

CITY OF JACKSONVILLE
DOWNTOWN INVESTMENT AUTHORITY
MEETING

Proceedings held on Wednesday, January 15, 2014,
commencing at 5:00 p.m., City Hall, 117 West Duval
Street, Lynwood Roberts Room, 1st Floor, Jacksonville,
Florida, before Diane M. Tropa, a Notary Public in and
for the State of Florida at Large.

PRESENT:

OLIVER BARAKAT, Chair.
JAMES BAILEY, Vice Chair.
TONY ALLEGRETTI, Board Member.
CRAIG GIBBS, Board Member.
ROBERT CLEMENTS, Board Member.
MICHAEL SAYLOR, Board Member.

ALSO PRESENT:

AUNDRRA WALLACE, DIA, Chief Executive Officer.
JASON GABRIEL, Office of General Counsel.
JIM KLEMENT, OED, Redevelopment Coordinator.
LORI N. BOYER, City Council, Liaison.
KAREN UNDERWOOD, DIA, Executive Assistant.

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1 Councilman Don Redman and Councilman
2 Schellenberg. Thank you for your support and
3 leadership.

4 Did I miss any other council members? I
5 want to make sure.

6 I also want to thank the downtown business
7 community leaders, community leaders who really
8 believe that downtown -- particularly, Toney
9 Sleiman, thank you for your commitment to
10 downtown.

11 I just want to make a couple of points
12 that I think is important. You're right, this
13 is the second time I've been here, and the
14 first time was your first meeting, but I want
15 to make a few points.

16 One is, before day one, I've made
17 revitalizing downtown a top priority of my
18 administration. There's no question about it.
19 And I think DIA plays a vital role in
20 revitalizing downtown. It's very, very
21 applicable. And I think by working together we
22 can get it done.

23 Downtown development is -- it -- it
24 impacts the city citywide, has a major impact,
25 a positive economic impact on our city. During

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PROCEEDING

January 15, 2014 5:00 p.m.

3 THE CHAIRMAN: Good evening, and welcome
4 to the January 15th meeting of the Downtown
5 Investment Authority.

6 My name is Oliver Barakat, chairman. I
7 welcome everybody.

8 In order to start the meeting, if all
9 could stand for the Pledge of Allegiance.

(Recitation of the Pledge of Allegiance.)

11 THE CHAIRMAN: Okay. Thank you.

12 Before we get into our agenda items, we
13 have a special guest with us this evening.
14 Mayor Alvin Brown is here with us.

15 And we are elated to have you here at our
16 meeting. I think the last time you were with
17 us was our very first meeting. So, Mayor,
18 thank you so much for coming. And whatever
19 you'd like to address, please go ahead.

20 MAYOR BROWN: Oh, great.

21 Good afternoon, everyone. To the DIA
22 board members, Mr. Chairman, thank you for your
23 leadership and thank you for allowing me to say
24 a few words. I want to acknowledge my
25 colleagues on the Council. I see Lori Boyer,

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1 the past year, we've gained a lot of momentum.
2 We had a great day today, for example. Natural
3 gas announcement that now will be able to
4 provide natural gas to key stakeholders in the
5 transportation industry. We attended a
6 groundbreaking -- Schellenberg, Fresh Market
7 right there at 220 Riverside, which is really,
8 really good. So they'll have a grocery store.

9 And I want to thank City Council for
10 passing legislation last night to do three key
11 things that's important to what you're going to
12 do. One, and anti-legislation in terms of
13 doing more events and activities downtown so it
14 could be easier for business and -- and those
15 organizations who really want to make something
16 happen downtown. I'm very happy about that.

17 I'm very happy about the -- the new board
18 member, Craig Gibbs. Thank you for agreeing to
19 serve.

20 But there is no way in the 21st Century
21 that we can have a vibrant downtown that's
22 thriving, that would attract people to live,
23 work and play downtown if we don't focus on
24 The Landing. The Landing is a top priority for
25 my administration, and there are a lot of good

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1 things that's going to take place. And I want
2 to thank Toney Sleiman for -- for his vision
3 for downtown. I want to thank all of those who
4 participated in the workshop, Town Hall meeting
5 that we had at the library last month.

6 We have a tremendous opportunity to really
7 invest back into the city, make The Landing a
8 destination with housing and retail and a
9 hotel, looking down at the St. Johns River
10 through Laura Street. We can do that, and I'm
11 excited about it.

12 So I want to say that as mayor, I'll do
13 everything I can to continue to work with all
14 the stakeholders and our team, our economic
15 development team with Ted Carter and Aundra
16 Wallace, who's doing a good job, and the board.

17 So I want to say to the board and all the
18 business leaders here today, we're committed to
19 really making sure that we work together. The
20 best is yet to come. And I know without a
21 shadow of doubt The Landing will be a model for
22 the country to show what you can do when you
23 revitalize a -- a property that should be
24 iconic in its nature.

25 Since 1987, nothing has happened and it
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1 has not lived up to its full potential. And
2 with the vision that was laid out and all the
3 ideas you submitted, it would live up to its
4 potential by working together to make it
5 happen.

6 So thank you for this opportunity. I
7 really look forward to seeing all the good work
8 that I know you will do and continue to do.
9 And thank you so much for all of your volunteer
10 work.

11 THE CHAIRMAN: Thank you, Mr. Mayor.
12 Mayor Brown, thank you so much for
13 addressing us. It's -- it's great to have a
14 pro-downtown mayor, and we look forward to your
15 leadership on downtown issues and our
16 partnership with you and your administration.
17 So thank you for being here, and we look
18 forward to -- to working with you.

19 Just to follow up on the mayor's
20 introduction of Mr. Gibbs, he alluded to
21 Mr. Gibbs coming on our board. I just want to
22 make a quick introduction about him as we -- as
23 we start to work with him. He is our
24 South Bank representative, replacing
25 Don Harris. Craig has a law firm in the

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1 Stein Mart building. He's been a practicing
2 attorney in -- in Jacksonville for many, many
3 years, has held several prominent positions
4 with the Jacksonville, Florida Bar. He was on
5 our Jacksonville Children's Commission until
6 this morning, where he resigned in order to
7 join this board. So thank you for doing that.
8 And most pertinent to our board, he was on the
9 JEDC board from 2006 -- was it until it
10 disbanded or --

11 B/M GIBBS: Correct, yeah.

12 THE CHAIRMAN: So -- so thank you, Craig,
13 for joining us, and we look forward to working
14 with you.

15 B/M GIBBS: Thank you.

16 THE CHAIRMAN: We should have another
17 board member with us next month, if all is
18 passed. And Mr. Meeks is here. Jack Meeks,
19 where are you? Raise your hand. So we'll
20 hopefully introduce you next month, and look
21 forward to working with you as well. So
22 that -- that pretty much clears out most of our
23 board positions.

24 And that -- Mr. Bailey, I just want to
25 mention that -- I think I saw a letter by
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1 Councilman Gulliford who expressed his desire
2 to see you continue on this board. And if
3 you're not ready to -- to tell us what your
4 intentions are, that's fine, but I just wanted
5 to see if you wanted to share what your
6 intentions are moving forward. We know you --
7 even though you submitted a resignation letter,
8 you continue to be a hard-working member of
9 this board, and we appreciate that. You've
10 attended almost all the meetings. I just
11 wanted to see a -- are you in it for long haul
12 or are you still discerning?

13 B/M BAILEY: No pressure.

14 THE CHAIRMAN: No pressure.

15 B/M BAILEY: No pressure at all.
16 Thank you, Mr. Chairman.

17 I -- I -- I received that letter also,
18 and -- and -- and it's -- and as grateful as I
19 am for the confidence, I -- I had not made that
20 decision. I'm not going to leave this board
21 stranded. I'll be here at every meeting and be
22 as active and busy.

23 I did meet with Aundra for a little while
24 yesterday. I just asked the mayor if we could
25 meet and talk, and I want to schedule a meeting

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1 with the Council president. And -- and then I
 2 will -- I will move forward from there.
 3 THE CHAIRMAN: Okay. So maybe by -- by
 4 next month, you may have more clarity?
 5 B/M BAILEY: Oh, yes.
 6 THE CHAIRMAN: That's great. Great. All
 7 right. Thank you.
 8 We are short one board member for a
 9 quorum, so -- we have several action items. I
 10 believe that board member is on her way. So we
 11 will be deferring the action items until that
 12 board member shows up. So we will be skipping
 13 down to the information and discussion items.
 14 So those of -- those of you who thought
 15 you had an hour or so to prepare or think about
 16 your presentation, sorry. We're going to do it
 17 now.
 18 So the first information/discussion item
 19 is The Jacksonville Landing. So, Mr. Wallace,
 20 I'm going to have you -- ask you to make the
 21 introduction and start a discussion.
 22 MR. WALLACE: Yes. Thank you,
 23 Mr. Chairman.
 24 On December 9th, we had one of the most
 25 engaging public forum sessions, I think, around

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1 a -- a waterfront property that I can probably
 2 remember in my professional career. I think
 3 that we had a very engaging conversation. I
 4 think that the public had very good input.
 5 And one of the things that I want to
 6 commend the developer, Toney Sleiman, that has
 7 control of the -- the asset there, The
 8 Jacksonville Landing, is for listening. From
 9 that particular December meeting all the way up
 10 until yesterday, we've been meeting
 11 consistently and talking about the public
 12 comments that came forward from that particular
 13 meeting.
 14 I want to thank Board Member Mike Saylor
 15 for working with me. I want to thank Board
 16 Member Melody Bishop for working with me, DVI,
 17 and others as well, as to pulling off that
 18 particular event and we've not continued to
 19 stop working.
 20 AI -- AIA of Jacksonville, Tom Hurst,
 21 equally as well. They've provided all of their
 22 particular comments. We kind of broke things
 23 down into five comments from that particular
 24 meeting:

Connectivity to the waterfront. We talked
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1 a great deal about program and use, mixed use
 2 for the actual project itself. We talked a lot
 3 about the architecture, design and other
 4 miscellaneous activities for the Jacksonville
 5 Landing.
 6 So over the past month or so,
 7 month-and-a-half, Mr. Sleiman, his design team
 8 and Haskell Construction, we've all been
 9 meeting.
 10 And I think that I'm going to bring Alan
 11 Wilson up to basically talk about where we were
 12 in Jacksonville, where we are today, and where
 13 we are actually trying to go with this
 14 particular project, and where we're trying, and
 15 where we will go.
 16 So, Mr. Wilson, I'm going to ask you to
 17 come up and give your presentation and bring us
 18 your discussion points with regards to the
 19 Jacksonville Landing.
 20 I want to preface a couple of things.
 21 This is a design concept for discussion with
 22 the board. This is not a financial incentive
 23 package discussion, none whatsoever. I'm not
 24 going to get into that. I'm not even going to
 25 be getting -- kid anyone in terms of what

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1 numbers and things of that nature. But we have
 2 to have the right design concept for the future
 3 for our downtown with this particular
 4 waterfront property, and that's what this
 5 particular discussion is all about this
 6 evening.
 7 So, Mr. Wilson, go right ahead.
 8 MR. WILSON: Very good. Are we loaded up
 9 with the presentation?
 10 (Off-the-record discussion while setting
 11 up the PowerPoint presentation.)
 12 MR. WILSON: Well, while that's being
 13 loaded, I just want to -- I appreciate the
 14 opportunity to be here tonight on behalf the
 15 Haskell and Sleiman. And I think this is a
 16 really exciting opportunity.
 17 And what we're going to do is kind of --
 18 as Mr. Wallace noted, kind of step backwards a
 19 little bit and look at the history of the
 20 property to kind of understand or put it in a
 21 little bit of historical context as well.
 22 So let's see. There's a few things.
 23 So it's the one at the bottom right there.
 24 (Off-the-record discussion while
 25 continuing the setup of the PowerPoint

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1 presentation.)
 2 MR. WILSON: Thank you.
 3 Next slide, please.
 4 So this is the Jacksonville Landing today,
 5 as everyone knows, aerial view.
 6 Next.
 7 This is what it looked like in the 1930s.
 8 And I've illustrated where the Main Street
 9 Bridge is. And you can notice on the far left
 10 of the drawing, the Trio to orient yourself.
 11 And we've put a little kind of yellow box
 12 around the Drew Company (phonetic) buildings
 13 that were on the riverfront as an orientation
 14 for the other images.
 15 So, next slide, please.
 16 So this is in the 1940s, not long after
 17 the Main Street Bridge was built. We can see
 18 where the Drew Company building is, basically
 19 with wharfs coming out beyond it. And you can
 20 see the end of Laura and Hogan Streets there.
 21 If you look to the top right corner, you
 22 will see the Trio again on Laura Street as a --
 23 kind of an orienter for you.
 24 Next.
 25 Another view about the same time, looking
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1 down Main Street. And the interesting thing
 2 about this photograph is when the Main Street
 3 Bridge was built, it was really two ways
 4 straight up and down Main Street and there were
 5 no off-ramps. So it really made Main Street
 6 Main Street in the traditional city sense.
 7 Next.
 8 And then in the 1950s, we decided to fill
 9 in the waterfront and make it a parking lot,
 10 which -- which were -- all the wharfs were. So
 11 it really extended the land out into the water,
 12 if you will.
 13 I'm not going to make any value judgments
 14 on that.
 15 Next.
 16 Just showing the history.
 17 Next, please.
 18 And then this is another image of that to
 19 show how it looks in the context of downtown.
 20 And -- and it essentially had the effect of
 21 extending downtown into the water, essentially.
 22 Next.
 23 So then this is The Landing to --
 24 basically today. This is a few years old
 25 because the tower behind us is Modis in
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1 that -- in this photo. But you can see where
 2 the Drew buildings that were basically at the
 3 waterfront were in that picture. So you can
 4 understand that The Landing is all on what used
 5 to be wharfs at the water.
 6 Next.
 7 So looking at the -- The Landing itself,
 8 it is really at the crossroads of Jacksonville.
 9 It -- and -- and I know that everyone knows
 10 this, but it's just interesting to see it in an
 11 aerial depiction because it is the place where
 12 it connects back by Laura and Hogan to Hemming
 13 Plaza, where we are now. Water Street is the
 14 main road along the waterfront. The -- the
 15 Riverwalk itself on the North Bank and the
 16 connection to the South Bank arrives at the
 17 same location. And, of course, just being on
 18 the river itself means that it's a point of
 19 access for -- by water as well.
 20 Next.
 21 And this -- this diagram just illustrates
 22 how important The Landing is relative to the
 23 primary buildings downtown. And all of the
 24 tallest buildings are within about a
 25 four-minute walk, and Hemming Plaza itself,
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1 where we are now, it's about six minutes away.
 2 Next.
 3 So we go back to the aerial of the
 4 existing Landing.
 5 Next.
 6 And this was the site plan that we
 7 presented on December 9th, which was noted by
 8 Mr. Wallace earlier.
 9 Next.
 10 And I won't -- I won't focus on that
 11 because we've moved on from that, but there
 12 were a number of things that were very
 13 important, that are still important, that were
 14 presented on December 9th. This really is
 15 Jacksonville's homeplate. It really is
 16 where -- kind of the crossroads, where
 17 everything comes together.
 18 The primary objective for us was to -- is
 19 the integration of downtown and the riverfront.
 20 And that's accomplished by a number of things,
 21 including view corridors and the physical
 22 riverfront connection that is pedestrian
 23 friendly because of all the linkages we saw;
 24 that it becomes a rejuvenated event and
 25 entertainment center; it's a destination
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1 restaurant experience; and there's an infusion
 2 of public art.
 3 Next.
 4 Now, I -- I want to kind of reiterate what
 5 Mr. Wallace said earlier and say that the
 6 workshop we had was tremendously helpful and
 7 beneficial. It really started with Mayor Brown
 8 laying out a vision of what downtown should be,
 9 Mr. Wallace showing examples of other cities
 10 and -- and using them as reference of what this
 11 area could be as well, Mr. Davis putting it in
 12 an economic context. We got commentary from
 13 the design community and a lot of downtown
 14 stakeholders.

15 And as a result of all of that, this is
 16 kind of how it -- it played out as the biggest
 17 concerns that we heard in that meeting, which
 18 were it really needs to be mixed use. It needs
 19 to have -- and with that, it needs to be an
 20 activated streetfront, have retail, hotel and
 21 residential incorporated. It needs to be world
 22 class. And, you know, we'll talk later about
 23 ways in which that can be accomplished.

24 That workforce residential itself was very
 25 important. Getting people living in downtown
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1 is critical to the success of Jacksonville.
 2 And each property that can do it should take
 3 that opportunity.
 4 There was a discussion about removing the
 5 ramp that is in front of The Landing. And as
 6 you saw in the early photo, those ramps were a
 7 later addition to the original bridge. And
 8 what they do is they cut the downtown off from
 9 the riverfront. So, to the extent possible,
 10 that would be a benefit.

11 An emphasis on Hogan Street. You know,
 12 the -- the plan that we illustrated focused
 13 mostly on Laura, with a little bit of
 14 discussion about Hogan. But when you look at
 15 its placement in the city, Hogan Street is
 16 equally important and needs to be emphasized.

17 And that these -- the biggest issue with
 18 The Landing now is that it really was designed
 19 relatively in isolation to the city. It turns
 20 its back. What we need to do in the -- the --
 21 going forward is to have The Landing integrate
 22 back into the city. And don't think of it as a
 23 separate thing, but make it -- think of it as
 24 totally integrated.

25 So those were the concerns we heard that
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1 have since been incorporated into the design
 2 we're about to show you.

3 Next, please.
 4 I want to begin with --
 5 (Applause.)

6 MR. WILSON: I haven't said anything yet.
 7 I want to begin with kind of the -- a
 8 massing of it because it's easier to understand
 9 the plans. I think you can understand a 3D
 10 image better. I think significantly -- the
 11 first thing I'd like to illustrate is that
 12 the -- Laura Street continues through to the
 13 riverfront.

14 Second is that the riverfront itself --
 15 there -- the buildings along the riverfront are
 16 such a pinch point to the promenade that should
 17 be along the river, that those -- and -- and --
 18 and this is -- would have to be phased to work,
 19 but this -- those are eliminated and pulled
 20 back so that the waterfront is given back to
 21 the -- to the people. Right.

22 Then the buildings are about four or five
 23 story base of buildings that create a backdrop
 24 and -- and appropriately scaled to people who
 25 would be engaging that space and to the

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1 waterfront itself.
 2 Beyond that, you have the buildings, the
 3 two buildings, most likely a hotel on the left
 4 and residential on the right. That still
 5 remains to be seen, but in terms of the
 6 massing, the idea is that you step up from the
 7 lowest level that the people inhabit to a base
 8 level that kind of creates a -- a nice
 9 environment or context for what happens in the
 10 foreground. The towers are then set back.

11 On the left, there's -- it sort of steps
 12 up, as you see from the lowest level to that
 13 level to kind of a mid-level -- mid-rise
 14 buildings to the high-rise buildings in the
 15 background.

16 And then on the right, you can see they
 17 are more in the family of those mid-rise
 18 buildings, stepping up to the -- the taller
 19 buildings behind them. So the idea there is
 20 that it really integrates into the city
 21 structure.

22 Interestingly, the angle does two things.
 23 One is, there's a secondary grid you see where,
 24 you know, EverBank and the -- the building in
 25 front of it have that secondary 45-degree. So

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1 these buildings work -- work toward it. It
 2 also has the effect of -- if you're coming
 3 downtown -- if you're coming down Laura, it
 4 opens out to the river. And if you're looking
 5 from the riverfront, it funnels your view into
 6 the city. So it -- it has -- it does a number
 7 of things at once.

8 Now, looking at this, we'll kind of --
 9 we'll go to the plan and -- and talk about some
 10 of the particulars.

11 Next, please.

12 So all things we talked about. The
 13 event plaza kind of draws you in. We created a
 14 covered space that connects the event plaza to
 15 what we're calling The Landing courtyard that's
 16 almost a hundred feet square. And that can be
 17 a visual identifier for The Landing all the way
 18 from Hemming Plaza and from the riverfront
 19 simultaneously so that the image is the same in
 20 both directions, which is one of the issues
 21 now. You really are looking from Hemming Plaza
 22 at the back of The Landing and its lettering.

23 The idea here is that there's restaurants
 24 and retail all at the ground level, and the
 25 restaurants have outdoor seating that then

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1 overlook a promenade that is near what we're
 2 calling an art installation. And we'll look at
 3 some imagery for that later, but we think that
 4 this is a potential to have a world-class art
 5 installation that becomes an -- an image maker
 6 in and of itself.

7 And then the riverfront -- the Riverwalk,
 8 which narrows to almost nothing on the far
 9 eastern side of the property, is widened to
 10 about 20 feet, so that it really makes a strong
 11 connection laterally across the site.

12 A few years ago, there -- there was a
 13 roundabout placed at the end of Laura Street,
 14 and we would suggest that a similar one showing
 15 the importance of Hogan be placed at the end of
 16 Hogan Street and ending the street at that
 17 point.

18 That does a couple things. One is it
 19 equates those two streets and -- and it
 20 relieves some of the traffic flow at that
 21 point, but it also provides the opportunity to
 22 create a plaza at the end of Hogan Street,
 23 which is really beneficial for a number of
 24 things.

One is just the view corridor. Two is
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1 that it -- it benefits The Landing. And three
 2 is that it's adjacent to the Times-Union and
 3 events could be incorporated that works out
 4 between all of those uses. And it's -- it
 5 really, once again, takes pavement and gives it
 6 back to public use where people can inhabit.

7 The wonderful thing about all -- the --
 8 all the arrangement of these spaces is that you
 9 can accommodate all different scale of events
 10 and activities. You can have an event in the
 11 courtyard, and if it got bigger it could expand
 12 through the north to the event plaza or
 13 laterally across the Riverwalk, and -- and even
 14 incorporate the plaza. So you have lots of
 15 flexibility. And knowing how this site is
 16 used, that is very important.

17 Just a few other details that we've --
 18 we've created in our promenade along the
 19 Water Street side that really connects up to
 20 the riverfront. And let's -- and then -- and
 21 then on the other side, we're -- we've shown a
 22 potential future building just as -- as an
 23 orienter, not knowing whether the -- those --
 24 those ramps could ever be removed, but we
 25 would -- just wanted to keep in mind a -- kind

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1 of a long-term vision of the property. That
 2 actually still also becomes the service side of
 3 the property as well.

4 Next, please.

5 This gives a little idea of the buildings
 6 in relation to the The Landing now. So you can
 7 see, particularly noteworthy is the -- where
 8 the art installation would be in the -- you
 9 know, down by the riverfront, relative to the
 10 existing buildings there.

11 Next.

12 So looking at the -- kind of just a
 13 conceptual planning is, as you can see, it's --
 14 on the ground floor, it's all restaurant and
 15 retail, and with support spaces and access to
 16 parking sort of tucked away. Floors 2 through
 17 5 would be office or residential or -- that
 18 would have a beautiful view of the riverfront
 19 itself. And then the towers would be above
 20 that with roof terraces. That would be
 21 wonderful for the people who inhabit either of
 22 those towers.

23 Next.

So just a -- a couple other notes here.
There's potential for -- for providing more
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1 docking space to get people water access to
2 The Landing and to -- to this location.

3 By the bridge, we've shown a -- let me see
4 if I can do my pointer. Right there, there's
5 a -- a ramp that allows you to walk down
6 from -- so you can go from the river --
7 Riverwalk directly to the -- to get to the
8 South Bank itself. And then just above that,
9 there are rest rooms that are public in nature
10 that are along the Riverwalk so that it -- it
11 be -- it kind of deals with that issue as well.

12 Next, please.

13 So just want to talk a minute about this
14 feature because this, I think, can really be an
15 image maker for the city and for this
16 particular site.

17 Next.

18 So this is a -- this is a bridge view, but
19 it gives an indicator, I think, of what it
20 could be where you create something beautiful
21 and lit from below so that as you look at it
22 from downtown at the river, it's something that
23 becomes an identifier and an image for the
24 city.

25 Next.

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1 with lots of people in the space itself.

2 Next.

3 This is another idea of what it could be.
4 This is actually in Irving, Texas. It's called
5 the Mustangs of Las Colinas. When I went out
6 to Texas, I specifically went -- and this is
7 what you'd want a project like this to do -- to
8 see this because it's a world-class art
9 installation and it -- it's a draw. And the
10 building, again, acts as sort of a backdrop for
11 a beautiful piece of art.

12 Next.

13 And beautiful at night as well.

14 Next.

15 So taken together, all of this, the idea
16 behind it is really the interconnectivity of
17 riverfront and downtown, aesthetically,
18 experientially and three-dimensionally. It's
19 mixed use. Kind of -- it's exciting. It --
20 it's activated. It's pedestrian-friendly. It
21 really focuses on being an event and
22 entertainment center and it's world-class
23 worthy of its critical position in the city and
24 creating that kind of armature for a
25 world-class art installation to occur, I think,

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1 And then looking at the -- the waterfront
2 itself and what happens that -- the building
3 would serve as a backdrop for that waterfront.

4 Next.

5 And really have to think about that in the
6 context of the city day and night. I mean, we
7 have a -- beautiful images with the -- with the
8 bridges lit and Friendship Fountain. And this
9 would be in that ensemble and understanding how
10 it all works.

11 Next.

12 So this is actually a project in -- in --
13 in Ireland that I think is interesting and
14 somewhat relevant where it creates a beautiful
15 image at night. If you look at the bottom
16 view, building on the left. The building can
17 serve as kind of a backdrop for this image in
18 the foreground.

19 Next.

20 And I think particularly what I like is
21 the idea that you have -- it's inhabited space.
22 So it's -- it's a beautiful image that you see.
23 You know, you can imagine Jacksonville hosting
24 a Super Bowl, the blimp flying over and you see
25 this wonderful space that's well lit at night

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1 would be wonderful.

2 So thank you for allowing me to present,
3 and --

4 THE CHAIRMAN: Thank you, Mr. Wilson.
5 (Applause.)

6 THE CHAIRMAN: So I want to go around and
7 get other board members' thoughts and maybe
8 while they're gathering theirs, I'll share
9 some -- some thoughts of my own.

10 I think this is a dramatic improvement
11 from the original design, and I think you guys
12 have done an excellent job of taking the
13 community and stakeholder input and
14 incorporating those.

15 I think the setting of the footprint back
16 from the river is a fantastic idea. The notion
17 of an art promenade along the river is a
18 world-class idea. And -- and I thank you
19 for -- for proposing that. And thank you for
20 eliminating the notion of surface parking on
21 what is the most valuable -- one of the most
22 valuable properties in -- in the city of
23 Jacksonville.

24 We understand parking is -- is valuable
25 for -- for success and in some context, but

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1 garage parking, although it costs more, is much
2 more appropriate than -- than surface parking.

3 And I want to talk real quick before I go
4 to other board members regarding density and
5 height. I think that the -- the past or the
6 prior proposal was light on density for a site
7 at this -- this location. And I'd like -- if
8 you mentioned it, I missed it, I'm sorry, but
9 did you mention the proposed height or number
10 of stories for the two towers.

11 MR. WILSON: I did not, and -- and I
12 specifically didn't because a lot of that is a
13 little bit -- you know, this is sort of a
14 conceptual at this point. So I think what it
15 shows is the hotel is maybe 10, 12 stories
16 above 5, and the residential is maybe 20 or so.
17 But those are rough numbers just to get -- this
18 is really to get a sense of what it should do
19 and then the -- we have to see what really
20 works.

21 THE CHAIRMAN: Yeah. My initial thoughts
22 that we -- as we consider density, we need to
23 consider a couple of things. One is that the
24 feasibility of more density and the more -- the
25 more residential units, the greater cost of the

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1 project, obviously, and, therefore, the greater
2 the cost of the incentives most likely. So we
3 need to consider that.

4 We need to be cognizant of view corridors
5 of the office buildings directly behind
6 The Landing.

7 MR. WILSON: Right.

8 THE CHAIRMAN: And the tax base they
9 represent. I understand you have been
10 thoughtful in -- in those considerations by
11 angling the buildings.

12 MR. WILSON: May I say --

13 THE CHAIRMAN: You want to address --

14 MR. WILSON: I just wanted to say one
15 thing, if I might, which is we did do a
16 version, for example, with the tower on the
17 right orthogonal to the -- the grid behind it,
18 but felt like it blocked the -- the Wells Fargo
19 building too much. So by pulling forward
20 and -- and angling it, it really does help that
21 a lot if -- if you're going to go up.

22 THE CHAIRMAN: Right.

23 MR. WILSON: So --

24 THE CHAIRMAN: Well, and I -- I don't want
25 to get into too much detail now, but I just

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1 want to be thoughtful about the amount of
2 units, the cost that represents. And then I
3 also think we need to get smart as a board in
4 the next month or two about demand and whether
5 there is sufficient demand for a large-scale
6 project --

7 MR. WILSON: Right.

8 THE CHAIRMAN: -- which goes beyond your
9 scope. I know you're -- you're mostly in the
10 design stage now, but just wanted to share that
11 thought with you --

12 MR. WILSON: Okay.

13 THE CHAIRMAN: -- sooner than later.

14 So those are my initial thoughts.

15 Anybody else? Why don't -- why don't we
16 start to our right. I can't imagine any of you
17 don't have any thoughts.

18 Mr. Saylor, do you want to share any
19 reaction?

20 B/M SAYLOR: Well, my reaction was
21 probably not as obvious as it should be. I've
22 been kind of lockstepped with Alan in this
23 process for a couple of months now, so it's not
24 a surprise to me to see the -- the imagery.

25 But it's -- this is a great reminder that
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1 an inclusive process has now brought us an
2 extraordinary product. And hats off to
3 everybody who pushed for that, and particularly
4 to Mr. Sleiman, who was very receptive to
5 making this process, this design process happen
6 the way it should, and now we've got a product
7 that we are proud of.

8 Thank you.

9 THE CHAIRMAN: Thank you, Mr. Saylor.
10 Mr. Bailey.

11 B/M BAILEY: And -- and I don't want to
12 repeat what -- at this time, what -- what
13 everybody says, but many of us think
14 The Landing is -- is foundational to the
15 redevelopment of downtown. I do. I think we
16 have to start somewhere. I -- I love it. I
17 think it's absolutely beautiful.

18 We went through this before. We did this
19 one time before, and I seem to remember -- and
20 I guess this will come out at some point about
21 air rights of those buildings. Didn't we have
22 some issues, Jason, with the height of those
23 buildings and things? So we need to be
24 realistic and understand what we can do and
25 can't do. And -- and I don't know the process,

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1 how you go through that, but there were some
2 land right issues.

3 We have a chance to do it right and we
4 need to do it right. And if we're going to do
5 it, let's do it right.

6 And -- and I think pushing it back and --
7 and opening it up to the river like that is
8 what's needed. I don't know what that does to
9 the square footage of the building, but -- but
10 I think that's going to lend to its success.

11 So I -- I think it's a wonderful --
12 wonderful project. But I just want to make
13 sure if we're going to do it, we do it right
14 this time. Not that we did it wrong, but Toney
15 went through this -- I mean, those -- those
16 marinas out there -- that marina out there is
17 wonderful.

18 Toney, remember when we went through that?
19 When you got it -- I don't think anything's
20 changed in the river. We couldn't do it at
21 that time, so I don't know if -- if anything
22 has changed to be able to do a marina like
23 that, which I think would be fabulous. We're
24 one of the only cities with a river running
25 through downtown that doesn't have a marina.

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1 But I don't think it's physically possible to
2 put a marina out there with -- with an 80-foot
3 depth off there and the current that runs
4 through there.

5 But I think it's beautiful and I think we
6 should try to do whatever we can. Toney has
7 the ability to do it, and he needs a public
8 partner. And we're that public partner and we
9 should be doing everything we can to help.

10 THE CHAIRMAN: Tony Allegretti.

11 B/M ALLEGRETTI: Well, I'll just reiterate
12 some of the things that you guys said. I
13 absolutely love what's happening with Hogan
14 Street. I think that's really smart. I love
15 how much access we're giving to the public.

16 Our Riverwalk is one of the best urban
17 waterfronts in the whole country. We've got
18 more access in the -- in the grid than a lot of
19 cities, which they have.

20 I think adding the public art -- I see a
21 lot of art folks in the crowd that -- I think
22 this is outstanding.

23 I love the idea of taking down some of
24 these viaducts. I hope that's a trend that we
25 see. The -- the ramps, they're -- they don't

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1 add much.

2 I mean, I coach a kids soccer team so I
3 missed the public meeting, and I'm starting to
4 think I should start missing more because this
5 is really good. This is a good, like,
6 surprise.

7 So -- so, anyway, I'm -- I'm very bullish
8 on it. I'm -- I'm hoping we can see some
9 bulldozers soon.

10 (B/M Clements enters the proceedings.)

11 THE CHAIRMAN: Thank you, Tony.

12 I'd like to welcome Mr. Clements. We are
13 now a quorum.

14 Thank you for joining us.

15 B/M CLEMENTS: I had to do that. Sorry.

16 THE CHAIRMAN: What we're doing, Rob, is
17 going around the table and just giving our
18 reaction to the new design. I'm not going to
19 ask you to do that, let you absorb it for a
20 minute.

21 B/M CLEMENTS: Love it.

22 THE CHAIRMAN: Mr. Gibbs, do you want to
23 take a sip from the fire hose or --

24 B/M GIBBS: I'd be happy to.

25 All of the comments that the board has

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1 given have been very cogent with regard to this
2 beautiful project. My concern -- and I did
3 this on the JEDC -- was to try to get my arms
4 around need.

5 Market surveys, those will be very
6 important because we are spending the people's
7 capital here. And I remember developers coming
8 to the JEDC and offering market surveys that
9 would make magicians like David Copperfield
10 blush, or David Blaine blush.

11 So I would be interested to see the market
12 surveys there so that we do protect the
13 public's interest with regard to this wonderful
14 project.

15 THE CHAIRMAN: Yeah, I -- I agree with
16 that. And that touches upon some comments I
17 made regarding whether there's sufficient
18 demand for the density that's being proposed.

19 So, Aundra, to that end, what can we do?

20 MR. WALLACE: I've heard you. I will
21 incorporate the market feasibility study within
22 the CRA redevelopment planning process, go
23 through that particular theme. We've already
24 got someone on our board doing market studies.
25 I will work with Prosser Hallock to make that

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1 part of their task for us to get this done.
2 So it goes down the same time table, bring
3 the redevelopment planning process forward, but
4 I'm going to use that process to actually get
5 this done.

6 THE CHAIRMAN: And we would want to make
7 sure that a market study doesn't slow the
8 process down. And we --

9 MR. WALLACE: We aren't going to slow the
10 process down. I anticipated this question.
11 And for me professionally, I have to have it in
12 order to do my due diligence. So we will be
13 doing it.

14 THE CHAIRMAN: Thank you.

15 Mr. Bailey, do you have comments?

16 B/M BAILEY: Actually, I -- I want to get
17 Ms. Boyer's comments, if she has any.

18 C/M BOYER: I'm really pleased with the
19 changes and particularly excited about the
20 riverfront setback, and I just hope that the
21 DIA board would consider that a model for
22 anything else you're looking at on the
23 riverfront, is that -- that it is really
24 important to keep that public view and public
25 access along the -- our greatest asset.

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1 THE CHAIRMAN: We learned that lesson on
2 the South Bank, did we not?

3 C/M BOYER: I -- I've been trying to
4 handle the --

5 THE CHAIRMAN: Thank you, Ms. Boyer.
6 Mr. Bailey.

7 B/M BAILEY: And I -- just one thing.
8 Sure. I mean, I -- just through the due
9 diligence, that we get some information on the
10 ability to be able to do a marina like that.

11 And in the ramp -- aren't -- aren't those FDOT?

12 MR. WALLACE: Yes, they are.

13 B/M BAILEY: And get some information
14 or -- or have a representative at least opine
15 on what our ability to do that is.

16 B/M CLEMENTS: The abilities of what, Jim?

17 B/M BAILEY: With the ramps, the off-ramp,
18 on-ramps and --

19 MR. WALLACE: Mr. Bailey, we're a step
20 ahead of you. We have already reached out to
21 Transportation on that particular piece. They
22 are actively engaged with us. This is not some
23 type of design concept that we did not take
24 that into consideration. We had a conversation
25 with FDOT last week and they are working

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1 directly hand-in-hand with us.

2 THE CHAIRMAN: Excellent.

3 Any further comments from the board?

4 While you're dwelling on that, as far as
5 the public is concerned, if you do want to make
6 comments on this design, please fill out one of
7 these white speaker request cards.

8 Karen, where -- do you have -- are you in
9 possession of them? Karen, right here, wave
10 your hand.

11 And we will take those comments towards
12 the end of the meeting.

13 So yes, Ms. Boyer.

14 C/M BOYER: Just a quick question.

15 I mean, you mentioned the fact that it was
16 great there wasn't surface parking, and I know
17 I see some ramps. But, Alan, I heard you say
18 floors 2 through -- floor 1 was restaurants and
19 retail, floors 2 through 5 was office or
20 residential. Where is the parking inside that
21 box?

22 MR. WILSON: If you go -- you would have
23 to go back. Could we go back to -- it's --

24 C/M BOYER: Is it on the lower floors, the
25 2 through 5 floors?

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1 MR. WILSON: Yes. And the -- the -- on
2 the riverfront side, it's the office or
3 residential. And on the back side or town
4 side, I should say --

5 C/M BOYER: Okay.

6 MR. WILSON: -- is the parking.

7 THE CHAIRMAN: And while she's looking
8 that up, Alan, you did say the -- you did say
9 the back (inaudible) facility will be moved
10 towards the Main Street side, away from --

11 MR. WILSON: Yes.

12 C/M BOYER: There it is, floors 2 through
13 5. I see it. Okay.

14 MR. WILSON: Right. So -- so the ramps
15 and -- access is tucked in, and then the
16 office, residential is facing the river. And
17 then above the retail areas, or access to
18 the -- the lobbies to the towers above would be
19 the parking on levels 2 through 5.

20 And, also, the loading area is tucked
21 against the bridge so that it -- it's sort of
22 like The Landing acts now. It's sort of there,
23 but it's out of the way. And that would
24 service both buildings. So you'd have to cross
25 across the -- between them, so -- but it -- but

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1 it isolates it away from the public.
 2 THE CHAIRMAN: Yeah. Well, it -- it would
 3 free up Hogan Street to be an amenity.
 4 MR. WILSON: Correct. Right. Exactly.
 5 THE CHAIRMAN: And in -- in relation to
 6 the parking structure, the garage, I assume it
 7 will be hidden or it won't look like a garage?
 8 So we'll -- we'll --
 9 MR. WILSON: Yes. That's its own issue,
 10 but yes.
 11 THE CHAIRMAN: Yeah. Okay. All right.
 12 Any -- any further comments or questions?
 13 I'm going to take them at the end. Yeah, I
 14 just -- if you --
 15 So, again, if you want to make any
 16 comments, please fill out this card and we will
 17 take public comments towards the end of the
 18 meeting.
 19 All right. We have a quorum now with the
 20 additional board member here, so we're going to
 21 get into our agenda.
 22 Mr. Wilson, thank you for the
 23 presentation.
 24 All right. First, we're going to approve
 25 the board meeting minutes from the November
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1 20th regular board meeting.
 2 Did you have a chance to review that, have
 3 any comments?
 4 BOARD MEMBERS: (No response.)
 5 THE CHAIRMAN: Seeing none, I need a
 6 motion.
 7 B/M SAYLOR: Move approval of the minutes.
 8 THE CHAIRMAN: Second?
 9 B/M BAILEY: Second.
 10 THE CHAIRMAN: Any discussion?
 11 BOARD MEMBERS: (No response.)
 12 THE CHAIRMAN: All in favor.
 13 BOARD MEMBERS: Aye.
 14 THE CHAIRMAN: Okay. Motion passes.
 15 We're -- we're actually going to split up
 16 the public comment section this evening because
 17 I assume there will be a number of comments on
 18 The Landing tonight.
 19 Minding the state statute, we need to have
 20 public input for each of the resolutions that
 21 we vote on, and so we're going to have a vote
 22 on three resolutions, Resolution 2014-01-01,
 23 -02 and -03, and they pertain to the following:
 24 DIA amending the adopted Downtown Jacksonville
 25 Retail Enhancement Plan, which we -- we voted
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1 on as a board and approved last meeting.
 2 We're going to have an amendment
 3 discussed, then we're going to adopt the DIA
 4 mission statement, and then we're going to vote
 5 on a resolution rescinding the authorization of
 6 OED to negotiate and -- and engage on various
 7 downtown projects, which is a resolution we did
 8 back in July.
 9 So if there is any public input on those
 10 three items, I would allow them at -- at -- at
 11 this time. Again, trying to partition the
 12 public comments so we don't get them all at
 13 the --
 14 Again, those three items, any public input
 15 at this time?
 16 Mr. Nooney, does this pertain to one of
 17 these three items only? If it does not -- this
 18 is not pertaining to the Waterways Commission.
 19 If you have that comment, I would ask you to
 20 wait till the end of the meeting.
 21 AUDIENCE MEMBER: Well, I -- I'd like to
 22 comment on -- as to 2014-01-01.
 23 THE CHAIRMAN: Okay. Come on up. You
 24 have three minutes.
 25 (Audience member approaches the podium.)
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1 AUDIENCE MEMBER: And I'll throw in a
 2 waterway angle.
 3 THE CHAIRMAN: Now, I'd like you just to
 4 keep it at this particular issue only, please.
 5 AUDIENCE MEMBER: Where would you like me
 6 to --
 7 THE CHAIRMAN: You can sit down in this
 8 chair.
 9 AUDIENCE MEMBER: Okay. It's a resolution
 10 of the DIA, let's see, amending to adopt --
 11 THE CHAIRMAN: Mr. Nooney, if you could
 12 identify yourself and your address for the
 13 court reporter.
 14 AUDIENCE MEMBER: Yeah. John Nooney, 8356
 15 Bascom Road, Jacksonville, Florida 32216,
 16 District 4.
 17 THE CHAIRMAN: Thank you.
 18 MR. NOONEY: The Retail Enhancement Plan,
 19 you know, I would just hope after public
 20 comment, at the last DIA board meeting, that
 21 the board will consider a project other than a
 22 fixed structure, and by that I'm talking about
 23 50,000 for the USS Charles F. Adams.
 24 And I'm not here by any capacity
 25 representing that group. I'm just talking as a
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1 private citizen. And the only reason I'm
 2 mentioning that project is because it's on the
 3 river in this new DIA zone from the Fuller
 4 Warren to the Mathews, you know, within this
 5 new CRA that's being created.
 6 THE CHAIRMAN: Thank you.
 7 AUDIENCE MEMBER: I want to make some
 8 comments.
 9 (Audience member approaches the podium.)
 10 THE CHAIRMAN: We'll consider that.
 11 Mr. Oliver, have you filled out a card?
 12 AUDIENCE MEMBER: Not for this
 13 particular --
 14 THE CHAIRMAN: If you're going to -- if
 15 you want to speak regarding these three
 16 resolutions, please -- if you could sit in this
 17 chair over here so the court reporter can hear
 18 you.
 19 AUDIENCE MEMBER: Okay.
 20 THE CHAIRMAN: Thank you.
 21 AUDIENCE MEMBER: I want to make a
 22 statement on the --
 23 THE CHAIRMAN: Name and address, please.
 24 AUDIENCE MEMBER: Carnell Oliver. Address
 25 is on file.
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1 I want to make a key statement on the
 2 Retail Enhancement Plan. From the last meeting
 3 that I attend, you was going through the
 4 process of hashing it out and working it out.
 5 Now, I expect results to come about this
 6 action, and I expect some juvenation [sic] back
 7 into the downtown core.
 8 The efforts have been put in, and I see
 9 some the work that has been done has -- has
 10 come through, but now it's time to raise bar
 11 and expectation. For every dollar that we
 12 spend, the taxpayer's dollars, we want a return
 13 on those dollars. It's like -- it's like --
 14 it's like anything else we buy. We expect a
 15 key return on our investment. And I hope that
 16 these dollars that you are using are key
 17 investments to bring life back into the
 18 downtown core. And that is the responsibility
 19 of every last one of you that are appointed on
 20 this board, to maintain that level and raise
 21 the bar of expectations.
 22 And have a good evening.
 23 THE CHAIRMAN: Thank you, Mr. Oliver.
 24 Any other public comment?
 25 Yes, Mr. Langton.
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1 (Audience member approaches the podium.)
 2 THE CHAIRMAN: Please identify yourself
 3 and state your address.
 4 AUDIENCE MEMBER: Certainly, Mr. Chairman.
 5 Michael Langton, 1300 Oak Haven Road,
 6 Jacksonville, Florida.
 7 I just want to speak in support of the
 8 amendment. I think the amendment -- its
 9 purpose and intent to the amendment is to allow
 10 your executive director and you, the board, as
 11 much flexibility in doing these incentive
 12 deals.
 13 I hope -- I hope you will do 20, 25 of
 14 these deals and each deal will -- will be
 15 significantly different. It will be unique
 16 in -- in terms of the particulars of that. So
 17 the most flexibility you can give your staff
 18 and yourself just makes a lot of sense.
 19 So I speak in favor of the amendment.
 20 Thank you.
 21 THE CHAIRMAN: Thank you, Mr. Langton.
 22 Any other public comment?
 23 AUDIENCE MEMBERS: (No response.)
 24 THE CHAIRMAN: Okay. I'm going to close
 25 the public comment for these three items.
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1 Mr. Wallace, if you could take us through
 2 the three items.
 3 MR. WALLACE: Yes, sir.
 4 With regards to -- I'll just use the last
 5 one, the first resolution itself. This is
 6 amending the Retail Enhancement Plan as you
 7 brought forward -- that I brought forward last
 8 month that you adopted.
 9 There was a little ambiguity. The
 10 ambiguity centered around whether or not there
 11 was a maximum cap of \$50,000 or whether or not
 12 there was going to be -- the maximum would be
 13 \$20 per square foot of leased space where we
 14 would do no more than 50 percent of that total
 15 project cost itself.
 16 To get rid of that particular ambiguity,
 17 I've eliminated the \$50,000 maximum cap. And
 18 it reads now in terms of -- because I wrote in
 19 the actual memo itself, the grant offered, the
 20 maximum grant award, \$20 for every square foot
 21 leased or occupied by the proposed tenant or
 22 business, as recommended by staff, the review
 23 committee and approved by the governing board.
 24 The amount of the incentive dollars
 25 awarded shall not exceed 50 percent of the
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1 total construction costs. The allocation may
 2 be made by the building owner, the tenant or
 3 jointly by the building owner and the tenant.
 4 The funds are not available for previously
 5 funded improvements.
 6 The application is verified. Expenditure
 7 for the improvements must reach the maximum
 8 amount of the grant funding, so basically a
 9 minimum of one-to-one ratio. The amount of the
 10 grant shall not exceed the \$20 for every square
 11 foot leased or occupied by a proposed tenant or
 12 business.
 13 That is going to be basically how our cap
 14 would actually be set under this particular
 15 program. That's clearing up the ambiguity from
 16 last month.
 17 THE CHAIRMAN: All right. So it was a
 18 clarity of whether the cap was 20 bucks a foot
 19 or \$50,000. Now the cap is \$20 per foot?
 20 MR. WALLACE: Right.
 21 THE CHAIRMAN: Okay.
 22 All right. Any questions on this
 23 amendment? If not, we need a motion.
 24 B/M CLEMENTS: So moved.
 25 B/M SAYLOR: Second.
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1 THE CHAIRMAN: Okay. Any further
 2 discussion?
 3 BOARD MEMBERS: (No response.)
 4 THE CHAIRMAN: All in favor, raise your
 5 hand or say aye, please.
 6 BOARD MEMBERS: Aye.
 7 THE CHAIRMAN: Any opposed?
 8 BOARD MEMBERS: (No response.)
 9 THE CHAIRMAN: Okay. Motion passes.
 10 2014, Number 2.
 11 MR. WALLACE: Mr. Saylor -- I mean --
 12 sorry.
 13 Chairman Barakat, your mission statement
 14 was developed in either the spring or summer of
 15 2013. At that time, Chairman Harris asked
 16 Board Member Bailey to develop an actual
 17 mission statement, which was fair, and brought
 18 forward to the board, vetted by this particular
 19 board, and fell short of adoption as the board
 20 felt as though they wanted to wait until your
 21 CEO had arrived to have a review of the
 22 statement and make their comments.
 23 I've arrived. I reviewed your mission
 24 statement. I approved it. It's up to you to
 25 adopt your own mission statement, but I'm in --
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1 I'm in agreement with the actual mission
 2 statement that you have developed.
 3 THE CHAIRMAN: Okay. I think the mission
 4 statement was passed out again with the board
 5 package material, so you've hopefully had time
 6 to take a look at it. Once -- once it's in, it
 7 will be -- it will be up for the world to see.
 8 Obviously, we can amend it again at a later
 9 date.
 10 Do we have any comments?
 11 MR. WALLACE: I will read it for the
 12 record.
 13 THE CHAIRMAN: Okay.
 14 MR. WALLACE: The Downtown Investment
 15 Authority serves as a clearinghouse to
 16 establish an identity for the region that
 17 capitalizes on partnerships to guide the
 18 revitalization of the core of the city of
 19 Jacksonville; to attract investment, facilitate
 20 job creation and residential density, while
 21 assuring a unified effort is strategically
 22 focused to implement action through capital
 23 investments, planning, advocacy, marketing and
 24 the establishment of policy for the general
 25 community and downtown stakeholders.
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1 That's the mission statement that was
 2 developed by this board.
 3 THE CHAIRMAN: Any questions, comments?
 4 B/M SAYLOR: Mr. Chairman.
 5 THE CHAIRMAN: Mr. Saylor.
 6 B/M SAYLOR: Just as a back check, if I
 7 could ask Councilmember Boyer if that language
 8 comports with your understanding of the nature
 9 of the legislation that you moved upon.
 10 It does to me.
 11 C/M BOYER: Well, this is my first reading
 12 of it. And as I'm going through it, trying to
 13 kind of analyze it and see whether I think it
 14 is inclusive of everything -- and in the first
 15 thought process I was going through are the
 16 various powers and authorities you have as the
 17 CRA governing board, if granted those and
 18 whether they are all included in that
 19 statement.
 20 To the extent you are talking -- it -- I
 21 guess my thought is, okay, to the extent you
 22 are granted the authority to lease properties
 23 or to sell properties, do they -- is that part
 24 of attracting investment, facilitating job
 25 creation? Because it's not being a
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1 clearinghouse.
2 I think it probably falls in the second
3 sentence, but, I mean, I'm -- I'm just trying
4 to go through those functions and address them.

5 Basically, I'm not prepared to give you a
6 complete answer to your question.

7 B/M SAYLOR: If you would like to take a
8 few minutes, I could stall.

9 C/M BOYER: Not without a copy of the
10 enabling legislation in front of me.

11 B/M SAYLOR: I -- I've read it and
12 compared it back with the legislation. As --
13 as all mission statements tend to be pretty
14 global and -- and -- and try to cover the
15 waterfront, that is what Mr. Bailey has done
16 here.

17 We had actually a fairly lengthy
18 discussion about this mission statement seven
19 or eight months ago, and -- and there's a good
20 bit of -- of effort that went into -- into
21 deciphering of verbiage and so on.

22 And I think it -- from my point of view,
23 it meets the -- the standard of the mission
24 statement. There are certain operational
25 objectives and obligations and so on that are

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1 covered in our bylaws that I think are really
2 more of what you're talking about. Bylaws
3 cover more of those intricacies. This is very
4 global.

5 Unless you have an objection, I'll make a
6 motion to approve it.

7 C/M BOYER: I certainly don't object to
8 it. No, I don't have an objection to it, but I
9 will give it some thought after this.

10 THE CHAIRMAN: Well, I'd ask that --

11 B/M SAYLOR: As you know, it can be
12 changed.

13 THE CHAIRMAN: It can be amended if there
14 is a significant reason to do so. It has been
15 pretty well vetted, so --

16 B/M SAYLOR: (Inaudible) more comments.

17 THE CHAIRMAN: I'm sorry?

18 B/M SAYLOR: (Inaudible) more comments.

19 THE CHAIRMAN: Are there any -- any other
20 comments?

21 BOARD MEMBERS: (No response.)

22 THE CHAIRMAN: Okay.

23 B/M SAYLOR: I will make a motion to
24 approve.

25 THE CHAIRMAN: A motion on the floor.

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1 Is there a second.

2 B/M GIBBS: Second.

3 THE CHAIRMAN: Second.

4 Any further discussion?

5 BOARD MEMBERS: (No response.)

6 THE CHAIRMAN: All in favor.

7 BOARD MEMBERS: Aye.

8 THE CHAIRMAN: Any opposed?

9 BOARD MEMBERS: (No response.)

10 THE CHAIRMAN: Okay. That motion passes.
11 All right. 2014-01-03.

12 Mr. Wallace.

13 MR. WALLACE: Yes. On July 24th, 2013,
14 the project narrative granting authorization of
15 my colleagues at OED to negotiate and engage on
16 various downtown projects was distributed to
17 the DIA governing board. There is an
18 attachment in your package.

19 The recommended action referenced that OED
20 staff would work collaboratively with -- with
21 the DIA CEO to begin detailed and comprehensive
22 negotiations and review with certain specific
23 proposals as outlined in the attached July 24th
24 document. On pages 3 and 4, there were six
25 projects that were actually listed.

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1 OED staff has graciously provided support
2 to -- to me over the past four months. That
3 has been most appreciative.

4 During this period, the project
5 negotiations and due diligence has been led by
6 the DIA, with me, with assistance from OED as
7 needed. So therefore, for clarity purposes, I
8 support the recommendation suggested at the
9 December meeting to rescind the Board's July
10 24th, 2013 resolution authorizing the OED to
11 negotiate and engage on various downtown
12 projects, as amended.

13 THE CHAIRMAN: Thank you, Mr. Wallace.

14 As we said, this should be pretty simple.
15 We can govern ourselves accordingly, but this
16 codifies those -- that -- that conflict.

17 So any discussion or questions regarding
18 this item?

19 B/M BAILEY: I have a question.

20 Was anything -- I assume we still have 5.3
21 in the Historic Preservation Trust Fund, and
22 that was committed during that period of time?

23 MR. WALLACE: That's absolutely correct,
24 sir.

25 B/M BAILEY: Okay.

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1 THE CHAIRMAN: Okay. Is there a motion?
 2 Mr. Nooney, we -- we -- the public --
 3 there --
 4 MR. NOONEY: There's a public hearing on
 5 this, isn't there?
 6 THE CHAIRMAN: We've already had the
 7 public comment hearing on these three items.
 8 MR. NOONEY: Oh. I thought you were
 9 taking them.
 10 THE CHAIRMAN: No, I did them all at once.
 11 Sorry.
 12 Any further comments? If not, I need a
 13 motion.
 14 B/M CLEMENTS: So moved.
 15 THE CHAIRMAN: Is there a second?
 16 B/M SAYLOR: Second.
 17 THE CHAIRMAN: Any further discussion?
 18 BOARD MEMBERS: (No response.)
 19 THE CHAIRMAN: All in favor.
 20 BOARD MEMBERS: Aye.
 21 THE CHAIRMAN: Any opposed?
 22 BOARD MEMBERS: (No response.)
 23 THE CHAIRMAN: Okay. Motion passes.
 24 Thank you, Mr. Wallace.
 25 Okay. Just a reminder. Some -- some have
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1 joined us. We have had -- we skipped around in
 2 the agenda. We have had the Jacksonville
 3 Landing presentation. If there's any public
 4 comment regarding that or any other matter, I'd
 5 like to remind you to fill out these white
 6 cards, if you haven't already. Ms. Underwood,
 7 over here to my right, has them.
 8 I cannot acknowledge you unless you filled
 9 out one of these cards. We will take that
 10 comment -- all of your comments toward the end
 11 of the meeting.
 12 Okay. Moving down to the CRA update.
 13 Mr. Wallace and Tony Robins. Who is
 14 first?
 15 MR. WALLACE: I'll go first.
 16 THE CHAIRMAN: Okay.
 17 MR. WALLACE: Having an opportunity to be
 18 here the past four months, going on five, I
 19 have had an opportunity to look at our process,
 20 and I've got a plan for the end date. So what
 21 I've kind of done is sat down with the -- with
 22 the planning team and it's -- come up with
 23 a -- what I'll call our 75-day plan.
 24 The way I look at it is, it's got to be
 25 done by the end of March. This is -- this is
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1 January 15th. Going all the way to the end of
 2 March, there's 75 days. So from there, I've
 3 sat down with Tony, who is a principal at
 4 Prosser Hallock. I've developed these
 5 particular timelines, goals for January,
 6 February, March, April, and May take -- May
 7 takes on a life -- May takes on a life of its
 8 own. However, I want to make sure that we
 9 conclude our process.
 10 So I'll let Mr. Robbins tell you what's
 11 going to go on in January, February, March, and
 12 getting us to that April -- first week of April
 13 submission.
 14 MR. ROBBINS: Thank you, Mr. Wallace,
 15 Mr. Chairman, Board Members.
 16 We have the current draft of the
 17 redevelopment plan, the statutory side of
 18 things, not the business investment plan, under
 19 peer review by the Redevelopment Plan Committee
 20 Chairwoman Bishop. We're working with her to
 21 figure out the best way that she would like to
 22 unveil it to the DIA, whether we get her
 23 comments back first and tweak it some or to
 24 bring it back as-is and have the -- as a
 25 committee as a whole come on back together and
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1 look at it.
 2 But during the month of January,
 3 Mr. Wallace has offered some insights,
 4 Ms. Bishop's comments are expected, and we
 5 anticipate a draft of that aspect in some form
 6 or fashion, again, subject to the -- the
 7 chairwoman's desires, to come forward in
 8 February.
 9 So we're finishing in filling in some
 10 holes, tweaking, responding to some of the
 11 comments that we've received thus far this
 12 month, initiating the market analysis as,
 13 again, some of the -- in December, some of the
 14 changes in focus, some different projects and
 15 some fine-tuning of exactly what the business
 16 investment plan -- the other side, not the CRA
 17 update, but the business investment and
 18 development plan, the -- the solidness of the
 19 market analysis that's associated with that.
 20 For instance, projects such as the -- The
 21 Landing. That's -- that's an element that is
 22 going to be looked at in the BID plan as well.
 23 So we want to make sure that that's -- the
 24 Ts are crossed and the -- the Is are dotted on
 25 that and that your BID plan does have something
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1 that you can hang your hat on that -- that --
 2 to -- to your credit, Board Member Gibbs,
 3 having a market analysis on some of these
 4 suggestions that are in there -- is there.
 5 So in February, again, a draft of the BID
 6 and the CRA plan come forward, completing the
 7 market analysis. And that, to Mr. Wallace's
 8 correct point, we're -- we're to maintain that
 9 schedule to have this in for your consideration
 10 in March. And then after that, submit it to
 11 the City Council. It takes on -- we're --
 12 we're going to coordinate with the Office of
 13 General Counsel about the various subcommittees
 14 from City Council, whether it's advantageous
 15 and efficient to perhaps have some joint
 16 workshops among those or whether it is the
 17 regular legislative calendar.
 18 Tremendously appreciate Mr. Wallace's
 19 insights and critiques thus far, and look
 20 forward to getting some more with you. And I
 21 am just here to answer any questions that you
 22 may have at this time.

23 Thank you, Mr. Chairman.
 24 THE CHAIRMAN: Thank you, Mr. Robbins.
 25 So, again, the goal is to have a draft to
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1 us by the end of March? That is the goal?
 2 MR. WALLACE: That is what we would
 3 consider. The goal is to get the
 4 chairwoman's -- the committee chairwoman's
 5 information and then provide -- provide that
 6 particular draft to each of you.
 7 The goal is at the end of March, having
 8 that final -- not final final, but final enough
 9 that you could have your public meeting, have a
 10 conversation about this particular document,
 11 and making sure that we do everything that we
 12 need to do, that is to encapsulate everything,
 13 you give your final approval on this particular
 14 document. Because somewhere along that time in
 15 April, I would like to move this on to OGC,
 16 getting us to move this on to City Council.
 17 That's the game plan.

18 MR. ROBBINS: And more directly, that
 19 in -- sometime in the month of February, that
 20 you are seeing the initial drafts. Still some
 21 holes, still some missing pieces, but you're
 22 not going to get a Thanksgiving size meal in
 23 March that you have to digest, that you're
 24 going to have to take a look -- and we'll,
 25 again, get those impact -- input comments,
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1 ideas and critiques from you during the month
 2 of February as well. It's just that the
 3 logistics haven't allowed us to coordinate with
 4 the chairwoman precisely about how best to
 5 proceed, how she would like to proceed as well.

6 THE CHAIRMAN: I believe she's on her way.
 7 So she may arrive any moment.

8 Any other questions regarding the CRA
 9 redevelopment plan?

10 BOARD MEMBERS: (No response.)

11 MR. ROBBINS: Thank you very much.

12 THE CHAIRMAN: All right. Thank you,
 13 Mr. Robbins, Mr. Wallace, for your hard work on
 14 that.

15 Next on the agenda is the Hemming Plaza
 16 update.

17 Mr. Wallace.

18 MR. WALLACE: Yes.

19 Well, I can tell you off the top of my
 20 head with regards to that piece, one particular
 21 proposal was submitted to Parks and Recreation.
 22 It is now in committee for their actual review
 23 of that particular project. Nothing has been
 24 determined as of yet. I will know more for you
 25 on -- at your February board meeting at this

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1 particular point in time. There is only one
 2 respondent to that proposal.

3 THE CHAIRMAN: So the -- he will -- I'm
 4 not a hundred percent clear on the way our City
 5 works in this regard.

6 Who -- who reviews that proposal? Is that
 7 the Parks Department that will review the
 8 validity of that proposal?

9 MR. WALLACE: Well, it's actually the
 10 grading committee -- the grading's response
 11 after receiving the authorization from PSEC.
 12 So PSEC is pretty much the keeper of the
 13 process. And that was just granted on January
 14 the 9th. So they (inaudible) that as a
 15 committee, so that committee has to be formed.

16 THE CHAIRMAN: And they are keeping you
 17 involved?

18 MR. WALLACE: Yes.

19 THE CHAIRMAN: Okay. I just wanted to
 20 make sure we are involved as much as possible.

21 And I think our role, among many things,
 22 is to kind of keep the process moving as
 23 quickly through the bowels of government, so --
 24 all right.

25 Any -- any questions regarding Hemming

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1 Plaza?

2 BOARD MEMBERS: (No response.)

3 THE CHAIRMAN: Thank you again,

4 Mr. Wallace.

5 We have one more update on the Waterways

6 Commission.

7 MR. WALLACE: Yes, sir.

8 The waterways Commission will undertake a

9 maritime management plan in 2104, and Parks and

10 Recreation has the responsibility to tackle

11 that topic and Waterways is going to -- the

12 Commission will actually rule on it.

13 So from a staff aspect, we will continue

14 to monitor that process. The board may want to

15 consider assigning a member to act as an ad hoc

16 member of the Waterways Commission. That's up

17 to you-all, but I will continue to monitor it.

18 It comes up at our board meeting. It has

19 come up every month since I've been here, so I

20 am going to start keeping a much more active

21 track of what's actually going on.

22 THE CHAIRMAN: I think that is a good idea

23 to have a board liaison, similar to what we

24 have with DDRB. So I'll -- I'll dwell on that

25 and talk about that, and then we'll reach out

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1 to one of the board members.

2 B/M SAYLOR: Mr. Chairman.

3 THE CHAIRMAN: Yes, Mr. Saylor.

4 B/M SAYLOR: I was of the understanding

5 that Mr. Bailey was an ad hoc member.

6 B/M BAILEY: No.

7 THE CHAIRMAN: He --

8 B/M BAILEY: I was -- I served on

9 Waterways for many years.

10 B/M SAYLOR: Oh, you served on Waterways.

11 I thought you still attended.

12 B/M BAILEY: No. I --

13 B/M SAYLOR: I suggested previously,

14 though, we should have somebody either on or at

15 least in attendance at -- at Waterways. The

16 topic this committee brings up every month is

17 to -- this board, is something about the

18 access, specifically launches. That is being

19 delegated, I guess -- not delegated, but the

20 responsibility has always been with the

21 Waterways Commission and they have now

22 delegated it to the Parks Department to do that

23 user evaluation.

24 So, Mr. Nooney, somebody is on it.

25 THE CHAIRMAN: All right. We'll talk to

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1 you in a minute.

2 B/M SAYLOR: I know we'll hear from him.

3 THE CHAIRMAN: Mr. Saylor, we will ask

4 that a liaison -- and you're on the list, so --

5 B/M SAYLOR: Since I brought it up, yeah.

6 THE CHAIRMAN: Okay. On to -- I think

7 that concludes our information items.

8 Correct, Mr. Wallace?

9 MR. WALLACE: Yes. The other -- the last

10 item is, I will start interview processes

11 tomorrow with regards to one position, downtown

12 redevelopment manager, all of next week

13 probably, with the downtown -- the downtown

14 real estate analyst. I will be interviewing

15 six people for the downtown redevelopment

16 manager and about eight or nine people for the

17 real estate analyst position.

18 THE CHAIRMAN: So you have got a pretty

19 good representation?

20 MR. WALLACE: Good mix. It gives us an

21 opportunity -- gives me an opportunity to

22 really sit down and work with some people.

23 Feel free, as a board member, if you want

24 to sit in -- see Karen, come in and sit in on

25 the actual interview process. It's up to you.

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1 THE CHAIRMAN: Great. Keep us updated.

2 That's really important for this board,

3 and, obviously, for you because you are doing

4 three or four jobs as one person.

5 MR. WALLACE: Very important.

6 THE CHAIRMAN: Look forward to progress

7 there.

8 Downtown briefing. There was no DDRB

9 meeting this month; is that right, Mr. Gabriel?

10 MR. GABRIEL: That's correct.

11 THE CHAIRMAN: And Mr. Wallace --

12 MR. WALLACE: That's correct.

13 THE CHAIRMAN: So skipping over that and

14 going into old business.

15 The CBS DDRB appeal, the appellants

16 counsel is out of town this evening. We were

17 going to continue that hearing this evening.

18 It has been tentatively deferred to our

19 February board meeting. So once we finalize

20 that, all of you will be (inaudible.)

21 Yes, Mr. Allegretti.

22 B/M ALLEGRETTI: On that one, is there any

23 way that we can start the meeting earlier for

24 that one? It seems like we have a lot of --

25 well, it seems like right now we're sort of

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1 hitting -- hitting the ground running. We've
2 got good paces at our meeting. We're -- we're
3 doing things, and I just -- that one takes up
4 so much time and it's so impassioned and it has
5 so very little to do, in my opinion, with the
6 work that we have to do. Can we -- can we
7 maybe have an earlier start time for that
8 meeting to kind of --

9 THE CHAIRMAN: Yeah. Well, if you
10 noticed -- we originally sent out the meeting
11 time --

12 MR. ALLEGRETTI: Yeah.

13 THE CHAIRMAN: -- for 4 o'clock.

14 MR. ALLEGRETTI: Something similar to one
15 meeting earlier.

16 THE CHAIRMAN: I mean, if you guys are
17 okay with that, we can start at our old time of
18 3 o'clock for -- for this meeting and in this
19 process because it will probably take another
20 hour or two as one agenda item. So I don't
21 want to scare anyone from coming, but --

22 MR. WALLACE: If you note, we discussed
23 4:00 p.m. to 5:30 p.m. on that particular
24 topic, a 90-minute cap, making sure that we are
25 consistent with regards to time, making sure

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1 all sides have an amount of time.
2 So if you are comfortable with 4:00 to
3 5:30, we'll set that for our February the 19th
4 correction on the agenda. February 19th, is
5 that Wednesday? And that will be for that
6 particular meeting at that particular one time.

7 THE CHAIRMAN: We're going to do it at
8 3:00 or 4:00. The only X factor in the time is
9 the amount of public input we get. That's --
10 that's where we don't know how long it will
11 take. So anyway.

12 B/M ALLEGRETTI: No, that was my question.

13 B/M SAYLOR: Mr. Chairman.

14 THE CHAIRMAN: Yes, Mr. Saylor.

15 B/M SAYLOR: I might ask a substantive
16 question of counsel related to this item.

17 THE CHAIRMAN: Okay.

18 B/M SAYLOR: Quick answer -- question.

19 MR. GABRIEL: Yes, sir.

20 B/M SAYLOR: If I understand correctly,
21 the premise of the appellant is that -- this is
22 before us as an appeal to DDRB
23 responsibilities, which has to do with the
24 appropriateness in the design character of this
25 sign.

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1 The opposition point of view is that that
2 sign is not legal under any circumstance. This
3 is a -- a legal issue that apparently will be
4 resolved at some point in time.

5 My question is, is it properly before us
6 at this point or should we be waiting until
7 perhaps the court or some higher authority
8 rules one way or the other? Why would we hear
9 something that's res judicata?

10 MR. GABRIEL: Let me say this: There were
11 some issues brought up, obviously, by both
12 sides at the last meeting, the issues as to
13 whether it should even be before the -- the
14 DIA, let alone the DDRB, before you.

15 We have presented those open questions to
16 both sides and we're actually soliciting some
17 information so that hopefully we will be ready
18 to explain that to you next time, if that's, in
19 fact, an issue. I mean, as far as we're
20 concerned at this point in time, yes, it is
21 validly before you.

22 There are some permit questions pursuant
23 to the settlement agreement that transcend, and
24 for your own sake, it -- it's not something
25 that's before you. You're going to -- as you

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1 mentioned, you're -- you're looking at design
2 review appropriateness and some other issues
3 pursuant to the downtown overlay. There are
4 some separate permit questions pursuant to the
5 settlement agreement that we at the Office of
6 General Counsel are looking at which were
7 raised last time. So we are looking at that.

8 And, absolutely, if there's a reason that it
9 shouldn't be further processed because of
10 something on that side, we'll certainly bring
11 that to your attention. But at this point in
12 time, we don't have any such evidence and we
13 need to vet that. And at this point we just
14 have to, you know, follow through with that

15 this is properly before the DIA at this point
16 in time. So we are looking at that.

17 B/M SAYLOR: So do you feel that you have
18 got adequate time before we take this up at the
19 next time to advise us whether it is, in
20 fact --

21 MR. GABRIEL: I think it's --

22 B/M SAYLOR: -- lawful to replace that
23 sign?

24 MR. GABRIEL: It -- it -- it had been
25 noticed for the previous meeting. It was

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1 continued to this meeting, and you're
2 appropriately, you know, opening and continuing
3 to the next meeting on the 19th. If for some
4 reason -- we -- we expect to, within the next
5 month, have that information, but if -- if for
6 some reason we don't, you would continue it
7 again at that time.

8 B/M SAYLOR: I understand.

9 THE CHAIRMAN: Thanks.

10 Mr. Wallace.

11 MR. WALLACE: And also we're going to be
12 asking both sides to submit information to me
13 ahead of time so that -- to avoid inundating
14 you with documents on the spot and you not
15 having the proper time to review those
16 particular documents.

17 So once he makes -- gets his information,
18 makes a determination, that information will be
19 requested of them so that you have at least two
20 weeks to review that information.

21 THE CHAIRMAN: Yeah. And -- and then
22 typically, as a matter of our policy, we like
23 to get them the Friday before the next board
24 meeting --

25 MR. WALLACE: Okay.

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1 think probably it would be wise for us to do
2 that.

3 Okay. Any other -- any -- any other new
4 business?

5 Ms. Boyer.

6 C/M BOYER: I just wanted to bring up one
7 thing that came to my attention in the last
8 couple of weeks.

9 I have received a number of e-mails
10 regarding the -- the fact that the leases
11 associated with the water taxis are in the
12 process of being renegotiated by the Parks
13 Department. So I didn't know if you guys were
14 aware of that, if you have any input or
15 suggestions about, you know, how you would like
16 to see them operated.

17 But since I was informed that they are in
18 the process of being renegotiated by the Parks
19 Department, I just wanted to bring it to your
20 attention so it would be timely if you want to
21 engage, have a discussion with someone, if
22 someone wants to try to meet with them about
23 it, whatever.

24 I -- I don't know anything about the terms
25 that are being negotiated, but I know that they

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1 THE CHAIRMAN: -- so we can have the
2 weekend to review it, if necessary.

3 Okay. With no further questions, we'll
4 move on from old business to new business.

5 I just want to mention that myself,
6 Mr. Saylor and Mr. Wallace attended the City
7 Council Finance Committee's meeting yesterday
8 on the review of the economic incentives that
9 the City is reviewing. They are reviewing the
10 overall economic incentive policy for all of
11 the city.

12 So OED gave a presentation on current
13 procedures and their thoughts on potential
14 improvement, and we -- we want to be at that
15 table. And when downtown comes up, and it will
16 come up, we -- we would like to be there and,
17 obviously, have -- give them our input so that
18 we ensure that what we're doing, our business
19 plan, those dots are connected with any policy
20 that may come out of this committee. So --
21 Ms. Boyer was also there, so she could also
22 help us be eyes and ears in that process.

23 I am probably going to appoint a liaison
24 from this board so we can codify a connection
25 there. And I haven't done that yet, but I

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1 are up, apparently, for renewal.

2 THE CHAIRMAN: Okay.

3 B/M BAILEY: I'd be glad to work with
4 Aundra. I drafted the original RFP for the
5 water taxis with Lynette Self, I believe,
6 during the Delaney administration.

7 MR. WALLACE: All right. We'll -- we'll
8 go talk to them.

9 THE CHAIRMAN: Excellent. All right.
10 Thank you, Ms. Boyer. Maybe you can give us an
11 update at the next meeting.

12 MR. WALLACE: Yes, sir.

13 THE CHAIRMAN: Thank you, Ms. Boyer.
14 Any other new business?

15 Mr. Allegretti.

16 B/M ALLEGRETTI: Through the Chair, the --
17 I believe City Council -- our awesome City
18 County passed the -- do you like that -- passed
19 the -- the update to insurance requirements
20 which some are subtle but some will really
21 allow for more events and -- and -- and some
22 better streamline process. And I just want to
23 congratulate the City County and the
24 administration for getting that through. That
25 was an idea that was jointly done with all

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1 those parties, plus Risk Management. And I'll
 2 have to say the really cool experienced
 3 committee listened to that, too.
 4 THE CHAIRMAN: Which you chaired, right?
 5 B/M ALLEGRETTI: Right. Which,
 6 coincidentally, I chaired.
 7 Anyway, that's -- that's -- it's -- it's a
 8 very subtle thing, but I think it's pretty --
 9 in terms of events, it's a pretty -- pretty big
 10 deal. And so I'm happy to see that happen.
 11 B/M GIBBS: What was the outcome?
 12 B/M ALLEGRETTI: It passed. We basically
 13 had --
 14 B/M GIBBS: What does that mean?
 15 B/M ALLEGRETTI: We have less -- less
 16 rigorous requirements for insurance, and some
 17 of the wording that was prohibitive for some
 18 events to happen downtown, that loosened up a
 19 bit, and some of the requirements changed
 20 for -- in a good way.
 21 THE CHAIRMAN: Yeah. For -- for example,
 22 the Jacksonville Jaycees, that -- one of their
 23 biggest annual events, they wanted to move to
 24 downtown and couldn't make it happen because
 25 the insurance requirements were so cost

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1 prohibitive. So a lot of nonprofits have had
 2 the events, but couldn't afford to -- and
 3 wanted to be downtown, but weren't able to. So
 4 hopefully we'll see more -- more events come
 5 out of this.
 6 C/M BOYER: In large part, the -- the
 7 amount of insurance required did not change.
 8 THE CHAIRMAN: Oh, really?
 9 B/M ALLEGRETTI: No. Yeah, the amount --
 10 it was some word -- subrogation was, I think,
 11 was a word --
 12 C/M BOYER: Right. But one of the key
 13 things that Risk Management did in the change
 14 is they allowed whoever enters into the permit
 15 for the event to maintain the insurance.
 16 Previously, every sub under them who was
 17 doing something had to have their own
 18 insurance, too. So one of the big things is to
 19 say, okay, whoever the primary contact is, who
 20 obtains the permit, can have the insurance and
 21 then they're responsible to make sure they're
 22 indemnified by -- or whatever relationship they
 23 have with all of the participants in the event
 24 is up to them, and that's a big thing for all
 25 of the other parties.

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1 THE CHAIRMAN: It does lighten the load.
 2 C/M BOYER: So it does in that regard.
 3 It changed with respect to subrogation.
 4 It changed with respect to automobile policies,
 5 that you only have to have an automobile policy
 6 that's an automobile oriented event, like a
 7 parade with automobiles in it, as opposed to
 8 everybody having to have an auto policy just
 9 because there's a car present.
 10 And so there -- it was -- it didn't go as
 11 far as some of us may have liked to see it go.
 12 And there are many other areas to be addressed
 13 with Risk Management, but it is a step in the
 14 right direction.
 15 THE CHAIRMAN: Okay. Well,
 16 Mr. Allegretti, it would be nice maybe six
 17 months from now, since you are on top of these
 18 things, give us a flavor of whatever you
 19 think --
 20 B/M ALLEGRETTI: Absolutely.
 21 THE CHAIRMAN: -- is going on to bring on
 22 more changes.
 23 Okay. Any other new business?
 24 BOARD MEMBERS: (No response.)
 25 THE CHAIRMAN: All right. Great.

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1 So we'll go into public comments. I'll
 2 give one last reminder. If you have not filled
 3 out one of these cards, please fill them out so
 4 we can make your comments regarding The Landing
 5 or any other agenda item that you wish to
 6 share.
 7 So we will start with Mr. Dick Jackson.
 8 And each individual has three minutes, as you
 9 conclude.
 10 (Audience member approaches the podium.)
 11 THE CHAIRMAN: State your name and
 12 address, Mr. Jackson.
 13 AUDIENCE MEMBER: Dick Jackson, 4426
 14 Herschel Street, 32210.
 15 Let me just start by saying I just
 16 finished a book Happy City, and I'd be donating
 17 it to the DIA Library except I read it on
 18 Kindle. My son bought me a Kindle for
 19 Christmas. Anyway, it's -- it's great.
 20 I -- I did want to make the statement that
 21 on -- regarding The Landing, that you cannot
 22 have too much residential downtown. It just --
 23 to me, there's no such thing as too much
 24 residential.
 25 Okay. And another thing on The Landing is

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1 the -- is that -- was that a jetty that I saw
 2 in the left-hand corner of the picture, a jetty
 3 going out into the water?
 4 THE CHAIRMAN: Sure. You can --
 5 MR. WILSON: Okay. Maybe a pier, maybe
 6 not. I mean, it was just an idea.
 7 MR. JACKSON: Okay. Well, a jetty would
 8 be great because it would stop the flow of the
 9 water.
 10 MR. WILSON: That's correct.
 11 MR. JACKSON: A pier will not.
 12 And if you want to see entertainment at
 13 The Landing, people can watch the boats out
 14 there as they crash into one another with the
 15 design that is presently there. A jetty might
 16 help on that.
 17 All right. And -- but anyway, I -- I
 18 don't want to dwell on the dwellings -- that's
 19 a little pun there.
 20 But anyway, the Skyway is my real thing
 21 now. I mean, you know, I just -- I do think
 22 it's probably the most critical thing, not
 23 popular, and it's expensive and there's no
 24 federal funding, but I think it's --it's really
 25 vital to -- you know, to integrate that into

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1 the plan. Now, the extension of the Skyway.
 2 Okay.
 3 And I was asked to read in another thing
 4 here, too, by the way, on something I
 5 submitted, but it's just -- using the letters
 6 of Cowford, C-o-w-f-o-r-d, I came up with
 7 creativity oozes wantonly from our river
 8 downtown. And the translation of that is it's
 9 in the water, talent emanates from Jax's urban
 10 scene.
 11 And the only other thing I've got to
 12 mention is that I -- I came up with an event
 13 idea concept. Instead of using first
 14 Wednesdays or whatever -- I mean, not in place
 15 of. Fifth Fridays, they come about four times
 16 a year, and -- but we need something of impact
 17 event-wise to -- you know, to use up the --
 18 the -- the four or five -- we have four per
 19 year, about, spread out over the course of the
 20 year. You know, this year is January, May,
 21 August and October. And I -- just to -- okay.

22 Thanks.
 23 THE CHAIRMAN: Thank you, Mr. Jackson.
 24 I like the Cowford acronym. It's very
 25 poignant. And I also read Happy City over the
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1 break --
 2 MR. JACKSON: Oh, great.
 3 THE CHAIRMAN: -- and I agree with you,
 4 very thoughtful book and well-written book.
 5 B/M ALLEGRETTI: Through -- through the
 6 Chair, I see Dick out all the time. He's very
 7 active in the urban scene. But I do want to
 8 say that the -- the perception of the Skyway is
 9 unpopular. It's actually getting about 4,000
 10 riders a day right now, and they hit a million
 11 in 2013. So -- -
 12 MR. JACKSON: Right.
 13 B/M ALLEGRETTI: I mean, I -- I see you on
 14 it a lot, so I --
 15 MR. JACKSON: All right. Well, I'd be
 16 willing to serve on any committee or board or
 17 whatever that is -- it's my new passion, is the
 18 Skyway.
 19 B/M ALLEGRETTI: Awesome.
 20 THE CHAIRMAN: All right. Mr. Fouraker,
 21 Bruce Fouraker.
 22 (Audience member approaches the podium.)
 23 AUDIENCE MEMBER: I am Bruce Fouraker,
 24 4441 Genna Trace Court, 32257, in the wonderful
 25 Council District Number 5.

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1 And I just want to thank everyone for the
 2 opportunity to speak. I really am impressed
 3 with the work that's gone into the plan for
 4 The Landing, and I realize that this is just a
 5 second step in a long road to getting finalized
 6 plans.
 7 But a couple of things to consider.
 8 Number one, you have the boutique hotel, and
 9 that's halfway between the Omni and the Hyatt.
 10 And so that's a perfect location for you to use
 11 for overflow rooms from either of those two
 12 locations.
 13 The other thing is with the workforce
 14 housing. One thing to be considered in
 15 financing -- and I know you're a way from
 16 discussing financing on this -- is if workforce
 17 housing is being built, a lot of times housing
 18 finance authority bonds can be issued to pay
 19 for the workforce housing. If the people who
 20 live in it are within a certain income range --
 21 and it's not in the poverty level, but it's a
 22 certain percentage well above the poverty
 23 level, but not in the level of being wealthy.
 24 And then, additionally, I like the idea
 25 just of overall having the open to Laura

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1 Street. I think that's going to create a lot
 2 of flow in and out of The Landing and will help
 3 improve things.
 4 So I just wanted to commend you on what
 5 you're doing with The Landing.
 6 And I did want to mention one thing about
 7 the Laura Street Trio. Until maybe about
 8 three -- two to three weeks ago, I had a lot of
 9 qualms about that project. But in seeing how
 10 it could possibly mesh with the new center that
 11 the DuPont Trust is doing at the Hayden Burns
 12 Library with their 150-person conference room,
 13 the Marriott that they're planning, I believe,
 14 or Sheraton, whichever the boutique hotels they
 15 were planning at the Laura Street Trio would
 16 fit in perfectly. It's a block and a half away
 17 from 150-person conference center. And so if
 18 they are able to book the conferences, they
 19 have the place for the people to stay just
 20 right down the street.
 21 So again, I'm impressed with the work
 22 that's going on downtown. I think you guys are
 23 doing a great job.
 24 Thank you.
 25 **THE CHAIRMAN:** Thank you, Mr. Fouraker.
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1 Okay. Next, Laura Diettrich.
 2 (Audience member approaches the podium.)
 3 **AUDIENCE MEMBER:** I forgot to start timing
 4 so I'm glad your memory is --
 5 Laura Diettrich, Diettrich Planning, 1332
 6 Avondale Avenue, Jacksonville 32205.
 7 Three things really quickly. One, I'm
 8 pleased to see -- I -- unfortunately, I was out
 9 of town when that charette was held, but I'm
 10 pleased to see that all of the things that came
 11 out of that married perfectly with what we've
 12 been putting and integrating into this area
 13 plan, everything from the corridors and the
 14 perimeters and the boundaries to the viewscapes
 15 to art installations, mixed use, of course, and
 16 connectivity.
 17 A couple of things -- as a Planning
 18 Commissioner it brought to mind actually in
 19 working on a project -- or reviewing a project
 20 that Mr. Balanky had brought before us was
 21 comments in shadowing. So I'm sure Al and my
 22 wonderful neighbor, who's done a wonderful job,
 23 has taken into consideration also how those
 24 shadows cast onto peripheral buildings.
 25 Also, the -- the fill of the foundation
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1 that was done back in the '80s, I would hope
 2 has sustained really well. And I'm sure the
 3 structural integrity of that is going to have
 4 to be significantly looked at in order to be
 5 able to build on to it, kind of like us --
 6 we've talked about with the courthouse.
 7 Curious about workforce housing. Glad
 8 it's in there. We have written into our plan
 9 microlofts all the way up to luxury in the
 10 balance, as necessary. I would imagine to
 11 sustain the cost of construction for workforce
 12 house in this location would have to be married
 13 with some other upper ends in order to cover
 14 and balance out that cost.
 15 I would like to recognize two new members.
 16 We've been working with and/or will be working
 17 with. Ms. Polednick (phonetic) and Ms. King --
 18 are they still here -- from the MOSH. And --
 19 are they back there? I can't see. Oh, okay.
 20 And Ms. Garcia, the chair of the Cultural
 21 Council. We're also working with Christy, of
 22 course, very closely.
 23 So some of those holes were referenced in
 24 our plan with regards to some of the partners
 25 that we're still integrating some of those
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1 items as well as some data. Just wanted to let
 2 you know that.
 3 And I think it's wonderful how we're
 4 progressing and we're going to be reaching our
 5 goal very soon.
 6 And I thank you for your time and
 7 cooperation.
 8 **THE CHAIRMAN:** Thank you, Laura.
 9 And when you say "we," you're acting --
 10 you're saying as consultants?
 11 **MS. DIETRICH:** As this -- as part of
 12 Sierra (phonetic) consulting team and working
 13 with the DIA and Mr. Wallace.
 14 **THE CHAIRMAN:** Great. Thank you.
 15 Okay. Next, Ms. Melissa Beaudry.
 16 **AUDIENCE MEMBER:** Beaudry.
 17 **THE CHAIRMAN:** Beaudry. Sorry.
 18 (Audience member approaches the podium.)
 19 **AUDIENCE MEMBER:** Hello. My name is
 20 Melissa Beaudry, and my address is 3201
 21 Riverside Avenue, Jacksonville, Florida 32205.
 22 I have a few handouts today, if that's
 23 okay to pass around.
 24 **THE CHAIRMAN:** Sure.
 25 **MS. BEAUDRY:** And the big picture for my
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1 public comment is the Emerald Necklace. And
 2 I'd like to talk about how that can be
 3 incorporated into the plans for DIA, that it
 4 does fall outside of the scope of the primers
 5 to the urban core, but it's, I think, extremely
 6 important to looking at the connectability,
 7 beautification and public health concerns for
 8 what you are working with.
 9 The first map that I just -- that should
 10 have gone around is our detailed description of
 11 what the Emerald Necklace could look like.
 12 We've broken up the two blueway systems of
 13 Hogan's Creek and McCoy's Creek. These are our
 14 two tributaries that run off of the St. John's
 15 through downtown. We've broken them up each
 16 into two separate parcels looking at the
 17 neighborhoods that they run through.
 18 You then will see certain bike and
 19 pedestrian connectors that create that Emerald
 20 Necklace. And this is not a new idea. I'm
 21 sure that most of you are already familiar with
 22 it. Henry Klutho developed it in the early
 23 1900s as a vision for downtown to be the
 24 Central Park, if you will, for Jacksonville.
 25 And we are looking to revitalize that.

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1 changes.
 2 We've also spoken with some of the City
 3 Council members about -- that are in -- that
 4 fall within the districts about the needs of
 5 reducing speeds, adding bike lines, more
 6 signage, things like that that would make
 7 this -- this a -- a likely project to see going
 8 through.
 9 But really, I just wanted to talk to
 10 you-all about the importance of greenspace
 11 planning in downtown. In looking at the plans
 12 for The Landing, it's a lot of hardscape. I
 13 think it's a -- overall, a very great plan
 14 and -- and I was at the meeting on the 9th, and
 15 so very excited to see the changes that were
 16 made after the feedback from that meeting.
 17 However, there still isn't a garden aspect,
 18 there isn't greenspace, there isn't trees. And
 19 that's all I'll say on that.
 20 But thank you all. Look more in depth.
 21 THE CHAIRMAN: Thank you.
 22 And, you know, that's a good point on the
 23 greenscape. You know, having plaza with a
 24 park.
 25 MS. BEAUDRY: Yeah.

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1 It definitely will take a lot of work.
 2 The creeks themselves are a mess, and the
 3 Waterways Commission could -- could talk more
 4 about that and -- and definitely some of our
 5 other environmental partners.
 6 I am here representing North Florida Land
 7 Trust. We are a conservation nonprofit in the
 8 seven-county northeast Florida region. And as
 9 also just a citizen and native to Jacksonville,
 10 and concerned about the environmental health
 11 and overall greenspace of our downtown. I'd
 12 love to live downtown, but not right now.
 13 So in these maps and in the two-page
 14 document that you will see, we outline more in
 15 depth of what this plan could look like, as
 16 well as a Baldwin Trail connector from
 17 Riverside and from the Riverwalk out to the
 18 Baldwin Trail.
 19 This is in match with TPO's plan, as is
 20 the Emerald Necklace, but that connector, parts
 21 that we put in there are also in line with
 22 TPO's plans. A little bit updated since when
 23 the plan was produced a couple years ago, but
 24 pretty much on point. And we've met with TPO
 25 about this plan, and they're conducive to the

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1 THE CHAIRMAN: I know people still wish it
 2 was a park, and I think the Hogan drawings
 3 contemplated more of a plaza atmosphere. So I
 4 think those are -- those are warranted topics
 5 to further discuss.
 6 So, thank you.
 7 MS. BEAUDRY: Okay.
 8 THE CHAIRMAN: Ms. Boyer, do you have --
 9 C/M BOYER: Yes. I -- I have question or
 10 a comment for Ms. Beaudry. You mentioned that
 11 you had been talking to the TPO.
 12 MS. BEAUDRY: Yes.
 13 C/M BOYER: And -- and I just wanted to
 14 bring to your attention I had a meeting with
 15 someone yesterday who has also been talking to
 16 the TPO. And I understand that the TPO is
 17 engaged right now in a Beaver Street study.
 18 MS. BEAUDRY: Okay.
 19 C/M BOYER: But they are engaged in it for
 20 the purposes of widening Beaver Street to
 21 facilitate truck radiuses and truck turning
 22 movements and things. So I think that that's
 23 somewhat of a conflict with the suggestion you
 24 have in here.
 25 MS. BEAUDRY: Uh-huh.

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1 C/M BOYER: And previous suggestions I
 2 have heard for bike lanes. And so just
 3 reengage them.
 4 MS. BEAUDRY: Yes. Thank you.
 5 C/M BOYER: They may be going in two
 6 opposite directions at the same time.
 7 MS. BEAUDRY: Thank you, Councilwoman.
 8 THE CHAIRMAN: I agree. They are going in
 9 the wrong direction.
 10 MS. BEAUDRY: I will get right on that
 11 with my -- my team.
 12 Anything else?
 13 THE CHAIRMAN: Okay. Thank you.
 14 MS. BEAUDRY: Thank you.
 15 THE CHAIRMAN: All right. Next, we have
 16 Mr. Nooney. Do you want to address this again?
 17 (Mr. Nooney approaches the podium.)
 18 MR. NOONEY: Yes. I filled out two
 19 speaker cards. Do I get to talk on The Landing
 20 and --
 21 THE CHAIRMAN: No, it doesn't work that
 22 way.
 23 MR. NOONEY: Okay. John Nooney, 8356
 24 Bascom Road, Jacksonville, Florida 32216.
 25 First, I just want to compliment, you
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1 know, Board Member Bailey and Councilwoman
 2 Boyer. You know, having them on this board is
 3 invaluable. I mean, it's very, very good.
 4 What I want to share with all of you, the
 5 Florida Times-Union, every issue is worth
 6 getting into. This was Monday, and I rode the
 7 ferry and had an opportunity to talk to Mayor
 8 Brown. And it was very engaging. And I just
 9 told the mayor, you know, I'm telling
 10 everybody, if you think we're getting more
 11 public access and economic opportunity on the
 12 waterways downtown, it's just not happening.
 13 And he said, Well, we'll work on more public
 14 access. So, you know, I'm -- I'm fired up.
 15 So here's what I want to share with you.
 16 Today we -- there was a Jacksonville Waterways
 17 Commission meeting this morning at 9:00 a.m.
 18 And I shared this with all of you on numerous
 19 occasions. This is our 2013 FIND -- Florida
 20 Inland Navigation, proposed applications. Now,
 21 this was last year. I shared this with you.
 22 You know, here is shipyards, the floating dock.
 23 Legal opinion from the Office of General
 24 Counsel, site alteration not recommended.
 25 Well, you know what, it has nothing to do
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1 with -- it's Bergman. So it's misrepresented.
 2 So here's today meeting. And Councilwoman
 3 Boyer can speak to it, if she wants. Here's
 4 another misrepresentation. And in -- just in
 5 the interest of time, I -- I see Mr. Sleiman in
 6 the back. You know, Toney, you know, way back
 7 when, you know, with The Landing and actually
 8 with downtown, you know, with this RFP that's
 9 going on with the water taxis, you know, and
 10 you can ask Toney -- and I missed the charette.
 11 But the reason -- well, what happened was the
 12 legislation was 2007-451. It would allow for
 13 anyone to pick up and drop off passengers.
 14 And -- and what I just really want to
 15 share or -- embrace with you is that we have a
 16 lot of potential public access nodes and allow
 17 for that access.
 18 And one more thing and I'll finish up.
 19 But you know what, before I wrote this, I
 20 happened to put in at the school board building
 21 and kayaked and I drove by -- and this was
 22 early, just hours later after that shooting at
 23 the Wyndham next to the Duval County School
 24 we're building. So I'm going by, putting in my
 25 kayak, launch, and --
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1 And I'll just finish up with this. Public
 2 private partnerships. I've never been to a
 3 Duval County school board meeting. I've never
 4 been to the JEA board meeting. But that launch
 5 is right there, and it's very positive. It is
 6 the least expensive.
 7 And let me also just say, too, that this
 8 DIA board can submit a project that can still
 9 make it up -- make it onto the FIND list.
 10 THE CHAIRMAN: All right. Thank you,
 11 Mr. Nooney.
 12 MR. NOONEY: Thank you for listening.
 13 THE CHAIRMAN: Okay. A couple more.
 14 Mr. Chris Flagg.
 15 (Audience member approaches the podium.)
 16 AUDIENCE MEMBER: Thank you and good
 17 evening. Nice to be on this side of the table.
 18 I have a couple of notes, so pardon me.
 19 Chris Flagg, 220 East Forsyth, 22202.
 20 First of all, I want to pile on a little
 21 bit and -- and want to commend certainly you as
 22 a board, DIA, Aundra and Tony, for really -- to
 23 quote Mr. Saylor, creating an inclusive process
 24 leading to extraordinary project.
 25 We have an opportunity here, one that I
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1 hope we, as a community, can aggressively
2 advocate for and continue the momentum. For
3 those of us who have been in Jacksonville for a
4 number of years, we've seen extraordinary ideas
5 come before us with prior plans. It's
6 incumbent upon us to ensure that you, as a
7 board, keep us reminded as to the progress
8 for -- for The Landing. I think it's extremely
9 exciting, and I think it's also an opportunity
10 that we need to hold this -- this design to the
11 highest standards possible.

12 When -- when you use "world-class" and
13 "Jacksonville" in the same sentence, it's --
14 it's -- it's unprecedented. You normally don't
15 use those two words in the same sentence, but I
16 think it -- again, it's incumbent upon us to
17 hold -- hold the design, hold the process to
18 its highest of standards, if we can.

19 I wrote down a couple of thoughts. Don't
20 flirt with the use of world-class, really mean
21 it. Really mean it when we -- when we look at
22 the architectural articulation, when we look at
23 the -- when we look at -- as -- as the young
24 lady spoke, greenspaces. Can we incorporate
25 sustainable practices, green roofs? Those are

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1 But to answer your question, Mr. Flagg, I
2 think we'll just need to refine the design. I
3 think we all agree we made tremendous progress
4 in the last 30 days.

5 Okay. Quickly, we have one more.
6 Mr. Carnell Oliver, do you want to come
7 back up?

8 MR. OLIVER: Yeah, I would.

9 THE CHAIRMAN: Okay.

10 (Mr. Oliver approaches the podium.)

11 MR. OLIVER: Carnell Oliver. Address is
12 on file.

13 Karen, can I get you to bring that to the
14 first screen for me, the beginning stage of
15 this project?

16 Thank you.

17 Could you stop my time for me, if you
18 don't mind, sir?

19 Thank you. I appreciate you.

20 Not that -- that far back, but to the
21 screen where it's completely redeveloped.

22 All right. Now, the screen at the very
23 top has a very economic impact on downtown
24 core. When this project starts, in my eyes,
25 there's going to be small retail businesses

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1 just a few things.

2 I know this is a block plan and a block
3 diagram, but it's an excellent start. So I
4 think we need to elevate our standards.

5 I was quoted once before that we hold
6 mediocrity to such high esteem. Let's leave
7 that quote in our past and think aggressively
8 as -- as we look at a tremendous opportunity
9 here.

10 So I would ask, what are The Landing's
11 next steps, and how, as a community, can we
12 fall in line and advocate for the -- the -- the
13 highest quality, the most extraordinary project
14 that we have seen in decades happen at
15 The Landing?

16 So, thank you very much.

17 THE CHAIRMAN: Thank you, Chris.

18 As far as -- as far as next steps, I think
19 that, you know, design would just need to be
20 refined. I think we need to come to consensus
21 as a board and a community on the appropriate
22 design and scale before we get into pricing.
23 And that's where the devil will be in the
24 details on the success -- successful outcome
25 for the project.

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1 that's going to be impacted from the
2 construction of this project, which would mean
3 that small businesses that will consider moving
4 to downtown would be immediately impact because
5 the simple fact is that it's going to create
6 jobs and it's going to bring sustainability for
7 a short period of time until this project is
8 done. That's the benefit of having this
9 project start. And I want to see this project
10 started as fast as it can.

11 The responsibility of the City is to
12 maintain all public access, not a private --
13 not a private park is the responsibility of
14 Mr. Shelman [sic] and his team, Mr. Toney
15 Shelman.

16 THE CHAIRMAN: Sleiman.

17 MR. OLIVER: Mr. Toney Sherm [sic] and his
18 team.

19 This is the private partnership in which
20 we took upon this project. It's a easy project
21 that could get done. Now let's get it done.
22 As we have been wrestling with so many ideas
23 for so long that we have not actually got
24 nothing done. If this is going to be the
25 centerpiece of the downtown core, then we need

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1 to make it happen. It's our responsibility to
2 our citizens and to our taxpayers.

3 And if any dollar daddies put towards the
4 waterfront property, it needs to be local
5 people working on these projects, anything that
6 is a public funded part of the city. Let's put
7 our citizens back to work.

8 I see downtown for the next five to six
9 years being a reconstruction of jobs for
10 people. And this needs to happen.

11 And with that, thank you.

12 THE CHAIRMAN: Thank you, Mr. Oliver.
13 Thank you for your comments.

14 Okay. I hope I didn't miss anybody who
15 filled out a card.

16 And that concludes our public comments
17 session.

18 And that brings us to adjournment. So
19 great crowd tonight. Thank you all for
20 comments and thank you board members for
21 coming.

22 (The above proceedings were adjourned at
23 6:54 p.m.)

24 - - -

25
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1 CERTIFICATE

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

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

11
12
13
14 DATED this 26th day of January 2014.

15
16 _____
17 Diane M. Tropa
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