting standpoint. The second action is leftover funds from three REV Grants where we have funds left over after payment and financial obligation, and we are taking those leftover funds which total 147,563.22 and moving them to a project	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24	MS. BOYER: Because we have to so you didn't let me try to the simple answer is, if I have a BT form signed by the board accompanying a resolution, Accounting will take the action to move it. It is in the wrong place. We know it's in the wrong place, but they won't take the action to move it to the correct place without some documentation. BOARD MEMBER FROATS: Thank you. Okay. So Number 1 is just a cleanup. We've already appropriated this. Number 2 is just excess revenue that we've added as a result of going with what the actual is. And the DIA staff recommended putting this toward Banners and Parks and Programming. We had some discussion on it. Ms. Boyer obviously explained why she put it in the banners, because they are going through a replacement process right now. And the Parks and Programming is fairly new, and we are working to activate more events downtown. So it was passed unanimously. THE CHAIRMAN: Mr. Barakat, any questions? BOARD MEMBER BARAKAT: I was at the budget

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1	THE CHAIRMAN: Mr. Moody.	1	THE CHAIRMAN: Mr. Barakat.
2	BOARD MEMBER MOODY: No questions.	2	BOARD MEMBER BARAKAT: I'm in favor.
3	THE CHAIRMAN: Mr. Gibbs.	3	THE CHAIRMAN: I'm also in favor. So it
4	BOARD MEMBER GIBBS: I have no questions.	4	passes unanimously.
5	THE CHAIRMAN: Mr. Citrano.	5	Next item on the agenda is Resolution
6	BOARD MEMBER CITRANO: I just have one	6	2021-08-07, Southside budget amendment for '20/'21
7	quick one. Parks and Programming, can you give	7	Ms. Boyer.
8	me an example of what kind of either	8	MS. BOYER: So Resolution 2021-08-07 is
9	improvement or event that that would fund?	9	similarly allocating excess funds from the REV
10	MS. BOYER: So for example, from a	10	Grant, if you look at Exhibit A, from the
11	programming standpoint, on the Southbank	11	Strand and the Peninsula REV Grant and the One
12	Riverwalk, one of the things we have been in	12	Call CRP. So those three are excess funds.
13	conversation with DVI about is to provide music	13	And then you may recall when we did the
	-		
14	every third Thursday of every month on the	14	allocation of unallocated funds for the year,
15	Southbank Riverwalk, which we would help fund	15	we left 100,000 in the Southbank.
16	through our park programming dollars. So there	16	We didn't program it decide where we
17	would be programming activity in the park.	17	were going to use it because we were thinking
18	We also can use this account for design	18	we might be able to acquire the part that or
19	fees or things like that. We're going to be	19	the small space that is located in front of the
20	bringing forward to you as part of the	20	Peninsula and the Strand, that corner triangle
21	Northbank or the park study that's coming up	21	that we were working to trying to acquire. So
22	to BID and CRA update, a recommendation that we	22	we left 100,000 in there for that. That's part
23	need two new parks in the Northbank; one in the	23	of what has created this balance of 175
24	Cathedral District and one in LaVilla.	24	Seventy-five of it is improperly reflected and
25	And their recommendation is to start with	25	is supposed to be reflected in the District.
	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
	(004) 004 0000		
	(904) 821-0300		(904) 821-0300
	26		28
1	26 the one in the Cathedral District. It's a	1	28 So in sum total, the recommendation is
1 2	26 the one in the Cathedral District. It's a vacant parcel of City-owned land near Hogan's	1 2	28 So in sum total, the recommendation is that, of that total amount, which is
_	26 the one in the Cathedral District. It's a vacant parcel of City-owned land near Hogan's Creek. So we'll probably be recommending to		28 So in sum total, the recommendation is that, of that total amount, which is 284,557.88, we move 250,000 of it to the
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BOARD MEMBER MOODY: In favor. 25

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

Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203

City of Jacksonville Community Redevelopment Agency

THE CHAIRMAN: Ms. Boyer, remind re again 1 additional \$3 million going toward the Into two different resolutions. 1 additional \$3 million going toward the Into two different resolutions. And by adding this, a million, that would bring Into two different resolutions. And by adding this, a million, that would bring Into two different resolutions. And by adding this, a million, that would bring Into two different resolutions. Into the different resolutions. Into two different resolutions. Into two different resolutions. Into two different resolutions.		nunity Redevelopment Agency	1	Uncertified Condensed Copy
 2 why we split this resolution or amendment up into two different resolutions. MS, BOYER: I really did it for 2 Convenience of the accounting system, because is the money that is already again, it's is that I will have a very clean budget transfer, 9 moving a portion of the existing Future Year 11 accounting system, to the District, which is is accounting system, accounting is the YSO. 13 This action will come after it from their perspective, we difficult to commingle it in one, it if I had tried to commingle it in one, it if I had tried to commingle it in one, it if I had tried to commingle it in one, it if I had tried to commingle it in one, it if the CHAIRMAN: Thank you. 14 morey is a system. 15 THE CHAIRMAN: Thank you. 16 Uspy the we created a chailenge in the financial accounting is system. 20 by ou have a recommendation? 20 by ou have a recommendation? 21 bicset. Treads, this cannot by our committee. 22 BOARD MEMBER FROATS: I would like is a border of the funds to the BOARD MEMBER FROATS: I would like is a border account because we also have account because we also have a construction manager is the subscription. And this the we will soligation is \$23 million of the subscription was a transfer, for the funds are already on output the transfer. 22 Border MEMBER FROATS: I would like is a shored or oreal fund for the subscription. And then three years for than the reverse of the park, the read that leads to the park, the read that leads to the park, the read that leads to the park, thered, Pond. T		29		31
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City of Jacksonville Community Redevelopment Agency

-	f Jacksonville nunity Redevelopment Agency		August 18, 2021 Uncertified Condensed Copy
	33		35
1	free up another couple hundred thousand dollars	1	balance in the District.
2	for us. And I fully believe we can commit \$3	2	This is we already have over 800,000 in
3	million a year.	3	Future Years Financial Obligation right now in
4	But with the growth we will see when the	4	the District. Taking 750- of that to get to
5	Southerly comes online and when some of the	5	our round number of 1,000,000 transferred in
6	other properties are coming online, from a	6	and moving it to the District specifically so
7	tax-roll standpoint, I think that we will be	7	that we can pay directly out of that.
8	able to probably even go as far as 3-and-a-half	8	THE CHAIRMAN: You said 800 You meant
9	million toward that obligation, which will take	9	8 million. We already have 8 million.
10	care of that 8- pretty quickly.	10	MS. BOYER: We have 800,000 in Future Year
11	BOARD MEMBER FROATS: Thank you.	11	Financial Obligations in the Southbank. So I'm
12	No further comments.	12	taking 750- of the 800- and moving that over.
13	THE CHAIRMAN: Ms. Worsham, do you have	13	THE CHAIRMAN: Mr. Froats.
14	any comments?	14	BOARD MEMBER FROATS: The committee
15	BOARD MEMBER WORSHAM: No. I was at the	15	unanimously approved this. I'm in support of
16	committee meeting. And with the additional	16	that. No further comments.
17	comments, I don't have anything.	17	THE CHAIRMAN: Ms. Worsham.
18	THE CHAIRMAN: Mr. Citrano.	18	BOARD MEMBER WORSHAM: Nothing further.
19	BOARD MEMBER CITRANO: I don't have any	19	THE CHAIRMAN: Mr. Citrano.
20	comments.	20	BOARD MEMBER CITRANO: No comments.
21	THE CHAIRMAN: Mr. Gibbs.	21	THE CHAIRMAN: Mr. Gibbs.
22	BOARD MEMBER GIBBS: I have no comments.	22	BOARD MEMBER GIBBS: I have no comments.
23	THE CHAIRMAN: Mr. Moody.	23	THE CHAIRMAN: Mr. Moody.
24	BOARD MEMBER MOODY: No comment.	24	BOARD MEMBER MOODY: No comments.
25	THE CHAIRMAN: Mr. Barakat.	25	THE CHAIRMAN: Mr. Barakat.
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	(904) 821-0300		(904) 821-0300
	34		36
1	BOARD MEMBER BARAKAT: None.	1	BOARD MEMBER BARAKAT: No comments.
2	THE CHAIRMAN: We will have a vote.	2	THE CHAIRMAN: We will vote on this one,
3	Mr. Barakat, how do you vote?	3	
3		Ŭ	too.
4	BOARD MEMBER BARAKAT: I approve.	4	Mr. Barakat.
	BOARD MEMBER BARAKAT: I approve. THE CHAIRMAN: Mr. Moody.		Mr. Barakat. BOARD MEMBER BARAKAT: I approve.
4 5 6	BOARD MEMBER BARAKAT: I approve. THE CHAIRMAN: Mr. Moody. BOARD MEMBER MOODY: Approve.	4 5 6	Mr. Barakat. BOARD MEMBER BARAKAT: I approve. THE CHAIRMAN: Mr. Moody.
4 5	BOARD MEMBER BARAKAT: I approve. THE CHAIRMAN: Mr. Moody. BOARD MEMBER MOODY: Approve. THE CHAIRMAN: Mr. Gibbs.	4 5 6 7	Mr. Barakat. BOARD MEMBER BARAKAT: I approve. THE CHAIRMAN: Mr. Moody. BOARD MEMBER MOODY: In favor.
4 5 6 7 8	BOARD MEMBER BARAKAT: I approve. THE CHAIRMAN: Mr. Moody. BOARD MEMBER MOODY: Approve. THE CHAIRMAN: Mr. Gibbs. BOARD MEMBER GIBBS: I'm in favor.	4 5 6 7 8	Mr. Barakat. BOARD MEMBER BARAKAT: I approve. THE CHAIRMAN: Mr. Moody. BOARD MEMBER MOODY: In favor. THE CHAIRMAN: Mr. Gibbs.
4 5 6 7 8 9	BOARD MEMBER BARAKAT: I approve. THE CHAIRMAN: Mr. Moody. BOARD MEMBER MOODY: Approve. THE CHAIRMAN: Mr. Gibbs. BOARD MEMBER GIBBS: I'm in favor. THE CHAIRMAN: Mr. Citrano.	4 5 6 7 8 9	Mr. Barakat. BOARD MEMBER BARAKAT: I approve. THE CHAIRMAN: Mr. Moody. BOARD MEMBER MOODY: In favor. THE CHAIRMAN: Mr. Gibbs. BOARD MEMBER GIBBS: I'm in favor.
4 5 6 7 8 9	BOARD MEMBER BARAKAT: I approve. THE CHAIRMAN: Mr. Moody. BOARD MEMBER MOODY: Approve. THE CHAIRMAN: Mr. Gibbs. BOARD MEMBER GIBBS: I'm in favor. THE CHAIRMAN: Mr. Citrano. BOARD MEMBER CITRANO: In favor.	4 5 6 7 8 9	Mr. Barakat. BOARD MEMBER BARAKAT: I approve. THE CHAIRMAN: Mr. Moody. BOARD MEMBER MOODY: In favor. THE CHAIRMAN: Mr. Gibbs. BOARD MEMBER GIBBS: I'm in favor. THE CHAIRMAN: Mr. Citrano.
4 5 6 7 8 9 10 11	BOARD MEMBER BARAKAT: I approve. THE CHAIRMAN: Mr. Moody. BOARD MEMBER MOODY: Approve. THE CHAIRMAN: Mr. Gibbs. BOARD MEMBER GIBBS: I'm in favor. THE CHAIRMAN: Mr. Citrano. BOARD MEMBER CITRANO: In favor. THE CHAIRMAN: Ms. Worsham.	4 5 6 7 8 9 10 11	Mr. Barakat. BOARD MEMBER BARAKAT: I approve. THE CHAIRMAN: Mr. Moody. BOARD MEMBER MOODY: In favor. THE CHAIRMAN: Mr. Gibbs. BOARD MEMBER GIBBS: I'm in favor. THE CHAIRMAN: Mr. Citrano. BOARD MEMBER CITRANO: In favor.
4 5 6 7 8 9 10 11 12	BOARD MEMBER BARAKAT: I approve. THE CHAIRMAN: Mr. Moody. BOARD MEMBER MOODY: Approve. THE CHAIRMAN: Mr. Gibbs. BOARD MEMBER GIBBS: I'm in favor. THE CHAIRMAN: Mr. Citrano. BOARD MEMBER CITRANO: In favor. THE CHAIRMAN: Ms. Worsham. BOARD MEMBER WORSHAM: In favor.	4 5 6 7 8 9 10 11 12	Mr. Barakat. BOARD MEMBER BARAKAT: I approve. THE CHAIRMAN: Mr. Moody. BOARD MEMBER MOODY: In favor. THE CHAIRMAN: Mr. Gibbs. BOARD MEMBER GIBBS: I'm in favor. THE CHAIRMAN: Mr. Citrano. BOARD MEMBER CITRANO: In favor. THE CHAIRMAN: Ms. Worsham.
4 5 6 7 8 9 10 11 12 13	BOARD MEMBER BARAKAT: I approve. THE CHAIRMAN: Mr. Moody. BOARD MEMBER MOODY: Approve. THE CHAIRMAN: Mr. Gibbs. BOARD MEMBER GIBBS: I'm in favor. THE CHAIRMAN: Mr. Citrano. BOARD MEMBER CITRANO: In favor. THE CHAIRMAN: Ms. Worsham. BOARD MEMBER WORSHAM: In favor. THE CHAIRMAN: And Mr. Froats.	4 5 6 7 8 9 10 11 12 13	Mr. Barakat. BOARD MEMBER BARAKAT: I approve. THE CHAIRMAN: Mr. Moody. BOARD MEMBER MOODY: In favor. THE CHAIRMAN: Mr. Gibbs. BOARD MEMBER GIBBS: I'm in favor. THE CHAIRMAN: Mr. Citrano. BOARD MEMBER CITRANO: In favor. THE CHAIRMAN: Ms. Worsham. BOARD MEMBER WORSHAM: In favor.
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4 5 6 7 8 9 10 11 12 13 14 15	BOARD MEMBER BARAKAT: I approve. THE CHAIRMAN: Mr. Moody. BOARD MEMBER MOODY: Approve. THE CHAIRMAN: Mr. Gibbs. BOARD MEMBER GIBBS: I'm in favor. THE CHAIRMAN: Mr. Citrano. BOARD MEMBER CITRANO: In favor. THE CHAIRMAN: Ms. Worsham. BOARD MEMBER WORSHAM: In favor. THE CHAIRMAN: And Mr. Froats. BOARD MEMBER FROATS: In favor. THE CHAIRMAN: I'm also in favor.	4 5 6 7 8 9 10 11 12 13 14 15	Mr. Barakat. BOARD MEMBER BARAKAT: I approve. THE CHAIRMAN: Mr. Moody. BOARD MEMBER MOODY: In favor. THE CHAIRMAN: Mr. Gibbs. BOARD MEMBER GIBBS: I'm in favor. THE CHAIRMAN: Mr. Citrano. BOARD MEMBER CITRANO: In favor. THE CHAIRMAN: Ms. Worsham. BOARD MEMBER WORSHAM: In favor. THE CHAIRMAN: Mr. Froats. BOARD MEMBER FROATS: In favor.
4 5 7 8 9 10 11 12 13 14 15 16	 BOARD MEMBER BARAKAT: I approve. THE CHAIRMAN: Mr. Moody. BOARD MEMBER MOODY: Approve. THE CHAIRMAN: Mr. Gibbs. BOARD MEMBER GIBBS: I'm in favor. THE CHAIRMAN: Mr. Citrano. BOARD MEMBER CITRANO: In favor. THE CHAIRMAN: Ms. Worsham. BOARD MEMBER WORSHAM: In favor. THE CHAIRMAN: And Mr. Froats. BOARD MEMBER FROATS: In favor. THE CHAIRMAN: I'm also in favor. So that, 2021-08-07, passes and by 	4 5 6 7 8 9 10 11 12 13 14 15 16	Mr. Barakat. BOARD MEMBER BARAKAT: I approve. THE CHAIRMAN: Mr. Moody. BOARD MEMBER MOODY: In favor. THE CHAIRMAN: Mr. Gibbs. BOARD MEMBER GIBBS: I'm in favor. THE CHAIRMAN: Mr. Citrano. BOARD MEMBER CITRANO: In favor. THE CHAIRMAN: Ms. Worsham. BOARD MEMBER WORSHAM: In favor. THE CHAIRMAN: Mr. Froats. BOARD MEMBER FROATS: In favor. THE CHAIRMAN: I'm also in favor.
4 5 6 7 8 9 10 11 12 13 14 15 16 17	BOARD MEMBER BARAKAT: I approve. THE CHAIRMAN: Mr. Moody. BOARD MEMBER MOODY: Approve. THE CHAIRMAN: Mr. Gibbs. BOARD MEMBER GIBBS: I'm in favor. THE CHAIRMAN: Mr. Citrano. BOARD MEMBER CITRANO: In favor. THE CHAIRMAN: Ms. Worsham. BOARD MEMBER WORSHAM: In favor. THE CHAIRMAN: And Mr. Froats. BOARD MEMBER FROATS: In favor. THE CHAIRMAN: I'm also in favor. So that, 2021-08-07, passes and by unanimous vote.	4 5 6 7 8 9 10 11 12 13 14 15 16 17	Mr. Barakat. BOARD MEMBER BARAKAT: I approve. THE CHAIRMAN: Mr. Moody. BOARD MEMBER MOODY: In favor. THE CHAIRMAN: Mr. Gibbs. BOARD MEMBER GIBBS: I'm in favor. THE CHAIRMAN: Mr. Citrano. BOARD MEMBER CITRANO: In favor. THE CHAIRMAN: Ms. Worsham. BOARD MEMBER WORSHAM: In favor. THE CHAIRMAN: Mr. Froats. BOARD MEMBER FROATS: In favor. THE CHAIRMAN: I'm also in favor. THE CHAIRMAN: I'm also in favor. THE 2021-08-08 amendment to the Southside
4 5 6 7 8 9 10 11 12 13 14 15 16 17 18	BOARD MEMBER BARAKAT: I approve. THE CHAIRMAN: Mr. Moody. BOARD MEMBER MOODY: Approve. THE CHAIRMAN: Mr. Gibbs. BOARD MEMBER GIBBS: I'm in favor. THE CHAIRMAN: Mr. Citrano. BOARD MEMBER CITRANO: In favor. THE CHAIRMAN: Ms. Worsham. BOARD MEMBER WORSHAM: In favor. THE CHAIRMAN: And Mr. Froats. BOARD MEMBER FROATS: In favor. THE CHAIRMAN: I'm also in favor. So that, 2021-08-07, passes and by unanimous vote. And we're on to 2021-08-08, which is	4 5 6 7 8 9 10 11 12 13 14 15 16 17 18	Mr. Barakat. BOARD MEMBER BARAKAT: I approve. THE CHAIRMAN: Mr. Moody. BOARD MEMBER MOODY: In favor. THE CHAIRMAN: Mr. Gibbs. BOARD MEMBER GIBBS: I'm in favor. THE CHAIRMAN: Mr. Citrano. BOARD MEMBER CITRANO: In favor. THE CHAIRMAN: Ms. Worsham. BOARD MEMBER WORSHAM: In favor. THE CHAIRMAN: Mr. Froats. BOARD MEMBER FROATS: In favor. THE CHAIRMAN: I'm also in favor. THE CHAIRMAN: I'm also in favor. THE 2021-08-08 amendment to the Southside Tax Increment District, seven to none.
4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19	BOARD MEMBER BARAKAT: I approve. THE CHAIRMAN: Mr. Moody. BOARD MEMBER MOODY: Approve. THE CHAIRMAN: Mr. Gibbs. BOARD MEMBER GIBBS: I'm in favor. THE CHAIRMAN: Mr. Citrano. BOARD MEMBER CITRANO: In favor. THE CHAIRMAN: Ms. Worsham. BOARD MEMBER WORSHAM: In favor. THE CHAIRMAN: And Mr. Froats. BOARD MEMBER FROATS: In favor. THE CHAIRMAN: I'm also in favor. So that, 2021-08-07, passes and by unanimous vote. And we're on to 2021-08-08, which is another amendment to the Southside TID.	4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19	Mr. Barakat. BOARD MEMBER BARAKAT: I approve. THE CHAIRMAN: Mr. Moody. BOARD MEMBER MOODY: In favor. THE CHAIRMAN: Mr. Gibbs. BOARD MEMBER GIBBS: I'm in favor. THE CHAIRMAN: Mr. Citrano. BOARD MEMBER CITRANO: In favor. THE CHAIRMAN: Ms. Worsham. BOARD MEMBER WORSHAM: In favor. THE CHAIRMAN: Mr. Froats. BOARD MEMBER FROATS: In favor. THE CHAIRMAN: I'm also in favor. THE CHAIRMAN: I'm also in favor. THE 2021-08-08 amendment to the Southside Tax Increment District, seven to none. Next
4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20	BOARD MEMBER BARAKAT: I approve. THE CHAIRMAN: Mr. Moody. BOARD MEMBER MOODY: Approve. THE CHAIRMAN: Mr. Gibbs. BOARD MEMBER GIBBS: I'm in favor. THE CHAIRMAN: Mr. Citrano. BOARD MEMBER CITRANO: In favor. THE CHAIRMAN: Ms. Worsham. BOARD MEMBER WORSHAM: In favor. THE CHAIRMAN: And Mr. Froats. BOARD MEMBER FROATS: In favor. THE CHAIRMAN: I'm also in favor. So that, 2021-08-07, passes and by unanimous vote. And we're on to 2021-08-08, which is another amendment to the Southside TID. Ms. Boyer.	4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20	Mr. Barakat. BOARD MEMBER BARAKAT: I approve. THE CHAIRMAN: Mr. Moody. BOARD MEMBER MOODY: In favor. THE CHAIRMAN: Mr. Gibbs. BOARD MEMBER GIBBS: I'm in favor. THE CHAIRMAN: Mr. Citrano. BOARD MEMBER CITRANO: In favor. THE CHAIRMAN: Ms. Worsham. BOARD MEMBER WORSHAM: In favor. THE CHAIRMAN: Mr. Froats. BOARD MEMBER FROATS: In favor. THE CHAIRMAN: I'm also in favor. THE CHAIRMAN: I'm also in favor. THE 2021-08-08 amendment to the Southside Tax Increment District, seven to none. Next MS. BOYER: Mr. Chairman, before you leave
4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21	BOARD MEMBER BARAKAT: I approve. THE CHAIRMAN: Mr. Moody. BOARD MEMBER MOODY: Approve. THE CHAIRMAN: Mr. Gibbs. BOARD MEMBER GIBBS: I'm in favor. THE CHAIRMAN: Mr. Citrano. BOARD MEMBER CITRANO: In favor. THE CHAIRMAN: Ms. Worsham. BOARD MEMBER WORSHAM: In favor. THE CHAIRMAN: And Mr. Froats. BOARD MEMBER FROATS: In favor. THE CHAIRMAN: I'm also in favor. THE CHAIRMAN: I'm also in favor. So that, 2021-08-07, passes and by unanimous vote. And we're on to 2021-08-08, which is another amendment to the Southside TID. Ms. Boyer. MS. BOYER: Thank you.	4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21	Mr. Barakat. BOARD MEMBER BARAKAT: I approve. THE CHAIRMAN: Mr. Moody. BOARD MEMBER MOODY: In favor. THE CHAIRMAN: Mr. Gibbs. BOARD MEMBER GIBBS: I'm in favor. THE CHAIRMAN: Mr. Citrano. BOARD MEMBER CITRANO: In favor. THE CHAIRMAN: Ms. Worsham. BOARD MEMBER WORSHAM: In favor. THE CHAIRMAN: Mr. Froats. BOARD MEMBER FROATS: In favor. THE CHAIRMAN: I'm also in favor. THE CHAIRMAN: I'm also in favor. THE 2021-08-08 amendment to the Southside Tax Increment District, seven to none. Next MS. BOYER: Mr. Chairman, before you leave financial items, I'd like Wanda Crowley, who is
4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22	BOARD MEMBER BARAKAT: I approve. THE CHAIRMAN: Mr. Moody. BOARD MEMBER MOODY: Approve. THE CHAIRMAN: Mr. Gibbs. BOARD MEMBER GIBBS: I'm in favor. THE CHAIRMAN: Mr. Citrano. BOARD MEMBER CITRANO: In favor. THE CHAIRMAN: Ms. Worsham. BOARD MEMBER WORSHAM: In favor. THE CHAIRMAN: And Mr. Froats. BOARD MEMBER FROATS: In favor. THE CHAIRMAN: I'm also in favor. So that, 2021-08-07, passes and by unanimous vote. And we're on to 2021-08-08, which is another amendment to the Southside TID. Ms. Boyer. MS. BOYER: Thank you. THE CHAIRMAN: You already spoke about it	4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22	Mr. Barakat. BOARD MEMBER BARAKAT: I approve. THE CHAIRMAN: Mr. Moody. BOARD MEMBER MOODY: In favor. THE CHAIRMAN: Mr. Gibbs. BOARD MEMBER GIBBS: I'm in favor. THE CHAIRMAN: Mr. Citrano. BOARD MEMBER CITRANO: In favor. THE CHAIRMAN: Ms. Worsham. BOARD MEMBER WORSHAM: In favor. THE CHAIRMAN: Mr. Froats. BOARD MEMBER FROATS: In favor. THE CHAIRMAN: I'm also in favor. THE CHAIRMAN: I'm also in favor. THE CHAIRMAN: I'm also in favor. The 2021-08-08 amendment to the Southside Tax Increment District, seven to none. Next MS. BOYER: Mr. Chairman, before you leave financial items, I'd like Wanda Crowley, who is standing in the back, to stand up. She's our
4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23	BOARD MEMBER BARAKAT: I approve. THE CHAIRMAN: Mr. Moody. BOARD MEMBER MOODY: Approve. THE CHAIRMAN: Mr. Gibbs. BOARD MEMBER GIBBS: I'm in favor. THE CHAIRMAN: Mr. Citrano. BOARD MEMBER CITRANO: In favor. THE CHAIRMAN: Ms. Worsham. BOARD MEMBER WORSHAM: In favor. THE CHAIRMAN: And Mr. Froats. BOARD MEMBER FROATS: In favor. THE CHAIRMAN: I'm also in favor. So that, 2021-08-07, passes and by unanimous vote. And we're on to 2021-08-08, which is another amendment to the Southside TID. Ms. Boyer. MS. BOYER: Thank you. THE CHAIRMAN: You already spoke about it a little bit.	4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23	Mr. Barakat. BOARD MEMBER BARAKAT: I approve. THE CHAIRMAN: Mr. Moody. BOARD MEMBER MOODY: In favor. THE CHAIRMAN: Mr. Gibbs. BOARD MEMBER GIBBS: I'm in favor. THE CHAIRMAN: Mr. Citrano. BOARD MEMBER CITRANO: In favor. THE CHAIRMAN: Ms. Worsham. BOARD MEMBER WORSHAM: In favor. THE CHAIRMAN: Mr. Froats. BOARD MEMBER FROATS: In favor. THE CHAIRMAN: I'm also in favor. THE CHAIRMAN: I'm also in favor. THE 2021-08-08 amendment to the Southside Tax Increment District, seven to none. Next MS. BOYER: Mr. Chairman, before you leave financial items, I'd like Wanda Crowley, who is standing in the back, to stand up. She's our new financial analyst who started this week.
4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24	BOARD MEMBER BARAKAT: I approve. THE CHAIRMAN: Mr. Moody. BOARD MEMBER MOODY: Approve. THE CHAIRMAN: Mr. Gibbs. BOARD MEMBER GIBBS: I'm in favor. THE CHAIRMAN: Mr. Citrano. BOARD MEMBER CITRANO: In favor. THE CHAIRMAN: Ms. Worsham. BOARD MEMBER WORSHAM: In favor. THE CHAIRMAN: And Mr. Froats. BOARD MEMBER FROATS: In favor. THE CHAIRMAN: I'm also in favor. So that, 2021-08-07, passes and by unanimous vote. And we're on to 2021-08-08, which is another amendment to the Southside TID. Ms. Boyer. MS. BOYER: Thank you. THE CHAIRMAN: You already spoke about it a little bit. MS. BOYER: I did. So this is the other	4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24	Mr. Barakat. BOARD MEMBER BARAKAT: I approve. THE CHAIRMAN: Mr. Moody. BOARD MEMBER MOODY: In favor. THE CHAIRMAN: Mr. Gibbs. BOARD MEMBER GIBBS: I'm in favor. THE CHAIRMAN: Mr. Citrano. BOARD MEMBER CITRANO: In favor. THE CHAIRMAN: Ms. Worsham. BOARD MEMBER WORSHAM: In favor. THE CHAIRMAN: Mr. Froats. BOARD MEMBER FROATS: In favor. THE CHAIRMAN: I'm also in favor. THE CHAIRMAN: I'm also in favor. THE 2021-08-08 amendment to the Southside Tax Increment District, seven to none. Next MS. BOYER: Mr. Chairman, before you leave financial items, I'd like Wanda Crowley, who is standing in the back, to stand up. She's our new financial analyst who started this week. So before we leave all this, she I
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	nunity Redevelopment Agency	1	Uncertified Condensed Copy
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1	been here two days. But she got an	1	material changes that the developer was asking
2	opportunity, and you'll all have an opportunity	2	for and since they will have an opportunity to
3	to meet her. We're very excited to have her.	3	recast their bid along with others in the
4	Wanda comes to us from the library.	4	marketplace.
5	THE CHAIRMAN: Ms. Crowley, welcome.	5	We are having a second workshop, our
6	MS. CROWLEY: Thank you. I'm glad to be	6	committee is, in early September to bring to
7	here.	7	this board new criteria to evaluate the new
		-	
8	THE CHAIRMAN: Certainly an auspicious	8	bids, the new process, and scoring, as well as
9	meeting. Next time, we'll see you without a	9	just some additional thoughts around strategy
10	mask, hopefully.	10	and the various parcels that we're dealing with
11	Next item on our agenda is Resolution	11	here, so
12	2021-08-09, our termination of ISP-0307-20.	12	And the good news is the market is we
13	This is part of the Ford on Bay, I believe.	13	got a very good summary from colleagues at CBRE
14	Ms. Boyer.	14	regarding the multifamily market in
15	MS. BOYER: Correct. And this went to the	15	Jacksonville, and downtown in particular, and
16	Retail Enhancement and Property Disposition	16	it's almost night and day compared to when this
17	Committee last week in order to consider any	17	bid originally went out. So from that
18	future terms or future disposition of the	18	standpoint, the City is going to be in a very,
19	property, including a disposition to Spandrel	19	very good position.
20	on the terms that they were now suggesting they	20	So we approved this unanimously.
21	were comfortable performing under. We would	21	THE CHAIRMAN: Thank you, Mr. Barakat.
22	have to do a termination of the current	22	Mr. Moody, do you have any comments?
23	disposition and then be free to author the	23	BOARD MEMBER MOODY: No comments.
24	property in the marketplace, negotiate it or	24	THE CHAIRMAN: Mr. Gibbs.
25	otherwise.	25	BOARD MEMBER GIBBS: No comments.
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	(904) 821-0300		(904) 821-0300
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1	But I think my recommendation is and what	1	THE CHAIRMAN: Mr. Citrano.
2	But I think my recommendation is and what we're discussing in committee is that we not do	2	THE CHAIRMAN: Mr. Citrano. BOARD MEMBER CITRANO: Just one. So this
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2 3 4	But I think my recommendation is and what we're discussing in committee is that we not do a negotiated disposition we do have several interested parties but that we put it back	2 3 4	THE CHAIRMAN: Mr. Citrano. BOARD MEMBER CITRANO: Just one. So this is just the termination. And at a later date probably at the workshop there will
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City of Jacksonville Community Redevelopment Agency

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1	before this board?	1	So it's an update, and it's kind of
2	MS. BOYER: Mr. Chairman, that is my hope	2	it's serendipitous that this was happened
3	as staff, that we the workshop, I believe,	3	the way it's happened, but I think we'll end up
		-	
4	is scheduled now for the 2nd. And the goal	4	having a much better product. But we want to
5	there would be to agree upon the terms that	5	be very thoughtful about the revised criteria,
6	would be in a new offering and that we would	6	and that's why we decided to have an additional
7	take that to there was a draft resolution	7	workshop.
8	and there were accompanying documents that many	8	THE CHAIRMAN: Thank you, Mr. Barakat.
9	of you received early on. I'm happy to	9	I'll tell you, at that meeting I find
		-	
10	redistribute those so you can start thinking	10	CBRE's report really interesting and helpful,
11	about that.	11	and they are consulting on this. I would
12	We will have everybody is welcome on	12	like a lot of the members of the board are
13	the 2nd. Hopefully, we agree on the terms	13	actually on that committee and were present;
14	based on the advice we're getting from CBRE and	14	everyone was not.
15	others. They would then start premarketing the	15	I wonder if it would be too much to ask to
16	disposition the next day, immediately following	16	have CBRE come to one of our meetings and give
17	the September board meeting. They would do	17	us a small report on what they see changes are
18	that for a month with the idea that our Notice	18	in downtown Jacksonville, particularly with
19	of Disposition would actually issue somewhere	19	market values and rents and that kind of thing
20	around October 20th and that it would close	20	as it impacts our responsibility.
21	right before Thanksgiving.	21	MS. BOYER: We would be happy to do that.
22	It is their recommendation that we not	22	And it was our goal at this meeting to
23	have the notice out for more than the 30 days	23	have Willdan, who is doing our updated market
	-		
24	that we are required because longer than that,	24	feasibility study, present today. That
25	they believe, things start to get stale and	25	presentation is not ready, so you'll be getting
	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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	cold. They won't be able to contact		that either at a workshop or at the September
2	cold. They won't be able to contact prospective bidders during that period, just	2	that either at a workshop or at the September meeting as well.
2 3	cold. They won't be able to contact prospective bidders during that period, just like we can't have any contact during that	2 3	that either at a workshop or at the September meeting as well. So theirs is more global. I think CBRE's
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1	THE CHAIRMAN: Ms. Worsham.	1	Total development costs are estimated at
2	BOARD MEMBER WORSHAM: In favor.	2	\$3 million. Equity on this one is going to be
3	THE CHAIRMAN: Mr. Citrano.	3	\$459,015, which will be the required equity
4	BOARD MEMBER CITRANO: I'm in favor.	4	amount at the time of stabilization. As I
5	THE CHAIRMAN: Mr. Gibbs.	5	mentioned in the committee meeting, the
6	BOARD MEMBER GIBBS: I'm in favor.	6	developer has requested that the equity be
7	THE CHAIRMAN: Mr. Moody.	7	measured upon stabilization, that they will be
8	BOARD MEMBER MOODY: In favor.	8	using their own funds during the construction
9	THE CHAIRMAN: Mr. Barakat.	9	period and then leveraging those dollars out on
-		-	
10	MR. BARAKAT: In favor.	10	stabilization. So that meets the criteria of
11	THE CHAIRMAN: I'm also in favor.	11	the guidelines for the DPRP program.
12	2021-08-08 excuse me, 2021-08-09,	12	In here, we have additional commitments of
13	termination of the Ford on Bay project, is	13	10,000 square feet of commercial office space
14	approved seven to zero.	14	and a minimum 4,300 square feet of retail
15	Next item on the agenda is Resolution	15	restaurant space. And everything else is in
16	2021-08-12, Porter House Mansion project.	16	line with the guidelines of the DPRP program.
17	Ms. Boyer or Mr. Kelley.	17	And then I believe Mr. Sifakis has some
18	MS. BOYER: Mr. Kelley.	18	MS. BOYER: He had to step out.
19	MR. KELLEY: Thank you, Mr. Chair.	19	MR. KELLEY: Oh. He had to step out.
20	So what you have before you is a	20	Cyndy Trimmer is here to address questions
21	resolution for a DPRP funding for the	21	for the applicant, but, of course, I'm happy to
	-		
22	redevelopment of the Porter House Mansion,	22	address your questions as well.
23	which the committee or, I'm sorry, the board	23	THE CHAIRMAN: Thank you, Mr. Kelley.
24	may be familiar with, located in the church	24	Mr. Adams, it's your committee. Do you
25	district, which is currently owned by JWB	25	have any comments or recommendations?
	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
	(904) 821-0300 46		(904) 821-0300 48
1		1	
1 2	46	1	48 BOARD MEMBER ADAMS: Yes. The committee
	46 Capital. The property is currently in pretty good		48 BOARD MEMBER ADAMS: Yes. The committee recommended approval. We were all in favor of
2 3	46 Capital. The property is currently in pretty good shape, but as per the terms of DPRP, which	2 3	48 BOARD MEMBER ADAMS: Yes. The committee recommended approval. We were all in favor of the renovation of the Porter House Mansion,
2 3 4	46 Capital. The property is currently in pretty good shape, but as per the terms of DPRP, which calls for the preservation and protection and	2 3 4	48 BOARD MEMBER ADAMS: Yes. The committee recommended approval. We were all in favor of the renovation of the Porter House Mansion, excited about the project. We're working to
2 3 4 5	46 Capital. The property is currently in pretty good shape, but as per the terms of DPRP, which calls for the preservation and protection and use of our historic properties, JWB is	2 3	48 BOARD MEMBER ADAMS: Yes. The committee recommended approval. We were all in favor of the renovation of the Porter House Mansion, excited about the project. We're working to rehab that old building. It's absolutely in
2 3 4 5 6	46 Capital. The property is currently in pretty good shape, but as per the terms of DPRP, which calls for the preservation and protection and use of our historic properties, JWB is proposing the addition or the further	2 3 4 5 6	48 BOARD MEMBER ADAMS: Yes. The committee recommended approval. We were all in favor of the renovation of the Porter House Mansion, excited about the project. We're working to rehab that old building. It's absolutely in line with all of the programs (inaudible),
2 3 4 5 6 7	46 Capital. The property is currently in pretty good shape, but as per the terms of DPRP, which calls for the preservation and protection and use of our historic properties, JWB is proposing the addition or the further modification of that property to allow for	2 3 4 5 6 7	48 BOARD MEMBER ADAMS: Yes. The committee recommended approval. We were all in favor of the renovation of the Porter House Mansion, excited about the project. We're working to rehab that old building. It's absolutely in line with all of the programs (inaudible), Historic Preservation Fund (inaudible).
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2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21	46 Capital. The property is currently in pretty good shape, but as per the terms of DPRP, which calls for the preservation and protection and use of our historic properties, JWB is proposing the addition or the further modification of that property to allow for restaurant use in the basement, which actually is about half underground, half above ground. So it's got windows and such as well. In any case, what you have before you in Resolution 2021-08-12 is a REV Grant comprised of the HPRR, the DPR I'm sorry, the HPRR, the CCR, and the deferred principal loan in the amounts of 277,186 for the preservation, restoration, and rehabilitation forgivable loan. The code compliance loan is 258,479, and the deferred principal loan is 133,916. As you may recall, these loans the first two loans, the HPRR and the CCR, are forgiven over a period of five years, where the	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21	⁴⁸ BOARD MEMBER ADAMS: Yes. The committee recommended approval. We were all in favor of the renovation of the Porter House Mansion, excited about the project. We're working to rehab that old building. It's absolutely in line with all of the programs (inaudible), Historic Preservation Fund (inaudible). And as we understand it from Mr. Sifakis, the intention is to bring a restaurant to the basement. In light of other developments that's going to be going on in the area, it seemed like a great project, and we're all in favor of it. The only comment and, you know, Mr. Kelley, maybe you can speak to this yourself which might bear noting was a concerned voice about the way the project the program is administered and the ability to the basing of the funding on sales rates versus appraisal rates for the property and what impact that might have on the viability of

Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 THE CHAIRMAN: Thank you, Mr. Adams. Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203

(904) 821-0300

City of Jacksonville Community Redevelopment Agency

	nunity Redevelopment Agency	T	Uncertified Condensed Copy
	49		51
1	Mr. Barakat.	1	is, presented in the resolution and in the
2	BOARD MEMBER BARAKAT: A couple of things.	2	redevelopment agreement that's approved by City
3	One, I had declared my need to sign a Form 8B	3	Council. So they are acknowledging and making
4	for potential business we are dealing with JWB.	4	the commitment for that.
5	I'll submit that to Mr. Crescimbeni after	5	But because they can't appropriate for
6	today's meeting as well.	6	future City Councils, it has to come back
	As far as the project, I think, as	7	before the City Council that is seated at the
7	• • •		•
8	Mr. Adams cited, we're all in support of it.	8	time that the project will be completed for
9	There was discussion about, you know, how to	9	approval of the appropriation at that time.
10	treat the basis of the property or the	10	BOARD MEMBER BARAKAT: So we are
11	developer's basis, if a developer had to pay a	11	essentially acting as an underwriter for City
12	high price and potentially above the face value	12	Council. We're analyzing and making a
13	of the property and whether developers should,	13	recommendation, correct? And then they our
14	quote, get credit in our methodology.	14	approval does not mean the dollars are awarded
15	And I think staff mentioned the metric by	15	to the developer; is that correct?
16	which we or the method by which we value	16	MR. KELLEY: (Inaudible.)
17	these properties and the analysis. I think	17	BOARD MEMBER BARAKAT: It sounds like
18	that beared [sic] a little bit more	18	we're making the developers go through a number
19	conversation, if it's not in a workshop or	19	of hoops there, but if if we had our
20	maybe at a future committee meeting. I'm not	20	druthers, we would have a more expeditious
			•
21	sure all of us were a hundred percent satisfied	21	process.
22	with the explanation.	22	No further questions. Thank you.
23	That being said, we're generally in	23	THE CHAIRMAN: Mr. Moody.
24	support very much of this project based on	24	BOARD MEMBER MOODY: I'm very much in
25	who's doing it and what we're doing. And I	25	favor of this project. It's an old building
	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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	50		52
1	just have one question, and that is the source	1	and it's located right very close to where
1		1 2	
	just have one question, and that is the source		and it's located right very close to where
2	just have one question, and that is the source of each of these funds.	2	and it's located right very close to where we're sitting today with four or five other
2 3	just have one question, and that is the source of each of these funds. We had a historic trust for a while, and that no longer exists; is that correct? And so	2 3	and it's located right very close to where we're sitting today with four or five other projects. And that as all of this comes
2 3 4	just have one question, and that is the source of each of these funds. We had a historic trust for a while, and that no longer exists; is that correct? And so a historic preservation loan, the code	2 3 4	and it's located right very close to where we're sitting today with four or five other projects. And that as all of this comes together, there's going to be great synergy in this part of town. So I think it's going to be
2 3 4 5 6	just have one question, and that is the source of each of these funds. We had a historic trust for a while, and that no longer exists; is that correct? And so a historic preservation loan, the code compliance loan, and the deferred principal	2 3 4 5	and it's located right very close to where we're sitting today with four or five other projects. And that as all of this comes together, there's going to be great synergy in this part of town. So I think it's going to be a real positive for downtown Jacksonville.
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City of Jacksonville Community Redevelopment Agency

1	THE CHAIRMAN: Ms. Worsham.	1	So thank you.
	BOARD MEMBER WORSHAM: I'm very much in	2	
2			BOARD MEMBER FROATS: Thank you.
3	favor of the project and our program that helps	3	THE CHAIRMAN: I only have one question,
4	restore these buildings.	4	and I should have asked at the meeting. This
5	I don't have any other questions.	5	was the meeting when we were in those little
6	THE CHAIRMAN: Mr. Froats.	6	cubes and it made communication difficult.
7	BOARD MEMBER FROATS: So I'm in favor.	7	Do we have any enforcement mechanism or
8	I wasn't in the Strategic Implementation	8	how do we address the hope the expectation,
9	Committee, but I do understand that if we offer	9	the commitment of the retail in the basement?
10	these incentives, it could impact the purchase	10	Or is that tied to any of our commitments?
11	price of the deal. And it sounds like maybe	11	MR. KELLEY: It's captured in the intended
12	that's something you discussed earlier.	12	use of that space; that if it's ultimately used
13	So how far off was the purchase price from	13	in a different way or not activated, then
14	the fair market value?	14	that there's that would be a default
15	THE CHAIRMAN: A couple hundred thousand	15	under the agreement as it's structured.
16	dollars, if I recall.	16	THE CHAIRMAN: How would that affect the
		-	loans? Would it impact the loans in any way,
17	BOARD MEMBER FROATS: All right.	17 1 º	
18	Just second, congratulations to the	18	when they're due or how they're due or what the
19	developer. We're seeing his name a lot over	19	rates of interest are, anything?
20	the past year. So we appreciate your efforts	20	MR. KELLEY: As a forgivable loan, it
21	downtown. We hope that you're successful	21	doesn't have it doesn't have a requirement
22	because you're a big partner now of the DIA.	22	for repayment. There's a clawback provision
23	You know, I don't know how many deals you've	23	that is structured into each of these loans.
24	done with us. We have a number.	24	They stand alone, but they run concurrently.
25	If you want to just tell us, just briefly,	25	The HPRR and CCR run concurrently for the five
	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
	54		56
1	kind of where things stand, because I think all	1	years. And if it's not used in in the event
2	kind of where things stand, because I think all of this is fairly new.	2	years. And if it's not used in in the event of default, I believe we could exercise the
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1	didn't have a restaurant, that wouldn't be a	1	it because we think retail is extremely
2	default because they finished it and brought it	2	important anywhere in downtown, but especially
3	all up to code, and it now was a usable space.	3	along the river.
4	THE CHAIRMAN: I mean, from my	4	THE CHAIRMAN: Thank you.
5	perspective, this project brings two things	5	Any further questions or comments?
6	that we're looking for. One is historic	6	BOARD MEMBERS: (No response.)
7	preservation. And this is not a dilapidated	7	THE CHAIRMAN: Mr. Froats, how do you
8	building. It's one that like all historic	8	vote?
9	buildings, it probably needs love and it	9	BOARD MEMBER FROATS: I'm in favor.
10	certainly needs code compliance updates and	10	THE CHAIRMAN: Ms. Worsham.
11	that sort of thing, but it's an operational	11	BOARD MEMBER WORSHAM: In favor.
12	it's been an operational business for an	12	THE CHAIRMAN: Mr. Citrano.
13	architect for quite some time. And it's an	13	BOARD MEMBER CITRANO: I'm in favor.
14	awesome building. So that's one benefit the	14	THE CHAIRMAN: Mr. Gibbs.
15	City gets with the help of the developer.	15	BOARD MEMBER GIBBS: I'm in favor.
16	But also, I mean and I'm really excited	16	THE CHAIRMAN: Mr. Moody.
17	about the retail and restaurant opportunity on	17	BOARD MEMBER MOODY: In favor.
18	the bottom of that building. That's something	18	THE CHAIRMAN: Mr. Barakat.
19	we're also trying very hard these days to	19	BOARD MEMBER BARAKAT: In favor.
20	incentivize. I just want to make sure we are	20	THE CHAIRMAN: I'm also in favor, so
21	getting what we're incentivizing.	21	2021-08-12 passes seven to zero.
22	Mr. Sifakis, could you step back to the	22	Thank you very much.
23	podium and speak to that?	23	MR. SIFAKIS: Thank you.
24	(Mr. Sifakis approaches the podium.)	24	THE CHAIRMAN: Last item on the CRA agenda
25	MR. SIFAKIS: Yeah. To Ms. Boyer's point,	25	for today is 2021-08-01, the Morris 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
	58		60
1	this program is intended to renovate the	1	Mr. Kelley or Ms. Boyer.
2	building and bring the building up to code. So	2	MS. BOYER: I'll start, and then we'll
3	even if I mean, right now, the market for a	3	turn it over to Mr. Kelley.
4	restaurant in that area doesn't exist. We're	4	And before we go through the resolution,
5	planning on creating it, but if it sits vacant	5	we had a number of questions last meeting about
6	for ten years, we still did the work for the	6	the physical appearance of some of the site and
7	building; we would still get the monies is how	7	the creek and things, and so we gave you a
8	I understand the program works.	8	few more slides showing you and I think
9	But you have our commitment that with	9	Mr. Chisholm has that slide show available for
10	our investment into the neighborhood, we think	10	you.
11	the retail is absolutely critical. And even	11	MR. CHISHOLM: Yes. Thank you. One
12	on, you know, some of the multifamily projects	12	moment.
13	,, , , , , , , , , , , , , , , , , , , ,	13	MS. BOYER: So for those who were not in
	that we're looking at, we're putting		
14		14	attendance at SIC, what we want to do is kind
	that we're looking at, we're putting first-floor retail almost all the way around because we think retail is so important.	14 15	attendance at SIC, what we want to do is kind of orient you to the physical location, and
14	that we're looking at, we're putting first-floor retail almost all the way around		
14 15	that we're looking at, we're putting first-floor retail almost all the way around because we think retail is so important. These buildings are going to be here for 50 years or 70 years, and if you don't build	15	of orient you to the physical location, and
14 15 16	that we're looking at, we're putting first-floor retail almost all the way around because we think retail is so important. These buildings are going to be here for 50 years or 70 years, and if you don't build the first-floor retail, yeah, we might have a	15 16	of orient you to the physical location, and then we're going to give you a little bit more detail. So what you see here is the location of
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14 15 16 17 18 19 20	that we're looking at, we're putting first-floor retail almost all the way around because we think retail is so important. These buildings are going to be here for 50 years or 70 years, and if you don't build the first-floor retail, yeah, we might have a bunch of residents living downtown, but there will be nothing to do. So from our	15 16 17 18 19 20	of orient you to the physical location, and then we're going to give you a little bit more detail. So what you see here is the location of the property which fronts on it's located between the river and Riverside Avenue, right
14 15 16 17 18 19	that we're looking at, we're putting first-floor retail almost all the way around because we think retail is so important. These buildings are going to be here for 50 years or 70 years, and if you don't build the first-floor retail, yeah, we might have a bunch of residents living downtown, but there will be nothing to do. So from our perspective, well, even if we never fill that	15 16 17 18 19 20 21	of orient you to the physical location, and then we're going to give you a little bit more detail. So what you see here is the location of the property which fronts on it's located between the river and Riverside Avenue, right at the Acosta Bridge ramp. So as you start to
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Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23	But in doing that, we could make the development pad bigger, fill in the existing creek. The City could develop in a dry site the new creek rather than in a wet location and would not have to build the road that they were previously envisioning that would go all the way around to Magnolia Street in order to provide access to the portion closest to the railroad tracks. Originally, there were two development pads, as you can see. At that pink line was the creek. Two development pads, one on either side of the creek. We also have illustrations of those and some additional slides coming up here. So this is the new development proposal (indicating), and it shows the relocated creek with a proposed park between the creek and the railroad track. For the moment, ignore the green on the other side of the railroad track, because that is not part of this proposal. So the existing creek gets filled in, but is filled in by the City as part of the City's	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23	So this gives you a cross-section of what was envisioned. The current channel would have been widened from its 40- to a 60-foot. On either side of it there would have been a 12-foot walkway at grade, which would have provided increased floodplain in the event of a flood event. But that's where your Riverwalk or creek walk or Emerald Trail would have been. And then the development pads would have been raised up to be to meet flood elevation on either side of it. That is what was proposed. If you move to the next slide, these are some illustrations of what that concept would have looked like. The idea was to have bulkheaded sides, but to also incorporate potentially floating gardens or some greenery along this side of the bulkheaded space. Next slide. This is the current site. I think Mr. Adams had a question at the last meeting about whether you could see under the current Riverwalk. So the Riverwalk at this location elevates
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(904) 821-0300(904) 821-0300661maybe a potential restaurant site, but the661maybe a potential restaurant site, but the12If we can go all the way back to now the33site plan. So that was it. Right there.44What you see that is proposed is a55relocation of the creek. The City, in the36McCoy's Creek project, has funding to acquire77project. Throughout the course of the project,99they're having to acquire lots here and there.910Because there are cost savings associated111with the elimination of the Magnolia Street112extension and being able to work on dry land1313and some other things, the total amount of that1314cost savings would be applied toward the1415purchase of the property that would run from16the new creek and including the proposed park.17So we're essentially using cost savings in18an existing capital project, reapplying those19funds to purchase this land in a slightly20different location than where it was originally21envisioned, which leads to a slightly different22bulkheaded, and you would have that same23bulkheaded, and you would have that same24treatment like you saw, where you'd have a25bulkheaded, and you would have that same26bulkheaded, and you w	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24	through would be presumably between a set of those supports of the Riverwalk. And the park space would have that elevated Riverwalk in front of it, but that would really be you could see through it. And it is not envisioned at this moment that the entire Riverwalk would be reconstructed in this area, at least that's not in the budget. If we go back is that the last one, Xzavier? If you go back to the site plan this one will work great. And we will come back to this later. I want to point that one out. Go to the one you just had where you showed the helipad. Thank you. Right there. I want to point out the helipad location and the fact that the Riverwalk as it exists right now, you can see the Riverwalk goes inland and then comes back to the riverfront. That helipad the City's easement follows the location of the Riverwalk. That helipad location is privately owned property on the river side of the Riverwalk. And we will be having a conversation about that later as we	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24	 walkway on the side, adjacent to the Phase II development. But on the side closer to the park, it would look more like what you saw on the riverfront, where there is riprap right now and there could be grasses, and so that it will be a natural habitat. It is not envisioned that the entire park is a marsh or is a flooded area. It is intended that the park will be developed and usable as a park space. That is not to say that it would not be designed in a way that in a major hurricane or a major flood event it would be capable of accepting water, like many of our riverfront spaces should be designed from a resiliency standpoint so they can recover after a storm event, so But it would not be a wetland area. It would be a legitimate park. It would just have a natural shoreline on the park side from a fish and wildlife standpoint is preferable treatment for the creek restoration. The discussion basically, I think we will use if we can leave that slide up when
661maybe a potential restaurant site, but the681maybe a potential restaurant site, but theIf we can go all the way back to now theimage: State of the state of		Diane M. Tropia, Inc., Post Office Box 2375. Jacksonville. Fl 32203		Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
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 11 with the elimination of the Magnolia Street 12 extension and being able to work on dry land 13 and some other things, the total amount of that 14 cost savings would be applied toward the 15 purchase of the property that would run from 16 the new creek and including the proposed park. 17 So we're essentially using cost savings in 18 an existing capital project, reapplying those 19 funds to purchase this land in a slightly 20 different location than where it was originally 21 envisioned, which leads to a slightly different 22 construction technique. It would be 23 bulkheaded, and you would have that same 24 treatment like you saw, where you'd have a 25 bulkheaded side with perhaps a lower-level Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 11 What you can see is the developer has 12 located the entrance roadway in line with Leila 13 Street, so it creates the view corridor 14 consistent with the zoning overlay there. 15 There is another view corridor which is really 16 the extension of May Street between the grocer 17 and Phase II. 18 And the new access to the site would be 19 if you go across Riverside Avenue, you can see 20 the first road parallel to Riverside is May 21 Street. It is currently a JTA parking lot. 22 That accessway would provide the road entrance 23 bulkheaded side with perhaps a lower-level Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 		(904) 821-0300		
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1	around and go through. And there would be a	1	16,000 square feet of speculative retail space,
2	potential for parking, additionally, between	2	primarily located in the building that's more
3	Riverside Avenue and May Street for parking for	3	westerly from the grocer, as you see.
4	the parks. That question came up in the	4	In the Phase I residential component,
5	committee meeting.	5	there's 271 units proposed in two buildings,
6	That kind of orients you to the location.	6	and there's also a 420-space, 5-story
7	Steve, do you want to talk about this	7	structured parking garage that you see between
8	specific transaction?	8	the residential building along the river and
9	MR. KELLEY: Certainly. Thank you very	9	the grocer.
10	much.	10	In Phase II, there's two mixed-use
11	Thank you, Mr. Chair.	11	buildings that would provide an estimated
12	So all told, the total development cost for this development project comprehensively,	12 13	15,000 square feet of additional retail, inclusive of a riverfront restaurant not less
13 14	including Phase I and Phase II, is proposed at	14	than 5,000 square feet. And then there's an
14	\$182 million. As underwritten, it's 173.6.	14	additional five stories of multifamily
16	The difference between those amounts is	16	residential comprising approximately 125 units.
17	that I typically take out things like ephemerae	17	There would be an additional two-and-a-half
18	or reserves or certain soft costs, and to get	18	stories of parking in Phase II contemplated as
19	it a little bit tighter toward actual	19	well.
20	construction costs for, like, acquisition and	20	In the REV grant calculations, because
21	development costs related to the project. So	21	this is being developed as by three
22	the \$173.6 million is what is used in the REV	22	different or co-developers, the pad the
23	Grant calculations.	23	total property the total site that you see
24	What is requested is the REV Grant for the	24	is actually broken into four different
25	retail components, which you can see there at	25	development sites; one that the City is
	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
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1	the northerly end of the development, the	1	proposing to buy ultimately that would be the
2	grocer and retail, that's the retail component	2	park, the relocation of McCoy's Creek, and the
	of Phase I. The residential that's below that, you have two buildings, that's the residential	3 4	access on the other side of that McCoy's Creek parcel.
4 5	component of Phase I. And then the two	4 5	And then the developer the applicant's
6	vertically oriented buildings to the east are	6	parcel would be broken into three different
7	the Phase II buildings that are proposed.	7	parcels as well; one being the retail
8	So in the recommendation, we have a REV	8	development parcel; one being the residential
9	Grant for the retail components that you see	9	Phase I parcel; and then the third one being
10	there of \$2,757,711. For the multifamily, it's	10	the Phase II residential parcel.
11	\$17,347,914. And then for the mixed-use, which	11	I say all of that to help you understand
12	on the screen is shown as Phase II residential,	12	that when we do the REV Grant, we always have a
13	I'll go through what that is comprised of in a	13	base value amount that's drawn from the current
14	moment, but the REV proposed for that	14	property appraiser and the tax collector's
15	development portion of the development is	15	valuation. And so using a pro rata allocation
16	\$8,313,544, such that the total REV Grant	16	of that amount of the existing amount serves
17	amount is \$28,419,169.	17	as the basis for the REV Grant calculations.
18	There are some other funding components	18	That's found on Page 7 of your staff report.
19	that I'll address in just one moment, but I	19	And from that, we looked at the
20 21	want to focus just a little bit on what is included within these development activities.	20 21	construction costs of each of the individual components in the calculation of the individual
21	So in the Phase I, what is proposed is	21	REV Grants. Those amounts are shown at the top
22	39,256 feet of retail, including a grocer that	22	of Page 9 in your staff report.
24	would occupy just over 23,000 square feet, as	23	I want to clarify something here as it
25	you see on the screen. In addition, there's	25	might be misleading when you look at this.
	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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 Really what you're looking at down to the first subtotal in that chart on the top of Page 9 are subtotal in that chart on the top of Page 9 are the expenses that were included as eligible in the expenses that were included as eligible in the REV Grant calculations. The costs below that, FF&E through Related Contingency, down to that subtotal, were construction or the development, I should say, and not considered as eligible for the REV Grant calculation. So I just didn't want you to look at that soft cost and think that was all of the soft cost because there's a good amount of soft cost in the construction budget that were considered ineligible. that were considered ineligible. Also, to that point, Tenant Improvements property tax in the REV Grant calculations, just not the construction amounts. In addition to the REV Grant calculations, we also have amounts proposed for a completion grant of 1,719,320. That amount would areconcile the proposed purchase price of the park land that is derived from the cost savings by moving the creek over to the proposed 		Jacksonville unity Redevelopment Agency		August 18, 2021 Uncertified Condensed Copy
2 subtotal in that chart on the top of Page 9 are 3 the expenses that were included as eligible in 4 the REV Grant calculations. some questions about the appraised value of the 3 land at the SIC meeting. I asked Patrick. 6 The costs below that, FF&E through Related 6 Contingency, down that subtotal, were 7 the cost structure. The costs were taken out of the 8 construction or the development, I should 9 say, and not considered as eligible for the REV 9 Grant calculation. So 1 just didn't want you 11 to look at that soft cost and think that was 12 all of the soft cost because there's a good 13 amount of soft cost in the construction budget 14 that did count. Those were just soft costs 15 that were considered in the tanglible personal 18 property tax in the REV Grant calculations, 19 just not the construction amounts. 21 grant of the Capture dim the tanglible personal 18 property tax in the REV Grant calculations, 21 we also have amounts proposed for a completion 22 grant of 1,719,320. 10 (04) 421-0300 The ChAIRMAN: Mr. Adams, this comes from 19 JS 000 for the right-of-way that castion of those two 19 aps Land that is derived from the cost savings 10 (04) 421-0300 74 1 Iccation from the CIP funding that has been 2 approved. 3 approved. 3 that's adjacent to it for development of a 3 calvation and the oppotrunty to but the land 11 that's adjacent to it for development of a 3 park. So there's curse savings of - just over 9 \$ 6 million would be used in that acquisition. 10 The appraised value of all of that is 11 \$ 27.7 million. There's currently a reservation 4 addition and the oppotruntly to but the land 10 The appraised value of all of that is 11 \$ successful in having that casement lifted or 12 empletion grant that would be payable upon 13 additionin of that proposed park. 14 We've proposed that if th	Comm			
 a the expenses that were included as eligible in the REV Grant calculations. The costs below that, FF&E through Related Contingency, down to that subtotal, were the costs that were taken out of the say, and not considered as eligible for the REV Grant calculation. So I just didn't want you the look at that soft cost and think that was all of the soft cost because there's a good all of the soft cost because there's a good and FF&E are included in the tangible personal porperty tax in the REV Grant calculations, we also have amounts proposed for a completion parked fort the REV Grant calculations, we also have amounts proposed for a completion parked fort the REV Grant calculations, wold be nave amounts fore dowellow and the opportunity to buy the land that are in the CIP funding that has been a parked earlier related to resiliency and a cotivation and the opportunity to buy the land that's adjacent to it for development of a sparked cord saling of '- just over sexplained earlier related to resiliency and a cotivation and the opportunity to buy the land tha	1	Really what you're looking at down to the first	1	finishes, I want you all to know there were
4 the REV Grant calculations. Phips from Colliers, who did the appraisal on 5 The costs blow what, FF82 through Related 6 6 Contingency, down to that subtotal, were 7 7 the costs that were taken out of the 5 9 construction or the development, I should 5 9 say, and not considered as eligible for the REV 6 10 ford to look at that soft cost and think that was 10 12 all of the soft cost because there's a good 11 13 amount of soft cost in the construction budget 14 14 that did count. Those were just soft costs 14 16 Also, to that point, Tenant Improvements 13 17 And so the vacation of those two 11 18 property tax in the REV Grant calculations, 14 19 just not the REV Grant calculations, 14 19 just not the REV Grant calculations, 15 20 grant Gri, Ti, 21, 32.0. 30, 30, 30, 30, 30, 30, 30, 30, 30, 30,	2	subtotal in that chart on the top of Page 9 are	2	some questions about the appraised value of the
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24 what the completion grant yields. 24 don't have an opportunity to redevelop Haskell.				
25And I'll just say, when Mr. Kelley25We don't have an opportunity to redevelop the				
	_			Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
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-	f Jacksonville nunity Redevelopment Agency		August 18, 2021 Uncertified Condensed Copy
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1	old St. Joe building. I'm not exactly sure if	1	BOARD MEMBER FROATS: I wouldn't mind
2	there's any ground-level retail or riverfront	2	hearing the committee members first, but I've
3	retail up by us. Headquarters is being	3	got a few comments.
4	constructed, so this is kind of the shot to	4	So, Mr. Diebenow, this reminds me a little
5	make that happen. So that was hotly debated or	5	bit of River City. Did you apparently
6	at least discussed at the committee.	6	there's an ask. Do you have any updates on the
7	Second thing that was talked about was the	7	retail space on the riverfront?
8	public access to the river through the project.	8	MR. DIEBENOW: Sure. Again, my name is
9	There are some, you know, corridors of sidewalk that extend through, as well as the loop	9 10	Steve Diebenow, 1 Independent Drive, Suite 1200. If I could, I do have something to I
10 11	underneath Riverside Avenue of the walkway	11	have an answer to the question, but let me
12	that's to be built along the McCoy's Creek	12	just, if I could, touch on just a couple more
13	redevelopment, but there was some concerns	13	things in context with what Mr. Adams just
14	expressed about the public's ability to access	14	described, if that would be okay.
15	the Riverwalk and get through the project to	15	For example, Mr. Gibbs asked us the
16	the river. So that bears tied to that also	16	question about resiliency, and I wanted to let
17	was public parking.	17	him know that we have a conceptual grading plan
18	There are you know, there's a fair bit	18	that's been done, and that there's a
19	of parking in the development. Of course,	19	significant grade change from Riverside Avenue
20	there's a lot of residential. Having a grocery	20	down to the river.
21	store is a pretty high use of that parking	21	So at this point, everything basically on
22	space. I don't recall whether Ms. Boyer spoke	22	the site plan that you're looking at, where you
23	to this earlier or not, but the answer to that	23	see the word "residential," that runs parallel
24	question was that there's a planned parking lot	24	to the river, there's a right now, there's a
25	across Riverside Avenue that would, I think,	25	retaining wall that is shown between the word
	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300		Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300
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1 2	connect to the McCoy's Creek development. And then the last point that was discussed	1 2	"residential" and then going down towards the river.
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2	connect to the McCoy's Creek development. And then the last point that was discussed	2	"residential" and then going down towards the river.
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2 3 4	connect to the McCoy's Creek development. And then the last point that was discussed at the committee meeting was the conditions relating to the Phase I, what the trigger is. Obviously, I think where it was explained was that Phase II depends on the relocation of the	2 3 4	"residential" and then going down towards the river. So the first two floors of those buildings are I guess you might even call them basements. Even though they are above grade, they are below the grade of the retaining wall.
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Comn	: Jacksonville nunity Redevelopment Agency		August 18, 2021 Uncertified Condensed Copy
	81		83
1	that I could share with you, but again, I	1	a function of the creek, the timing it takes to
2	didn't bring it today because it's not done,	2	move the creek. And the staff really pushed us
3	but I wanted to at least answer the question he	3	for restaurants in addition to retail. And it
4	had asked. That was one of the loose ends.	4	wasn't an easy conversation, but ultimately
5	The other ones were technical issues about	5	what we committed to was two restaurants, one
	timing of the various DDRB approvals and	6	on the creek and one on the river in Phase II.
6		-	
7	whether we could meet the 50 percent	7	And so we believed that that part of the
8	requirements. Those are on Page 6 and Page 8	8	conversation had been completed. We thought
9	of the term sheet. And I think those got	9	that we had fulfilled, you know, the desire to
10	picked up in an amendment. Maybe we'll clarify	10	have activation, in addition to the multifamily
11	that with Mr. Sawyer later, if that's	11	folks that are going to be walking out onto the
12	appropriate.	12	river from their buildings.
13	MS. BOYER: Through the Chair, the term	13	So we thought that's where we were, and
14	sheet that you have attached to your resolution	14	then we came to the meeting, and there was
15	has highlighted in yellow, two amendments that	15	additional conversation about residential I
16	were offered at the Strategic Implementation	16	mean, about additional restaurants.
17	Committee that picked up those items that	17	A couple of other things. Even if we put
18	Mr. Diebenow stated.	18	a restaurant on the river, this isn't a boating
19	MR. DIEBENOW: Great. And so then with	19	opportunity. To put a marina there is very
20	that, I think those were the kind of the	20	challenging. If it were easy, someone would
21	final loose ends. I know there was also a	21	have done it already. It's going to require a
22	comment about liquidated damages that I'm sure	22	break wall. It's going to require a
23	we'll deal with later on.	23	significant infrastructure investment out into
24	But, Mr. Froats, all of that really kind	24	the submerged lands. It's something that I
25	of sets the context for your question, which	25	alluded to, that we've talked about, that Fuqua
	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	82 is what about riverfront activation of retail?	1	84 bas talked about internally among their team
1	is, what about riverfront activation of retail?	1	has talked about internally among their team,
2	is, what about riverfront activation of retail? Make no mistake. The building is super	1 2 2	has talked about internally among their team, but we're not far enough along in the plans to
2 3	is, what about riverfront activation of retail? Make no mistake. The building is super activated already. This isn't FIS. This isn't	3	has talked about internally among their team, but we're not far enough along in the plans to be able to bring anything.
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	f Jacksonville		August 18, 202
Comm	nunity Redevelopment Agency 85		Uncertified Condensed Cop 87
1	has economic impacts for the multifamily	1	obviously also complements the residential.
2	developer.	2	But it will change the community. It will
3	The helipad site is partially in Zone A,	3	be as big of a difference as the grocer on
4	where we're not encouraged to develop. And so	4	the other side of the street was for Brooklyn,
5	we have to get very creative with how we would	5	this will be equally as impactful for the
6	deal with the DDRB and the overlay guidelines	6	community. It will be something that serves,
7	for development that close to the river.	7	you know, all the neighborhoods that you know;
8	Again, it may not be insurmountable. There may	8	San Marco, Avondale, Springfield, LaVilla.
9	be ways to deal with it, but it comes with	9	Everybody that's around here is going to have
10	you know, with tradeoffs.	10	another grocery choice. And that the
11	So what I want to do is hand out two more	11	spin-off of that is additional retail,
12	things, one is our conceptual plan as it stands	12	additional restaurants, and really activating
13	right now. And that is overlaid with the	13	this whole corner of the community.
14	height zones from the overlay.	14	BOARD MEMBER FROATS: Thank you.
15	And I'll just kind of start, John, with	15	Mr. Kelley, when you're doing the ROI
16	you. If you can pass them down.	16	calculation, are you taking into consideration
17	(Materials distributed to the board.)	17	property taxes we're already receiving?
18	And the next item I'll hand out well,	18	MR. KELLEY: Yes, sir.
19	and I'll stop there.	19	Through the Chair to Mr. Froats, we do
20	So that's basically where we are with	20	take into consideration the property taxes
21	potential locations.	21	we're already receiving, including structures
22	And then the second part is, what would it	22	that are there.
23	cost? And Mr. Barakat asked us, you know, to	23	BOARD MEMBER FROATS: Thank you.
24	outline, you know, what additional resources	24	I have no further questions.
25	might be required in order to do something. So	25	THE CHAIRMAN: Thank you, Mr. Froats.
	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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2	I'm going to hand out a second page that has a brief outline and summary of projected costs	2	Ms. Worsham. BOARD MEMBER WORSHAM: So this site plan
2 3	I'm going to hand out a second page that has a brief outline and summary of projected costs for a restaurant.		Ms. Worsham. BOARD MEMBER WORSHAM: So this site plan is markedly different from the one we're
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1	on Riverside Avenue. And the plan that I	1	the helipad presents other challenges besides
2	handed out has the building turned	2	the one I mentioned.
3	perpendicular to Riverside Avenue. The	3	We have got ADA considerations because of
4	building that you're looking at on the screen	4	the grade change. Not insurmountable, but
5	is parallel I mean, it's perpendicular.	5	again, cost money. You have got the
6	This one is parallel.	6	practicality of servicing it. You're not going
7	I'd say that the site plan in your hands	7	to have a dump truck or a garbage truck drive
	is just one, it's a little bit more refined.		down to the river to pick up trash. So you're
8	•	8	
9	It's further along than the one that's up on	9	going to have to hand carry and cart trash up
10	the screen right now. It's just the passage of	10	the hill to a certain point. Same thing with
11	time, and it's more and more refined.	11	deliveries; delivering food, beer, whatever.
12	BOARD MEMBER WORSHAM: So in the	12	It's going to have to be delivered by hand. It
13	discussion of retail and activation on the	13	won't be delivered by truck to that location.
14	river and the location of the residential	14	But, you know, one of the I'll tell
15	building in relation to what's labeled "shops"	15	you, one of the strengths of and then
16	on this alternate site plan we're looking at,	16	obviously, I'm biased. But one of the
17	is there an opportunity I'm sure that you've	17	strengths of working with a group like Fuqua is
18	looked at it to even swap, you know, shop	18	they have done urban infill development. They
19	locations down on the river to maintain that	19	have done creative stuff. They have worked
20	view corridor that's there from is that	20	with grade changes. You know, as you all know,
21	May I mean, Leila?	21	they are based in Atlanta. Things that other
22	You know, I appreciate how difficult it is	22	people have said were impossible, they figured
23	for the manipulation of site plans when	23	out how to do it. So given enough time, you
24	you're we're trying to look at something	24	know, I think it's possible we will figure it
25	this small. And then I see that there is	25	out, but we don't control our own destiny as
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1	maybe the view corridor is slightly off center,	1	well around that view corridor as we do on the
2	but I think that what you heard at the	2	helipad.
3	committee meeting the other day is that, you	3	So that's a very long answer to say, if
4	know, we're really interested in activating the	4	you were forcing me to pick a spot or do
	riverfront, and we're spending our money toward		something, I would say the helipad would be the
6	that in our REV Grants and whatever we do.	6	most likely location at the moment.
7	So, I mean, I think that that's that	7	BOARD MEMBER WORSHAM: And so in this
8	might be something to consider. I don't	8	plan, you're proposing to only keep one view
	pretend to know the pro forma of your	9	corridor and not the one
9	development, but is there an opportunity to	9 10	MR. DIEBENOW: No. There's actually
10 11	swap that retail on the river and push the	10	three, but this is again, there's another
12	building back up?	12	iteration of this plan that's a little further
	-	12	•
13 14	MR. DIEBENOW: Yeah, they again, they have been we've been looking at this	13 14	along even more than this one is. But you have
	constantly for the last 72 hours or		Laila, which is the one on the left. You have
15		15 16	May Street, which is the one kind of on the
16	48 hours, whatever it's been, since the last	16 17	right in this plan. And then to the far right,
17	meeting.	17 4 0	between retail and the creek, you have a third
18	We really thought that we had solved the	18 10	view corridor. There's setbacks that are
19	restaurant desire in Phase II, and so we	19 20	required by code from the creek. And then
20	brought that. And we're, you know, pleased	20	there's some additional space that flares out
21	that we figured that out.	21	because of the previous decisions and
22	Look, given enough time, I would say	22	conversations that creates almost a third view
23	anything is possible. At this moment, we don't	23	corridor on the far right-hand side.
24	have a solid the only place that we actually	24	I mean, I think we're squeezing the
25	control our own destiny is on the helipad. And	25	balloon in lots of different ways, and we have
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1	got it in a really good shape right now from a	1	the land, so helping to defray the purchase
2	design perspective. Obviously, we have a lot	2	price.
3	to do before we go through DDRB, but I feel way	3	BOARD MEMBER CITRANO: Okay. Then is it
4	more comfortable about this.	4	staff's opinion that the community gets greater
5	One of the other real strengths of this	5	benefit with the relocation of the creek?
	-	-	MS. BOYER: Yes.
6	site plan is, if you look at the colors, the	6	
7	buildings are pushed back away from Zone A	7	BOARD MEMBER CITRANO: Okay.
8	significantly more. So if you compare this,	8	MS. BOYER: Twofold. Number one is Public
9	for example, to the Ventures plan you know,	9	Works much prefers this design and thinks it's
10	Ventures was right up against the line. And it	10	both easier to build and easier to execute and
11	was a straight line at the beginning, and then	11	also choose their flood control benefits
12	DDRB forced articulation and some courtyards,	12	better, and we end up with another public park
13	so it was very different. It was a very	13	along the Riverwalk.
14	different starting place. This one is set back	14	BOARD MEMBER CITRANO: Next question. The
15	much more from the river, much more	15	REV Grants are prorated. Are those are
16	articulated. It's much more open and	16	they do they become three separate REV
17	welcoming.	17	Grants?
18	Again, I know we're not here to talk about	18	MS. BOYER: So initially as this proposal
19	design, but that's another strength of this	19	was presented to us and initially evaluated by
20	site plan. I feel really good about the	20	Mr. Kelley when we were thinking of bringing
21	direction that this is headed.	21	this in July, there was one REV Grant for a
22	But to be frank, the addition of a	22	mixed-use holistic project. And in an earlier
23	restaurant, for us at this time, it's a real	23	version, we were even looking at an office
24	curveball, and we're doing our best to try and	24	building being where the residential Phase II
25	deal with it.	25	is. There was an office tower that was
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1	BOARD MEMBER WORSHAM: That's all for now.	1	96 contemplated there.
1 2	BOARD MEMBER WORSHAM: That's all for now. Maybe reserve some questions after I look at	1 2	contemplated there. As things have evolved, some of that has
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1	portion.	1	their investigation of waterfront development.
2	BOARD MEMBER CITRANO: Okay.	2	Isn't that what they're looking at?
3	MS. BOYER: The Phase I residential does	3	MS. BOYER: Their activation of the
4	not currently have a requirement in it for	4	waterfront study is, I don't believe, looking
5	retail or a restaurant, and it is a requirement	5	at privately owned property. Although to some
6	for a certain number of residential units and	6	degree, they might be looking at privately
7	certain minimum capital investment.	7	owned property. They are primarily looking at
8	BOARD MEMBER CITRANO: And so the	8	all of the publicly owned property and how we
9	developer has then accounted for a restaurant	9	integrate the uses, including this potential
10	or two on this site? They are asking us to do	10	proposed park of the publicly owned sites.
11	it in Phase II, not Phase I, because of	11	However, as part of our BID and CRA
12	economic reasons or complexities of the site	12	update, we are asking them to look at these
13	plan, whatever. But big picture and we've	13	particular types of uses, waterfront
14	talked about this at great length, and I think	14	restaurants, where we have marina access, et
15	as a board and staff we should probably have a	15	cetera, and make recommendations to us in our
16	much more in-depth, larger discussion about not	16	updated plan as to how we address riverfront
17	just activating the river, but how where are	17	incentives to ensure that we're getting the
18	we going to have restaurants.	18	uses we want, whether it's on private or public
19	And not just restaurants, outdoor seating,	19	property.
20	access to marinas, all of that because we're	20	Not so much from a we've had the
21	going to deal with this on every single project	21	conversation. One approach would be to have a
22	that is riverfront and by a project developer	22	zoning restriction, that you must have it from
23	or project owner. We're going to have this	3	a zoning perspective. My suggestion was that
24	same discussion on each one. And I think it's really important that when a developer comes to	24 25	probably would not be well-received here and that the board would probably prefer an
25	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
1	⁹⁸ us, they understand what it's going to take to	1	100 incentive approach where you weren't eligible
2	do this	2	for the incentive unless you did V but that
2	do this.	2	for the incentive unless you did X, but that, rather than a mandate, that it was a carrot.
3	In this case, I would prefer to have it in	3	
	In this case, I would prefer to have it in Phase I. I personally am okay with it being in		rather than a mandate, that it was a carrot. So that's what you should see in the BID
3	In this case, I would prefer to have it in	3	rather than a mandate, that it was a carrot.
4	Phase I. I personally am okay with it being in	4	So that's what you should see in the BID
5	Phase II as long as there is restaurant space	5	and CRA update, but it is in development.
3	In this case, I would prefer to have it in	3	rather than a mandate, that it was a carrot.
4	Phase I. I personally am okay with it being in	4	So that's what you should see in the BID
5	Phase II as long as there is restaurant space	5	and CRA update, but it is in development.
6	accounted for on the riverfront because I	6	BOARD MEMBER GIBBS: Thank you.
3 4 5	In this case, I would prefer to have it in Phase I. I personally am okay with it being in Phase II as long as there is restaurant space accounted for on the riverfront because I talked to a concerned citizen before this	3 4 5	rather than a mandate, that it was a carrot. So that's what you should see in the BID and CRA update, but it is in development. BOARD MEMBER GIBBS: Thank you. Secondly, I would like to thank you for
3 4 5 6 7	In this case, I would prefer to have it in Phase I. I personally am okay with it being in Phase II as long as there is restaurant space accounted for on the riverfront because I	3 4 5 6 7	rather than a mandate, that it was a carrot. So that's what you should see in the BID and CRA update, but it is in development. BOARD MEMBER GIBBS: Thank you.
3 4 5 6 7 8	In this case, I would prefer to have it in Phase I. I personally am okay with it being in Phase II as long as there is restaurant space accounted for on the riverfront because I talked to a concerned citizen before this meeting, and that is a very valid concern. If we don't account for riverfront restaurants ever, then we'll lose the opportunity. But	3 4 5 6 7 8	rather than a mandate, that it was a carrot. So that's what you should see in the BID and CRA update, but it is in development. BOARD MEMBER GIBBS: Thank you. Secondly, I would like to thank you for and look forward to your elevation plan. That explanation helps tremendously, so I appreciate that.
3	In this case, I would prefer to have it in	3	rather than a mandate, that it was a carrot.
4	Phase I. I personally am okay with it being in	4	So that's what you should see in the BID
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7	talked to a concerned citizen before this	7	Secondly, I would like to thank you for
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9	we don't account for riverfront restaurants	9	explanation helps tremendously, so I appreciate
10	ever, then we'll lose the opportunity. But	10	that.
11	there is risk, and allowing them to wait until	11	Finally, you've probably thought of
3	In this case, I would prefer to have it in	3	rather than a mandate, that it was a carrot.
4	Phase I. I personally am okay with it being in	4	So that's what you should see in the BID
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21	THE CHAIRMAN: Thank you, Mr. Citrano.	21	don't think on the residential it's likely at
22	Mr. Gibbs.	22	all. On other locations on the retail that's
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21	THE CHAIRMAN: Thank you, Mr. Citrano.	21	don't think on the residential it's likely at
22	Mr. Gibbs.	22	all. On other locations on the retail that's
23	BOARD MEMBER GIBBS: Thank you.	23	up at the northwest corner or on Phase II,
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	nunity Redevelopment Agency		
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1	The primary reason, and this is the same	1	believe that the staff would like to move the
2	issue that we faced with the River City Brewing	2	completion date for McCoy's Creek to December
3	Company property. Typically, the residential	3	of 2023. And our completion date for Phase
4	and the restaurant don't want to be commingled.	4	I and I ask Mr. Kelley to double check me.
5	And so that means you have to add a whole	5	I think our current completion date is
6	elevator bank dedicated only to the restaurant.	6	September of 2023 on Phase I as well.
7	And so that cost, on top of doing something on	7	So we think we would like our
8	top of the building, just makes the costs very	8	completion date to marry up with whatever the
9	challenging because anyway, longer than you	9	completion date is for the construction of May
10	wanted to know.	10	Street. So December of 2023 is the current
11	BOARD MEMBER GIBBS: Wasn't that done in	11	projected completion date for Phase I and for
12	the Doro project? Refresh my memory.	12	the construction of May Street.
13	MS. BOYER: (Nods head.)	13	And I know Mr. Kelley will correct me if
14	BOARD MEMBER GIBBS: That's what I	14	I'm wrong, but from memory, I believe that's
15	thought. A separate elevator bank to get	15	the deadline. So from now, it's whatever that
16	residential and restaurant commingled in the	16	is, 26 months, 27 months.
17	same property. So that's why I asked.	17	BOARD MEMBER MOODY: Okay. I'm sorry, I
18	MR. DIEBENOW: I mean, yeah, River & Post	18	got a little distracted with my on Phase II,
19	is another example where they share the	19	what's the
20	elevator. They have different service	20	MR. DIEBENOW: So Phase I, December of
21	elevators, of course, but anyway for guests,	21	2023 is what I think it will end up at today,
22	they share the same. It can be done, but I'm	22	after our conversations. In the papers, it's
	•		•••
23	just that's, you know, generally the reason	23	September of 2023.
24	why it's not done on the roofs. It's	24	BOARD MEMBER MOODY: And then Phase II?
25	challenging. It's more expensive.	25	MR. DIEBENOW: And Phase II is by December
	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
	100		104
	102		
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1 2		1 2	
	BOARD MEMBER GIBBS: Thank you.		of 2025, but that assumes that the creek is
2	BOARD MEMBER GIBBS: Thank you. No further questions.	2	of 2025, but that assumes that the creek is done on time, in December of 2023. So we've
2 3	BOARD MEMBER GIBBS: Thank you. No further questions. THE CHAIRMAN: Mr. Moody.	2 3	of 2025, but that assumes that the creek is done on time, in December of 2023. So we've got you know, we our the developer's
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Comn	nunity Redevelopment Agency		Uncertified Condensed Copy
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1	right. I think that will be well received. It	1	my understanding is this is just based on the
2	will be perfect for that location. And if that	2	economics of what can be derived from the
3	doesn't work, we'll make it a food garden or	3	development in that area versus what might be
4	something. Just kidding.	4	derived in terms of the economic use in the
5	MR. DIEBENOW: And I'm sorry, I just want	5	residential area versus the mixed-use area. So
6	to revisit what I gave you. My dates are off.	6	there was a shifting of the cost or the value
7	Substantial completion of Phase I retail	7	of the land among those three parcels, but, in
8	and substantial completion of Phase I	8	total, they remain at \$60 a square foot.
9	residential would be September 30, 2025, in the	9	BOARD MEMBER BARAKAT: Okay. And the
10	current term sheet. 2025. And then the	10	lower the plan basis in the REV Grant
11	trigger on when Phase II would start is	11	calculation, the better for the developer,
12	triggered off of when McCoy's Creek is moved.	12	correct?
13	So the commencement date is in 2023, and	13	MR. KELLEY: No, sir. Actually, I would
14	completion date is 2025 for Phase I retail and	14	suggest it works the other way, if I follow you
15	Phase I residential.	15	because the
16	BOARD MEMBER MOODY: No other questions.	16	BOARD MEMBER BARAKAT: You make a
17	THE CHAIRMAN: Mr. Barakat.	17	difference from the land basis to the improved
18 10	BOARD MEMBER BARAKAT: Thank you, Mr. Chair.	18	basis, correct?
19 20	I just have a couple of questions first. This goes to Mr. Kelley.	19 20	MR. KELLEY: So the if we're talking about the existing tax allocation, that's all
20	Mr. Kelley, when it came time to	20	pro rata on the square footage or acreage. So
22	determining the values of various areas of the	21	there was no adjustment made to that.
23	parcel, one, when it came to the acquisition of	23	So if I follow you, so that serves as the
24	the park; and then also when it came to the	24	basis from which is a deduction from the
25	land basis for the REV Grant calculation, did	25	construction value. And it's that difference
	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
	106		108
1	you value all the lands similarly, just gave it	1	between the construction value and the basis
2	pro rata based on size? Or was there emphasis	2	that determines the City's portion of the
3	on location, closer to the river, closer to the	3	ad valorem, of which they get 75 percent in
4	street, et cetera?	4	this case for the period of 20 years. So if
5	MR. KELLEY: Through the Chair to	5	that construction value is higher, then the
6	Mr. Barakat, yes, sir. So we used Mr. Phipps'	6	higher that construction value goes, the higher
7	appraisal as the basis for all of those	7	the REV Grant goes because the basis stays
8	calculations that have been ultimately, the	8	fixed, if you will.
9			
	uplands portion is valued at \$60 a square foot.	9	And so by allocating additional cost to
10	So when we're looking at, an as example, the	9 10	And so by allocating additional cost to the residential pad in Phase I and the
10 11	So when we're looking at, an as example, the call it the City of Jacksonville portion, the	-	And so by allocating additional cost to the residential pad in Phase I and the mixed-use in Phase II, then those REV Grants
11 12	So when we're looking at, an as example, the call it the City of Jacksonville portion, the easterly portion that would have the creek in	10 11 12	And so by allocating additional cost to the residential pad in Phase I and the mixed-use in Phase II, then those REV Grants skewed in that same direction. And that caused
11 12 13	So when we're looking at, an as example, the call it the City of Jacksonville portion, the easterly portion that would have the creek in it and the proposed park, then those	10 11 12 13	And so by allocating additional cost to the residential pad in Phase I and the mixed-use in Phase II, then those REV Grants skewed in that same direction. And that caused the REV Grant and retail component to actually
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Comn	nunity Redevelopment Agency		Uncertified Condensed Cop
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1	completion of the project. And that's why we	1	resiliency. You know, I just think that is
2	move out into future years with the growth	2	a kind of an afterthought attempt at trying
3	rate, the REV Grant calculation.	3	to address what I think is very important to
4	That's entirely different than what we're	4	this community.
5	doing with we're calculating their operating	5	I don't see that this is a curveball.
		-	
6	pro forma and we're looking at whether they	6	I think this community and this board has been
7	have a gap. And, in that case, we're actually	7	very vocal, if you listen to any of our
8	using the land values that they're giving us,	8	meetings in the past year about riverfront
9	to look at what their debt load would be, what	9	activation and desire to have retail on the
10	their operating income would be compared to	10	riverfront.
11	that.	11	Mr. Moody is right. We should be careful
12	So that appraised value doesn't factor in	12	about dictating what we tell developers to do
13	on the REV Grant side of the project.	13	and not to do. But once a developer asks for a
14	BOARD MEMBER BARAKAT: On the retail,	14	tax break, they have crossed the threshold.
15	Mr. Kelley, I think I saw that the blended pro	15	And what is important to the community should
16	forma retail rents were \$45 a square foot; is	16	be part of the negotiation. And I'm just
17	that correct?	17	baffled why the developer doesn't want to
18	MR. KELLEY: Yes, sir. They range from	18	provide any retail in Phase I.
19	approximately \$22 a square foot I'm sorry,	19	If they are willing to do it in Phase II,
20	on retail?	20	why is it so important to do it in Phase I?
21	BOARD MEMBER BARAKAT: Yeah, retail.	21	The residential building next to Haskell
22	MR. KELLEY: I believe you're correct. If	22	protrudes onto the Riverwalk and I think would
23	I can get to that and	23	be a great residential site along the ground
24	BOARD MEMBER BARAKAT: I believe that's	24	floor of that building.
24	what I saw. And then, do you know, was there a	25	Again, we are the multifamily market in
25	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203	25	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
	(904) 821-0300		(904) 821-0300
	(904) 02 1-0300		(904) 821-0300
	110		112
4	110	4	112 Jacksonville is new york york desirable. We
1	differentiation between the grocer rent and	1	Jacksonville is now very, very desirable. We
2	differentiation between the grocer rent and then the smaller building, or was it just they	2	Jacksonville is now very, very desirable. We had a presentation last Friday at the Retail
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1	to give tax breaks anymore for certain	1	What happens if Phase II isn't built?
2	multifamily, especially on the river. I think	2	THE CHAIRMAN: I think the answer to that
3	it's at least a subject for debate, and we need	3	is that the developer would lose the REV Grant
4	to analyze that.	4	opportunity on that property. If they don't
5	And there are developers searching and	5	develop it or the way they committed to develop
6	searching for Class A sites in Jacksonville	6	it, they'd lose the REV Grant. That's it.
7	right now. They are very hard to find. And	7	BOARD MEMBER ADAMS: Okay. So there is no
8	this is one of them. So asking for 5,000	8	clawback on any of the incentives that they are
9	square feet of retail on the Riverwalk in an	9	given in Phase I if Phase II doesn't work? So
10	urban location, I don't think that's a big ask.	10	the penalty of not doing Phase II is you don't
11	If you want to not pay full property taxes	11	get the money from Phase II?
12	for 20 years, fine. I appreciate you working	12	THE CHAIRMAN: So as I understand it
13	with us on the view corridor. And I appreciate	13	and I welcome the opportunity to be corrected
14	the fact that there are some constraints with	14	by staff once the horse is out of the barn,
15	this property. But keep in mind, we're taking	15	the REV grants on Phase I, they're gone. They
16	the least desirable part of the property from	16	are often used as equity in the deal by the
17	you. That proposed park section is surrounded	17	developers, and so once that REV Grant has been
18 19	by a ramp, and the best parts are left for development.	18 19	approved and the developer moves forward, we've lost that opportunity to claw that back.
20	And it's giving us a park with average	20	MS. BOYER: That's essentially why they
21	access. The average person is not going to	21	were separated into three REV Grants. We
22	know where to park, and that's going to be	22	wanted the clawback potential, and we wanted
23	clearly identified. And we're going to have to	23	that security from the Phase II development.
24	pay for it, which is great. We love having to	24	But once you separated them with separate
25	pay-to-park.	25	developers, then there's no way a developer of
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1	But the point is we're paying you I think	1	the Phase I residential is going to let the
2	a very good price for what is the inferior part	2	future activity of some third party potentially
3	of the property. We're giving a 75 percent	3	cause them to lose their REV Grant.
4	or the ask is a 75 percent tax abatement for	4	BOARD MEMBER ADAMS: Obviously, I'm not
5	20 years. I don't think giving the community	5	getting a vote today, but in light of all of
6	what it clearly and transparently wants along	6	the retail and restaurant being in Phase II, I
7	the riverfront is a major ask or major give on behalf of the developer.	7 8	would vote against it, even though I voted to support it in committee.
8 9	So I am inclined to not support this REV	9	Thank you.
10	Grant request unless the developer is going to	10	THE CHAIRMAN: Thank you, Mr. Adams.
11	provide at least 5,000 square feet of retail on	11	I'm sorry if I've left you out a few times
12	the footprint of the building. The helicopter	12	today. I appreciate you speaking up. Keep
13	pad is a nice attempt at acquiescing the	13	doing that.
14	community's needs, but I don't think it is	14	BOARD MEMBER ADAMS: Not a problem.
15	going to be sufficient.	15	THE CHAIRMAN: The benefit of being Chair
16	No further comments, Mr. Chairman.	16	is you get to go last, so most of the smart
17	THE CHAIRMAN: Thank you, Mr. Barakat.	17	things have already been said. I appreciate
18	I'm going to give everybody a chance to	18	all the comments of my board members.
19	stretch their legs, but I want to add my	19	I want to highlight, though, that
20	comments first and come back	20	because I heard a lot of things out of
21	BOARD MEMBER ADAMS: Could I ask one	21	Mr. Barakat that I've been thinking myself, and
22	question? I apologize.	22	I've thought about since the meeting. And I
23	THE CHAIRMAN: Sure.	23	guess I'll first direct my comments to
24	BOARD MEMBER ADAMS: It's still unclear to	24	Mr. Diebenow.
25	me it wasn't clear to me at the meeting.	25	I appreciate the developer's perception
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1	that the conversation was completed on retail,	1	standpoint of, I guess, it's not being used.
2	but with all due respect, that diminishes the	2	You have old buildings. They're falling into
			- · · ·
3	responsibility of this board. And frankly and	3	disrepair. And the owner is holding it
4	more importantly, it diminishes the	4	hostage. And, frankly, what we're being told
5	responsibility of City Council because in we	5	by the developer is we have got to have a
6	appreciate the hard work of staff in working	6	75 percent REV Grant to put residential on the
7	with the developer, but this board has an	7	river in Jacksonville or in Brooklyn, the last
8	independent obligation to oversee and review	8	site in Brooklyn almost.
9	and comment on these proposals. And, frankly,	9	We've had so much success in Brooklyn; it
10	this one is required to go to City Council.	10	might be the greatest success in downtown
11	And to suggest that the conversation is	11	development in the last ten years. It's
12	completed, respectfully, I say that's just not	12	fantastic. And usually it's the first up
13	a fair consideration.	13	anyway, where you have help and add money, you
14	As far as the concept from, you know, the	14	know, to make a project go because you're
	comment from Mr. Moody that the developer is		trying to get some momentum. If we don't have
15	taking risks, I do see that. And we are	15	,
16		16	momentum now in Brooklyn, we're never going to
17	thankful for developers coming here, coming in	17	get it.
18	front of this group and bringing this	18	And so the concept yeah, the report on
19	opportunity to us. And I hope we can find a	19	Monday was startling to me. I mean, I the
20	way to move forward. But I want to be clear,	20	report to us about what the change is like and
21	the City of Jacksonville is taking the risk	21	what the demand for retail, for residential
22	here, too.	22	in downtown Jacksonville. I think it's
23	Part of that risk to ask here is that we	23	fantastic. Again, I keep using the same word,
24	put liquidated damages in connection with this	24	but that's the only other word I can come up
25	development opportunity relative to the City's	25	with. It's wonderful.
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	(904) 821-0300		(904) 821-0300
	(904) 821-0300 118		(904) 821-0300 120
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	0bligation on completing the McCoy's Creek	1	120 And I think we've got a responsibility to
1 2 3	obligation on completing the McCoy's Creek project. I don't like that, and I'll talk more		120 And I think we've got a responsibility to capitalize on that, too. And if what we're
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	121		123
1	land in Phase III, and the City can build its	1	more than is activated today certainly at this
2	own restaurants. And yeah, I have that kind of	2	location or at other similar projects.
3	a hard feeling about this one-way LD provision.	3	The second point I want to make is about
4	The other thing is I think we should have	4	risk. And, you know, the talk about the risk.
5	some requirement in Phase I to reduce the risk	5	The beauty of the REV Grant and the beauty of
6	to the City, vis-à-vis retail, guaranteeing we	6	completion grants is the City knows what
7	get retail in that area. The amount of that is	7	exactly they bargained for, and they only pay
8	beyond my experience and expectation. I think	8	the they only write the check if they get
9	we need something there that's going to	9	what they bargained for. I would argue that
10	activate the river and provide opportunities	10	the City's investment is without risk, because
11	for the citizens of Jacksonville. And that's	11	if they don't get what they bargained for, they
12	my thoughts on that.	12	don't have to write a check.
	I know the court reporter told me she	13	On the other hand, if we ask the City to
13	•		
14	wanted a break at 4:00. I speak at more than	14	invest money up front or to do something, you
15	300 words a minute. Probably quicker than that	15	know, before the project is completed, then
16	now. So I told her that we Steve, I know	16	there would be the risk of whether or not the
17	you've got a lot comments. Let's give her a	17	project would be finished. There would be the
18	quick break and we'll come right back if we	18	risk of whether or not the project would
19	can.	19	succeed. There would be the risk of whether or
20	MR. DIEBENOW: Sounds good.	20	not the developer would be able to repay the
21	THE CHAIRMAN: Is ten minutes too long,	21	City or the DIA whatever the investment might
22	everybody?	22	be.
23	All right. Quick break, and we'll come	23	So the incentives that you're using here
24	back in ten minutes.	24	are actually I think that's what makes them
25	Thank you.	25	so beautiful, is that you can bargain for what
	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
	122		124
1	(Brief recess)	1	124 You want and the risk is certainly lower. I
1	(Brief recess.)	1	you want, and the risk is certainly lower. I
2	(Brief recess.) THE CHAIRMAN:We took a short break.In	2	you want, and the risk is certainly lower. I would argue it's almost zero.
2 3	(Brief recess.) THE CHAIRMAN: We took a short break. In the meantime, Mr. Adams has joined us, and he's	2 3	you want, and the risk is certainly lower. I would argue it's almost zero. Finally, in terms of price, again, we're
2 3 4	(Brief recess.) THE CHAIRMAN: We took a short break. In the meantime, Mr. Adams has joined us, and he's with us. I know Mr. Diebenow has some	2 3 4	you want, and the risk is certainly lower. I would argue it's almost zero. Finally, in terms of price, again, we're bound by a confidentiality agreement in terms
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City of Jacksonville Community Redevelopment Agency

August 18, 2021

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1	it's on the helipad, maybe it's in one of the	1	you to think about as well the benefits that
2	buildings. I don't know where it will be right	2	are received from we haven't even talked
3	now. We would ask that the City or the DIA	3	about it, we've touched on it the stormwater
4	split the cost of that with us so that if it	4	and the flooding solution. You have it right
5	were, as I have outlined, for a brand-new	5	here. You're on the one-yard line. I think we
6	building on the helipad with all assumptions	6	can solve it today. And all of the benefits
7	that are in there which, obviously, would	7	that come with that, from resiliency,
8	have to be approved by the staff.	8	stormwater, restoration of the creek,
9	But other than that example, the City's	9	relocating the creek. This is an opportunity
10	investment would be 1.1 million, and the	10	that we're within you know, call it a
11	developer would pay the other. Obviously, if	11	million dollars of fixing.
12	we go inside a building, we build a little bit	12	So I'll stop there. Mr. Chairman,
13	smaller building, then the investment would be	13	appreciate the opportunity.
14	lower, and we wouldn't ask the City to pay for	14	THE CHAIRMAN: Thank you, Mr. Diebenow.
15	any more than half of whatever that investment	15	Anybody else have any more comments or
16	would be.	16	questions before we move on to the next phase?
17	And then, finally, on liquidated damages,	17	BOARD MEMBER CITRANO: I do.
18	although it's extremely you know, it's an	18	THE CHAIRMAN: Go ahead.
19	extremely risky deal. Talk about risk, the	19	BOARD MEMBER CITRANO: I should have
20	risk to the developer is that Phase II never	20	mentioned it before I made my official comment.
21	gets started because the creek never moves.	21	I did file a Form 8. My company does
22	As you all know, the developers are always	22	business with TriBridge, which I understand is
23	the last ones to be paid in a development, and	23	a partner in this project. I did file a Form 8
24	the developers are always the ones that	24	before the SIC meeting, and I believe it's on
25	when you know, time kills deals. The longer	25	record now.
	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
	126		128
1	you hold the property, the worse it gets for	1	THE CHAIRMAN: Mr. Sawyer.
2	them. Time is not the developer's friend. And	2	MR. SAWYER: Per the standard process, as
3	so they are taking a huge risk because all	3	long as you filed a form declaring a conflict,
4	their profits and all the benefits are in the	4	you're eligible to vote.
5	last phase, which they want to build, and they	5	THE CHAIRMAN: Thank you, Mr. Sawyer.
6	are reliant on the government to move a creek,	6	Procedurally, if we have a motion from the
7	which is a pretty tall order.	7	standing committee to support Resolution
8			
	So dut nevertneiess, we would remove	8	-
9	So but nevertheless, we would remove the liquidated damages provision from the term	8 9	2021-08-01, the developer has offered an
9 10	the liquidated damages provision from the term	-	2021-08-01, the developer has offered an amendment or a proposed provision to the
-	the liquidated damages provision from the term sheet but ask that perhaps the board give the	9	2021-08-01, the developer has offered an amendment or a proposed provision to the current proposal. I've heard lots of
10	the liquidated damages provision from the term	9 10	2021-08-01, the developer has offered an amendment or a proposed provision to the
10 11	the liquidated damages provision from the term sheet but ask that perhaps the board give the staff the authority to contemplate and think	9 10 11	2021-08-01, the developer has offered an amendment or a proposed provision to the current proposal. I've heard lots of conversation about our thoughts from the board.
10 11 12	the liquidated damages provision from the term sheet but ask that perhaps the board give the staff the authority to contemplate and think about alternative remedies that are not	9 10 11 12	2021-08-01, the developer has offered an amendment or a proposed provision to the current proposal. I've heard lots of conversation about our thoughts from the board. Do I have a motion we can do two
10 11 12 13	the liquidated damages provision from the term sheet but ask that perhaps the board give the staff the authority to contemplate and think about alternative remedies that are not liquidated damages. But maybe there's some	9 10 11 12 13	2021-08-01, the developer has offered an amendment or a proposed provision to the current proposal. I've heard lots of conversation about our thoughts from the board. Do I have a motion we can do two things. Someone can move to call the question
10 11 12 13 14	the liquidated damages provision from the term sheet but ask that perhaps the board give the staff the authority to contemplate and think about alternative remedies that are not liquidated damages. But maybe there's some other way that I haven't been able to think of	9 10 11 12 13 14	2021-08-01, the developer has offered an amendment or a proposed provision to the current proposal. I've heard lots of conversation about our thoughts from the board. Do I have a motion we can do two things. Someone can move to call the question or someone can move to amend the motion. And I
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	129		131
1	So I think if he wants the chance to get	1	understand what Mr. Diebenow is proposing.
2	my vote on it, I would like to see us table	2	It's a 3,000-square-foot retail space
3	this, see what the proposal is, have it	3	either at the helipad site, which was discussed
4	developed and bring it back. Otherwise, if	4	or proposed before, or within the envelope of
5		5	one of the residential buildings as shown on
6	call the question and will vote against it.	6	the screen here?
7		7	MR. DIEBENOW: Correct.
8	just address that timing question.	8	BOARD MEMBER BARAKAT: An either/or?
9		9	Okay.
10		10	I'm not inclined to accept a helipad as an
11		11	enclosed space as an alternative. I just think
12		12	for the reasons I tried to articulate before, I
13		13	just have concerns of that being the solution.
14		14	I don't know where 3,000 square feet is coming
14		14	from.
		16	
16	, 5,	-	Maybe not to put Mr. DeVault on the spot, but again, since we have him, we might as
17		17	
18		18	well use him. You know, a Bellwether-ish type
19	-	19	of restaurant would be, I think, what most
20	· · · · · · · · · · · · · · · · · · ·	20	people in the community are looking for. I
21		21	don't know if 3,000 square feet gets us there
22	5 1	22	or what it actually gets us. And I'm wondering if a certain amount of seats is a better metric
23		23	
24	· · · · · ·	24	for us to request.
25		25	If that's the kind of restaurant
	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	130 BOARD MEMBER ADAMS: I suppose it would	1	132 environment we're looking for, is the seats or
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2	BOARD MEMBER ADAMS: I suppose it would depend on leave it to Mr. Diebenow.	2	environment we're looking for, is the seats or square footage the better metric to request
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2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22	BOARD MEMBER ADAMS: I suppose it would depend on leave it to Mr. Diebenow. He's asking to proceed forward. I'll just call the question and ask for a vote. THE CHAIRMAN: So Mr. Adams has moved the question to be voted on. Is there a second to that motion? BOARD MEMBER MOODY: Has he asked that that be done yet, or is he BOARD MEMBER ADAMS: Yeah. BOARD MEMBER MOODY: (inaudible) for the option? BOARD MEMBER ADAMS: Yeah. Well, I guess I'm asking Mr. Diebenow his preference. THE CHAIRMAN: I'm sorry. I think you might be out of order. I think Mr. Adams moved the question to be called, and I'm asking, is there a second? BOARD MEMBERS: (No response.) THE CHAIRMAN: That motion doesn't follow or won't proceed. Is there another motion? BOARD MEMBER BARAKAT: Mr. Chair, I just	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22	environment we're looking for, is the seats or square footage the better metric to request here, Allan? MR. DeVAULT: Through the Chair to Mr. Barakat, seating would certainly be important because to have a full in my opinion, on the riverfront, to have a full-service restaurant and full bar would be very advantageous. So as an example, BB's restaurant is about 3,600 square feet, and they just made 100 seats. So they do now allow outdoor seating to count toward your seat count. So I would encourage it to be at least able to serve a hundred meals at one time would be what I would encourage, and 51 percent or more of your sales would be food so that you could get that special food service license. MS. BOYER: Mr. Barakat. BOARD MEMBER BARAKAT: Yes. MS. BOYER: Pardon me for interrupting. Mr. DeVault, would you pass out and hand

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1	a bullet point list of what would be required	1	solution? Was that a 5,000 square foot
2	of a full-service riverfront restaurant in	2	2,500 indoor, 2,500 outdoor proposal?
3	terms of size, number of seats, et cetera, in	3	MS. BOYER: No. It was considerably
4	order to meet that kind of standard that you	4	smaller than that and would not qualify for
5	are anticipating, in case any one of you wanted	5	the 100 seats that we're talking about here,
6	to use that.	6	that is what qualifies you for a liquor
7	(Materials distributed to the board.)	7	license. And that's why we've included it.
8	BOARD MEMBER FROATS: Can you tell us how	8	And so that's why we're saying if you had
9	many square feet?	9	enough to have 100 seats seats for 100
10	MS. BOYER: Yes. So what he's saying is a	10	patrons being served a meal at the same time,
11	minimum of 2,500 square feet of enclosed space.	11	then you would qualify for that license
12	So 3,000 is great, but it has to be at least	12	regardless of the square footage configuration.
13	2,500 enclosed. Must be able to serve meals to	13	So that's why we included that as an
14	100 or more patrons at one time. Must derive	14	additional provision, because we would want it
15	51 percent or more revenue in food sales. Must	15	of sufficient size to move that standard.
16	have additional outdoor seating on the river.	16	BOARD MEMBER BARAKAT: The three most
17	Rooftop seating strongly encouraged. That	17	important bullets to me are the top two and the
18	would be if it's a (inaudible) building. Can't block the view corridor. Permitted in Zone A.	18 10	fourth one, right? Must have additional
19 20	So that was what we had discussed	19 20	outdoor seating; must be able to serve meals to 100 or more based on the alcohol permission you
20	internally as staff. If those were and I	20	just mentioned; and then the minimum of 2,500
22	think Mr. Diebenow had looked at those and said	22	square feet, although the developer is offering
23	those were acceptable and that that was	23	3,000.
24	consistent with what the developer was offering	24	And then my my concern is that it be
25	in his 3,000-square-foot riverfront restaurant.	25	quality retail and a quality building. I don't
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	134		136
1	The question becomes, when you get to the	1	think the helipad would I'm concerned about
2	funding discussion, depending on whether it's a	2	marketability of that and long-term resiliency
3	freestanding building or it's incorporated in a	3	of that. So whether it's in a building
4	space and where it is, those are different	4	footprint or whether it is a freestanding
5			
	issues. I mean, we don't have a resolution on	5	building on the right side of the
6	that. And, obviously, the cost of it is very	6	development on the Riverside Avenue side of
7	that. And, obviously, the cost of it is very different if it is a freestanding building than	6 7	development on the Riverside Avenue side of the Riverwalk for lack of a better term I
7 8	that. And, obviously, the cost of it is very different if it is a freestanding building than if it is simply a built-out difference in a	6 7 8	development on the Riverside Avenue side of the Riverwalk for lack of a better term I think that's what's important.
7 8 9	that. And, obviously, the cost of it is very different if it is a freestanding building than if it is simply a built-out difference in a space we've already taken into account.	6 7 8 9	development on the Riverside Avenue side of the Riverwalk for lack of a better term I think that's what's important. So Mr. Diebenow's solution, unfortunately,
7 8 9 10	that. And, obviously, the cost of it is very different if it is a freestanding building than if it is simply a built-out difference in a space we've already taken into account. BOARD MEMBER BARAKAT: So thank you. This	6 7 8 9 10	development on the Riverside Avenue side of the Riverwalk for lack of a better term I think that's what's important. So Mr. Diebenow's solution, unfortunately, with that option of being on the helipad would
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1	and work it out with, and so we need the	1	work? A BB's-type restaurant you've all
2	flexibility. It may be on the helipad. It may	2	been there, I'm sure. It's a good place, and
3	be on the it may be on the inside of the	3	it would do this particular development a do
4	building envelope.	4	well for it.
5	As I sit here today, I'm not going to be	5	THE CHAIRMAN: So I'll state the obvious
6	able to solve the issue, but certainly I would	6	again. We have a motion to approve the
7	hope that the headline is we want a	7	existing 2021-08-01 on the table. Is there a
8	restaurant in Phase I. I'm offering you to	8	motion to amend that resolution?
9	have a restaurant in Phase I.	9	BOARD MEMBER MOODY: All right. I'd like
10	MS. BOYER: And on the riverfront, right?	10	to offer an amendment. If we were to revise
11	MR. DIEBENOW: And on riverfront, yes.	11	2021-08-01 to include a requirement that the
12	MS. BOYER: Preferably riverfront.	12	development in the first phase must have a
13	MR. DIEBENOW: Sure. Yeah.	13	minimum restaurant size between 2,500 and 3,500
14	THE CHAIRMAN: Any other comments,	14	square feet and that it would comply with some
15	questions?	15	of the items that have been presented by
16	BOARD MEMBER CITRANO: Mr. Chairman, just	16	Mr. DeVault, what else do I need to add to
17	from a process standpoint, the second offer was	17	that?
18	something other than what the (inaudible) as to	18	BOARD MEMBER CITRANO: We give authority
19	the creek, which we would authorize staff to	19	to the CEO to negotiate
20	negotiate. Would that whatever you guys	20	BOARD MEMBER MOODY: And with the
21	negotiate, would that come back before the	21	authority to renegotiate the liquidated
22	board for approval, or would it just be you	22	damages.
23	guys figure it out and then we	23	BOARD MEMBER WORSHAM: Question.
24	MS. BOYER: Yes. I mean, I think the	24	THE CHAIRMAN: Can't have a question. I
25	intention is that it's something we would just	25	need a second. Anybody to second?
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1	resolve as we were negotiating the redevelopment agreement, subsequent to	1	BOARD MEMBER GIBBS: I will second that
2	before this went to City Council.	2 3	motion. THE CHAIRMAN: Ms. Worsham.
	I will tell you that in discussing this		BOARD MEMBER WORSHAM: So the question
4 5	with Mr. Sawyer, he does not think the	4 5	did you identify some of the items that were
6	liquidated damages would be permissible, and he	6	identified on this bulleted form? I think some
7	has not ever seen them in a City agreement. So	7	of them are critical. So I would offer that
8	I'm not sure that those would pass Risk anyway.	8	our clarification to your amendment, that we
9	So I'm not sure what they would allow us to do	9	actually include all of the all of the items
10	anyway, frankly.	10	that are we can recite them if we need to,
11	THE CHAIRMAN: Mr. Moody, you have a	11	you know, in this
12	question or comment?	12	BOARD MEMBER MOODY: Okay. I would agree
13	BOARD MEMBER MOODY: I appreciate	13	to that, but then I'd also like to have some
14	Mr. DeVault describing the BB's at 3,500 square	14	language that says that, likewise, we strongly
15	feet that's on the Southbank. I go to that	15	encourage, we strongly expect that in Phase II
16	restaurant all the time so I know the signs and	16	we also have a restaurant-type
17	the (inaudible), and it's a very successful	17	MS. BOYER: It's already in Phase II.
18	restaurant and bar. So if, in fact, we could	18	BOARD MEMBER WORSHAM: We're not changing
19	put a BB's-type quality at that spot, I think	19	Phase II.
20	it would be a really positive thing. I think	20	BOARD MEMBER MOODY: Oh, okay. Sorry
21	it would be a good thing we can look at.	21	about that. Good.
22	Now, do these terms that have been	22	BOARD MEMBER FROATS: Question. Is her
23	presented as an alternative to the set, can	23	friendly amendment
24	that fit the bill? Are we close enough that we	24	BOARD MEMBER MOODY: Second.
25	could kind of tweak it a little bit and make it	25	THE CHAIRMAN: Mr. Froats.
1	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203	1	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
	(904) 821-0300		(904) 821-0300

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1	BOARD MEMBER FROATS: So the developer is	1	BOARD MEMBER MOODY: Well, it needs to be
2	also asking for \$1.1 million; is that correct,	2	in Phase I.
3	Mr. Diebenow?	3	BOARD MEMBER WORSHAM: But it does say on
4	MR. DIEBENOW: Well, I think what I would	4	the riverfront.
5	ask for in the context of the conversation we	5	BOARD MEMBER MOODY: Phase I on the
6	are having would be 50 percent of the cost, not	6	riverfront.
7	to exceed some number, because if it's in the	7	BOARD MEMBER BARAKAT: Right. But whether
8	building, obviously, it's going to be less	8	it's on the helipad or in the building is not
9	expensive. If it's 2,500	9	discussed in the
10	Look, it may be 5,000 square feet. I	10	THE CHAIRMAN: He did not say.
11	mean, it depends on what the the (inaudible)	11	BOARD MEMBER FROATS: Mr. Barakat, the
12	we can find in terms of the tenant. But if	12	3,000 square feet, according to Ms. Boyer,
13	it's 2,500 square feet with a 500-square-foot	13	that's the size of the helipad. So you were
14	patio and we can do 100 seats for less, then we	14	asking where that came from.
15	would do less.	15	BOARD MEMBER BARAKAT: Oh, is that right?
16	So my ask would be 50 percent of whatever	16	Okay.
17	that cost would be as underwritten by	17	MS. BOYER: Well, 3,000 is what we believe
18	Mr. Kelley.	18	could be so when we measured this, we
19	BOARD MEMBER FROATS: So I would be	19	measure it 45 by 45, and it comes out to right
20	opposed to the million dollars, but I'd be okay	20	around 2,000 square feet. And we felt like,
21	with something similar to the River City deal	21	with this additional area, you could have
22	and the 500,000 for us to get a restaurant. So	22	3,000 square feet enclosed there if you wanted.
23	maybe we want to put some number. We'd have to	23	But you could easily get to the 2,500 enclosed
24	think about it. Obviously, City Council would	24	with the outdoor seating that was in that
25	have to pass that. But we've heard from them	25	criteria if that location were the desired
20	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203	20	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
	(904) 821-0300		(904) 821-0300
	142		144
1	before that it's important for them to have	1	location.
2		2	BOARD MEMBER FROATS: Comment. Do we have
	something like that in a development, and so	2 3	BOARD MEMBER FROATS: Comment. Do we have to vote or can we comment?
	something like that in a development, and so maybe they're willing to pay for that.	_	to vote or can we comment?
3	something like that in a development, and so	3	
3 4	something like that in a development, and so maybe they're willing to pay for that. Something to consider. MR. DIEBENOW: So	3 4	to vote or can we comment? BOARD MEMBER CITRANO: Clarification. THE CHAIRMAN: I'm not doing a very good
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1	THE CHAIRMAN: Okay. So you have a	1	overall resolution as amended, are there any
2	question, sorry, on the amendment.	2	other proposed amendments to the amended
3	BOARD MEMBER CITRANO: The applicant also	3	resolution?
4	asked for the City to contribute the DIA to	4	It now requires residential in Phase I
5	contribute half the cost. Should that be	5	MS. BOYER: Restaurant.
6	considered in the amendment?	6	THE CHAIRMAN: I'm sorry, restaurant, not
7	THE CHAIRMAN: I don't think we can do	7	residential. Restaurant or 25- or 3,500 square
	that. I think it's out of order.		
8		8	feet with the requirements as outlined in the
9	So I think we have to have a	9	handout by Mr. DeVault, in Phase I, on the
10	conversation Ms. Boyer.	10	river.
11	MS. BOYER: I think you have an amendment	11	MR. DIEBENOW: Mr. Chairman, may I ask a
12	pending that doesn't have that in it, but you	12	question?
13	can have another amendment that follows that,	13	Did you procedural question, did you
14	takes that up.	14	deal with Ms. Worsham's friendly amendment?
15	THE CHAIRMAN: After we deal with this.	15	BOARD MEMBER WORSHAM: (Nods head.)
16	MS. BOYER: And then you could decide,	16	MR. DIEBENOW: Okay. Thank you.
17	whether that passes or fails, whether they	17	BOARD MEMBER GIBBS: May I ask a question?
18	agree or whether you move forward with the	18	Any idea what this would cost, staff?
19	resolution, I mean, how you proceed on the next	19	This amendment this amendment, any idea what
20	step, but	20	this amendment may cost?
21	THE CHAIRMAN: Any more comments on the	21	THE CHAIRMAN: (Inaudible.)
22	proposed amendment?	22	BOARD MEMBER FROATS: He handed it out.
23	Again, the current amendment does not	23	THE CHAIRMAN: Did you see that?
24	include proposing any funding for the	24	BOARD MEMBER GIBBS: Oh, I didn't see
25	developer, but it does require in Phase I a	25	that.
	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
	146		148
1	riverfront restaurant of 2,500 to 3,500 square	1	MS. BOYER: The developer handed out a
2	feet with the outlined requirements that	2	sheet with proposed costs, which, if it were a
3	Mr. DeVault shared with us.	3	freestanding building, indicated a cost of
5			neestanuing bunuing, multateu a cost or
4	Any more comments on that proposed	4	
4	Any more comments on that proposed amendment to the resolution?	4 5	total cost of 2,200,000.
4 5	amendment to the resolution?	5	total cost of 2,200,000. The concept here I spoke to
4 5 6	amendment to the resolution? BOARD MEMBERS: (No response.)	5 6	total cost of 2,200,000. The concept here I spoke to Mr. DeVault. We had done this prior to the
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City of Jacksonville

August 18, 2021

149 149 151 2 MR. DeVAULT: Through the Chair to 2 152 2 MR. DeVAULT: Through the Chair to 3 152 2 MR. Gibbs, I could speak to the building and 3 153 4 of that. 2 possible, but obviously, this is very 4 2 4 of that. 2 possible, but obviously, this is very 4 2 6 parking. So that's a pretty significant chunk 7 of that. 5 Conversual at this point as this 5 conversual as this point as this 5 conversual at this point as this 5 conversual this 5 conversual this conversual this 5 conversual this 5 <th></th> <th>nunity Redevelopment Agency</th> <th>1</th> <th>Uncertified Condensed Copy</th>		nunity Redevelopment Agency	1	Uncertified Condensed Copy
2 Mr. Gibbs, I. could speak to the building and the TI as comfortable with that number. Some 4 of the others the parking. I'm not really 5 familiar with, if it would require more 6 parking. So that's a pretty significant thunk 7 of that. 2 That's possible, but obviously, this is very 6 conceptual at this point as this 7 of that. 7 That's possible, but obviously, this is very 6 parking. So that's a pretty significant thunk 7 of that. That's possible, but obviously, this is very 6 conceptual at this point as this 8 conceptual at this point as this 9 conceptual at this point. 8 But most of the design and soft costs look 9 right on as well. So certainly, it would be 9 split with the developer up to \$2 million, 15 obj/50. That's possible, but obviously, this is very 6 conceptual at this point as this 9 conceptual at this point. 8 Diamo M. The CHAIRMAN: Make sure 1 understand. We 9 split with the developer up to \$2 million in cost? The CHAIRMAN: Make sure 1 understand. We 9 conceptual at this so at this factor of whether 10 would no tab. 9 So MER MERG RIBBS: Correct. MR. DEERNOW: Listen, I hear you. We 16 destruction. We all want the same thing. We 16 a mendment? 10 The CHAIRMAN: Make sure 1 understand. We 17 mort. The CHAIRMAN: Make sure 1 understand. We 18 want the creak move and we want retail. We 19 want the creak move and we want retail. We 19 want the creak move and we want retail. We 19 want the creak move and we want retail. We 19 want the creak move and we want retail. We 19 want the creak move and we want retail. We 19 want the creak move and we want retail. We 19 want the creak move and		149		151
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1	is I guess it's so conceptual, it's	1	table and only the amendment.
2	uninspiring to me. I need more of the things	2	BOARD MEMBER CITRANO: Just a question to
3	that we're looking for in our downtown, and the	3	staff. How would the if we split the cost,
4	residents, not only in LaVilla and Brooklyn,	4	how would that be paid? Would that be paid
5	but, you know, up and down the river.	5	through a completion grant?
6	I walked this site today and was thinking	6	MS. BOYER: That would be the suggestion.
7	about that site plan, and I'm looking at this	7	I believe that was the context in which
8	site plan. You know, I said I'm just	8	the amendment was offered. The only challenge
9	uninspired by what I see on paper. And I need,	9	I see with that is how we verify what costs are
10	you know, to the reassurance of what	10	associated with the restaurant as opposed to
11	actually I know our DDRB is going to go	11	what costs are associated with the building, as
12	through the site plan with you, but I look at	12	part of the building. I'm not saying it can't
13	that and I see the parking for the grocery,	13	be done; I'm just saying it's more challenging,
14	things are rearranged. Where this restaurant	14	I mean, having to look at that.
15	is, I think is critical whether it's down here	15	THE CHAIRMAN: Mr. Gibbs.
16	by the helipad or over to the west.	16	BOARD MEMBER GIBBS: Yeah, I think that
17	In theory, I'm all for this mixed-use	17	could be worked on. And, you know, if our
18	development on the river. I think it's a great	18	intent is to get multifamily use on the river,
19	spot. Just want to make sure we get quality	19	then let's move this along. And that's why I
20	development and the things that we, as the DIA,	20	made the amendment to the motion, so that both
	are asking for in our CRA and BID plan, which	21	
21			parties understand that there's a cap. And
22	is, you know, really great pedestrian	22	with that cap, we can work out the details.
23	activation on the river.	23	So I appreciate the knowledge that's
24	So I'm in favor of the concept as a whole.	24	coming out of this building, but let's keep it
25	I'm very leery about what I see.	25	moving.
	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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	154		156
1		1	
1	MR. DIEBENOW: The only reason I brought	1	THE CHAIRMAN: Mr. Moody.
2	MR. DIEBENOW: The only reason I brought out that site plan was to show the relative	2	THE CHAIRMAN: Mr. Moody. BOARD MEMBER MOODY: No questions.
2 3	MR. DIEBENOW: The only reason I brought out that site plan was to show the relative location of the helipad with regard to the	2 3	THE CHAIRMAN: Mr. Moody. BOARD MEMBER MOODY: No questions. THE CHAIRMAN: Mr. Barakat.
2 3 4	MR. DIEBENOW: The only reason I brought out that site plan was to show the relative location of the helipad with regard to the height zones. I did not know that Ms. Boyer	2 3 4	THE CHAIRMAN: Mr. Moody. BOARD MEMBER MOODY: No questions. THE CHAIRMAN: Mr. Barakat. BOARD MEMBER BARAKAT: You know, from
2 3 4 5	MR. DIEBENOW: The only reason I brought out that site plan was to show the relative location of the helipad with regard to the height zones. I did not know that Ms. Boyer had notes that dealt with Zone A. So I tried	2 3 4 5	THE CHAIRMAN: Mr. Moody. BOARD MEMBER MOODY: No questions. THE CHAIRMAN: Mr. Barakat. BOARD MEMBER BARAKAT: You know, from where I stand, I think Ms. Worsham's point is
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Comm	157		159
1	And we have to spend a million dollars to get	1	be concerned putting it on the helipad. But I
2	it.	2	don't know if that's a good spot or not. So
3	I'm just very uncomfortable with this	3	obviously, they are going to make that
4	solution as proposed.	4	decision. It could very well end up
5	THE CHAIRMAN: Mr. Adams.	5	(inaudible).
6	BOARD MEMBER ADAMS: My dad taught me a	6	But I think to get this project moving
7	long time ago, if you don't know what to do,	7	forward you know, the reason that these
8	don't do anything. That advice has served me	8	people want to sell now is because there's
9	really, really well, everyone.	9	capital gains tax, you know? And that's the
10	I echo what Mr. Barakat said. And I get	10	end of the year. And that's going to change.
11	it; time kills deals, but we didn't make the	11	And so it shouldn't impact us and what we
12	decision to put this into phases. We didn't make the decision to stack all the retail in	12 12	decide, but we've got a lot of momentum, and I think we have got to move forward with it.
13 14	Phase II, where there's really no guarantee	13 14	And I'm in favor of moving forward with
14	it's going to happen.	14	the amendment. I don't know if a million
16	I'm fully in line with everything that	16	dollars is the right number because if they did
17	Mr. Barakat says, that given the conceptual	17	bring it inside a building, it would be less
18	nature of all of this and then all the	18	expensive. So maybe we can work on the
19	questions and uncertainties, I'm opposed.	19	MR. DIEBENOW: Mr. Chairman, may I make a
20	THE CHAIRMAN: Mr. Moody, you wanted to	20	comment on that last part of the point?
21	say something else.	21	THE CHAIRMAN: Last one, Mr. Diebenow.
22	BOARD MEMBER MOODY: Just a question. How	22	MR. DIEBENOW: I appreciate it.
23	is this any different from the deal we did with	23	THE CHAIRMAN: One minute.
24	the River City Brewery? We did it at the last	24	MR. DIEBENOW: It'll take less than that.
25	minute. We did it to make the deal work. Is	25	So the one point that Mr. DeVault said he
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	(904) 821-0300		(904) 821-0300
1	there a lot of dissimilarities or is it a	4	160 wasn't comfortable with was the parking
2	fairly similar set of circumstances?	1 2	calculation. So that's about \$450,000. Round
3	BOARD MEMBER FROATS: I agree with	2	that down to about 1,500,000, let's say, or
4	Mr. Moody. I mean, I think we have to try and	4	1,600,000. Rather than capping it at
5	work to get this done. I don't think I	5	\$1,000,000 to get rid of the parking part of
6	think as far as plans go, that's what the DDRB	6	it, I would say, why not cap it at \$750,000?
7	is for. And I think Ms. Worsham is formerly	7	So Mr. Gibbs' motion might be something
8	with the DDRB, so I understand her concern over	8	like 50 percent of the cost, not to exceed
9	it.	9	\$750,000, not including parking, to make it
10	I have a concern, and I would expect you	10	really clear very clear that the developer
11	to have a lot of concern about it. I'm going	11	has the burden of providing parking that's
12	to rely on the fact that this developer knows	12	required. And that would lower the number
13	what he's doing. It's going to go through a	13	down. It would lower the scope a little bit,
14	process to get it to where it needs to be.	14 15	and hopefully address some of the concerns
15 16	We're looking at a total square footage. We're looking at the number of residents. We're	15 16	regarding costs that I've heard just now. I think that was less than a minute,
17	looking at the total cost. We're awarding an	10	Chairman.
18	incentive based on that total cost and use of	18	THE CHAIRMAN: Thank you.
19	this property.	19	We have an amendment on the table and
20	It would be a nonissue if Phase I and	20	seconded. I'm going to call the question on
21	Phase II were going to happen at the same time.	21	that.
22	They're not, so both parties have some risk.	22	Before I do, I guess I will give myself
23	We're trying to get the retail space with Phase	23	the same minute deadline.
24	I; they are offering it in Phase I.	24	I want this development to go forward. I
25	I mean, if I owned the property, I would	25	think everybody that's here has worked hard
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1	today. The staff has worked hard for weeks.	1	this question on the table until that day and
2	The developer has worked hard for months trying	2	time. If someone would make that motion.
3	to get it together.	3	BOARD MEMBER ADAMS: I'll make the motion.
4	I will tell you my perception is to	4	BOARD MEMBER GIBBS: No, I think we have
5	speak to Mr. Adams' and Mr. Barakat's	5	to vote this motion up or down.
6	comment we're trying to make too many	6	THE CHAIRMAN: Do you I think you can
7	changes, I think, in the last minute, and I	7	move to table the matter.
8	hate it. I understand there's a timing	8	BOARD MEMBER GIBBS: No. Once the motion
9	constraint for the developer. We're trying to	9	is made, it belongs to the body, and the body
10	do something, I think, too fast here in this	10	has to vote it up or down.
11	meeting and I'm very worried about it.	11	BOARD MEMBER BARAKAT: I believe that's
12	And I see a hand, and I'm going to stop.	12	correct. That's my Robert's reading. So I
13	Ms. Boyer.	13	think we have to vote this motion up or down
	•	-	•
14	MS. BOYER: Mr. Chairman, at the risk	14	and then take up Ms. Boyer's concern.
15	of let me put something out on the table.	15	BOARD MEMBER MOODY: Before we vote this
16	Would the board consider a special	16	motion up or down, could we give Mr. Gibbs the
17	meeting? If we could call a special meeting	17	chance to take the suggestion of the 750- as a
18	next week and give us a week to work on	18	friendly change to your provision?
19	something, that would not change the	19	BOARD MEMBER GIBBS: I'd like to hear it
20	developer's time	20	again, please.
21	BOARD MEMBER FROATS: I leave Wednesday.	21	THE CHAIRMAN: Are you making that motion,
22	I will not be here.	22	Mr. Moody?
23	BOARD MEMBER GIBBS: I won't either.	23	BOARD MEMBER GIBBS: No. He's asking.
24	THE CHAIRMAN: I can't do it Monday or	24	I'd like to hear the motion again, please.
25	Tuesday.	25	THE CHAIRMAN: The motion that's on the
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	102		164
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1 2		1 2	
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2	MS. BOYER: Could Tuesday work? I mean, that's not much time, but I know they don't	2	table is to amend the resolution so the current amended resolution is as stated, plus a
2 3	MS. BOYER: Could Tuesday work? I mean, that's not much time, but I know they don't have much time. I just would rather them	2 3	table is to amend the resolution so the current amended resolution is as stated, plus a 25- to 3,500 square foot of restaurant in
2 3 4	MS. BOYER: Could Tuesday work? I mean, that's not much time, but I know they don't have much time. I just would rather them have	2 3 4	table is to amend the resolution so the current amended resolution is as stated, plus a 25- to 3,500 square foot of restaurant in Phase I on the river.
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Comn	r Jacksonville nunity Redevelopment Agency		Uncertified Condensed Copy
	165		167
1	BOARD MEMBER GIBBS: Not including	1	BOARD MEMBER BARAKAT: Second.
2	parking?	2	THE CHAIRMAN: Do we need to have any
3	MR. DIEBENOW: Not including parking.	3	discussion on that?
4	That takes off Mr. DeVault's concern. That was	4	How do you vote, Mr. Froats?
-	the number he was most uncomfortable with in		
5		5	BOARD MEMBER FROATS: Well, since the
6	the list of costs.	6	first one is turned down, I'll guess I'll vote
7	MS. BOYER: So by saying not including	7	in favor to move forward something.
8	parking, you don't mean that we split parking	8	THE CHAIRMAN: Ms. Worsham.
9	50/50 above that? You mean that	9	BOARD MEMBER WORSHAM: In favor.
10	MR. DIEBENOW: No, no.	10	THE CHAIRMAN: Mr. Citrano.
11	MS. BOYER: Oh, just up to 750,000 and no	11	BOARD MEMBER CITRANO: I am not in favor.
12	parking will be included.	12	THE CHAIRMAN: Mr. Gibbs.
13	MR. DIEBENOW: The City doesn't include	13	BOARD MEMBER GIBBS: I'm not in favor.
14	the City the City's share does not include	14	THE CHAIRMAN: Mr. Moody.
15	any price for parking. The developer just has	15	BOARD MEMBER MOODY: I'm in favor.
16	to figure that out.	16	THE CHAIRMAN: Mr. Barakat.
17	BOARD MEMBER GIBBS: I'll go for that.	17	BOARD MEMBER BARAKAT: In favor.
18	Thank you.	18	THE CHAIRMAN: Mr. Adams.
19	I'll accept that, Mr. Moody.	19	BOARD MEMBER ADAMS: In favor.
20	THE CHAIRMAN: So we have an amendment to	20	THE CHAIRMAN: And I'm in favor. That
21	the amended resolution. The amendment the	21	measures passes five to three.
22	current amended resolution would be that the	22	And we'll move on to the next item of
23	City contribute up to \$750,000 towards costs	23	business.
24	on a dollar-for-dollar basis, half not	24	MR. DIEBENOW: Thank you very much to the
25	including any parking costs.	25	board.
	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
	166		168
1	BOARD MEMBER GIBBS: And I'll accept that.	1	THE CHAIRMAN: I'm going to add the
2	THE CHAIRMAN: Mr. Adams, how do you vote	2	
2	THE CHAIRMAN: Mr. Adams, how do you vote on that?	2	Downtown Investment Authority meeting to that
3	on that?	3	Downtown Investment Authority meeting to that same workshop.
3 4	on that? BOARD MEMBER ADAMS: No.		Downtown Investment Authority meeting to that same workshop. We've been here, and it's already 5:15.
3 4 5	on that? BOARD MEMBER ADAMS: No. THE CHAIRMAN: Mr. Barakat, how do you	3 4 5	Downtown Investment Authority meeting to that same workshop. We've been here, and it's already 5:15. So we're going to handle those matters at the
3 4 5 6	on that? BOARD MEMBER ADAMS: No. THE CHAIRMAN: Mr. Barakat, how do you vote?	3 4 5 6	Downtown Investment Authority meeting to that same workshop. We've been here, and it's already 5:15. So we're going to handle those matters at the next meeting. I would also like to table
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City of Jacksonville

August 18, 2021

Community	Redevelopment Agency		Uncertified Condensed Copy
	169	1	171 CERTIFICATE OF REPORTER
1	MS. MOTT: I have sat through many. So,	•	CERTIFICATE OF REPORTER
2	yes, it wasn't that bad.	2	
3	THE CHAIRMAN: It gets tough and		
4	long-winded.	3	STATE OF FLORIDA)
5	We do, and others do as well you know,)
6	we really do appreciate all the work staff	4	COUNTY OF DUVAL)
7	does. And being here for a couple of hours can	5	
8	be frustrating sometimes. You know, when it	6	I Diana M. Trania, Flavida Drafassianal
9	goes a little bit you guys do it every	7 8	I, Diane M. Tropia, Florida Professional Reporter, certify that I was authorized to and did
10	single day, and any efficiency we have are a	9	stenographically report the foregoing proceedings and
11	direct result of your hard work and dedication,	10	that the transcript is a true and complete record of my
12	and we do appreciate it.	11	stenographic notes.
13	MS. MOTT: Thank you.	12	
14	THE CHAIRMAN: Can I have a motion on the	13	
15	resolution?	14	DATED this 1st day of Contember 2021
16	BOARD MEMBER MOODY: So moved.	15 16	DATED this 1st day of September 2021.
17	BOARD MEMBER GIBBS: Second.	10	
18	THE CHAIRMAN: I don't want to cut anybody	18	Diane M. Tropia
19	short, but I do think it's so important. We do		Florida Professional Reporter
20	appreciate your efforts so much	19	
21	MS. MOTT: Thank you so much.	20	
22	THE CHAIRMAN: and all of the staff,	21	
23	too.	22 23	
24	MS. MOTT: And I appreciate you all.	24	
25	THE CHAIRMAN: I don't want to cut anybody	25	
	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
	170		
1	off, but I know it's late.		
2	Anybody else?		
3	BOARD MEMBER WORSHAM: Thank you for all		
4	your work.		
5	MS. MOTT: You're welcome.		
6 7	BOARD MEMBER FROATS: Thank you, Jackie. MS. MOTT: And thank you all for your hard		
8	work as well.		
9	THE CHAIRMAN: With that, we've got to		
10	vote on resolution.		
10	By a show of hands.		
12	BOARD MEMBERS: (Indicating.)		
12	THE CHAIRMAN: Unanimous.		
13	Thank you very much, Ms. Mott.		
15	Thank you, everyone, for being here today		
16	and all your patience.		
17	See you all on the 2nd.		
18	(The foregoing proceedings were adjourned		
19	at 5:20 p.m.)		
20			
21			
22			
23			
24			
25			
	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203		
	(904) 821-0300		
		-	

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