

CITY OF JACKSONVILLE
DOWNTOWN INVESTMENT AUTHORITY
BOARD MEETING

Proceedings held on Wednesday, October 16, 2019,
commencing at 2:09 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:

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

ALSO PRESENT:

LORI BOYER, Chief Executive Officer.
GUY PAROLA, DIA, Operations Manager.
JOHN SAWYER, Office of General Counsel.
MICHAEL BOYLAN, City Council Liaison.
KAREN UNDERWOOD-EILAND, Executive Assistant.

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1 if you would like, but it's all part of a
2 similar process.
3 THE CHAIRMAN: Thank you.
4 Mr. Parola.
5 MR. PAROLA: Thank you, Mr. Chairman.
6 As Ms. Boyer pointed out, Resolutions -2
7 through -4 relate to our downtown DRI. Once we
8 understand the concepts, which I'll explain to
9 you, the rest just sort of becomes math. And
10 if there's any questions about why we converted
11 something to something, I'll answer that;
12 otherwise, I won't belabor the numbers.
13 As you know, last year you all
14 appropriated funds to get a consultant on to do
15 something about our downtown development of
16 regional impact. Mr. Brashier is the lead
17 consultant on that, who is here to answer
18 questions on the process.
19 That said, while we're taking the larger
20 view of abandoning it and retaining our vested
21 development rights and hopefully incorporating
22 those into the Mobility Plan and doing all
23 these really technical things, we've come to
24 the conclusion that in the interim we don't
25 want to slow down particularly residential
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1 P R O C E E D I N G S
2 October 16, 2019 2:09 p.m.

3 THE CHAIRMAN: We'll begin the Downtown
4 Investment Authority meeting.
5 Has everyone had an opportunity to review
6 the minutes of our September 18th, 2019,
7 meeting?
8 If so, we'll entertain a motion.
9 BOARD MEMBER BARAKAT: Motion to approve.
10 BOARD MEMBER FROATS: Second.
11 THE CHAIRMAN: Motion to approve by
12 Mr. Barakat, seconded by Mr. Froats.
13 Any discussion?
14 BOARD MEMBERS: (No response.)
15 THE CHAIRMAN: Hearing none, all those in
16 favor signify by saying aye.
17 BOARD MEMBERS: Aye.
18 THE CHAIRMAN: Opposition by like sign.
19 BOARD MEMBERS: (No response.)
20 THE CHAIRMAN: Unanimous approval.
21 The next is Resolution 2019-10-02.
22 MS. BOYER: Mr. Chairman, I'm going to let
23 Mr. Parola go through -02, -03 and -04 with
24 you. And we might discuss them all
25 collectively and then come back individually,
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1 development. So what you're seeing in these
2 three resolutions is a conversion using the
3 process in the development order, taking things
4 we have a lot of -- so office, government,
5 institutional -- and converting to something --
6 you know, uses that are scarce, residential,
7 and in one instance a hotel.
8 So there are maps on each resolution.
9 Each resolution relates to one of the
10 particular areas. -02 relates to the Southbank
11 and -03 is Northeast and -04 is Northwest.
12 Once you all approve these -- assuming
13 they are approved -- we then go on to City
14 Council. The development order is fairly clear
15 that City Council has to enact a resolution
16 effectuating these. So assuming these come out
17 positive today, next would be MBRC on Monday,
18 and then hopefully two weeks from then or
19 somewhere around there we'll get them
20 introduced at City Council, and they should
21 come out in December to effectuate this
22 conversion.
23 I'm here for any questions.
24 As Ms. Boyer pointed out, though, if you
25 took up each resolution individually for an
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1 individual vote, I think that's procedurally
 2 how you would move forward.
 3 Thank you.
 4 THE CHAIRMAN: Thank you, Mr. Parola.
 5 Can we get a motion on 2019-10-02?
 6 BOARD MEMBER MOODY: So moved.
 7 BOARD MEMBER WORSHAM: Second.
 8 THE CHAIRMAN: Moved by Mr. Moody,
 9 seconded by Ms. Worsham.
 10 Any discussion?
 11 Let's begin with the councilman.
 12 COUNCIL MEMBER BOYLAN: I'm good.
 13 THE CHAIRMAN: Ms. Worsham.
 14 BOARD MEMBER WORSHAM: Well, I just think
 15 it's a wise move; again, a good move to be able
 16 to do this to free up the development rights so
 17 we don't have to wait on the process of the
 18 DRI.
 19 THE CHAIRMAN: Thank you.
 20 Mr. Froats.
 21 BOARD MEMBER FROATS: No comments.
 22 THE CHAIRMAN: Mr. Barakat.
 23 BOARD MEMBER BARAKAT: Just to confirm, if
 24 rights have been allocated, but the structures
 25 are not yet built, are they -- are they
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1 included in the current Phase I development
 2 rights for the --
 3 MR. PAROLA: Through the Chair, I think I
 4 understand your question.
 5 If they have been allocated by adoption of
 6 a resolution by this board, they are not
 7 included as available. So these numbers are
 8 based on available unallocated rights.
 9 BOARD MEMBER BARAKAT: And for the
 10 Southbank, the District, have we -- remind me,
 11 have we allocated -- we have allocated all the
 12 rights they've requested; is that correct?
 13 MR. PAROLA: Through the Chair, we have,
 14 yes, sir, a couple of years back.
 15 BOARD MEMBER BARAKAT: Thank you.
 16 No further questions.
 17 THE CHAIRMAN: Thank you.
 18 Mr. Moody.
 19 BOARD MEMBER MOODY: Well, this allows us
 20 to stay on track with our push for residential
 21 downtown. This just makes it seamless that we
 22 go forward. And hotel rooms are going to be
 23 needed as well, so I'm for it.
 24 THE CHAIRMAN: Thank you.
 25 Mr. Gillam.
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1 BOARD MEMBER GILLAM: My only question I
 2 have was, we're doing this, at this time frame,
 3 for any particular reason? Are there projects
 4 that we can see coming that is causing this or
 5 are we just trying to be ready in case they
 6 show up?
 7 MS. BOYER: Yes and yes.
 8 There are projects in the pipeline with
 9 people talking to us, that, if they have them,
 10 they will trip the current maximum capacities
 11 and then they would be forced to go to Council
 12 individually project by project for allocation.
 13 So our goal was to preemptively do that so that
 14 they were available when the projects come in
 15 and we don't slow down the process.
 16 BOARD MEMBER GILLAM: Thank you.
 17 No further questions.
 18 THE CHAIRMAN: Thank you.
 19 Any further discussion on Resolution
 20 2019-10-02?
 21 BOARD MEMBERS: (No response.)
 22 THE CHAIRMAN: Hearing none, all those in
 23 favor signify by saying aye.
 24 BOARD MEMBERS: Aye.
 25 THE CHAIRMAN: Any opposition by like
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1 sign.
 2 BOARD MEMBERS: (No response.)
 3 THE CHAIRMAN: Show it unanimous.
 4 The next one is Resolution 2019-10-03.
 5 Can we get a motion?
 6 BOARD MEMBER WORSHAM: I'll move to
 7 approve.
 8 BOARD MEMBER BARAKAT: Second.
 9 THE CHAIRMAN: Properly moved by
 10 Ms. Worsham, seconded by Mr. Barakat.
 11 Discussion? Let's begin with you,
 12 Mr. Gillam, please.
 13 BOARD MEMBER GILLAM: I have no further
 14 questions.
 15 THE CHAIRMAN: Okay. Mr. Moody.
 16 BOARD MEMBER MOODY: No comments.
 17 THE CHAIRMAN: Mr. Barakat.
 18 BOARD MEMBER BARAKAT: None.
 19 THE CHAIRMAN: Mr. Froats.
 20 BOARD MEMBER FROATS: No questions.
 21 THE CHAIRMAN: Ms. Worsham.
 22 BOARD MEMBER WORSHAM: None.
 23 THE CHAIRMAN: Councilman.
 24 COUNCIL MEMBER BOYLAN: Nothing.
 25 Thank you.
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1 THE CHAIRMAN: Hearing none, all those in
 2 favor of Resolution 2019-10-03 signify by
 3 saying aye.
 4 BOARD MEMBERS: Aye.
 5 THE CHAIRMAN: Any opposition by like
 6 sign.
 7 BOARD MEMBERS: (No response.)
 8 THE CHAIRMAN: Show it unanimous.
 9 The next is Resolution 2019-10-04. Can we
 10 get a motion, please?
 11 BOARD MEMBER MOODY: So moved.
 12 THE CHAIRMAN: Moved by Mr. Moody.
 13 BOARD MEMBER BARAKAT: Second.
 14 THE CHAIRMAN: Seconded by Mr. Barakat.
 15 Discussion? Let's begin with Mr. Gillam.
 16 BOARD MEMBER GILLAM: No further
 17 questions.
 18 THE CHAIRMAN: Mr. Moody.
 19 BOARD MEMBER MOODY: No questions.
 20 THE CHAIRMAN: Mr. Barakat.
 21 BOARD MEMBER BARAKAT: No questions.
 22 THE CHAIRMAN: Mr. Froats.
 23 BOARD MEMBER FROATS: No questions.
 24 THE CHAIRMAN: Ms. Worsham.
 25 BOARD MEMBER WORSHAM: None.

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1 I'm going to let Mr. Parola walk you
 2 through it. And then I also had a meeting with
 3 Public Works on it yesterday. So if there are
 4 any other additional questions, I can hopefully
 5 answer those.
 6 THE CHAIRMAN: Thank you.
 7 Mr. Parola.
 8 MR. PAROLA: Thank you.
 9 Through the Chair to the board, if I could
 10 direct you to the location map that's included
 11 with the resolution, you will see that it's a
 12 nice, little site.
 13 The idea is that -- there's a charter
 14 school, K through 12, that will accommodate
 15 about a thousand students is what I'm told,
 16 that would be located on this site. They've
 17 come in to purchase stormwater credits.
 18 And while that is kind of a normal course
 19 of action, what is unique about this, both
 20 positive -- only positive really -- is that
 21 we're being made whole at the end of this, and
 22 let me explain that.
 23 Because this property lies outside of the
 24 DIA boundary, we typically would not consider
 25 this for purchase of our stormwater credits.

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1 THE CHAIRMAN: Councilman.
 2 COUNCIL MEMBER BOYLAN: Just a comment on
 3 the fact that I appreciate Mr. Parola taking
 4 the time to walk me through this yesterday and
 5 allowing myself to impose upon all of you my
 6 opinions in that matter. Thank you for your --
 7 allowing me to be part of the team.
 8 THE CHAIRMAN: Of course. Thank you for
 9 your attendance and participation.
 10 Any further discussion on Resolution
 11 2019-10-04?
 12 BOARD MEMBERS: (No response.)
 13 THE CHAIRMAN: Hearing none, all those in
 14 favor signify by saying aye.
 15 BOARD MEMBERS: Aye.
 16 THE CHAIRMAN: Any opposition by like
 17 sign.
 18 BOARD MEMBERS: (No response.)
 19 THE CHAIRMAN: Show it unanimous, passed.
 20 Next is Resolution 2019-10-05, sale of
 21 stormwater credits.
 22 MS. BOYER: So this is a somewhat late
 23 addition to the agenda. Some of you were
 24 briefed on it and some of you were not because
 25 this arrived quite recently.

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1 Our stormwater bank was established for
 2 downtown. However, because we are in need of
 3 schools and because we were able to structure a
 4 deal with the developer and the Department of
 5 Public Works that both allows the developer to
 6 purchase the credits from us at a rate of
 7 somewhere around \$35,000 -- by ordinance, that
 8 money then gets deposited in an account
 9 specifically for the benefit of downtown.
 10 That's the A part.
 11 The B part is the Department of Public
 12 Works is working with a consultant to find
 13 another bank. Once they locate that other bank
 14 of credits, they will then give us at least the
 15 8-point-whatever credits that are being used
 16 for this particular property.
 17 I know it may not have been a
 18 straightforward explanation, but I wanted to
 19 say that this is very unique. It fires on a
 20 lot of cylinders that we've tried to have as
 21 the DIA, getting schools downtown and within
 22 proximity to downtown, and there's zero loss
 23 and only gain for the sale of these credits.
 24 And, obviously, I'm here for any
 25 questions.

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1 THE CHAIRMAN: Thank you.
 2 Can we get a motion on Resolution
 3 2019-10-05?
 4 BOARD MEMBER MOODY: I move that it be
 5 approved.
 6 THE CHAIRMAN: Mr. Moody, motion.
 7 BOARD MEMBER WORSHAM: Second.
 8 THE CHAIRMAN: Seconded by Ms. Worsham.
 9 And --
 10 MS. BOYER: And, Mr. Chairman, I'll just
 11 remind you that prior to voting on this you
 12 should ask for public comment because this was
 13 not previously a noticed item.
 14 THE CHAIRMAN: Thank you.
 15 Mr. Gillam, would you start the
 16 discussion, please.
 17 BOARD MEMBER GILLAM: No comment.
 18 THE CHAIRMAN: Mr. Moody.
 19 BOARD MEMBER MOODY: Just a question for
 20 Mr. Parola.
 21 Does this effectively keep that project on
 22 task and not allow it to be delayed or is that
 23 kind of the purpose?
 24 MR. PAROLA: Through the Chair to
 25 Mr. Moody, once this is approved, assuming it
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1 is approved, I would imagine they're stroking a
 2 check tomorrow. They are in ten-set.
 3 BOARD MEMBER MOODY: All right.
 4 THE CHAIRMAN: Any other --
 5 BOARD MEMBER MOODY: No other questions.
 6 THE CHAIRMAN: Thank you.
 7 Mr. Barakat.
 8 BOARD MEMBER BARAKAT: Yeah. I mean, the
 9 concept I'm generally okay with. I just want
 10 to make sure I understand the mechanics.
 11 So this property, were it in downtown and
 12 the developer needed 8.17 credit acres, they
 13 would be paying the same amount per acre,
 14 35,000?
 15 MR. PAROLA: Through the Chair, yes, sir.
 16 BOARD MEMBER BARAKAT: And that is a
 17 formula that's predetermined by whom?
 18 MR. PAROLA: The formula is predetermined
 19 by ordinance, and it's calculated by John Moye,
 20 our stormwater consultant, as well as the
 21 Department of Public Works.
 22 BOARD MEMBER BARAKAT: So it's
 23 nonnegotiable? It is what it is?
 24 MR. PAROLA: It is what it is, sir.
 25 BOARD MEMBER BARAKAT: And we typically --
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1 if we want, we can waive -- if the property is
 2 in downtown, we can waive those fees?
 3 MR. PAROLA: Through the Chair, you could
 4 waive them inside of the adoption of a
 5 redevelopment agreement. To my knowledge, that
 6 hasn't been done. And I don't know -- maybe
 7 the Office of General Counsel can say if it
 8 crosses a certain threshold, it then would have
 9 to be effectuated by Council. I'm not a
 10 hundred percent sure on that, but --
 11 BOARD MEMBER BARAKAT: I'm just curious.
 12 I'm not trying to go down a path.
 13 MR. PAROLA: Okay.
 14 BOARD MEMBER BARAKAT: Lastly, if Public
 15 Works or whoever you mentioned does not find
 16 (inaudible) credits or a means to -- for us to
 17 claw back these credits, is that a possibility?
 18 And, if so, what happens?
 19 MR. PAROLA: Through the Chair, they seem
 20 to be extremely confident, so I would say it's
 21 a remote possibility. But even under a
 22 worst-case scenario, upon sale of this we'll
 23 have about \$600,000 in our stormwater bank.
 24 We would seek to repopulate this with as
 25 many credits as we're able to get. This is a
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1 big incentive for downtown.
 2 BOARD MEMBER BARAKAT: And how do you do
 3 that? How do you do that mechanically?
 4 MR. PAROLA: Through the Chair, there's an
 5 engineering consultant at the Department of
 6 Public Works. They not only maintained the
 7 bank for us, but they also, from time to time,
 8 have found additional credits for us.
 9 BOARD MEMBER BARAKAT: Okay. So it sounds
 10 like we have very little to lose and it's very,
 11 very low risk?
 12 MR. PAROLA: Through the Chair, I would
 13 say that's accurate.
 14 BOARD MEMBER BARAKAT: Okay. Thank you.
 15 THE CHAIRMAN: Thank you.
 16 Mr. Froats.
 17 BOARD MEMBER FROATS: Just a clarification
 18 on your comment. So we're selling this, we're
 19 getting cash back, we also could get some
 20 credits on top of that.
 21 MR. PAROLA: Through the Chair --
 22 BOARD MEMBER FROATS: So we would have to
 23 purchase or they would just give us --
 24 MR. PAROLA: (Nods head.)
 25 BOARD MEMBER FROATS: So it could be a
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1 windfall.
 2 MR. PAROLA: I would say fair and
 3 equitable.
 4 BOARD MEMBER FROATS: Okay. Thank you.
 5 THE CHAIRMAN: Thank you.
 6 Ms. Worsham.
 7 BOARD MEMBER WORSHAM: I think that
 8 Mr. Barakat asked my question. I just want to
 9 be sure. If for some reason it falls apart and
 10 the school does not go forward, we don't
 11 reimburse them any of their credits?
 12 MR. PAROLA: No, ma'am.
 13 BOARD MEMBER WORSHAM: And so --
 14 MR. PAROLA: It's treated as just a normal
 15 transaction at that point.
 16 BOARD MEMBER WORSHAM: All right. That's
 17 my question.
 18 Thank you.
 19 THE CHAIRMAN: Councilman.
 20 COUNCIL MEMBER BOYLAN: I just appreciate
 21 the creativity.
 22 THE CHAIRMAN: What other projects have we
 23 approved outside of the DIA's boundary?
 24 And my concern is a precedent question.
 25 MR. PAROLA: Through the Chair, that's a
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1 very good question. The answer is none as far
 2 as I know of. I think that's -- we tried to
 3 make this bar fairly high and establish a bunch
 4 of unique aspects to this, so --
 5 MS. BOYER: To your point, that's exactly
 6 why this is -- essentially, we get paid twice.
 7 We get paid for the actual value of the credit,
 8 which is the already-determined dollar amount.
 9 And then, in addition, Public Works has to find
 10 us the credits and give them back because we
 11 don't want to set a precedent where our credits
 12 would be used outside of downtown because
 13 they're critically important to facilitate
 14 development downtown.
 15 That was part of the conversation we had
 16 yesterday. And it also led to a further
 17 conversation about the 600,000 that we have
 18 accrued in past payments and how we can use
 19 that to create other credits and some different
 20 opportunities that were being suggested in that
 21 meeting to look at increasing the number of
 22 credits in our bank, using the funds that have
 23 come in that have to kind of be plowed back,
 24 into opportunities for additional stormwater or
 25 water quality improvements.
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1 THE CHAIRMAN: Thank you.
 2 Any further discussion?
 3 BOARD MEMBER GILLAM: I would just add --
 4 I mean, this property is contiguous to the
 5 northwest downtown district too. It's not like
 6 it's way outside our boundaries. Literally,
 7 it's contiguous to our --
 8 BOARD MEMBER MOODY: It's literally
 9 500 feet away.
 10 THE CHAIRMAN: Thank you.
 11 Mr. Barakat.
 12 BOARD MEMBER BARAKAT: Just to confirm, I
 13 assume that there are no State mandate issues
 14 at all with the CRA doing anything outside of
 15 the boundaries of the -- the Authority doing
 16 anything outside of the boundaries?
 17 MS. BOYER: And these are not CRA credits.
 18 You're in the Downtown Investment Authority
 19 board meeting for that reason. This is only a
 20 DIA action as the economic development agency.
 21 BOARD MEMBER BARAKAT: And so there's no
 22 legal hurdles that --
 23 MS. BOYER: I mean, there would be if we
 24 were using CRA funds, but these are not CRA
 25 funds, and these are not -- the credits were
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1 given to DIA as the economic development
 2 agency. That's where the bank went, not to the
 3 Northbank CRA.
 4 BOARD MEMBER BARAKAT: Okay.
 5 THE CHAIRMAN: Any further discussion by
 6 the board?
 7 BOARD MEMBERS: (No response.)
 8 THE CHAIRMAN: And do we enjoy any public
 9 comment?
 10 AUDIENCE MEMBERS: (No response.)
 11 THE CHAIRMAN: Hearing none, all those in
 12 favor of Resolution 2019-10-05 signify by
 13 saying aye.
 14 BOARD MEMBERS: Aye.
 15 THE CHAIRMAN: Any opposition by like
 16 sign.
 17 BOARD MEMBERS: (No response.)
 18 THE CHAIRMAN: Passes unanimously.
 19 The next item on the agenda is the Chief
 20 Executive Report.
 21 MS. BOYER: I told some of you when I
 22 spoke to you earlier that this may be the
 23 longest part of the meeting, and I'll try not
 24 to make it too long, but we do have a lot going
 25 on, even though we have a relatively short
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1 agenda.

2 So those of you who attended the Strategic
3 Implementation Committee meeting about a week
4 ago know it was announced there, and I think
5 it's been in the paper, that your former
6 colleague on the board, Dane Grey, resigned as
7 of October 5th. So at this point, he is no
8 longer a member of the DIA board. And we sent
9 him some correspondence about what happens upon
10 termination, and so I'm going to use this as an
11 opportunity to mention to you that you have one
12 of our first standard operating procedure
13 documents -- we're actually developing a lot of
14 them, but here is one for your review, and this
15 pertains to your role as a board member.

16 Some of this relates to ethics filings,
17 annual training, et cetera. I'll point out
18 that the annual training requirement has
19 changed, effective with the last legislative
20 session. And this actually doesn't go into
21 effect until January 1st, even though some
22 other parts of that bill became effective
23 October 1st, but you're now required to do four
24 hours per year of ethics training as a board
25 member.

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1 The Ethics Department offers that training
2 typically in June, and that will be available
3 to you there, but if -- we want to help you
4 accomplish this. So if it doesn't fit your
5 schedule, if we can facilitate getting you
6 online training, if we can -- if we can help
7 make this available to you in a time that works
8 for you, consistent with your other work
9 commitments, et cetera, we want to be that link
10 and make that possible. So I just want to
11 point out these.

12 Again, on the financial disclosure forms,
13 if any of you have any questions on those, if
14 we can be of any assistance in helping you to
15 get those filed as required, we are offering
16 our assistance to do that, but this gives you
17 some links and reminders.

18 And I'll send this to you electronically
19 because you can also then download the various
20 forms that are referenced here to fill them
21 out.

22 So Mr. Grey has resigned. And as part of
23 his resignation -- we brought that up -- he
24 came to the Strategic Implementation Committee
25 meeting and made a proposal that is an

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1 unsolicited proposal regarding management of
2 parking downtown.

3 Mr. Moody, as chair of that committee,
4 would you like to share the -- kind of a
5 broad-brush summary of the proposal or do you
6 want me to? I'm happy to.

7 BOARD MEMBER MOODY: Well, let me just say
8 this, but I'd like you to go into depth with
9 it. He did present a program that we probably
10 should consider, and that is the management of
11 our parking downtown. It's going to be real
12 important for our economic development, a lot
13 of the things that we're responsible for, and I
14 think he probably has some very good ideas, but
15 by the time we finished the meeting we realized
16 we really need to vet this, we need to go
17 through it. And so Lori has told our committee
18 that she needs at least 30 days to go through
19 it and to come back to us with some
20 recommendations.

21 MS. BOYER: So, broad-brush, it is a
22 proposal to manage both City-owned parking
23 garages and parking meters, to provide a
24 downtown shuttle service that would connect
25 parking garages to end users, and to implement

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1 a number of capital improvements, both in
2 garages and in meters and in software
3 technology.

4 And for that, the -- it's a 30-year lease
5 of those facilities is the proposal. It
6 contemplates a payment to the City of 500,000
7 per year, and then a -- they would receive
8 4.3 million of revenue, the next 4.3 million to
9 cover operating expenses and return on their
10 capital investment. Above and beyond that,
11 there would be a split if there was excess
12 revenue above that.

13 It is contemplating implementation of the
14 parking strategy, almost in its entirety,
15 including implementation of the adoption of
16 meters and residential parking in San Marco,
17 Riverside, Avondale, areas outside of the
18 downtown boundary where we do not currently
19 have paid parking meters.

20 You will recall that parking strategy
21 contemplated the fact that our parking meter
22 prices were substantially lower than they
23 should be in order to properly balance
24 short-term use of parking meters and their
25 availability with longer term users who should

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1 be parking in garages, not at the meters, and
 2 talked about the availability of parking spaces
 3 in garages that -- sometimes the location of
 4 the available spaces doesn't line up with where
 5 the users are and how we need to connect those
 6 through a shuttle service or something else.
 7 So it's both a pricing change -- it
 8 contemplates that all the recommendations of
 9 the strategy would be incorporated with respect
 10 to pricing changes. So that would include --
 11 the discounts that are presently part of leases
 12 with private companies would remain in place,
 13 but not necessarily be renewed or be available
 14 in the future, but things like employee parking
 15 discounts that expire in a year legislatively
 16 and other things like that would roll out as --
 17 as they did, and so the proposal assumes the
 18 additional revenue that would come from those
 19 being at market.

20 So we've got some work to do to evaluate
 21 it. We're doing some research, both on other
 22 jurisdictions and how many other cities or
 23 counties are doing this and what problems they
 24 have run into in that regard; as well as
 25 looking at the specifics of the financials,

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1 understanding what our bonds are on those
 2 garages and what would have to be paid off or
 3 how would we have to refinance those because we
 4 have some bond restrictions on some of the
 5 property; understanding the implications from a
 6 Public Works standpoint of the on-street
 7 parking management.

8 So there's quite a bit that we will be
 9 looking at in the next 30 days, and I'll be
 10 asking to schedule a Strategic Implementation
 11 meeting in early November to follow up and have
 12 more conversation on that so that we can better
 13 evaluate where we are.

14 Ultimately, this falls under -- I think
 15 it's Chapter 225 or 255, Florida Statutes, that
 16 governs unsolicited proposals for
 17 public/private partnerships of public assets.

18 And there isn't a time frame within which
 19 we do have to respond; however, I will caution
 20 you that -- Mr. Sawyer brought it to my
 21 attention, and I've had a conversation with
 22 Mr. Pease. This would -- if we choose to
 23 pursue it, it will go out in a solicitation
 24 form. And we need to be cautious at this point
 25 in any individual conversations. They can be

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1 fact-finding only, but we can't be engaging in
 2 conversations that would constitute negotiation
 3 because we could be giving a potential bidder
 4 an unfair advantage.

5 And so is that -- did I characterize that
 6 properly?

7 MR. SAWYER: Good job.

8 MS. BOYER: Thank you.

9 So I would just caution you, this is not
 10 something that you should be having
 11 conversations with Mr. Grey or anyone on his
 12 behalf about because it -- you know, we may
 13 well go to another step, which is to enter into
 14 a procurement process for some or all of the
 15 services that he is suggesting. It might be as
 16 narrow as the shuttle service or as broad as
 17 the whole package and then some. So who knows
 18 where that might go.

19 THE CHAIRMAN: Are there questions on that
 20 particular matter?

21 COUNCIL MEMBER BOYLAN: It sounds eerily
 22 familiar, however. Cone of silence --

23 MS. BOYER: Wait. We've got solutions for
 24 you on another one.

25 THE CHAIRMAN: I just want to say that

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1 we'll miss Mr. Grey's participation on this
 2 board --

3 MS. BOYER: We certainly will.

4 THE CHAIRMAN: -- but we're glad that he's
 5 continuing to do great work for the city.

6 MS. BOYER: Okay. The next thing I wanted
 7 to bring to your attention is -- I mentioned to
 8 a few of you at the last meeting, and I'm
 9 hoping that we can schedule a Retail
 10 Enhancement meeting probably before our
 11 November meeting -- you're going to see a
 12 pattern here -- to talk about an enhanced or
 13 refined Retail Enhancement Program, different
 14 from the one we have, that is more targeted in
 15 geographic area on the Northbank and is focused
 16 on restaurant and entertainment.

17 I have come to be a real believer that if
 18 we're going to create the kind of vibrancy and
 19 energy that we want to support the residents
 20 that are moving downtown, we have to look
 21 toward getting a concentrated restaurant
 22 corridor or corridors, and we already have
 23 emerging ones on Laura and Hogan and in the
 24 Elbow, and I think there is an opportunity with
 25 the building stock that exists in those areas

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1 to further encourage that effort, but what you
2 see is that the tenant improvement costs of a
3 restaurant buildout far exceed the tenant
4 improvement costs of a normal retail store. If
5 you're taking an old building and having to put
6 in vents and grease traps and things that never
7 existed, it is a much more costly proposition.

8 So I have a meeting Friday morning, this
9 coming Friday morning with a number of
10 restauranteurs and retail brokers and building
11 owners to talk about those real numbers and
12 understand those real costs and talk to the
13 restaurant operators about what are the
14 impediments, what would it take to make them
15 come downtown. So we'll know more after that.

16 What I can tell you is that we have almost
17 \$3 million available in Northbank Retail
18 Enhancement that is available for us to adopt
19 this. I envision this as a multifaceted
20 approach that isn't just about the incentive
21 portion, but it would also include streetscape
22 enhancements in those areas that would
23 include -- the first two-way street conversions
24 would be in those areas or -- we've already
25 talked about the Hogan bike lane corridor

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1 that's part of the Emerald Trail in the CIP,
2 which is consistent with the Hogan plan.

3 Also, the idea of having free nighttime
4 parking at the Ed Ball garage and the Yates
5 garage, which are both concentrated and serve
6 those areas. So the idea that there is parking
7 available for anyone wanting to come down and
8 dine in those facilities.

9 I think we can put together a
10 comprehensive package that may be enough to
11 generate that high interest in those areas. So
12 that's what's going to be coming to you.

13 THE CHAIRMAN: Any more comments on that
14 particular matter?

15 BOARD MEMBER WORSHAM: That's exciting.

16 THE CHAIRMAN: Thank you.

17 MS. BOYER: Okay. We have a Governance
18 meeting coming up at the end of the month. For
19 those of you who are on the Governance
20 Committee, I'm going to be sending out a memo
21 to you with a few ideas, but I want to throw
22 out some things about structure that I want you
23 to think about in the meantime.

24 We've previously had a conversation about
25 whether we should keep the membership numbers

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1 as is; whether we should reduce them to three,
2 which is the lowest number on a committee you
3 can have per the bylaws; keep it at four; or
4 increase them to five.

5 So part of the discussion relates around a
6 quorum. So think of a quorum as two-thirds and
7 two-thirds of those numbers and what makes
8 sense. The chair is currently serving on
9 committees by assignment, but pursuant to the
10 bylaws the chair is an ex-officio member of
11 every committee and the chair can make up a
12 quorum and the chair can vote. So maybe we
13 should not have the chair assigned to a
14 committee, but the chair helps to fill in when
15 we don't have a quorum so that we can make this
16 work. That would be another thing to talk
17 about.

18 I think the Budget Committee and
19 Governance Committee only meet once or twice a
20 year. I would like to see Budget meet at least
21 twice a year, but those two are not as
22 intensive as what you're going to see right now
23 in both Retail and Strategic Implementation.

24 So Retail has this initiative that I'm
25 working on to develop and vet, and I think that

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1 will take some time over the next several
2 months.

3 Strategic Implementation has the parking
4 strategy to discuss, but I think we will be
5 seeing a First Baptist strategy come forward.
6 We also have the update to the BID and CRA
7 plan. We have our two-way street
8 implementation. And we have a number of
9 significant RFPs coming up.

10 Right at the moment, those all go to
11 Strategic Implementation. I think that's too
12 much. I just really -- realistically, with
13 your time commitments I don't know if it can
14 happen, so I'm going to suggest perhaps a new
15 committee on property dispositions and that we
16 take the property dispositions out of Strategic
17 Implementation and have a separate committee.

18 None of this has to do with who's on what
19 committee. We can figure that awhile and you
20 can volunteer and make those choices as you
21 wish. I'm just trying to manage workload and
22 the amount of time that each person has to
23 devote.

24 So all of these are going to be discussed
25 with the meeting on the 28th of Governance. If

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1 you are not on Governance and want to attend,
2 please do. If not and you have comments, you
3 can send them not to the other committee
4 members, but you can send them to Mr. Parola or
5 me, or we can talk about it in advance, and I'm
6 happy to bring those up at the meeting and have
7 that conversation.

8 THE CHAIRMAN: Any board comments on that?

9 BOARD MEMBER BARAKAT: You mentioned First
10 Baptist, which is privately owned. What do you
11 see our role is in that?

12 MS. BOYER: So what I see is that that
13 collective property presents an opportunity for
14 downtown redevelopment that is bigger than may
15 occur if it's piecemealed. And I recently
16 attended a TOD workshop at JTA. Jessica was
17 here earlier; I don't know if she still is.

18 But part of the thought process there was
19 that -- the current Skyway ends at one of the
20 Baptist garages or it ends at Rosa Parks.
21 They're planning to do a TOD across the street.
22 Is there a way that we can all work together to
23 kind of master plan what might happen there,
24 and if we were really going to work to get a
25 medical innovation campus in Jacksonville,

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1 that's going to require time for me and others
2 to really engage hospital executives in town,
3 others, to determine the level of interest,
4 who's willing to steer this.

5 I just think that there are several
6 things. There are movements about a potential
7 higher education institution having some of the
8 space. I don't think that can happen in
9 30 days, and I would hate to see individual
10 parcels being sold more quickly, so I think
11 there's a conversation that we need to have
12 about whether we want to try to talk about an
13 option or talk about something that would give
14 us some time to work on master planning.

15 BOARD MEMBER BARAKAT: Thank you.

16 THE CHAIRMAN: Would that fall in your --
17 or would that discussion fall under your
18 property disposition subcommittee?

19 MS. BOYER: Probably, yes.

20 Right now I have it all in Strategic
21 Implementation. I think Governance is the
22 place to discuss what goes where, but I wanted
23 you all to start having the subject matter so
24 we could think about where you think it should
25 be.

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1 THE CHAIRMAN: Okay. Any further comments
2 on that matter?

3 BOARD MEMBER WORSHAM: I would just --
4 through the Chair, I would just assume that we
5 would hopefully be getting some additional
6 board members to help fill our vacancies to
7 help us on committees.

8 MS. BOYER: And I think Mr. Parola has
9 been in contact with the council president
10 about that.

11 BOARD MEMBER WORSHAM: It was on the
12 agenda. I was hopeful that it will happen.

13 MS. BOYER: And Mr. Grey's appointment is
14 a mayoral appointment, so I presume that they
15 will be working to come up with a replacement
16 soon.

17 Okay. The next thing is -- I want to
18 bring up with you is -- when we did the
19 disposition -- or started the disposition
20 process on the courthouse/City Hall site, some
21 of you mentioned a desire to have us do an RFP,
22 broker selection. So the idea that we would --
23 this one was a piggyback contract and we chose
24 CBRE because they had other contracts with the
25 City. The question came up, why did we not

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1 open it up; and prior to the time we get to the
2 Landing discussion, should we open it up and
3 have an RFP process where we evaluate who we,
4 as the Downtown Investment Authority, want to
5 have a continuing contract with for brokerage
6 of our properties, if we want to use someone.

7 I'm bringing this up because, if we're
8 going to do that, I think we need to come up
9 with the terms of what we want to see at the
10 November meeting because the timing -- if you
11 start looking forward of where things are going
12 to go, that's a several-month process; 30, 60,
13 90 days to complete that; putting the RFP out,
14 getting the responses, evaluating them,
15 selecting someone.

16 And if we are hopeful that by spring we're
17 starting to have discussions about the Landing
18 site and how we might market it, we need to
19 know who we're working with. So if that is
20 something that you are still interested in
21 pursuing, your staff can work on some terms of
22 what an RFP for brokerage services might look
23 like and we can bring that back to you at the
24 November meeting.

25 THE CHAIRMAN: Comments on that matter?

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1 BOARD MEMBER GILLAM: I would say that
 2 makes sense to me. I mean ...
 3 BOARD MEMBER MOODY: CBRE is nationally
 4 known, great reputation. We've been in really
 5 good hands. But maybe just to keep the peace,
 6 maybe we should go through this process.
 7 THE CHAIRMAN: Any further comments?
 8 BOARD MEMBERS: (No response.)
 9 THE CHAIRMAN: It sounds like a consensus
 10 is to go through that exercise, please.
 11 MS. BOYER: Okay. We will be bringing you
 12 something back in November with a term sheet
 13 for what the RFP might look like.
 14 There are a number of current outstanding
 15 projects that were approved sometime ago that
 16 we're working on. One of them that may be
 17 coming back to you at the November meeting was
 18 the loan to FSCJ. They previously declined to
 19 move forward with it. Now they have expressed
 20 an interest, but they would like it to be a
 21 forgivable loan. The term sheet that the board
 22 approved was not a forgivable loan, so we're
 23 going to be meeting on that. I don't know
 24 whether this will be coming forward to you or
 25 not, but in case you hear a conversation about
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1 it, I wanted you to be aware that that was
 2 going on.
 3 And then, finally, the other thing I had
 4 to bring up is the November meeting date. So
 5 our meeting right now is scheduled for the
 6 20th, I believe, Karen?
 7 MS. UNDERWOOD: Yes.
 8 MS. BOYER: And I will not be here. I'm
 9 at Leadership Florida on the 20th. So
 10 depending upon what is or is not on our agenda,
 11 we could keep the meeting that date and
 12 Mr. Parola could handle the meeting. We have
 13 checked and we could move it to the 19th, the
 14 day before, or perhaps even better would be to
 15 move it a week earlier, to the 13th, which is
 16 still a month from now.
 17 So I didn't know what your individual
 18 availabilities were, if we wanted to consider
 19 that.
 20 THE CHAIRMAN: So you're suggesting
 21 perhaps the 13th of November?
 22 MS. BOYER: Right.
 23 THE CHAIRMAN: I'm fine.
 24 BOARD MEMBER MOODY: Just a comment. On
 25 the 13th, there's an ULI awards benefit that
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1 night. You may not want to schedule it that
 2 day.
 3 MS. BOYER: I can do a board meeting
 4 before that.
 5 BOARD MEMBER GILLAM: The 13th is fine
 6 with my calendar.
 7 BOARD MEMBER WORSHAM: The 13th is good
 8 for me too.
 9 BOARD MEMBER FROATS: That works.
 10 MS. BOYER: All right. What we may try to
 11 do then is 1 o'clock rather than 2 o'clock. To
 12 Mr. Moody's point, make sure we're out of here
 13 in plenty of time so there's no conflict.
 14 THE CHAIRMAN: Or perhaps even the
 15 morning.
 16 MS. BOYER: Okay. You will be getting
 17 calendar invites, and that will all be noticed
 18 properly as soon as we confirm one way or the
 19 other on that, but I just wanted to attempt to
 20 do that while we have everyone here.
 21 And that is all that I had for you, except
 22 that I think -- there they are. I saw a couple
 23 of our new employees come in and I want to
 24 introduce them to you all.
 25 So if you'll stand.
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1 First, Lori Radcliffe-Meyers. Lori is a
 2 landscape architect who is Jim Klement's
 3 replacement, and she attended her first DDRB
 4 meeting, what, a week ago?
 5 MS. RADCLIFFE-MEYERS: Yes.
 6 MS. BOYER: And we're delighted to have
 7 her on board.
 8 And then Ina Mezini. Ina is our
 9 communications and marketing person. And we're
 10 excited, already today we have a website
 11 upgrade that is in development, and you should
 12 see the pages and how much better they look.
 13 You're all going to be so impressed.
 14 In that regard, she may be asking you for
 15 personal information because she's trying to
 16 put up bios of people, in addition to just head
 17 shots and your name or contact information, so
 18 look forward to that.
 19 We're going to have some upgraded
 20 presentations at our meetings and marketing
 21 materials, and I think you're going to be
 22 really happy with it.
 23 So we're moving forward.
 24 THE CHAIRMAN: Well, thank you.
 25 Welcome aboard.
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1 BOARD MEMBER WORSHAM: Welcome.
2 THE CHAIRMAN: Historic Preservation and
3 Revitalization Trust Fund.

4 MS. BOYER: Okay. So I handed out to
5 everyone a memorandum. And a couple of you
6 asked me about this when we talked earlier, so
7 I wanted to officially explain where I am and
8 why I am where I am with respect to the
9 Historic Preservation Trust Fund.

10 As you know, the fund was -- there is a
11 separate Downtown Trust Fund that is designed
12 to facilitate grants for, or loans for adaptive
13 reuse projects. And I definitely think those
14 are important to us and something that we want
15 to encourage and see happen to the maximum
16 degree possible. I mean, this is not at all a
17 thought that those buildings are not important.
18 I think they are very important to us, but what
19 I wanted to point out to you is some of the
20 language as it exists or what the process is
21 right now in the ordinance code and how it
22 relates to the cash balance in the fund.

23 So the first thing that is important to
24 know is that any Historic Preservation Trust
25 Fund grant over \$50,000 has to go to City
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1 Council for approval, grant or loan. So if it
2 is over \$50,000, it goes to City Council. So
3 from a process standpoint, whether the funds
4 need to be appropriated when it goes to City
5 Council is a little irrelevant because you've
6 got to go to City Council to approve the loan
7 or grant in the first place, even if the money
8 was sitting there. So that's the first thing I
9 want to point out.

10 The second thing that I want to point out
11 is, from a use standpoint, Historic
12 Preservation grants are paid at the end of the
13 project, after all the work is done and
14 certified to be compliant with the Department
15 of Interior standards, signed off by the
16 Historic Preservation division on each
17 reimbursement allocation, just like we do with
18 our other economic development incentives in
19 the City. When we do a grant for a business
20 that's coming into town, we don't set aside the
21 money the day the council approves that grant
22 because that company may or may not decide to
23 come here. They may decide to go to Texas
24 instead or something. But the reality is, at
25 the time they come and once they create those

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1 jobs, then the funding is provided.
2 We've treated the Historic Preservation
3 Trust Fund much the same way in recent years,
4 which is by saying that it didn't make sense to
5 put cash aside and encumber it for a project
6 that may or may not happen, and it certainly
7 won't be needed for two, three, four years
8 between the time they're up front acquiring the
9 property, making that decision, and the time
10 they've actually finished and completed
11 construction.

12 So the process that we've followed since
13 2017 is that, when we bring a -- a project
14 comes to us for approval. We approve and
15 recommend a grant. That grant then goes to
16 City Council for approval. If City Council
17 approves and recommends the grant, we enter
18 into the documentation, but the funding is not
19 provided until the work is completed and they
20 are going to be eligible for funding.

21 So we're not going back and saying, okay,
22 now this million and a half that you agreed to
23 three years ago, set it aside, we're coming
24 back in the year that we need it and saying
25 we're going to need this million and a half
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1 this year for this particular project.
2 So that's the process that we follow.
3 We've done that now -- I think the -- if I can
4 add it up in my head. It's somewhere in the
5 nature of in excess of \$7 million of grants
6 have been awarded that are subject to that
7 requirement for future appropriation.

8 I can tell you one of the projects in the
9 pipeline that you've heard about recently has a
10 term sheet that they've delivered to us
11 requesting more than \$2 million in grants from
12 the Historic Preservation Trust Fund.

13 My concern with any specific funding
14 allocation that might happen is that I think it
15 communicates to the market the amount of money
16 that's available. And I think that's a bad
17 message because the message imposes -- it's a
18 self-imposed limit, where what I would rather
19 do is, if there are three projects that all
20 want Historic Preservation money this year
21 because the market is hot and the total of
22 those three projects is whatever it is, that we
23 bring them to the City Council and let City
24 Council decide which is -- you know, are they
25 all valid projects and are they willing to fund

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1 them.

2 My fear of any number, whatever number one
3 would pick, as a partial funding in the trust
4 fund is -- first of all, if you put the cash in
5 it today it's going to be encumbered for the
6 previously allocated projects. So it's not
7 available. It's already encumbered for the
8 previous obligations. And, secondly, is that
9 it implies that's the amount available.

10 And, frankly, Mr. Parola and I -- I don't
11 want to be coming back to Council two months
12 after they make an appropriation of some amount
13 and saying I need more. I would rather come in
14 with a request when we have a real project in
15 front of us for whatever it is and let the
16 project stand on its own merits because I think
17 they do. I think we vet them. I think there
18 is a consistent desire among City Council and
19 among this board to see these adaptive reuse
20 projects happen and these historic building be
21 restored, so I'm --

22 I don't feel threatened or frightened
23 about the fact that we have to go to Council
24 for approval of them because I think there's
25 pretty widespread support for that adaptive

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1 reuse.

2 BOARD MEMBER GILLAM: But we do anyway.

3 MS. BOYER: And we -- right, we have to go
4 there anyway for the project, which is why I'm
5 saying it doesn't bother me that we're also
6 asking for the funding at that time.

7 But I just wanted you to hear it from me
8 because there are comments being made about
9 what I said and what I haven't said. I don't
10 want this to come off as I don't support
11 historic preservation. That's not what I'm
12 communicating, and I hope that I was able to
13 convey to you why I feel the way I do about any
14 given amount that --

15 Overall, I think it's a really important
16 project and we just need to continue to bring
17 them.

18 COUNCIL MEMBER BOYLAN: Mr. Chair, if I
19 may --

20 THE CHAIRMAN: Sure.

21 COUNCIL MEMBER BOYLAN: -- by way of
22 background and the impetus for this
23 amendment -- I do appreciate Ms. Boyer
24 presenting it.

25 I was in a noticed meeting with

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1 Councilmember Carlucci and Ms. DeFoor as
2 well -- Council Member DeFoor, meeting with
3 Aaron Bowman to discuss some initiatives that
4 he was bringing forth. One of them happened to
5 be something which was akin to the work I was
6 doing on resiliency, so we decided, through the
7 meeting --

8 Mr. Carlucci apparently was the one who
9 co-sponsored the Historic Preservation project
10 back in 2002, so it was close to his heart. He
11 had offered it as a first-year initiative, at
12 which time he mentioned that he was going to be
13 putting forth a bill to fund what we understood
14 to be -- what was to be due, if you will, in
15 this calendar fiscal year. So that's where the
16 1.5 number came from, is what was anticipated
17 based upon what had been committed.

18 The auditor report, it does -- I think
19 somewhere in the neighborhood of \$7 million has
20 already been, quote-unquote, committed through
21 this fund, and that money didn't exist. In his
22 mind, it was appropriate for them to move the
23 money above the line, if you will, into this
24 dedicated account for that availability.

25 I don't know that -- it was probably --

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1 and for Randy and myself -- Council Member
2 DeFoor and myself, being collegial to the
3 process and made sense to us, we agreed to
4 cosponsor the bill. But being newbies to
5 the -- you know, some of those ramifications
6 you don't necessarily know right up front.

7 I don't know what his expectation is in
8 terms of -- for moving the bill forward, but I
9 do appreciate the -- and subsequently
10 understood the rationale for keeping it,
11 quote-unquote, below the line, if you will, in
12 this process, and --

13 I don't know if the bill will be
14 withdrawn, but I think having this as an
15 understanding of the process, how typically it
16 works, it seemed to make sense to me that we
17 would probably leave well enough alone and not
18 create that fund, but that's up to -- up to
19 Mr. Carlucci to continue whether or not he
20 wants to withdraw the bill or the Finance
21 Committee moves in that direction as well.

22 But I do appreciate the memo, and I
23 apologize for the necessity of the explanation
24 for all of this as we live and learn in what we
25 do.

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1 THE CHAIRMAN: Thank you. Very helpful.
 2 Comments? Yes, Mr. Froats.
 3 BOARD MEMBER FROATS: Lori, were you
 4 consulted before the bill was drafted?
 5 MS. BOYER: No.
 6 COUNCIL MEMBER BOYLAN: In fairness to
 7 Mr. Carlucci, he did mention to us that -- in
 8 fact, in fairness to me, he did mention he was
 9 referencing a comment that was in an article
 10 that Ms. Boyer had mentioned, but it wasn't
 11 apparently complete.
 12 THE CHAIRMAN: Mr. Barakat.
 13 BOARD MEMBER BARAKAT: So if there's no
 14 money in the fund, which -- an assumption,
 15 which it sounds -- the fund sounds like it's
 16 just a conduit. A developer needs \$3 million
 17 and it goes to the Council, where does that
 18 money come from?
 19 MS. BOYER: So the same place it would
 20 come from today if you appropriated money.
 21 At the time you need the funds, whenever
 22 that is, the source will be identified. I
 23 don't know what the source in the proposed
 24 legislation is, but the ultimate source that
 25 one can rely upon is what's called "fund
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1 when various loan payments are due, all kinds
 2 of things, all of our obligations. And it has
 3 these Historic Preservation grants that have
 4 been approved by Council on the sheet and it
 5 indicates the years that they are anticipated
 6 to be due based on the execution of your
 7 resolution and the passage of the legislation.
 8 But to my point, things don't often happen
 9 on schedule, and so the money that was
 10 identified as being required in '19/'20, I
 11 think is not likely to be required in '19/'20.
 12 That particular project has yet to receive its
 13 approval of its Historic Preservation
 14 application. You know, there's a lot going on
 15 yet, let alone starting the work and completing
 16 the work. So even though it's on the schedule
 17 for this year, the reason we, when we put
 18 together our budget for the year, did not ask
 19 that that be funded as part of the current
 20 budget year was because we didn't think the
 21 money would really be needed this year.
 22 It is my expectation that every year when
 23 I go into the budget process, I will identify
 24 those individual grants or pledges or
 25 obligations that I expect will actually need
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1 balance," which is the emergency reserve of the
 2 City, which is something that fluctuates from
 3 year to year and grows and is part of our
 4 credit rating reliability.
 5 And if a source were not identified and an
 6 obligation would come due, typically what
 7 happens is that -- at the point in time the
 8 obligation is due, the Finance Department would
 9 look and determine, oh, we have extra bond
 10 finance proceeds this year, maybe that's the
 11 appropriate source of money for this obligation
 12 we have, or we have savings in our
 13 Self-Insurance Fund.
 14 I mean, there's a myriad of locations
 15 where the administration and the Finance
 16 Department would look if there was an
 17 obligation that was coming due. And I don't
 18 intend to ever wait until 30 days before an
 19 obligation is due before we go to Council to
 20 seek funding for that particular obligation.
 21 In this case, the obligation that's shown
 22 on the -- so there's a commitment sheet that we
 23 have to provide to Council with every piece of
 24 legislation that structures out over multiple
 25 years when REV Grants are due in the future,
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1 money in the following year that don't yet have
 2 funding, and those will be identified as part
 3 of the budget process.
 4 BOARD MEMBER BARAKAT: Well, I'm going to
 5 defer to your expertise since you're the only
 6 person on planet earth that has been voting on
 7 Jacksonville City Council and DIA. However --
 8 so it sounds like you will find a way. And,
 9 obviously, one of the reasons we hired you is
 10 because you always do seem to find a way.
 11 But that being said, if I were in your
 12 shoes, it would be tough to really navigate a
 13 program without knowing its capacity, without
 14 having real clarity on its total capacity. So
 15 from the development community's standpoint, to
 16 me, if -- I could be wrong. It introduces an
 17 extra element of risk, not knowing how many
 18 other projects are coming down the pike, which
 19 one's going to happen, which one's not. When
 20 you go to City Council, what is their appetite
 21 given the budget, given the economy at that
 22 time.
 23 So when we have a trust with \$5.1 million,
 24 those are the numbers, we communicate that to
 25 the development community, that is our
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1 capacity. So I think there's a give and take.
2 Again, I'm going to defer to your
3 expertise because you have this experience, but
4 I have some reservations.

5 MS. BOYER: And I understand that.
6 To your exact point, that \$5 million is
7 all gone now and has been, and we're 7 million
8 on the other side, and I sure would have hated
9 to communicate to the development community
10 over the last four years that the balance was
11 zero and that they couldn't do any of these
12 buildings.

13 BOARD MEMBER BARAKAT: Well, I think
14 that's when we go to City Council and ask for
15 replenishment. So, I mean, again, there's a
16 give and take. So I understand what you're
17 saying, but I think there's also -- we need to
18 be cognizant of the other -- of the flipside of
19 that potential communication.

20 BOARD MEMBER FROATS: To your earlier
21 point --

22 THE CHAIRMAN: Mr. Froats.

23 BOARD MEMBER FROATS: -- that would be
24 1.5 million right now. So that would be --
25 you'd be communicating that's our capacity.

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1 What Lori is saying is it's bigger than that.

2 BOARD MEMBER BARAKAT: I'd ask for more.

3 THE CHAIRMAN: Any further comments on
4 that point?

5 BOARD MEMBERS: (No response.)

6 THE CHAIRMAN: Thank you for that report.

7 The next item is the chairman's report.

8 I got a chance to attend a DDRB meeting.

9 First time. Fascinating. I got a chance to
10 meet the chair, Christian Harden. It was
11 fascinating. It's kind of like we buy the car
12 and they make the tires. A wonderful
13 experience.

14 Next is the DDRB briefing.

15 MR. PAROLA: Thank you, Mr. Chairman.

16 You were at the October meeting last week.

17 We had two items, both of them were Florida
18 Blue related, one was conceptual and one was
19 assigned. The conceptual is scheduled to go
20 for final, hopefully in November. That's the
21 scheduled date for it. It is the garage that
22 you all voted to help incentivize so we could
23 further develop the Brooklyn neighborhood. So
24 I guess you bought the car and are kicking the
25 tires, however that analogy goes.

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1 The next scheduled DDRB meeting is in
2 November. We have a couple of items that we
3 know about. One we're very excited about.
4 When you all go to the arena and the baseball
5 game and see that little, old bar that's opened
6 maybe a couple of days out of the month, it has
7 a new owner who wants to make it more than a
8 couple of days and is going to put some money
9 into it and do some exciting things. So we're
10 very excited about that.

11 And the other one is just kind of
12 conjecture at this point and they have a few
13 more weeks to submit.

14 But we'd love for any of the board members
15 to attend the meeting and you can kind of see
16 the next elevation of your work.

17 THE CHAIRMAN: Thank you, Mr. Parola.

18 The next item is old business. Any old
19 business?

20 (No response.)

21 THE CHAIRMAN: The next is new business.
22 Any additional new business?

23 (No response.)

24 THE CHAIRMAN: Hearing none, do we have a
25 motion to adjourn?

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1 BOARD MEMBER MOODY: So moved.

2 THE CHAIRMAN: We are adjourned.

3 (The foregoing proceedings were adjourned
4 at 3:05 p.m.)

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1 CERTIFICATE OF REPORTER

2

3 STATE OF FLORIDA)

)

4 COUNTY OF DUVAL)

5

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

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14

15 DATED this 22nd day of October 2019.

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Diane M. Tropa
Florida Professional Reporter

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