

CITY OF JACKSONVILLE  
COMMUNITY REDEVELOPMENT AGENCY  
BOARD MEETING

Proceedings held on Wednesday, November 14, 2018,  
commencing at 2:00 p.m., City Hall, Lynwood Roberts  
Room, 1st Floor, 117 West Duval Street, Jacksonville,  
Florida, before Diane M. Tropa, FPR, a Notary Public in  
and for the State of Florida at Large.

BOARD MEMBERS PRESENT:

JAMES BAILEY, Chairman.  
CRAIG GIBBS, Vice Chair.  
RON MOODY, Secretary.  
OLIVER BARAKAT, Board Member.  
CAROL WORSHAM, Board Member.  
MARC PADGETT, Board Member.  
BRAXTON GILLAM, Board Member.  
TODD FROATS, Board Member.

ALSO PRESENT:

BRIAN HUGHES, Interim Chief Executive Officer.  
TOM DALY, DIA, Redevelopment Analyst.  
GUY PAROLA, DIA, Redevelopment Manager.  
JIM KLEMENT, DIA, Development Coordinator.  
JOHN SAWYER, Office of General Counsel.  
JOHNNY GAFFNEY, Office of the Mayor.  
KAREN UNDERWOOD-EILAND, Executive Assistant.

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1 job with our transcripts.  
2 Mr. Brian Hughes became our executive  
3 director of the -- Chief Executive Officer of  
4 the Downtown Investment Authority. And I will  
5 tell you, after this short period of time, it's  
6 been a good working relationship. I have  
7 appreciated Brian's knowledge, his interest,  
8 he's a quick learn, he understood what was  
9 going on, he spent a lot of time with staff.  
10 And, folks, it's really made this job a lot  
11 easier, so -- I think we've got a long way to  
12 go, a lot of things to do, but I appreciate  
13 Mr. Hughes' input and serving in this capacity.  
14 It truly has been a big help.

15 At this time, I'd like to introduce our  
16 newest board member. You may know that  
17 Carol Worsham is now taking the place of  
18 Brenna Durden, who was on our board since 2015.

19 So, Carol, if you would, give us a little  
20 update. I know you were on the DDRB -- served  
21 on the DDRB. So give us a little update on the  
22 what, why and how.

23 BOARD MEMBER WORSHAM: I'm Carol Worsham.  
24 Thank you for the introduction. I'm happy to  
25 be here.

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1 PROCEEDINGS  
November 14, 2018 2:00 p.m.

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3 THE CHAIRMAN: Welcome, everyone.  
4 We call the meeting to order of the  
5 Downtown Investment Authority for  
6 November 14th.

7 Thank you all for being here. Thank you,  
8 public, anybody that's here. Anybody from the  
9 media? David, I see you. Anyone else from the  
10 media?

11 Okay. I always say it, please -- if you  
12 need anything or want anything, please ask us.  
13 We'll provide whatever you need so we're all on  
14 the same page as we move forward.

15 We begin our meeting with the Pledge of  
16 Allegiance. So if everyone would please rise  
17 and face the flag.

18 (Recitation of the Pledge of Allegiance.)

19 THE CHAIRMAN: Okay. This meeting, we're  
20 going to start with the chairman's report.  
21 We've got a lot of things to bring people up to  
22 speed on.

23 I'm sorry. And everyone please remember  
24 to speak into the mic so Diane can hear,  
25 understand and follow. She does a tremendous

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1 Currently, I'm a planner. I'm the  
2 managing principal of HDR Engineering's  
3 Northeast Florida operations. We're in the  
4 BB&T tower. We're about to move to the  
5 SunTrust. I've been working in the planning  
6 profession in Jacksonville since the early  
7 '80s. I started my career at the Planning  
8 Department when we were in the -- even before  
9 we were in the Florida Theatre.

10 I'm a firm believer in downtown. I've  
11 been serving on the DDRB since 2012, 2013. I  
12 was almost done with my term. So I look  
13 forward to continuing the opportunity to  
14 provide insight, to create a great, vibrant  
15 downtown.

16 Thank you.

17 THE CHAIRMAN: I know Oliver Barakat  
18 served on the DDRB, and myself, and I knew  
19 Carol from DDRB. I think we were off when she  
20 came on, but I attended several of the  
21 meetings, as I've encouraged all board members  
22 to attend DDRB. You understand and you learn  
23 an awful lot about what we do here, starting  
24 with the DDRB. And they've done a tremendous  
25 job and we really appreciate what they've done.

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1 With that, I mentioned Brenna Durden. And  
2 I have a resolution here, 2018-11-02.  
3 "A resolution of the Downtown Investment  
4 Authority commending and recognizing the  
5 contributions Brenna Durden, Esq., to the  
6 Downtown Investment Authority and for her  
7 dedication and service in promoting the  
8 successful revitalization and redevelopment of  
9 downtown Jacksonville as a board member of the  
10 Downtown Investment Authority, and  
11 "Whereas, Ms. Durden was appointed to the  
12 Downtown Investment Authority by the City  
13 Council of Jacksonville in 2015 via adoption of  
14 Resolution 2015-0859, and  
15 "Whereas, since 2015 Ms. Durden has served  
16 as the urban planner representative of the DIA  
17 board, and  
18 "Whereas, since 2016 Ms. Durden has served  
19 on the Strategic Implementation Committee, and  
20 "Whereas, since 2017 Ms. Durden has served  
21 on the Retail Enhancement Program Committee,  
22 and  
23 "Whereas, Ms. Durden will continue to lend  
24 her time and talents to the furtherance of  
25 downtown revitalization as a member of the  
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1 Downtown Development Review Board.  
2 "Now, therefore, be it resolved by the  
3 Downtown Investment Authority.  
4 "The Downtown Investment Authority  
5 recognizes and commends Ms. Durden for her  
6 dedicated service to the DIA and for her  
7 overall contributions to the revitalization and  
8 redevelopment of downtown Jacksonville.  
9 "Chairman, Jim Bailey."  
10 Ms. Durden, are you here? I can't see you  
11 from the post.  
12 (Ms. Durden approaches the podium.)  
13 THE CHAIRMAN: Ms. Durden, thank you. Can  
14 you -- and I need you to use the microphone.  
15 I think everyone would echo my thoughts,  
16 your value and importance and help on our DIA  
17 during that time, and we sincerely appreciate  
18 your service. And I'm particularly happy that  
19 you're going to the DDRB.  
20 MS. DURDEN: Well, thank you very much.  
21 It was certainly my pleasure to serve with so  
22 many of you on the DIA. I've learned a lot. I  
23 felt that I was able to offer, be  
24 participatory, and make us a better board.  
25 I'm very excited about being on DDRB. I  
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1 think that the council president and the  
2 mayor's office did a fabulous job of figuring  
3 out an appropriate switch -- I call it the  
4 two-step -- with Carol. I know Carol will be  
5 an excellent board member.  
6 It's kind of exciting because now I can  
7 come and talk to any of you anytime without  
8 violating the Sunshine Law.  
9 And it was very important that Carol and  
10 my appointments went hand in hand at the same  
11 time with the City Council because I am serving  
12 on an ad hoc committee that Council Member  
13 Boyer has set up, reviewing different things,  
14 as you guys know because she gave a  
15 presentation a few months back about that  
16 working group. And Carol has been on that  
17 working group with me.  
18 So I said -- I told Mr. Hughes, please be  
19 sure that they go together because we want to  
20 keep working on that project. And, otherwise,  
21 we would have been in violation of the  
22 Sunshine.  
23 So, again, thank you very much.  
24 You know, it was kind of happenstance, but  
25 we -- we, DIA approved so many projects at our  
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1 last meeting and now they're all going to come  
2 to DDRB, so it will be very interesting to see.  
3 I'm looking forward to continuing to work  
4 with all of you for the betterment of downtown.  
5 It means a great deal to me. So thank you very  
6 much for the resolution and I'll be calling  
7 you.  
8 THE CHAIRMAN: With that, Ms. Durden,  
9 before you leave, if I could get a motion on  
10 2018-11-02.  
11 BOARD MEMBER MOODY: So moved.  
12 BOARD MEMBER GIBBS: Second.  
13 THE CHAIRMAN: All in favor, say aye.  
14 BOARD MEMBERS: Aye.  
15 THE CHAIRMAN: Opposed, like sign.  
16 BOARD MEMBERS: (No response.)  
17 THE CHAIRMAN: Thank you.  
18 There is no discussion on that issue.  
19 MS. DURDEN: Thank you very much.  
20 THE CHAIRMAN: Thank you, Ms. Durden. We  
21 appreciate it.  
22 We have another one, but that person is  
23 not here, so we're going to move along.  
24 I do have one other correspondence I want  
25 to bring to the attention -- I think everyone  
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1 sees the letter from the mayor that was  
 2 received today. I was told -- I asked and had  
 3 it included in our documents today by staff.  
 4 The charge was for me to meet with the  
 5 mayor and talk about our selection for the RFP  
 6 for the convention center. I met with the  
 7 mayor. We had a discussion about many, many  
 8 things going on in downtown. It was  
 9 enlightening and helpful. I appreciate the  
 10 mayor's attention and interest in this.  
 11 We had a very good discussion on the  
 12 convention center. I think he was very  
 13 interested. He listened, and he provided a lot  
 14 of insight, but we didn't conclude anything at  
 15 that meeting. And we discussed it and said,  
 16 let's get back together and let's talk about  
 17 this.  
 18 And I received the letter from the mayor,  
 19 which I think everyone has a copy. Do you want  
 20 me to read it aloud or is it necessary to read  
 21 aloud?  
 22 Bottom line, the mayor has asked that --  
 23 the process was good, it was helpful. There's  
 24 some concerns and some things we need to look  
 25 at, some more questions we need to ask. And he  
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1 would like us to reconsider, revisit our  
 2 decision and answer some of these questions.  
 3 So I appreciate his input.  
 4 And, with that, I would like to ask the  
 5 Strategic Implementation Committee to convene  
 6 within the next two or three weeks, try to get  
 7 together. I know it's during the holidays, but  
 8 we need to get this resolved. Meet and discuss  
 9 and be prepared for our next DIA meeting, which  
 10 is December 12th, if you could.  
 11 Now, we also have a vacancy on the  
 12 Strategic Implementation Committee. I think  
 13 Mr. Gillam and Mr. Moody -- Mr. Moody chairs it  
 14 and Mr. Gillam is appointed. Do we have any  
 15 volunteers that would like to serve for that  
 16 position? If not, I will appoint someone to  
 17 serve on that position.  
 18 BOARD MEMBER GIBBS: I'll be glad to help.  
 19 THE CHAIRMAN: Okay. Mr. Gibbs will take  
 20 that position. So, Mr. Moody, if you can --  
 21 BOARD MEMBER PADGETT: I have a question.  
 22 THE CHAIRMAN: Yes.  
 23 BOARD MEMBER PADGETT: How much time will  
 24 it take outside of what we do here?  
 25 THE CHAIRMAN: Probably that  
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1 implementation -- you can determine what the  
 2 next steps are with the answers to the  
 3 questions that --  
 4 BOARD MEMBER PADGETT: I don't do this a  
 5 lot, but I'm going to volunteer. I feel like I  
 6 was about to get nominated anyway, so --  
 7 THE CHAIRMAN: So you're on it. And that  
 8 will be a tremendous help. So if you can call  
 9 that meeting, and let's get this -- answer some  
 10 of these questions. And I think Mr. Hughes can  
 11 help us with some of these questions and make  
 12 sure that we're moving forward with that.  
 13 And with that, I'm going to skip over this  
 14 next resolution and we'll call to order our  
 15 Community Redevelopment Agency meeting, and  
 16 Mr. Hughes -- oh, no. We'll do that later.  
 17 So we'll call the Community Redevelopment  
 18 Agency meeting. You have your minutes from  
 19 September 19th. If everyone -- again, no need  
 20 to read your minutes or approve the minutes.  
 21 It's a transcription. So do I have a motion to  
 22 approve the minutes?  
 23 BOARD MEMBER GIBBS: So moved.  
 24 THE CHAIRMAN: Second?  
 25 BOARD MEMBER MOODY: Second.  
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1 THE CHAIRMAN: All in favor, say aye.  
 2 BOARD MEMBERS: Aye.  
 3 THE CHAIRMAN: Opposed, like sign.  
 4 BOARD MEMBERS: (No response.)  
 5 THE CHAIRMAN: That brings us to  
 6 Resolution 2018-11-03, unsolicited offer to  
 7 purchase City-owned property.  
 8 Mr. Hughes, can you bring us up to speed?  
 9 MR. HUGHES: Mr. Chairman, if you will,  
 10 I'm going to let staff members who worked on it  
 11 with me and discussed it with me handle it. So  
 12 I'll defer to Mr. Parola.  
 13 MR. PAROLA: Thank you.  
 14 And through the Chair to the board,  
 15 there's a memorandum from the Chair of that  
 16 committee, Mr. Moody. And this item is one of  
 17 our affectionately known piano key parcels in  
 18 the Brooklyn area that we acquired through a  
 19 tax deed or some other method. It's  
 20 undeveloped. It's maybe 25, 30 feet wide by  
 21 100 feet long.  
 22 Historically, we've held on to these  
 23 pieces of property until an adjoining property  
 24 owner has either sandwiched us in or has done  
 25 something else so that we can start promoting  
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1 the assemblance of property and the  
 2 redevelopment in that area.  
 3 Such a property owner emerged, provided us  
 4 with what we would call an unsolicited offer to  
 5 purchase. Pursuant to the ordinance code, we  
 6 went out and we got it appraised. It came back  
 7 at \$17,200, which is coincidentally what the  
 8 purchase price -- what the offer is.  
 9 We would like your permission to use the  
 10 City's methodology in the CRA section of the  
 11 state statutes to put a 30-day notice out, at  
 12 which time we would bring back the offer again,  
 13 have it blessed, and proceed to sell it,  
 14 assuming no other property owners -- or there's  
 15 not a change in their ownership structure.  
 16 I don't know if any representatives of  
 17 that ownership team is here. If not, it's  
 18 fairly straightforward, and I would -- and  
 19 obviously Mr. Moody, being the chair, could  
 20 offer some insight or expand on it.  
 21 Thank you.  
 22 THE CHAIRMAN: Okay. Do we have a motion  
 23 on 2018-11-03?  
 24 BOARD MEMBER GILLAM: So moved.  
 25 THE CHAIRMAN: Second?  
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1 BOARD MEMBER BARAKAT: Second.  
 2 THE CHAIRMAN: Okay. Any discussion?  
 3 Mr. Moody, do you want to begin?  
 4 BOARD MEMBER MOODY: Yeah. This is a  
 5 small lot in the Brooklyn area. It lies  
 6 between two other lots that are owned by one  
 7 entity. The lot itself has very limited  
 8 potential sitting by itself, but when combined  
 9 with others and developed with its highest and  
 10 best use would do well in that area.  
 11 This particular area will eventually be  
 12 multifamily use, so this will really kind of  
 13 fall in line with some of the development  
 14 trends we've already seen there.  
 15 I reviewed the appraisal. The appraisal  
 16 was good. The exact price of 17,200 was  
 17 offered. I think that's what the appraisal  
 18 was.  
 19 THE CHAIRMAN: Thank you.  
 20 Any other comments?  
 21 Mr. Gillam.  
 22 BOARD MEMBER GILLAM: No, sir.  
 23 THE CHAIRMAN: Mr. Barakat.  
 24 BOARD MEMBER BARAKAT: No.  
 25 THE CHAIRMAN: Mr. Gibbs.  
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1 BOARD MEMBER GIBBS: No.  
 2 BOARD MEMBER PADGETT: No comments.  
 3 THE CHAIRMAN: Carol.  
 4 BOARD MEMBER WORSHAM: No.  
 5 THE CHAIRMAN: Thank you.  
 6 Councilwoman.  
 7 COUNCIL MEMBER BOYER: Thank you.  
 8 To the board, I will forward to Mr. Parola  
 9 a copy of a map of potential acquisition  
 10 properties that the Wood Group has developed in  
 11 conjunction with the McCoys Creek floodplain  
 12 restoration project. And I would just ask --  
 13 on this one, I feel comfortable that it's not a  
 14 problem, but just for your evaluation going  
 15 forward, to know what Public Works is looking  
 16 at in terms of potential sites they may need  
 17 and be able to coordinate with one another,  
 18 I'll make sure you have a copy of that map.  
 19 THE CHAIRMAN: Very good. Thank you.  
 20 Any other comments?  
 21 BOARD MEMBERS: (No response.)  
 22 THE CHAIRMAN: Any comments from the  
 23 public?  
 24 AUDIENCE MEMBERS: (No response.)  
 25 THE CHAIRMAN: Seeing none, all in favor  
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1 of 2018-11-03, say aye.  
 2 BOARD MEMBERS: Aye.  
 3 THE CHAIRMAN: Opposed, like sign.  
 4 BOARD MEMBERS: (No response.)  
 5 THE CHAIRMAN: That brings us to  
 6 Resolution 2018-11-04, Tossgreen forgivable  
 7 loan.  
 8 Mr. Parola or Mr. Hughes.  
 9 MR. HUGHES: This I worked on with  
 10 Mr. Daly. I will let him give the basis of  
 11 the --  
 12 MR. DALY: Through the Chair to the board,  
 13 this is essentially the recreation of the  
 14 Retail Enhancement Program grant for 16- --  
 15 just over 1,600 square feet at 501 Riverside  
 16 Avenue, which you guys know as the EverBank  
 17 building. There's a retail bay on the first  
 18 floor, and we were approached by the owners of  
 19 the building, their agents, as well as a  
 20 potential franchisor to put a restaurant in  
 21 that space.  
 22 Tossgreen, which has had a very successful  
 23 franchise here in the downtown -- what's going  
 24 to be the VyStar building -- would like to put  
 25 another restaurant over there. Unfortunately,  
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1 our Retail Enhancement boundaries, while we've  
2 had some small discussions about expanding the  
3 boundaries, this site would not fall within the  
4 formal boundaries of the Retail Enhancement  
5 Program. However, we do have a million dollars  
6 worth of funds in the Downtown Development Fund  
7 that we can use to make forgivable loans.  
8 Therefore, using the same kind of criteria and  
9 process as we would for the Retail Enhancement  
10 Program grant, we would recommend making a  
11 forgivable loan to the owners of Tossgreen for  
12 the tenant improvements, again, \$20 a square  
13 foot, just like the Retail Enhancement Program,  
14 of the first bay in 501 Riverside.

15 This is an area that has lacked some  
16 retail, especially restaurant area, except for  
17 the lunchtime crowd, with what has happened  
18 over at 220 in the retail space. They run a  
19 very successful operation, and it would also  
20 provide another point of activation as people  
21 approach the riverfront -- Riverwalk.

22 THE CHAIRMAN: Thank you.

23 Before we proceed, do we have a motion on  
24 2018-11-04?

25 BOARD MEMBER MOODY: I'll make a motion.  
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1 it.

2 THE CHAIRMAN: Yes. And we have not  
3 discussed that expansion at this time, so we do  
4 need to have that conversation, but this is not  
5 actually Retail Enhancement, right?

6 MR. DALY: Correct. This would fall  
7 within the boundaries -- during the budget  
8 process you put approximately \$890,000 of funds  
9 into the Retail Enhancement Program and had a  
10 nascent discussion about expanding the  
11 boundaries but chose not to expand it there and  
12 have the committee look at the process.

13 THE CHAIRMAN: And this is contingent on  
14 maintaining seven full-time employees?

15 MR. DALY: Seven full-time employees and  
16 being in operation for the five-year period,  
17 annually documenting the seven employees.

18 THE CHAIRMAN: Okay.

19 MR. DALY: Exactly like we would do with  
20 Retail Enhancement. Forgive 20 percent each  
21 year of the 5-year period.

22 THE CHAIRMAN: Okay.

23 MR. DALY: And the request is \$33,000.

24 THE CHAIRMAN: Okay. We need to have the  
25 Retail Enhancement Committee meet again and  
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1 THE CHAIRMAN: Second?

2 BOARD MEMBER BARAKAT: I'll second.

3 THE CHAIRMAN: Okay. Thank you, Tom.

4 Appreciate that.

5 Any questions from the board?

6 Todd, do you want to start?

7 BOARD MEMBER FROATS: Where do we stand on  
8 the expansion of the Retail Enhancement  
9 Program?

10 THE CHAIRMAN: That committee hasn't met  
11 in sometime. We still have some funds left in  
12 that committee, but we have not -- that  
13 program, but we have not had a committee  
14 meeting in quite sometime, I don't think. It  
15 has not been discussed on the expansion, so we  
16 do need to address the expansion.

17 BOARD MEMBER FROATS: What does the area  
18 cover right now?

19 THE CHAIRMAN: It was a trial area, and I  
20 think -- Tom, can you explain the boundaries?

21 MR. DALY: It goes from the riverfront up  
22 to Church Street, between Market Street and  
23 Julia.

24 BOARD MEMBER FROATS: Okay. I do remember  
25 Mr. Wallace talking about considering expanding

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1 we'll discuss those boundaries.

2 Any other comments?

3 BOARD MEMBER FROATS: I'd just like to  
4 comment. So I'm in the SunTrust, soon-to-be  
5 VyStar building. And it's very packed in that  
6 restaurant. It's a very successful restaurant,  
7 so I think another one would be useful in that  
8 area.

9 THE CHAIRMAN: Good.

10 Ms. Worsham.

11 BOARD MEMBER WORSHAM: Just a question.

12 Do they have a restriction for hours of  
13 operation, a requirement that they be open a  
14 certain amount of time for this loan, or are  
15 there any conditions for that? Are they only  
16 open during lunch or on the weekend or do you  
17 know?

18 MR. DALY: I don't know what the plans are  
19 for this site. They're generally open  
20 lunchtime, and I believe till about 6 o'clock,  
21 but that's in the VyStar building.

22 BOARD MEMBER WORSHAM: Just curious.

23 I mean, I echo your comments. It's a  
24 great -- I've been over there a lot. It's a  
25 terrific business model. They seem to thrive

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1 and they've done very well, so I was excited to  
 2 see that they would be in Riverside.  
 3 THE CHAIRMAN: Good.  
 4 MR. HUGHES: Through the Chair, I would  
 5 add, there's no requirement -- the requirements  
 6 on the employees, it's in order for this  
 7 program. And on the other topic, we welcome  
 8 working to convene the committee on the  
 9 boundary question, trying to get that moving.  
 10 THE CHAIRMAN: Thank you.  
 11 BOARD MEMBER PADGETT: When you use the  
 12 term "forgivable loan," what exactly does  
 13 that -- the term "forgivable" mean? Is there  
 14 no collateral or there's no guarantees, or --  
 15 MR. DALY: Through the Chair to Board  
 16 Member Padgett, so a forgivable loan, there's a  
 17 loan, so there's a promissory note or  
 18 agreement, and then there will be a personal  
 19 guarantee again, as they have on their \$32,000  
 20 forgivable loan for the downtown location.  
 21 THE CHAIRMAN: And it's 20 percent per  
 22 year for the --  
 23 MR. DALY: It's 20 percent per year.  
 24 (Simultaneous speaking.)  
 25 THE CHAIRMAN: (Inaudible.)  
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1 BOARD MEMBER PADGETT: Okay.  
 2 MR. DALY: It's a (inaudible) loan. Every  
 3 year they're in compliance, 20 percent is  
 4 forgiven. If they fall out of compliance, they  
 5 have six months to cure and get back in  
 6 compliance. If they fail to, then the loan  
 7 comes due and payable.  
 8 BOARD MEMBER PADGETT: Thank you.  
 9 THE CHAIRMAN: Mr. Moody.  
 10 BOARD MEMBER MOODY: For you on this  
 11 committee that have not had a chance to eat  
 12 there, I would really encourage you to try it  
 13 out. The food is good and it's actually  
 14 healthy. And in this particular location  
 15 that's proposed, it's going to be -- that's  
 16 going to be a great opportunity. It'll be good  
 17 for economic development.  
 18 THE CHAIRMAN: Good. Thank you.  
 19 Mr. Gibbs.  
 20 BOARD MEMBER GIBBS: Is the owner here?  
 21 THE CHAIRMAN: Is the owner or a rep here?  
 22 AUDIENCE MEMBERS: (No response.)  
 23 THE CHAIRMAN: No.  
 24 BOARD MEMBER GIBBS: I was going to ask  
 25 them about the market.  
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1 MR. DALY: We had requested the owner be  
 2 here and we also have given her the exact  
 3 location about 11 o'clock, and she has not  
 4 shown up. I don't know if something has come  
 5 up or --  
 6 BOARD MEMBER GIBBS: Okay. No questions.  
 7 THE CHAIRMAN: Mr. Barakat.  
 8 BOARD MEMBER BARAKAT: I want to echo the  
 9 comments from prior board members about the  
 10 food. It does fill a healthy void downtown,  
 11 so -- is the lease signed?  
 12 MR. DALY: The lease has been executed.  
 13 BOARD MEMBER BARAKAT: And it's a 5-year  
 14 lease?  
 15 MR. DALY: It's a 5-year lease and a  
 16 5-year note.  
 17 BOARD MEMBER BARAKAT: And it looks like  
 18 the improvements we are subsidizing equate to  
 19 about \$20 a foot, which is the max criteria in  
 20 the retail program.  
 21 MR. DALY: Right.  
 22 BOARD MEMBER BARAKAT: So, generally, you  
 23 followed all the criteria in the Retail  
 24 Enhancement Program --  
 25 MR. DALY: Yes.  
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1 BOARD MEMBER BARAKAT: -- to make this  
 2 decision.  
 3 Okay. No further questions.  
 4 THE CHAIRMAN: Mr. Gillam.  
 5 BOARD MEMBER GILLAM: Just remind us, this  
 6 equates to about 15 percent of their buildout.  
 7 How does that relate to the last effort we  
 8 approved for this particular restaurant, do  
 9 you recall?  
 10 MR. DALY: It's almost identical.  
 11 BOARD MEMBER GILLAM: It's usually about  
 12 15 percent of the TI?  
 13 MR. DALY: Particularly for a restaurant.  
 14 Different uses have different ...  
 15 THE CHAIRMAN: Okay. Any other comments  
 16 from the board?  
 17 BOARD MEMBERS: (No response.)  
 18 THE CHAIRMAN: Seeing none, any comments  
 19 from the public?  
 20 AUDIENCE MEMBERS: (No response.)  
 21 THE CHAIRMAN: Seeing no comments, all in  
 22 favor of Resolution 2018-11-04, say aye.  
 23 BOARD MEMBERS: Aye.  
 24 THE CHAIRMAN: Opposed, like sign.  
 25 BOARD MEMBERS: (No response.)  
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1 THE CHAIRMAN: Thank you very much.  
2 That moves us -- and I'm going to jump  
3 back now to -- Mr. Sawyer, do we have to close  
4 this meeting if I want to go back to the  
5 chairman's report and make another  
6 presentation?  
7 MR. SAWYER: Yes, sir.  
8 THE CHAIRMAN: Oh, well, we are closing --  
9 the Community Redevelopment Agency meeting is  
10 now adjourned.  
11 With that, I'd like to go back to the  
12 chairman's report, and I have another  
13 resolution I'd like to present here. It's  
14 Resolution 2018-11-01.  
15 "A resolution of the Downtown Investment  
16 Authority commending and recognizing the  
17 contributions of Mr. Aundra Wallace to the  
18 Downtown Investment Authority and for his  
19 leadership in promoting the successful  
20 revitalization and redevelopment of downtown  
21 Jacksonville as the Downtown Investment  
22 Authority's Chief Executive Officer.  
23 "Whereas, Mr. Wallace was hired as the  
24 Downtown Investment Authority's first chief  
25 executive officer in 2013; and  
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1 "Whereas, Mr. Wallace led the Downtown  
2 Investment Authority as its Chief Executive  
3 Officer for over five years; and  
4 "Whereas, during his tenure, Mr. Wallace  
5 timelessly championed downtown Jacksonville;  
6 and  
7 "Whereas, through Mr. Wallace's vast  
8 knowledge of commercial and housing markets,  
9 public and private financing and urban  
10 development, downtown Jacksonville has seen the  
11 largest private investment in decades; and  
12 "Whereas, during his tenure, Mr. Wallace  
13 facilitated the leveraging of over 150 million  
14 of public investment dollars to create over  
15 \$800 million in private capital investments in  
16 downtown.  
17 "Now, therefore be it resolved by the  
18 Downtown Investment Authority: Section 1, the  
19 Downtown Investment Authority recognizes and  
20 commends Mr. Wallace for his dedicated service  
21 to the Downtown Investment Authority, to  
22 Jacksonville, and for his overall contributions  
23 to the revitalization and redevelopment of  
24 downtown Jacksonville."  
25 "Downtown Investment Authority Chairman,  
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27

1 Jim Bailey."  
2 Do I have a motion to approve this  
3 resolution?  
4 BOARD MEMBER GIBBS: So moved.  
5 THE CHAIRMAN: Second?  
6 BOARD MEMBER MOODY: Second.  
7 THE CHAIRMAN: Okay. With that, any  
8 discussion?  
9 Mr. Wallace, would you come forward,  
10 please.  
11 (Mr. Wallace approaches the podium.)  
12 THE CHAIRMAN: Mr. Wallace, we got to  
13 spend a lot of time with you at the last  
14 meeting, but it just wasn't enough. You have  
15 continued to do great things for this city,  
16 we're proud of the things you're doing, and we  
17 hate to do this, but you have to stand at the  
18 mic. I take orders from Diane, and she said  
19 you have to sit at the mic.  
20 You always look so good too, man.  
21 MR. WALLACE: Good afternoon.  
22 Aundra Wallace with JAXUSA Partnership.  
23 And so glad you're sitting in that seat  
24 over there, Mr. Hughes. You look real  
25 comfortable.  
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1 Thank you. It's a pleasure to be here  
2 before you. DIA is dear to my heart. I  
3 enjoyed the time working with you all and still  
4 enjoy the time working with the team and  
5 everyone, so continue to do good things.  
6 While we were across the pond earlier, in  
7 the month of October, walking down the street  
8 there in London, guess who I run into? DIA  
9 Board Member Craig Gibbs on the street. People  
10 were looking at us like, "Who are these guys?"  
11 BOARD MEMBER GIBBS: Only nine million  
12 people there.  
13 MR. WALLACE: But it was great.  
14 And I enjoyed my time here. And you guys  
15 continue to do great things. And Brian is  
16 doing a great job. He's better at Twitter than  
17 I am. I saw him tweeting things out. They  
18 worked it out. They got things approved at  
19 council, so that's great. Continue to keep up  
20 the good work.  
21 Thank you.  
22 THE CHAIRMAN: Any comments?  
23 Mr. Gillam.  
24 BOARD MEMBER GILLAM: Well, we had sort of  
25 a good-bye last time we saw Mr. Wallace, but  
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1 I'll just reiterate what I -- some of what I  
2 said before, which is we were so-well served,  
3 not only this board but the city of  
4 Jacksonville, by his service, and I don't think  
5 we can do enough to thank you. This resolution  
6 is not enough to thank you for it.

7 BOARD MEMBER BARAKAT: Yeah. I don't know  
8 what else needs to be said. I will say that in  
9 the six or seven years that I've been on this  
10 board, not once has any motion received a  
11 second by every board member, so that should  
12 tell you and speak volumes, and we'll be  
13 (inaudible).

14 So thank you.

15 THE CHAIRMAN: That is true.

16 And I'll tell you, he has not gone far. I  
17 think I texted him in the middle of his trip in  
18 London, and he said, "Look, I'm over here in  
19 London." And he responded and he answered and  
20 got right back to me. It has been that way and  
21 it continues to be that way. If you need  
22 anything from Mr. Wallace, he's there to help.  
23 And he's a tremendous asset to the city and  
24 we're just glad that he's still engaged and  
25 still involved.

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1 things that -- challenges that someone in that  
2 position of DIA, that Aundra sat in, nobody  
3 has -- can overcome them like he does. I've  
4 never seen anyone navigate them as easily as he  
5 did and make it look as easy as you did,  
6 Aundra.

7 I just can't tell you how much I think of  
8 you, and I will miss you and we'll be really  
9 hard-pressed to replace you, I'll tell you  
10 that. So anyway, thanks for everything and  
11 we'll definitely miss you.

12 MR. WALLACE: Mr. Chairman, all the things  
13 that you talk about, it's all that group right  
14 there. That entire --

15 BOARD MEMBER PADGETT: That's true. It's  
16 a team. It is a team, but you do navigate the  
17 process pretty well and you know how to carry  
18 yourself pretty well when I know there's times  
19 that it might not be so easy to do so.

20 MR. WALLACE: Thank you.

21 THE CHAIRMAN: Thank you, Mr. Padgett.  
22 Any other comments?

23 BOARD MEMBER WORSHAM: I'll just say that  
24 we're glad that you're not going far, and  
25 continue to do great work for our city.

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1 Are there any comments? Anyone else?  
2 Mr. Moody.

3 BOARD MEMBER MOODY: Aundra, I clearly  
4 remember the very first time we met you up  
5 front and personal at the Bank of America  
6 building, top floor. And I was watching you,  
7 and I'm not sure you knew what was going to  
8 happen, but with a lot of hard work and  
9 dedication and -- things worked out well, and  
10 we applaud you.

11 MR. WALLACE: Thank you.

12 THE CHAIRMAN: Yes, Mr. Gibbs.

13 BOARD MEMBER GIBBS: As I said, in a city  
14 of nine million people I thought I could get  
15 lost, but there he was. So it was great to see  
16 him and it's great to see you continue to do  
17 the work for this great city.

18 Thank you.

19 BOARD MEMBER PADGETT: I didn't make the  
20 last meeting, but -- it's nothing I haven't  
21 told Aundra myself, but I get to be around a  
22 lot of different cities and boards and Planning  
23 Departments, and I can't tell you that I've  
24 ever run across a person that can navigate  
25 through bureaucracy and red tape and all the

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1 MR. WALLACE: It didn't hurt to have a  
2 good godmother for five years, so thank you.

3 THE CHAIRMAN: Anyone else?

4 BOARD MEMBERS: (No response.)

5 THE CHAIRMAN: Anyone from the public want  
6 to comment?

7 AUDIENCE MEMBERS: (No response.)

8 THE CHAIRMAN: Okay. With that, all in  
9 favor of Resolution 2018-11-02, say aye.

10 BOARD MEMBERS: Aye.

11 THE CHAIRMAN: Opposed, like sign.

12 BOARD MEMBERS: (No response.)

13 THE CHAIRMAN: We look forward to it. I  
14 just am reminded when we have to look at the  
15 executive search, the challenges we have.  
16 Reading that resolution reminded me of all the  
17 things you do and brought to the table, and  
18 that's the part that's going to be tough. So  
19 we look forward to your guidance on that too.

20 MR. WALLACE: I'm always there. You know  
21 the number.

22 THE CHAIRMAN: Thank you. Appreciate it.  
23 And if anybody doesn't have it, I have all  
24 his numbers.

25 MR. WALLACE: He's got the new one too.

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1 THE CHAIRMAN: Okay. Thank you.  
2 And you're welcome to hang around the rest  
3 of the meeting and listen to all this if you  
4 want to.

5 (The above proceedings were adjourned at  
6 2:34 p.m.)

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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.

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DATED this 25th day of November 2018.

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