

CITY OF JACKSONVILLE
COMMUNITY REDEVELOPMENT AGENCY
BOARD MEETING

Proceedings held on Wednesday, February 17, 2021,
commencing at 2:00 p.m., Jacksonville Public/Main
Library, Multipurpose Room, 303 North Laura Street,
Jacksonville, Florida, before Diane M. Tropa, FPR, a
Notary Public in and for the State of Florida at Large.

BOARD MEMBERS PRESENT:

RON MOODY, Chairman.
BRAXTON GILLAM, Vice Chair.
CAROL WORSHAM, Secretary.
WILLIAM ADAMS, Board Member.
OLIVER BARAKAT, Board Member.
JIM CITRANO, Board Member.
TODD FROATS, Board Member.
CRAIG GIBBS, Board Member.
DAVID WARD, Board Member.

ALSO PRESENT:

LORI BOYER, Chief Executive Officer.
GUY PAROLA, DIA, Operations Manager.
JOHN CRESCIMBENI, DIA, Compliance Coordinator.
STEVE KELLEY, DIA, Director of Development.
INA MEZINI, DIA, Marketing and Communications.
JOHN SAWYER, Office of General Counsel, via Zoom.
LeANNA CUMBER, City Council Liaison.

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1 Councilwoman LeAnna Cumber. LeAnna, are
2 you here today?
3 COUNCIL MEMBER CUMBER: Right here.
4 THE CHAIRMAN: There you are. Welcome. I
5 didn't see you behind your mask. Sorry.
6 And is Reggie Gaffney here today?
7 AUDIENCE MEMBERS: (No response.)
8 THE CHAIRMAN: All right. Then I'd like
9 to introduce our staff, starting with our CEO,
10 Lori Boyer, Chief Executive Officer of the DIA.
11 Steve Kelley, director of downtown real estate
12 and development. Guy Parola, operations
13 manager. John Crescimbeni, regulatory
14 compliance manager. Ina Mezini, marketing and
15 communications specialist. Lori
16 Radcliffe-Meyers, redevelopment coordinator.
17 Jackie Mott, financial analysis. Xavier --
18 gosh, I'm going to say this wrong.
19 MR. CHISOLM: Xavier Chisolm.
20 THE CHAIRMAN: Xavier Chisolm. He's our
21 new DIA administrative assistant. Welcome.
22 And John Sawyer, Office of the General
23 Counsel.
24 Okay. Before we start public comments,
25 I'm going to turn this -- the meeting over to
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1 PROCEEDINGS
February 17, 2021 2:00 p.m.

2 - - -

3 THE CHAIRMAN: Welcome to our February
4 the 17th, 2021, DIA meeting.

5 My name is Ron Moody. I'm the current
6 chair of the DIA.

7 Let's start with a pledge to the flag.

8 And, Mr. Gillam, I will ask you to present
9 that for us, please.

10 (Recitation of the Pledge of Allegiance.)

11 THE CHAIRMAN: Okay. Let me start -- let
12 me welcome you to the meeting, and let me start
13 with introductions.

14 I'd like to start with the board. And as
15 I introduce the board members, would you please
16 raise your hand.

17 So we have -- this is a hybrid/virtual and
18 in-person meeting, so we're going to have -- we
19 should have a pretty good group today.

20 Braxton Gillam is our vice chair. Carol
21 Worsham, our secretary. Bill Adams, member.
22 Oliver Barakat, member. Jim Citrano, member.
23 Todd Froats, member. Craig Gibbs, member.
24 David Ward, member.

25 All right. Do we have any Council here?

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1 Lori and ask her to make a comment, please.
2 MS. BOYER: Thank you, Mr. Chairman.
3 Just to introduce our public comment, I
4 wanted to acknowledge -- I believe the board is
5 aware and has received copies of it, that we
6 have received numerous emails, which have been
7 provided to the board members, objecting to any
8 consideration of redevelopment of the park area
9 formerly occupied by Kids Kampus, just east of
10 the Shipyards and west of the Metropolitan Park
11 lands which are deed restricted for park use in
12 perpetuity.
13 The resolution on the agenda that sparked
14 those emails is a site access agreement that
15 would allow Iguana Investments the opportunity,
16 at their cost, to perform due diligence on the
17 site. I want to emphasize that there is no
18 term sheet before the board, nor has the staff
19 received any definitive development proposal
20 for any portion of this site; however, just as
21 the public has seen renderings prepared by
22 Iguana and presented to the DIA board in a
23 previous public meeting, we are aware that the
24 site is one Iguana is considering.
25 DIA has previously stated and continues to
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1 take the position, consistent with the
2 Ordinance Code, that if any parkland is
3 considered for redevelopment, it must be
4 replaced with equal or greater acreage of
5 parkland, and our BID plan expressly
6 contemplates a landmark public park that
7 connects to the core of downtown.
8 And with that said, I think Ms. Mezini has
9 a number of public comments that she would like
10 to discuss and then I believe there are those
11 online and in person.

12 Thank you.

13 MS. MEZINI: Thank you, Ms. Boyer.

14 Good afternoon, everyone. Before we open
15 the floor to those wishing to submit public
16 comment, in person or via Zoom, I would like to
17 address the public comment received via email,
18 as Ms. Boyer mentioned.

19 Although emails received by the DIA
20 relating to the items on the agenda of the
21 board meeting are typically read into the
22 record at the appropriate public comment
23 portion, because of the volume of the emails
24 received on the topic, they were, instead,
25 provided to the board members in advance of

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1 today's meeting and are available upon
2 public -- I'm sorry, available to the public
3 upon request.

4 As it relates to 2021-02-02, Shipyards
5 Access Agreement, we received 51
6 communications, including emails and voicemail
7 message. Of those received, all were opposed
8 to Resolution 2021-02-02, as well as any type
9 of development of Met Park and the adjacent
10 property formerly known as Kids Kampus.

11 While I'm not reading those into the
12 record, I will, however, read the names of the
13 individuals who submitted said comments. And I
14 apologize in advance if I mispronounce any
15 names.

16 And those individuals are: Edward
17 Jenkins, Bill Armstrong, Martha McKie, Gerald
18 Robichaud, Marcia Vaughan, Kathleen Saunders,
19 Gregory Euston, Bill Snow, Beth Ghiotto,
20 Elliott Ettlinger, Sheila Dwyer, Carol Samsel,
21 Charles Phillips, Robert Nied, Rand Reagor,
22 Deidre Omahen, Sharon Bubel, Brian Paradise,
23 Suzanne Schiffman, Marilyn S, Young, Paulette
24 Cleveland, Paige Slade, James Schwarz, Candice
25 Rue, Elizabeth Garratt, Laura D'Alisera,

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1 Michelle Busby, Robert Blade, Christi Valeta,
2 Leslie Pierpont, Dianne Papet, Trish Meili,
3 Joyce Milford, Sue Williams, Margaret Julian,
4 Anne Barrett Russell, Kelly Varn, Roberta
5 Thomas, Barbara Gubbin, Robert Tidwell, Amy
6 Perkins, Bonita Golden, Mary Elizabeth Dunlap,
7 Natalie Rosenberg, Suzi Stone, Lisa William,
8 Michael Dunlap, Eric Geller, Carol Bailey, Chef
9 Chris, Valerie Lanham, Gabriele Dempsey, and
10 Diana Townsend.

11 And that is the names for those that
12 submitted public comment via email. And now we
13 will open public comment for those in person.
14 And if you are on the Zoom call and would like
15 to submit public comment, please raise your
16 hand and we'll call on you after the in-person
17 individuals speak.

18 And so the first on that -- in-person
19 names is Carnel Oliver.
20 (Audience member approaches the podium.)

21 MS. MEZINI: And, Mr. Oliver, if you'd
22 press the button right there, it should turn
23 red and you may speak.

24 AUDIENCE MEMBER: Yes. My name is Carnel.
25 My address is on file.

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1 I'm going to say something fundamentally.
2 For those that are a part of this community, I
3 want to say I appreciate y'all being a part of
4 this community, but for those that are in
5 opposition, you don't have enough institutional
6 knowledge of this community, especially DIA; I
7 was here in the beginning when they first
8 started this organization.

9 And one thing I'm going to make very clear
10 to you is that we have a lot of small
11 businesses in this community and they want to
12 see more economic prosperity in the downtown
13 core. We're too slow when it comes down to
14 change. We need to embrace those people that
15 want to bring economic opportunity to our
16 community and it's very important that we get
17 behind support of projects that generate
18 footwork, mobility in our community. We have a
19 lack of that.

20 Millennials are starting to make up the
21 new voting base in this community. And for
22 those that don't understand that, I apologize
23 for you. But if you actually pay attention to
24 the very beginning where DIA started from, I
25 want to tell you that it's been an upland

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1 battle. We have enough people living in the
2 downtown area, but it's not enough activity,
3 and that's where we need to go as far as
4 direction.

5 I'm not against parks, but there's too
6 much land that's available, and we need to
7 generate more taxable income in this community.
8 And I say this because the simple fact is that
9 I can't get the City Council right now to pass
10 an ad valorem tax increase, so we've got to
11 naturally go through the process of a natural
12 tax increase. If we can do mixed-use projects,
13 along -- going towards the stadium -- but I'm
14 hoping maybe the chairman can get our CEO,
15 Ms. Lori Boyer, to come back in 90 days with a
16 report about, can we get the Jaguars to bring
17 back that J lot [sic] deal. That is something
18 that I think could be helpful, right along with
19 the Four Seasons.

20 I believe in this community. I'm
21 supportive of this community, but one thing I
22 won't do is allow somebody that doesn't know
23 what it takes to build a viable community,
24 especially in downtown, to sit there and make
25 objections to things that they really don't

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1 know of financially.
2 We can't just sit there and live in the
3 dark ages and think that we can -- let me say
4 it like this: I've watched the meetings with a
5 lot of -- the Blood Garden Club [sic], they old
6 folks. They need to really step to the side
7 and let us millennials take control. It's our
8 turn to move this city in a different
9 direction.

10 Enough with the old talk, enough with the
11 old ways. It's about time we moved in a
12 different direction. And Shad Khan wants to
13 make that investment. He has those partners
14 that want to make money with us. It's about
15 the money, nothing more, nothing less. And if
16 we can't raise taxes to get things done, then
17 we've got to do some things that are
18 fundamentally progressive enough in this
19 community that can generate taxable income
20 because it's about creating more opportunity
21 for small businesses.

22 MS. MEZINI: That's time, Mr. Oliver.
23 MR. OLIVER: I yield the rest of my time.
24 THE CHAIRMAN: Thank you, sir.
25 MS. MEZINI: All right. Next up is

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1 John Nooney.
2 (Audience member approaches the podium.)
3 AUDIENCE MEMBER: Hello.
4 My name is John Nooney, and the address is
5 on file.

6 Thank you for the opportunity to speak.
7 What I just wanted to talk about -- well,
8 Riverfront Parks Now. Well, that's one issue,
9 but there's another one that I really want to
10 bring to the DIA board's attention.

11 And I was just at Finance this morning,
12 and there's active Jacksonville City Council
13 legislation. It's 2021-0075. It's an
14 ordinance authorizing the mayor to apply for
15 the -- Florida Inland Navigation District,
16 FIND, for the 2021 grants to undertake
17 specified waterway-related projects,
18 authorizing the mayor or his designees and the
19 corporate secretary to execute and deliver all
20 grant agreements between the City and FIND
21 as -- to meet the funding requirements,
22 providing for City oversight by the Department
23 of Parks, Recreation and Community Services.
24 It's going to be a neighborhood's [sic] finance
25 and Waterways Commission.

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1 And the reason I'm here today is FIND --
2 that's our property tax money -- comes year
3 after year after year. So this body --
4 2016-18, you know, that was a FIND project that
5 provided for a design for the kayak launch
6 that's presently at the school board property.

7 Also, the DIA, 2014-560, you've got
8 millions and millions of dollars of FIND
9 dollars. They're moving forward with projects
10 already. They're being undertaken, you know,
11 within your zone.

12 I am just simply asking for a resolution
13 from the DIA that you will consider for this
14 grant application, that you will support
15 Launch J as 26 feet of the Catherine Street --
16 right next to the Shipyards and Berkman Plaza,
17 26 feet. It just has to be a design. It
18 doesn't -- you know -- and what you're doing,
19 what you're saying to the State of Florida,
20 the -- Governor DeSantis and all the
21 commissioners, is that you're going to support
22 active -- activation of our waterways downtown.

23 Now, this is -- I don't know how much time
24 I've got left, but right now this is a map of
25 our downtown (indicating). You know, and right

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1 here -- I mean, when you look at our waterways
2 and our kayak launches, they're not on here.
3 Okay?

4 So this is a real unbelievable
5 embarrassment. In fact, the kayak launch that
6 you see in the school board property, you know
7 what it shows? Just a water taxi stop.

8 Now, straight across can be Launch J. And
9 I appeal -- if it doesn't happen, that's okay,
10 then -- I want to be one of the biggest
11 cheerleaders, but then reach out to Shad Khan,
12 Mark Lamping, Paul Harden. You know, the -- I
13 mean, reach out to everybody in the country.
14 You know, Urban Meyer. You know, I mean,
15 just -- you know, Trevor Lawrence. You know,
16 you're right next to the pier. Trevor, throw
17 it to me, I'm going deep, man. This is
18 awesome. Okay? I mean, this -- you know, you
19 have the opportunity to support a resolution.
20 I already talked with Nancy. They're going to
21 be on board. You've got ten groups and
22 there's --

23 Again, I don't see where the clock is,
24 so I don't know how much more time I have --

25 MS. MEZINI: That's time, actually.

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1 MR. NOONEY -- but -- I'm done?

2 MS. MEZINI: Yes, sir.

3 MR. NOONEY: Okay. Well, thank you for
4 listening and let's support Launch J.

5 Thank you.

6 THE CHAIRMAN: Thank you, Mr. Nooney.

7 MS. MEZINI: Next up is Nancy Powell.

8 (Audience member approaches the podium.)

9 AUDIENCE MEMBER: Hi. Nancy Powell.

10 It's good to see everybody, and I want to
11 say that I am -- we are looking forward to the
12 workshop next week. We really appreciate that
13 you all are hosting the workshop on the
14 riverfront. We think that's a great step
15 towards a community conversation.

16 So I'm executive director of Scenic
17 Jacksonville. I'm also with Riverfront Parks
18 Now. And so it should come as no surprise that
19 we are asking you to keep Metropolitan Park
20 intact. It's a 23-acre park. It is -- it was
21 created with two separate grants, so --

22 I think there's some confusion maybe about
23 the park, and I wanted to just show you a
24 couple of slides. And so, you know, this is
25 the real estate parcel that we are requesting

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1 that you take out of this resolution
2 (indicating). Okay? This is one real estate
3 parcel.

4 And the next slide.

5 The yellow area is what we believe -- our
6 interpretation of the resolution is the area
7 that's in question as far as what is within
8 Met Park. This is the former Kids Kampus. And
9 it has been -- you know, to the -- to the
10 previous commenter, you know, Metropolitan Park
11 has been woefully un- -- neglected, and needs
12 to be reinvested, and we feel like it should
13 be -- you know, become another 21st Century
14 park. We wouldn't design it the same way,
15 but --

16 Next slide.

17 In your -- in the DIA's plan that was
18 updated in August 2019, you know, you have a
19 redesigned Metropolitan Park initiative in it.
20 You call it a 32-acre park, and I believe that
21 is because it -- the 32 acres probably includes
22 the marina, the submerged lands behind the
23 marina. We look at it as 32 acres, which is
24 comprised of 8 acres of the Kids Kampus and 14
25 acres from the National Park Service.

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1 Next slide.

2 And this is another slide from the -- your
3 CRA plan, which shows in the far right
4 corner -- the greenspace there is Metropolitan
5 Park. So you-all have considered it as one
6 park and the community considers it as one
7 park, so we feel like it is a unified park, it
8 should be intact, and it shouldn't be given up
9 for development because any other park, then,
10 is then subject to the next developer who wants
11 to use it, and we don't think that's a good
12 practice.

13 We feel parks and development can be
14 complementary and should be in an integrated
15 plan, as we've talked about before.

16 Thank you.

17 THE CHAIRMAN: Thank you, Nancy.

18 MS. MEZINI: On the call -- Denise Regan
19 has her hand raised, and you may speak.

20 AUDIENCE MEMBER: Hi. My name is Denise
21 Reagan. I'm the executive director of the
22 Garden Club of Jacksonville, and we represent
23 more than a thousand members. And unlike the
24 (inaudible) who spoke earlier, who called the
25 Garden Club members old, a third of our members

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1 who have joined us in the last year and a half
 2 represent a lot of different age groups,
 3 including many millennials, 30-somethings to
 4 40-somethings, so we are a young and mixed
 5 group with a lot of diversity.
 6 And I'm representing this group that cares
 7 deeply about public access to the St. Johns
 8 River, which is the premiere piece of real
 9 estate in Jacksonville. So much of our river
 10 is privately owned; we don't have access to it.
 11 Most of us do not own boats, and so the only
 12 way we have access to it is through publicly
 13 owned land.
 14 This land is our land. It's owned by the
 15 public and we care deeply about keeping it and
 16 turning it into a premiere destination that not
 17 only is prioritizing public access, connecting
 18 the community to the river, providing a
 19 catalyst to surrounding economic development,
 20 which can happen across -- to the north of
 21 Bay Street, and make that very viable real
 22 estate, and also create a more resilient
 23 downtown by keeping the space, you know,
 24 separate from developments that will almost
 25 certainly be affected by sea rise and climate

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1 change.
 2 So please, please, please, keep
 3 Metropolitan Park intact and help us reclaim
 4 the public land that we already own.
 5 Thank you.
 6 THE CHAIRMAN: Thank you, Denise.
 7 MS. MEZINI: And that is it for public
 8 comment.
 9 THE CHAIRMAN: Okay. That will conclude
 10 our public comments. Let's get into the
 11 agenda. The Community Redevelopment Agency is
 12 our next item.
 13 We have the January 20th Community
 14 Redevelopment Agency minutes. Hopefully, you
 15 have read the minutes. Are there any changes
 16 or corrections?
 17 BOARD MEMBERS: (No response.)
 18 THE CHAIRMAN: And, if not, I need a
 19 motion to approve.
 20 BOARD MEMBER WORSHAM: I'll move to
 21 approve.
 22 THE CHAIRMAN: Okay. Carol makes a
 23 motion.
 24 BOARD MEMBER BARAKAT: Second.
 25 THE CHAIRMAN: I have a second.

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1 All in favor say aye.
 2 BOARD MEMBERS: Aye.
 3 THE CHAIRMAN: All opposed?
 4 BOARD MEMBERS: (No response.)
 5 THE CHAIRMAN: Okay. The ayes have it.
 6 Let's go to Resolution 2021-02-01. This
 7 is the performance waiver extension.
 8 John Crescimbeni, are you going to present
 9 this for us?
 10 MR. CRESCIMBENI: Yes.
 11 THE CHAIRMAN: Thank you, sir.
 12 MR. CRESCIMBENI: Thank you, Mr. Chairman.
 13 As you may recall, this board adopted
 14 a waiver of performance requirements on various
 15 forgivable loans that have been executed
 16 between the DIA and various clients, and that
 17 was done back in March, but it -- I'm sorry,
 18 that was done in June, but it extended back to
 19 March 13th, and it was originally scheduled to
 20 run through September 1st, but that was
 21 extended at the August meeting to run through
 22 December 31st.
 23 Unfortunately, we are still getting a lot
 24 of feedback through reporting requirements from
 25 some of our forgivable loan recipients and they

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1 are still struggling with the pandemic problem
 2 in downtown, and this is a proposal to extend
 3 the waiver, once again, through -- what was the
 4 date we extended that to? June 30th of this
 5 year.
 6 So if anybody has any questions, I'll be
 7 glad to field those, but this is simply the
 8 second extension of an original waiver that the
 9 board adopted in March.
 10 THE CHAIRMAN: Okay. Let's go through the
 11 group. Braxton, do you have any comments or
 12 questions?
 13 BOARD MEMBER GILLAM: Well, to get it
 14 started, I think -- I move to approve
 15 Resolution 2021-02-01.
 16 THE CHAIRMAN: Okay. We have a motion.
 17 Do I have a second?
 18 BOARD MEMBER WORSHAM: Second.
 19 THE CHAIRMAN: Okay. Carol Worsham has
 20 given a second.
 21 Okay. Mr. Gillam.
 22 BOARD MEMBER GILLAM: For the same reasons
 23 I supported this last time, people continue to
 24 struggle, businesses continue to struggle, I'm
 25 in favor of a further extension. This seems

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1 like a very targeted request.
 2 Thank you.
 3 THE CHAIRMAN: Thank you.
 4 Carol Worsham.
 5 BOARD MEMBER WORSHAM: I too am in favor.
 6 I know we've lost a few restaurants downtown,
 7 and whatever we can do to encourage them to
 8 keep their doors open, it's a positive step.
 9 THE CHAIRMAN: All right. Bill Adams.
 10 BOARD MEMBER ADAMS: I'm also in favor.
 11 THE CHAIRMAN: Okay. Oliver Barakat.
 12 BOARD MEMBER BARAKAT: Some of the
 13 requirements are two full-time jobs, so -- you
 14 know, I've been through -- to some of the
 15 lunchtime eateries that are listed here, and
 16 it's just surprising that they can't even carry
 17 two jobs given the size of some of these
 18 establishments, so -- are these the minimum job
 19 requirements that each applicant needed to
 20 qualify?
 21 MR. CRESCIMBENI: Through the Chair to
 22 Mr. Barakat, yes, these are the minimum
 23 requirements.
 24 BOARD MEMBER BARAKAT: Okay. I'm -- I'm
 25 willing -- I mean, I guess I'm willing to do it
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1 they would -- in the case of a -- in the case
 2 of a job requirement, they would still have to
 3 report whether they met that or not. But if
 4 they were unable to meet two full-time
 5 employees, they wouldn't be penalized for that.
 6 We're waiving the period, so --
 7 Everybody's on a different schedule of how
 8 they report. They don't sync up with the
 9 calendar year, a fiscal year or anything, so
 10 this would exempt them from December 31st
 11 through June 30th. And then if their report
 12 was, let's say, for the calendar year of 2020
 13 and matched up to the calendar year, they would
 14 be responsible and would not be able to wiggle
 15 out of the two full-time jobs for the second
 16 six months of the year.
 17 BOARD MEMBER CITRANO: Okay. Like I said,
 18 I'm in favor of it. And I think given the
 19 severity of the impact on the economy, I think
 20 this is necessary.
 21 THE CHAIRMAN: Okay. Thank you, Jim.
 22 Todd Froats, questions, comments?
 23 BOARD MEMBER FROATS: Yeah. I think it's
 24 a reasonable request. And I just want to thank
 25 Mr. Crescimbeni because I do have, I guess,
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1 one more time, but, you know, this is a third
 2 request. I'm very sympathetic to the struggles
 3 of the Pandemic, but it just seems that two
 4 full-time jobs for some of these -- and I've
 5 been to -- again, I've been to some of them,
 6 and, you know, (inaudible) at lunchtime, I see
 7 numerous people working in some of these
 8 establishments, so it's a little bit of a
 9 disconnect between what I'm anecdotally
 10 observing and what the request is.
 11 Some of these 25 full-time jobs or seven
 12 full-time jobs I totally get, but I think next
 13 time we really need to double-check those that
 14 only need two jobs.
 15 THE CHAIRMAN: Okay. Thank you.
 16 Jim Citrano.
 17 BOARD MEMBER CITRANO: I'm in favor of it.
 18 And I was going to ask a question, but --
 19 just to add on to Oliver's comment. Are we
 20 suspending the reporting of the jobs or --
 21 MR. CRESCIMBENI: Through the Chair to
 22 Mr. Citrano, we are not suspending the
 23 reporting requirements, but we are suspending
 24 the criteria on which the report -- certain
 25 reporting requirements would have to meet. So
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1 some comfort being on this board that
 2 Mr. Crescimbeni is paying attention to these
 3 sort of requirements. So the fact that he
 4 knows that these people need this request and
 5 that he's looking at this stuff makes me feel
 6 comfortable. And I know he's doing a good job
 7 with the compliance overall, so thank you.
 8 THE CHAIRMAN: Mr. Gibbs.
 9 BOARD MEMBER GIBBS: I'm in favor of this
 10 request.
 11 THE CHAIRMAN: And David Ward.
 12 BOARD MEMBER WARD: Nothing from me. I'm
 13 also in favor.
 14 THE CHAIRMAN: All right. So Resolution
 15 2021-02-01. Let's vote.
 16 David Ward, how do you vote?
 17 BOARD MEMBER WARD: I vote to approve.
 18 THE CHAIRMAN: Craig Gibbs.
 19 BOARD MEMBER GIBBS: I approve.
 20 THE CHAIRMAN: Todd Froats.
 21 BOARD MEMBER FROATS: Approve.
 22 THE CHAIRMAN: Jim Citrano.
 23 BOARD MEMBER CITRANO: I'm in favor.
 24 THE CHAIRMAN: Oliver Barakat.
 25 BOARD MEMBER BARAKAT: Approve.
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1 THE CHAIRMAN: Bill Adams.
 2 BOARD MEMBER ADAMS: I'm in favor.
 3 THE CHAIRMAN: Carol Worsham.
 4 BOARD MEMBER WORSHAM: Approve.
 5 THE CHAIRMAN: Braxton Gillam.
 6 BOARD MEMBER GILLAM: Approve.
 7 THE CHAIRMAN: And I approve.
 8 So let the record reflect that we have
 9 nine in favor, zero against. So Resolution
 10 2021-02-01 is passed.
 11 All right. Let's go to the next item,
 12 Resolution 2021-02-02. This is the Shipyards
 13 Access Agreement.
 14 Ms. Boyer, I'd like to turn this over to
 15 you, please.
 16 MS. BOYER: Thank you, Mr. Chairman.
 17 Ms. Mezini, do you want to shift to the
 18 other map that I asked you to prepare? Which I
 19 think you'll see is very similar to the map
 20 that Ms. Powell showed.
 21 So Resolution 2021-02-02, as stated at the
 22 beginning of the meeting, this resolution is to
 23 permit due diligence activities on the
 24 easternmost portion of the Shipyards -- so that
 25 is the orange crosshatched area you see on the
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1 specifically identifies Metropolitan Park as a
 2 CRA project. And I am referring to the exact
 3 page that Ms. Powell showed you on the screen,
 4 and it includes this sentence: "The redesign
 5 and/or relocation needs to outline how to
 6 better utilize beautiful public space so that
 7 it satisfactorily engages the river and
 8 provides connectivity to the surrounding uses
 9 and downtown overall."
 10 It is certainly the prerogative of this
 11 board to preempt any dialogue regarding how we
 12 might relocate and develop the park that better
 13 connects the core and that could -- and you
 14 certainly could shut down consideration of any
 15 proposal if that is your desire. As staff, we
 16 think there is merit to considering
 17 alternatives.
 18 I would remind the public that this action
 19 is not a decision to forward a proposed
 20 disposition to City Council. And even if at
 21 some point the DIA board were to make that
 22 recommendation, the City Council would have to
 23 approve any park relocation.
 24 Prior to the receipt of these various
 25 emails and public comments, we had already
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1 map -- and the westernmost portion of the
 2 current Metropolitan Park parcel, an area
 3 previously known as Kids Kampus, and a parcel
 4 that was acquired later than the original
 5 Metropolitan Park land and not subject to the
 6 restrictive covenant for preservation in
 7 perpetuity. No portion of the deed-restricted
 8 Metropolitan Park is included in the
 9 resolution. The site access is for a period of
 10 six months, to be performed at the cost of
 11 Iguana, and all results would be to presented
 12 to the City at no charge.
 13 While as staff we want to acknowledge
 14 numerous emails we have received from the
 15 public who do not want to even consider or
 16 evaluate any potential redevelopment proposal
 17 for this property, we believe that our BID and
 18 CRA plan and our role as master developer
 19 within downtown requires us to consider and
 20 evaluate such a proposal if one as -- is
 21 presented.
 22 The BID plan, which was adopted by City
 23 Council after more than 43 public meetings and
 24 countless hours of stakeholder engagement
 25 between 2012 and its adoption in 2014,
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1 scheduled next week's workshop to provide more
 2 information regarding our master vision for the
 3 riverfront and various private development
 4 proposals that have been in the news. More
 5 detail on that will be provided in my CEO
 6 briefing later and is available on our website
 7 on the home page. So you can go to our home
 8 page at DIA@COJ.net to find out more
 9 information about the informational briefing
 10 workshop next week that will have detail and --
 11 on a whole variety of these.
 12 But back to this resolution, the
 13 resolution is for site access only, to allow
 14 Iguana up to six months to perform due
 15 diligence, which would be geotechnical and
 16 environmental testing at their cost. And they
 17 are obligated to provide the information that
 18 they obtain to the Public Works Division for
 19 their ability to review and retain for our
 20 files and our benefit.
 21 THE CHAIRMAN: So, Ms. Boyer, if I
 22 understand you correctly in your last comment,
 23 we will have access to this information and
 24 we'll have it at no cost to us, correct?
 25 MS. BOYER: That is correct.
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1 THE CHAIRMAN: Okay. Let's discuss this.
 2 David Ward, do you have any questions or
 3 comments or concerns?
 4 BOARD MEMBER WARD: Thank you,
 5 Mr. Chairman.
 6 You know, I'm sympathetic to and
 7 understand Ms. Powell and your group and
 8 your -- and appreciate your enthusiasm for
 9 maintaining -- making sure that we keep,
 10 maintain and improve our public spaces along
 11 the riverfront.
 12 I think in hearing CEO Boyer's comments at
 13 the very outset of the meeting, I think both
 14 her staff -- I could certainly speak for
 15 myself, but I would imagine a good chunk of
 16 this board also feels passionate about making
 17 sure the public space is incorporated into
 18 whatever sort of development and wherever it
 19 occurs; Southbank, Northbank, or otherwise, but
 20 especially along the river.
 21 That being said, I do think that the
 22 testing, the due diligence that wants to be
 23 done, or is being requested to be done by
 24 Iguana on this parcel, being that it's going to
 25 be at no cost to the City, we are going to have

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1 access to that data that, you know, they
 2 obtain. I think that's probably a net benefit
 3 for our planning purposes and having all the
 4 information in front of us.
 5 And without speaking to the merits of
 6 where and when and how much, if at all, there
 7 should be private development on any of our
 8 various multicolored coat of land parcels we
 9 have up here -- I do think, even if we were to
 10 take this scenario, that if none of this were
 11 to be developed and it becomes a full-fledged,
 12 100 percent park, I think having this
 13 information that they're going to do at their
 14 cost is probably a good thing even in that
 15 event.
 16 I don't see how having more information
 17 about this land, a vital piece of land -- fully
 18 in agreement on that -- harms the city. We
 19 don't have any specific development in front of
 20 us here today. I think it's a net positive for
 21 the city, for the DIA to have information in
 22 front of it, so I am in favor of this.
 23 THE CHAIRMAN: While I'm thinking about
 24 it, because Braxton just reminded me, we
 25 probably need a motion first. Do I have a

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1 motion on Resolution 2021-02-02?
 2 BOARD MEMBER FROATS: Move to approve.
 3 BOARD MEMBER WARD: Second.
 4 THE CHAIRMAN: Todd Froats moved to
 5 approved.
 6 Who seconded?
 7 BOARD MEMBER WARD: Second.
 8 THE CHAIRMAN: David Ward seconded.
 9 Okay. David, thank you for your comments.
 10 Mr. Gibbs.
 11 BOARD MEMBER GIBBS: I, too, am
 12 sympathetic to the riverfront group that has
 13 great enthusiasm with regard to parks here in
 14 this community, but I have a question. How
 15 does the map that's on the screen comport with
 16 the -- Exhibit 1? Could someone help me with
 17 that, please?
 18 MS. BOYER: Through the Chair to
 19 Mr. Gibbs, Exhibit 1 -- so the resolution is
 20 drafted with reference to two tax parcel ID
 21 numbers. One tax parcel is the --
 22 If you'll go back to the colored map, Ina,
 23 for a moment.
 24 One tax parcel is everything in orange.
 25 The resolution references -- well, it isn't

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1 everything in orange. Pardon me. There are
 2 two tax parcels in orange, as illustrated, but
 3 the one that we are referencing is the one that
 4 is east of Hogan's Creek. So everything in
 5 orange east of Hogan's Creek is one tax parcel
 6 number, and the reference in the resolution is
 7 to the eastern half of that parcel.
 8 The second tax ID number referenced in the
 9 resolution is the tax ID number that includes
 10 the blue and the green.
 11 And now if you'll go to the other screen,
 12 Ina.
 13 MS. MEZINI: (Complies.)
 14 MS. BOYER: And it says it expressly
 15 excludes any portion of the property that is
 16 subject to the Metropolitan Park restrictive
 17 covenant, which is that area identified in
 18 yellow on this map.
 19 We use that map expressly because that is
 20 the map from the National Park Service that
 21 says that is the agreed-upon boundary of the
 22 restrictive covenant and the area to be
 23 preserved in perpetuity. So that is expressly
 24 excluded from any testing or any consideration,
 25 and that's why we use that map.

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1 BOARD MEMBER GIBBS: Thanks for that
 2 explanation. That helps, because in our CRA,
 3 we -- we're going to do something with regard
 4 to the redesigning. Having the information, I
 5 don't think -- in terms of Iguana doing the
 6 testing, will not be a harm to the City. So
 7 for that reason, I'm in favor of the motion.
 8 THE CHAIRMAN: Okay. Thank you,
 9 Mr. Gibbs.
 10 Todd Froats.
 11 BOARD MEMBER FROATS: I don't think
 12 there's any problem here with doing some
 13 testing, getting results. I think even people
 14 that are in support of a park would like to see
 15 the results of that test.
 16 Really, I think what we're talking about
 17 is a bigger discussion, and that's not being
 18 had today. That's going to be part of this
 19 meeting next week and ongoing meetings. So for
 20 this purpose right now, I'm in favor.
 21 THE CHAIRMAN: Thank you, Mr. Froats.
 22 Jim Citrano.
 23 BOARD MEMBER CITRANO: I'm in favor of the
 24 resolution and -- probably just reiterate what
 25 everybody else has said, but I think -- I'm
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1 MS. BOYER: That is correct.
 2 At least as far as my understanding is,
 3 there was an early license agreement or access
 4 agreement that included Metropolitan Park and
 5 the Shipyards area, there was a subsequent one
 6 about a year and a half ago on the Lot J area,
 7 and now this is coming back with a very
 8 specific, narrow request on a concentrated area
 9 on the riverfront site.
 10 BOARD MEMBER BARAKAT: Okay. So I'm going
 11 to support this, but I think Mr. Froats said it
 12 best. I mean, this -- the discussion
 13 Riverfront Parks wants to have is a discussion
 14 that we're going to have next week.
 15 I will say, when we initially did the
 16 license agreement with Iguana -- and I think
 17 there were two iterations, Ms. Boyer, on this
 18 site. I'm not -- in addition to Lot J. And
 19 when it did include Metropolitan Park last
 20 time, we didn't have this kind of fervor and
 21 organized opposition. And so I would say --
 22 depending on which side you're on, you could
 23 say, "Why are they coming now?" The other side
 24 could say, "Well, you know, the City is
 25 changing." And because we own a lot more real
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1 really looking forward to attending the
 2 workshop next week. I think that that's the --
 3 really the beginning of an ongoing big picture
 4 process that we, as a board and the community
 5 and all the interested parties, will have an
 6 opportunity to contribute to.
 7 Ultimately, how this riverfront is
 8 developed or not developed is going to be
 9 really, really complicated and there's going to
 10 be a lot of people that are going to have a say
 11 and opinions, but the bottom line for today is
 12 we're just giving access to a site so that a
 13 party can gain information. That information
 14 will be valuable to us, whether or not that
 15 portion or any portion of the riverfront gets
 16 developed, so I'm in favor of it.
 17 THE CHAIRMAN: Okay. Thank you, Jim
 18 Citrano.
 19 Oliver Barakat.
 20 BOARD MEMBER BARAKAT: Thank you,
 21 Mr. Chairman.
 22 Just a couple of questions for Ms. Boyer.
 23 This would be our third license agreement
 24 with Iguana on one or some of these subject
 25 properties located on this map?
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1 estate on the river, certain elements have
 2 organized.
 3 And I think we're getting a message at
 4 this board that we've never gotten before, have
 5 never -- I can never -- I cannot remember
 6 receiving more than maybe 20 or 30 emails on
 7 any particular topic, so I think we're going to
 8 have a very interesting discussion.
 9 I think Mr. Citrano referenced, it's the
 10 beginning of the discussion next week. There's
 11 no way we're going to solve all those issues in
 12 an hour-and-a-half meeting, but I look forward
 13 to the discussion.
 14 I don't think today, around a license
 15 agreement for testing, is the proper discussion
 16 to have around strategy. I understand the
 17 concern that Riverfront Parks has, that this is
 18 the first step toward letting go of the
 19 property. And as far as I'm concerned, that is
 20 not the case. This is no -- my vote does not
 21 mean I necessarily would like to see private
 22 development on that site, but at the same time
 23 we want to see something on this site. It's
 24 been lying afoul for many, many years. So I
 25 think we should all work together starting next
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1 week on determining the best solution for this
 2 property.
 3 Thank you.
 4 THE CHAIRMAN: All right. Good comments,
 5 Oliver.
 6 Bill Adams.
 7 BOARD MEMBER ADAMS: (Off microphone.)
 8 I don't really have any comments. I filed
 9 a (inaudible) --
 10 MS. MEZINI: Mr. Adams.
 11 BOARD MEMBER ADAMS: Yes, ma'am.
 12 MS. MEZINI: I'm sorry to interrupt.
 13 Would you please speak into the mic?
 14 BOARD MEMBER ADAMS: Sorry.
 15 MS. MEZINI: Thank you.
 16 BOARD MEMBER ADAMS: For not having any
 17 comments, that sure took a lot of comments.
 18 I don't have anything really to say. I
 19 filed a Form 8B regarding a conflict that -- I
 20 filed a form before. Other than that, I don't
 21 have anything to add to the conversation at
 22 this point.
 23 THE CHAIRMAN: All right. Thank you,
 24 Mr. Adams.
 25 Carol Worsham.

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1 BOARD MEMBER WORSHAM: I'd like to concur
 2 with most everything that's been said by the
 3 other board members very succinctly. And I
 4 think information is good, no matter what ends
 5 up happening to this site. But I think we need
 6 the information. And I'm looking forward to
 7 the workshop next week. Thank you for
 8 organizing it.
 9 THE CHAIRMAN: Okay. Thank you, Carol.
 10 Braxton Gillam.
 11 BOARD MEMBER GILLAM: I have nothing
 12 further to add other than what's been said
 13 already. I'll be in support of the motion.
 14 THE CHAIRMAN: And LeAnna Cumber, forgive
 15 me for not including you on the last
 16 resolution --
 17 COUNCIL MEMBER CUMBER: That's okay. That
 18 one wasn't as exciting.
 19 I just want to add, I agree, I think
 20 information is really important to have and I
 21 think it's good.
 22 I will say that I don't think riverfront
 23 access and private development are mutually
 24 exclusive, and so I look forward to next week
 25 and moving forward on these plans.

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1 Thanks.
 2 THE CHAIRMAN: Okay. So we have a motion,
 3 we have a second. Let's have our vote. This
 4 is Resolution 2021-02-02.
 5 David Ward, how do you vote?
 6 BOARD MEMBER WARD: I vote to approve.
 7 THE CHAIRMAN: Craig Gibbs.
 8 BOARD MEMBER GIBBS: In favor.
 9 THE CHAIRMAN: Todd Froats.
 10 BOARD MEMBER FROATS: In favor.
 11 THE CHAIRMAN: Jim Citrano.
 12 BOARD MEMBER CITRANO: In favor.
 13 THE CHAIRMAN: Oliver Barakat.
 14 BOARD MEMBER BARAKAT: In favor.
 15 THE CHAIRMAN: Bill Adams.
 16 BOARD MEMBER ADAMS: In favor.
 17 THE CHAIRMAN: Carol Worsham.
 18 BOARD MEMBER WORSHAM: In favor.
 19 THE CHAIRMAN: Braxton Gillam.
 20 BOARD MEMBER GILLAM: In favor.
 21 THE CHAIRMAN: And I'm also in favor, so
 22 let the record reflect the Resolution
 23 2021-02-02 passes, nine in favor, zero against.
 24 All right. Next on the agenda is
 25 Resolution 2021-02-03. This is the District

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1 contract amendment.
 2 Ms. Boyer, would you present that to us,
 3 please?
 4 MS. BOYER: Thank you, Mr. Chairman.
 5 Resolution 2021-02-03 is actually a good
 6 news story. As you will recall, the new
 7 developer of the District, Preston Hollow,
 8 closed on their bonds in December. They
 9 conveyed to the City the four-and-a-half acres
 10 of park property and all of the Riverwalk area
 11 by the end of December and they are ready to
 12 get started on construction and would like to
 13 do that immediately.
 14 However, there are some details of the
 15 road and park plans that are not fully
 16 completed. We have been working with them, the
 17 Parks Department has. It's what we refer to as
 18 the "ten-set approval," that there are, you
 19 know, dimensions and details that have not yet
 20 been finalized, so they can't bid the contract
 21 for the upland roads and park at this time.
 22 They do have final plans for the bulkhead
 23 and they would like to commence construction of
 24 the bulkhead portion as soon as possible. As a
 25 result, we've spent a lot of time reviewing the

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1 existing contract language and believe that the
2 contract language and all of the various
3 documents contemplated one general contractor,
4 and that neither I, nor you, as the board, had
5 the authority to amend the contract to allow
6 more than one general contractor.

7 Hence, after discussion, the alternative
8 was that we either wait and not allow them to
9 start work until they finish the other design
10 so we can have one general contractor, or go to
11 City Council and request a contract amendment
12 that would allow the use of two general
13 contractors for what we refer to as the CRA
14 infrastructure improvements, and that is the
15 portion that we are paying for, the Community
16 Redevelopment Agency-funded infrastructure
17 improvements. And that includes the bulkhead,
18 the parks, the road that accesses the park, and
19 essentially the amenities on the Riverwalk.

20 Those are the CRA infrastructure improvements.
21 This resolution would recommend approval,
22 that we would go to City Council and authorize
23 us to go to City Council and ask for that
24 contract amendment. In addition, with respect
25 to the Community Development District contract

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1 and those improvements -- now, those are the
2 improvements that are for their roads and their
3 water and sewer lines that they are paying for,
4 we are not paying for, that Mr. Pappas and I,
5 jointly -- the director of Public Works and I
6 jointly would have the ability to approve up to
7 three contractors to do their work.

8 And the idea here is that we are managing
9 the numbers of people involved so we don't have
10 too many contracts involved, but, as in the
11 case of the bulkhead work that they would like
12 to begin, there is a parking lot that they need
13 to pave for the school board, on property
14 that's owned by the District, but they are
15 going to pave that parking lot, swap that with
16 the school board so that they can then bring
17 the extension of Prudential Drive through it to
18 provide access to the property, and they would
19 like to start the construction of that parking
20 lot and get that parking lot underway.

21 So what would you expect to see is that
22 both of these initiatives would happen very
23 quickly once we got approval of the contract
24 amendment.

25 So a lot of explanation. Resolution

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1 2021-02-03 is authorizing staff to pursue
2 legislation with City Council for a contract
3 amendment to allow two general contractors on
4 the CRA infrastructure and to allow Mr. Pappas
5 and I, in our discretion for good cause shown,
6 to approve up to three for the CDD
7 infrastructure. That's what that resolution
8 does.

9 THE CHAIRMAN: Thank you, Ms. Boyer.
10 Board, what is your pleasure?

11 BOARD MEMBER GIBBS: Mr. Chair, I'd like
12 to move Resolution 2021-02-03.

13 THE CHAIRMAN: Mr. Craig Gibbs has made a
14 motion --

15 BOARD MEMBER GILLAM: Second.

16 THE CHAIRMAN: -- to approve.

17 BOARD MEMBER GILLAM: Second.

18 THE CHAIRMAN: Braxton Gillam has made a
19 second.

20 Let's discuss with questions, concerns.
21 Mr. Gillam, why don't you start.

22 BOARD MEMBER GILLAM: So I know that this
23 is -- relates to the next ask for us too, so my
24 question is maybe -- probably more aptly go to
25 the next resolution, but I want to understand

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1 that -- I think we discussed this offline,
2 Ms. Boyer, that by changing the requirement of
3 one contractor we use to multiple contractors,
4 that you're also going to change the date
5 requirements regarding other elements of
6 construction so we can kind of keep the ball
7 rolling and we'll have -- they'll be tied up
8 the same way they would have been tied up if we
9 had one contractor, correct?

10 MS. BOYER: You are absolutely correct in
11 that it's in the next resolution, in the
12 modification of the performance schedule, and I
13 will mention that to you when we get there.

14 BOARD MEMBER GILLAM: So, again,
15 procedurally -- and forgive me, why is this in
16 two pieces?

17 MS. BOYER: The performance schedule
18 modification in the next resolution is
19 something that you, as a board, have the
20 authority to do under the contract right now.
21 So it's final when you take the action. This
22 piece is all about authorizing legislation to
23 go to City Council.

24 BOARD MEMBER GILLAM: Thank you.
25 I have nothing further.

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1 THE CHAIRMAN: Okay. Thank you,
 2 Mr. Gillam.
 3 Carol Worsham.
 4 BOARD MEMBER WORSHAM: I don't have any
 5 further comments. I would vote to -- well,
 6 when we get there, I'm in favor of it.
 7 THE CHAIRMAN: Mr. Adams.
 8 BOARD MEMBER ADAMS: Anything that will
 9 accelerate the development of the District I'm
 10 in favor of.
 11 THE CHAIRMAN: Amen.
 12 Oliver Barakat.
 13 BOARD MEMBER BARAKAT: I have no comments.
 14 THE CHAIRMAN: Jim Citrano.
 15 BOARD MEMBER CITRANO: I don't have any
 16 comments.
 17 THE CHAIRMAN: Todd Froats.
 18 BOARD MEMBER FROATS: No comments.
 19 THE CHAIRMAN: Craig Gibbs.
 20 BOARD MEMBER GIBBS: I'd like to ditto
 21 Mr. Adams' comment.
 22 THE CHAIRMAN: Thank you.
 23 And David Ward.
 24 BOARD MEMBER WARD: I'd like to ditto
 25 Mr. Gibbs' ditto of Mr. Adams' comments.
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1 THE CHAIRMAN: And LeAnna Cumber.
 2 COUNCIL MEMBER CUMBER: Thank you for the
 3 support of my district.
 4 I am in favor of this and I will do what I
 5 can to get it as quickly through council if the
 6 board approves this. I don't think
 7 artificially delaying this project is
 8 necessary.
 9 THE CHAIRMAN: All right. Thank you very
 10 much.
 11 Let's vote. This is Resolution
 12 2021-02-03, the District contract amendment.
 13 Braxton Gillam, how do you vote?
 14 BOARD MEMBER GILLAM: In favor.
 15 THE CHAIRMAN: Carol Worsham.
 16 BOARD MEMBER WORSHAM: In favor.
 17 THE CHAIRMAN: Bill Adams.
 18 BOARD MEMBER ADAMS: In favor.
 19 THE CHAIRMAN: Oliver Barakat.
 20 BOARD MEMBER BARAKAT: In favor.
 21 THE CHAIRMAN: Jim Citrano.
 22 BOARD MEMBER CITRANO: I'm in favor.
 23 THE CHAIRMAN: Todd Froats.
 24 BOARD MEMBER FROATS: In favor.
 25 THE CHAIRMAN: Craig Gibbs.
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1 BOARD MEMBER GIBBS: In favor.
 2 THE CHAIRMAN: David Ward.
 3 BOARD MEMBER WARD: In favor.
 4 THE CHAIRMAN: And I'm in favor.
 5 Let the record reflect that for Resolution
 6 2021-02-03 that we have nine in favor, zero
 7 against. That motion carries.
 8 Moving right along, let's go to the next
 9 resolution, 2021-02-04, the District
 10 performance schedule. Very closely related.
 11 MS. BOYER: Thank you, Mr. Chairman.
 12 And Board Member Gillam has already given
 13 you a preview of what is in Resolution -04.
 14 So as a result of the contract amendment
 15 process, which will have to go through City
 16 Council, we have to modify the performance
 17 schedule deadlines that were contained in the
 18 existing contract disbursement agreement,
 19 et cetera. And so we've done that in two ways,
 20 and let's start by saying all of the milestones
 21 that were required to be accomplished by year
 22 end we are acknowledging have been
 23 accomplished. So everything prior to now has
 24 been delivered or has been accomplished as was
 25 contemplated or contemplated by a previous
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1 extension.
 2 So if you will pay attention in Exhibit J,
 3 which is the attachment, over on subparagraph
 4 H, this is where it starts to become
 5 particularly relevant to the modification.
 6 So the first thing is, on or before
 7 60 days following the City Council approval
 8 date or 30 days following DIA's approval of the
 9 contract with the general contractors for the
 10 bulkhead and parking lots, whichever occurs
 11 first, then they shall obtain all permits and
 12 they shall have signed the contract.
 13 The reason we have the 60 days and the
 14 30 days is that DIA has to approve the form of
 15 contract and it goes through City Risk and it
 16 goes through our process. The developer was
 17 concerned that if we made it just 30 days after
 18 it comes out of council, that -- what if we
 19 hadn't -- or Risk hadn't signed off, they
 20 didn't want to be in default, so they are given
 21 60 days after council approval or 30 days after
 22 our approval, whichever comes sooner, so that
 23 if we're quick in our turnaround and say, yes,
 24 we sign off on this contract, they are going to
 25 put them out to bid now, while this is going
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1 through City Council. So they'll be ready to
2 award them.

3 In fact, I have already received a form of
4 contract for the parking lot to sign off on.
5 So they're moving and trying to get it through
6 that process. But that's why we tied it to the
7 council approval date or our action, if it's
8 sooner, they say within 30 days they'll sign
9 the contract.

10 The second piece of this, then, in I, is
11 30 days following that date the -- they will
12 commence construction. So 30 days following
13 the contract signing, they'll commence
14 construction of the bulkhead and the parking
15 lot. That is consistent with the 30-day time
16 frame that exists now between the signing of
17 the contract and the commencement of
18 construction. So it's now just tied to a
19 different beginning date, which is the council
20 approval.

21 And then to Mr. Gillam's point, if you'll
22 look at J, we've now said on or before 180 days
23 following the City Council approval date, they
24 have to start -- they have to sign the contract
25 on the Phase II portion, if you will, on the

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1 comments or questions?

2 BOARD MEMBER GILLAM: I don't.

3 Thank you, Ms. Boyer.

4 THE CHAIRMAN: Let me back up a little
5 bit.

6 Did I get a motion --

7 BOARD MEMBER GIBBS: Mr. Chair, I'll make
8 a motion, please, to approve Resolution
9 2021-02-04.

10 THE CHAIRMAN: Okay. That motion is from
11 Craig Gibbs.

12 Do I have a second?

13 BOARD MEMBER GILLAM: Second.

14 THE CHAIRMAN: And a second from
15 Braxton Gillam.

16 Okay. Mr. Gillam, sorry to interrupt you.

17 BOARD MEMBER GILLAM: I have no further
18 comments. I appreciate Ms. Boyer's hard work.

19 Thank you.

20 THE CHAIRMAN: All right. Carol Worsham.

21 BOARD MEMBER WORSHAM: No further
22 comments.

23 Thanks for the clarification.

24 THE CHAIRMAN: Mr. Adams.

25 BOARD MEMBER ADAMS: I'll just echo

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1 remaining upland infrastructure. And 30 days
2 after signing that contract, they have to start
3 construction on that part.

4 So we've given them a six-month outside
5 window to start on the second piece. And just
6 from a construction timing standpoint, we know
7 that there is some portion of the bulkhead work
8 that is going to have to happen before you can
9 start any portion of the upland work adjacent
10 to it anyway. So in terms of the reality of
11 it, you can't build the Riverwalk next to a
12 bulkhead before you build the bulkhead, as
13 we're seeing at the Performing Arts Center site
14 downtown right now.

15 So that is the sequence of the timing, and
16 so we did pick up the Phase II aspects of both
17 the CDD infrastructure and the CRA
18 infrastructure in this schedule, and then
19 everything else flows in the same intervals,
20 timing intervals, that are already in the
21 current contract.

22 I'm happy to answer any questions. I hope
23 that wasn't too confusing.

24 THE CHAIRMAN: Thank you, Ms. Boyer.

25 Braxton Gillam, do you have any further

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1 Mr. Gibbs and Mr. Ward's brilliant comments on
2 our last (inaudible).

3 THE CHAIRMAN: Oliver Barakat.

4 BOARD MEMBER BARAKAT: No comments.

5 THE CHAIRMAN: Jim Citrano.

6 BOARD MEMBER CITRANO: No comments.

7 THE CHAIRMAN: Todd Froats.

8 BOARD MEMBER FROATS: No comments.

9 THE CHAIRMAN: Craig Gibbs.

10 BOARD MEMBER GIBBS: No comments.

11 THE CHAIRMAN: David Ward.

12 BOARD MEMBER WARD: No comments.

13 And LeAnna Cumber.

14 COUNCIL MEMBER CUMBER: No comments.

15 THE CHAIRMAN: Okay. So we have a motion.

16 We have a second. Let's go ahead and vote.

17 MS. BOYER: Mr. Chairman, if I may
18 interrupt very quickly?

19 THE CHAIRMAN: Yes, ma'am.

20 MS. BOYER: If you will notice in

21 Section 4 of the resolution as it was provided
22 to you, there is a blank. And the blank is the
23 number of days of possible extension that the
24 board can authorize, and that is left blank.

25 Ms. Cumber and I were just calculating the

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1 number of days it would take to receive council
2 approval, and the outside number of days on
3 this would be 94 days; however, we hope that it
4 will be accelerated. We are looking at the
5 possibility of doing this as a one-cycle
6 emergency, which would then cut 14 days off of
7 that, and we think we can even cut more off of
8 it.

9 So it is our intention that we will fill
10 that date in as soon as we know what the
11 council cycle is so that the number of days
12 that they are using of the extension is tied to
13 how long it's going to take it to get through
14 City Council.

15 THE CHAIRMAN: Okay. Thank you for that
16 explanation.

17 Mr. Gillam, how do you vote?

18 BOARD MEMBER GILLAM: I vote in favor.

19 Do we need to authorize Ms. Boyer to fill
20 in those dates as aggressively as possible once
21 she knows what the council schedule is as part
22 of this vote?

23 MS. BOYER: That would be wonderful if you
24 would do that.

25 THE CHAIRMAN: That's a great idea. So do

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1 BOARD MEMBER FROATS: In favor.
2 THE CHAIRMAN: Craig Gibbs.
3 BOARD MEMBER GIBBS: In favor.
4 THE CHAIRMAN: David Ward.
5 BOARD MEMBER WARD: In favor.
6 THE CHAIRMAN: And I'm in favor.
7 So let the record reflect for Resolution
8 2021-02-04 that we have nine in favor and zero
9 against. So that resolution carries.

10 (The foregoing proceedings were adjourned
11 at 3:00 p.m.)
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1 we need a slight friendly amendment to this
2 motion?

3 BOARD MEMBER GILLAM: I guess that would
4 be my friendly amendment, to allow Ms. Boyer,
5 as executive director, to fill in the dates in
6 Section 4, Paragraph 4, to follow what the
7 council schedule will allow.

8 THE CHAIRMAN: Does anyone on the board
9 have a problem with this slight change?

10 BOARD MEMBERS: (No response.)

11 THE CHAIRMAN: All right. Let's vote.
12 Resolution 2021-02-04, the District Performance
13 Schedule.

14 Mr. Gillam.

15 BOARD MEMBER GILLAM: I'm in favor of the
16 resolution as amended.

17 THE CHAIRMAN: Carol Worsham.

18 BOARD MEMBER WORSHAM: In favor.

19 THE CHAIRMAN: Mr. Adams.

20 BOARD MEMBER ADAMS: In favor.

21 THE CHAIRMAN: Oliver Barakat.

22 BOARD MEMBER BARAKAT: In favor.

23 THE CHAIRMAN: Jim Citrano.

24 BOARD MEMBER CITRANO: In favor.

25 THE CHAIRMAN: Todd Froats.

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1 CERTIFICATE OF REPORTER

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3 STATE OF FLORIDA)
4)
5 COUNTY OF DUVAL)
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I, Diane M. Tropa, Florida Professional
Reporter, certify that I was authorized to and did
stenographically report the foregoing proceedings and
that the transcript is a true and complete record of my
stenographic notes.

DATED this 28th day of February 2021.

Diane M. Tropa
Florida Professional Reporter

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CITY OF JACKSONVILLE
DOWNTOWN INVESTMENT AUTHORITY
BOARD MEETING

Proceedings held on Wednesday, February 17, 2021,
commencing at 3:00 p.m., Jacksonville Public/Main
Library, Multipurpose Room, 303 North Laura Street,
Jacksonville, Florida, before Diane M. Tropa, FPR, a
Notary Public in and for the State of Florida at Large.

BOARD MEMBERS PRESENT:

RON MOODY, Chairman.
BRAXTON GILLAM, Vice Chair.
CAROL WORSHAM, Secretary.
WILLIAM ADAMS, Board Member.
OLIVER BARAKAT, Board Member.
JIM CITRANO, Board Member.
TODD FROATS, Board Member.
CRAIG GIBBS, Board Member.
DAVID WARD, Board Member.

ALSO PRESENT:

LORI BOYER, Chief Executive Officer.
GUY PAROLA, DIA, Operations Manager.
JOHN CRESCIMBENI, DIA, Compliance Coordinator.
STEVE KELLEY, DIA, Director of Development.
INA MEZINI, DIA, Marketing and Communications.
JOHN SAWYER, Office of General Counsel, via Zoom.
LeANNA CUMBER, City Council Liaison.

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1 However, I'm going to share with the board,
2 you're going to get a little more of your
3 afternoon back because we're going to ask to
4 defer this.

5 Mr. Crescimbeni, do you want to explain?
6 MR. CRESCIMBENI: Thank you, Mr. Chairman
7 and Ms. Boyer.

8 Yes, we're going to request a -- for this
9 to be pulled and we're going to go back to the
10 drawing board on the rate table. I had a
11 conversation with our consultant and she's
12 recommending some changes to our table, so I
13 think I'd like to go back and correct those
14 rather than try to do them on the fly here this
15 afternoon and bring this back to the board at
16 the next -- at the March meeting.

17 THE CHAIRMAN: Okay. Thank you, sir.
18 Let's go to the next item, update on the
19 meter bagging policy.

20 Mr. Crescimbeni, are you going to discuss
21 that with us?

22 MR. CRESCIMBENI: I apologize, yes.

23 So we have landed on a -- I think we sent
24 a copy, maybe, of the policy. I'm not sure if
25 we did or not, but we had a meeting about --

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1 P R O C E E D I N G S
February 17, 2021 3:00 p.m.

2 - - -

3 THE CHAIRMAN: Okay. Moving along on the
4 agenda, let's go to the Downtown Investment
5 Authority portion of the agenda.

6 We'll start with the minutes from the last
7 meeting. Hopefully, you've read them.

8 Are there any changes or corrections?

9 BOARD MEMBER WORSHAM: I'll move to
10 approve.

11 THE CHAIRMAN: All right. We have a
12 motion to approve.

13 Second?

14 BOARD MEMBER WARD: Second.

15 THE CHAIRMAN: Okay. David Ward seconds.
16 All those in favor say aye.

17 BOARD MEMBERS: Aye.

18 THE CHAIRMAN: All opposed?

19 BOARD MEMBERS: (No response.)

20 THE CHAIRMAN: All right. Let's go to the
21 first resolution. This is Resolution
22 2021-02-05, meter rental rate schedule.

23 Ms. Boyer.

24 MS. BOYER: Thank you.

25 I will let Mr. Crescimbeni address this.

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1 this board gave the DIA staff the authority to
2 amend the bagging policy, and so we've come up
3 with a couple of changes that we're going to do
4 to that, and one includes providing some space
5 on the street that can be used by ride share
6 services between the hours of 6:00, I think, at
7 night and 2 a.m., in the morning. No more than
8 two contiguous spaces on any given segment of a
9 block in between two perpendicular streets.

10 We're also going to limit meter bagging
11 for use by businesses through -- we have an
12 existing policy that says it can be used by
13 businesses for certain purposes, but we're
14 going to restrict that to no more than 72 hours
15 in any 90-day period. And then we're going to
16 adjust our rates, hopefully, at the next
17 meeting to take a -- to further disincentivize
18 the use of those spaces and leave them open for
19 use for their intended purpose, facilitating
20 traffic in and out of downtown to our
21 street-front merchants and businesses.

22 THE CHAIRMAN: All right. Thank you, sir.

23 Are there any questions or any further
24 discussion that we need to have?

25 BOARD MEMBER BARAKAT: Mr. Chair.

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1 THE CHAIRMAN: Mr. Barakat.
2 BOARD MEMBER BARAKAT: Through the Chair
3 to Mr. Crescimbeni, does this mean the -- all
4 of the rate increases that we recommended will
5 be delayed as well or is it just the ones
6 referenced in the exhibit in the proposed
7 resolution?

8 MR. CRESCIMBENI: The previous rate
9 changes that were made by this board for
10 on-street and off-street parking are in there.
11 What I'll call "the cure period," those have
12 been advanced to the City Council and they're
13 sitting. And after so many days, we can enact
14 those. We have a tentative enactment date of
15 March 1st.

16 But the rate schedule on the previous
17 resolution would not be moving forward, and
18 that would have to go to council as well, but
19 what I just referred to would be a change in
20 the policy, the existing policy, pursuant to
21 the authority of the board, granted to the DIA
22 previously about making such changes.

23 We just didn't want to make the change
24 without giving the board a heads-up on those
25 two changes, those two provisions.

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1 BOARD MEMBER BARAKAT: So to confirm, the
2 answer to my question is no?

3 MS. BOYER: So let me clarify a little
4 bit.

5 The resolutions you passed back in the
6 fall that had an effective date of either
7 November or December regarding garage parking
8 rates have already gone into effect. You
9 passed some additional resolutions regarding
10 on-street parking rates and some changes in the
11 garage rates in, I believe, January. And those
12 are the ones that are set to go into effect
13 March 1st, unless council takes any contrary
14 action.

15 This particular resolution was dealing
16 with meter bagging rates and those are the ones
17 that at the moment we are not yet changing, but
18 as we continue to work through this, just keep
19 in mind everything is geared toward making the
20 on-street spaces transient spaces, that have
21 high turnover and are more easily accessible
22 for visitors and customers of retail
23 establishments, and trying to make sure they're
24 available for that, trying to keep people who
25 are employees working downtown and that are

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1 here for a full day to find a parking lot or a
2 parking garage space.

3 And then as far as the meter bagging
4 policies, we've been meeting with JSO and
5 Special Events and are talking about those, as
6 well as the rented meters, as you --
7 Mr. Crescimbeni is referring to.

8 And, again, the idea is, there are limited
9 numbers of on-street meters, particularly in
10 high-demand areas. We do not want to take them
11 out of service unnecessarily. So if you don't
12 have to take them out of service all day for an
13 event that starts at night and you can take
14 them out at 3 o'clock in the afternoon and let
15 people use them all day, that's a far better
16 solution.

17 If someone has renovations going on and
18 they need to use the space in front of their
19 business during their renovation period, we
20 want it to be costly enough for them that they
21 minimize that use, so that they're -- we not
22 only are being paid the same amount that you
23 would for a regular meter use, but there's some
24 disincentive to making that your space of
25 convenience for a loading space.

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1 And I don't mean a loading zone, I mean,
2 you know, people are using it as a construction
3 staging area, kind of, without giving any
4 thought to the impact on the rest of the
5 downtown users that might need that space. So
6 we're trying to get those things all adjusted.

7 BOARD MEMBER BARAKAT: Thank you.

8 BOARD MEMBER ADAMS: I had one question in
9 reference to the Haahs study. How do the
10 proposals in the -- in Exhibit A match against
11 the Haahs recommendations?

12 MS. BOYER: So I don't know if in the
13 original study she got into the bagging
14 meter -- the meter bagging space charge, but I
15 can tell you that what we were proposing in
16 this particular rate schedule is one-and-a-half
17 times. And in talking to her, she is
18 suggesting two or three times the hourly rate.
19 So that's why I did not think that we should
20 just bring that to you as an amendment, but,
21 rather, give you some time to digest it in
22 advance of the meeting and think about whether
23 you were comfortable with that. Since we've
24 had some discussion and dialogue on previous
25 suggestions, we wanted to give you some time

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1 once we disseminate it.
 2 THE CHAIRMAN: All right. Other
 3 discussion, questions?
 4 BOARD MEMBERS: (No response.)
 5 THE CHAIRMAN: Okay. Let's go to the next
 6 item of business, our CEO informational
 7 briefing.
 8 Lori Boyer, please.
 9 MS. BOYER: Thank you.
 10 First up is our informational workshop
 11 that is next Tuesday, February 23rd, in this
 12 room and on Zoom, starting at noon for -- and
 13 the meeting is noticed for the DIA board --
 14 you're the hosts -- the DDRB board, and City
 15 Council members, regarding our holistic vision
 16 for celebrating and connecting our riverfront
 17 through activation and development to include
 18 current downtown riverfront development plans,
 19 both public and private, and the applicable
 20 processes for review and consideration.
 21 Board and council members will be afforded
 22 a question and answer opportunity following the
 23 presentations, and public comment will be taken
 24 upon the conclusion of the Q and A.
 25 We want all involved to understand our
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1 plan for the riverfront and how the many
 2 complementary pieces fit together.
 3 Based on -- we met with Ms. Worsham
 4 earlier in the week and kind of went over the
 5 outline for the meeting and our concept. We're
 6 scheduling an hour and a half. And I think
 7 that our intent of that is not that the
 8 presentation will last an hour and a half, but
 9 to make sure we have at least a half an hour
 10 for questions and public comment because we do
 11 want your participation and the participation
 12 of the other boards and the council members.
 13 This is our initial step in trying to make
 14 sure people both understand the fact that there
 15 is a plan that we have been executing now for
 16 six years, seven years, and many of the pieces
 17 that are coming to fruition and may not be
 18 constructed or visible to you but that are in
 19 various stages of permitting and design and
 20 construction are all following that plan, and
 21 then talk about the things that are prospective
 22 and potential and evaluate kind of how you want
 23 to share a direction and your thoughts as we
 24 move forward on that.
 25 So that's next week. We start with that.
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1 The second thing I wanted to bring to your
 2 attention is the status of the Landing RFP.
 3 We've had two prebid meetings and have had over
 4 a hundred participants in the prebid meetings
 5 on the Landing RFP. So the Landing -- the
 6 qualification period closes and the responses
 7 are due on the 3rd of March. So we are
 8 certainly hopeful we're going to have
 9 widespread participation in that.
 10 If any of you know extraordinary park
 11 designers or landscape architects or firms that
 12 you have worked with or seen in other cities
 13 and you want to encourage them to submit,
 14 please do. Tell them to look at the
 15 procurement website, download the application.
 16 And we do have a list of those who have already
 17 downloaded the application, if any of you would
 18 like to see who's on the list and who's not on
 19 the list, if there's someone else you'd like to
 20 encourage.
 21 So we're really looking forward to that.
 22 Number three I wanted to share is that at
 23 your meeting you had recommended a discount for
 24 the Public Defender's Office similar to that
 25 that had been afforded to City employees
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1 through the remainder of the fiscal year. That
 2 legislation was introduced by Council Member
 3 Priestly Jackson and was approved by City
 4 Council and is now effective and, therefore,
 5 for the remainder of this fiscal year the
 6 Public Defender's Office will receive that
 7 discount.
 8 That does have a financial impact to the
 9 Office of Public Parking, but not different
 10 particularly than what was budgeted this year
 11 inasmuch as the discount was not necessarily
 12 known to us when the budget was submitted. So
 13 we were not aware that they were receiving a
 14 discount, and when this year's income was
 15 projected based on last year's income, we were
 16 using that same number. So that's a little
 17 different, but close, but wanted you to know
 18 that that had passed.
 19 Third, Downtown Vision is proposing an
 20 expansion of their geographic boundary and they
 21 are proposing to incorporate residential
 22 properties as properties that are assessed.
 23 Now, there are exclusions from that for
 24 homestead and other things and a phase-in
 25 period, but I did want to share with you that
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1 we will be bringing this to you at the next
2 monthly meeting for your consideration and
3 recommendation before it gets forwarded to the
4 City Council and introduced at City Council.

5 I think Mr. Gordon is on Zoom and can
6 answer any questions if anybody wants to direct
7 any questions to him regarding the details of
8 that.

9 And then, finally, there is a LaVilla
10 cleanup scheduled for this coming Saturday
11 morning at 9:00. And the meeting place is
12 Lift Every Voice and Sing Park, 120 Lee Street,
13 at 9:00 a.m. It's scheduled from 9:00 to
14 11:00, and I encourage you to come and/or
15 spread the word.

16 This is for -- we did one on the Riverwalk
17 a number of months ago in Brooklyn, and this is
18 for the LaVilla neighborhood within downtown.
19 And we will be participating in those, at least
20 on a quarterly basis, if not more often, and
21 encouraging -- there's a lot of folks who have
22 an interest and want to volunteer, and so we're
23 going to help facilitate those and encourage
24 those as much as we can because we think
25 there's some real opportunities to sharpen up

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1 we're going to have a lot of things to deal
2 with.

3 Is there anything else that needs to come
4 to the board for the good of the order?

5 (No response.)

6 THE CHAIRMAN: All right. This meeting is
7 adjourned.

8 (The above proceedings were adjourned at
9 3:15 p.m.)

10 - - -

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1 our image and appearance.

2 So that's what I have on the CEO report
3 right now.

4 THE CHAIRMAN: Thank you, Ms. Boyer.

5 I'm really looking forward to next
6 Tuesday, starting at 12:00 to 1:30. I think
7 this will be the beginning of perhaps several
8 events that we can host and be very
9 transparent, full disclosure as to what does
10 our downtown need to look like, what's the
11 development plan going to be.

12 I think there's going to be a lot of
13 excitement with that, and so I think it's --
14 I'm really encouraging everyone to plug into it
15 and be there and be ready to share some ideas.

16 Our next meeting is March the 17th,
17 Wednesday, at 2 o'clock.

18 I want to thank the staff continually for
19 all the good, hard work you've done.

20 You'll notice that we're finishing up a
21 little early today. We've been working you
22 very hard, so we think maybe this would be a
23 good day to have an easy meeting, but be
24 prepared, we have a lot of work coming up for
25 March, April, May and June. So get ready,

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1 CERTIFICATE OF REPORTER

2

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

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

12
13
14
15 DATED this 28th day of February 2021.
16

17
18
19 _____
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Florida Professional Reporter

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