

CITY OF JACKSONVILLE
COMMUNITY REDEVELOPMENT AGENCY
BOARD MEETING

Proceedings held on Wednesday, May 18, 2022,
commencing at 2:00 p.m., Jacksonville Public/Main
Library, Multipurpose Room, 303 North Laura Street,
Jacksonville, Florida, before Diane M. Tropa, FPR, a
Notary Public in and for the State of Florida at Large.

BOARD MEMBERS PRESENT:

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

ALSO PRESENT:

LORI BOYER, Chief Executive Officer.
GUY PAROLA, DIA, Operations Manager.
STEVE KELLEY, DIA, Director of Development.
ANTONIO POSEY, DIA, Project Manager.
JOHN SAWYER, Office of General Counsel.
XZAVIER CHISHOLM, Administrative Assistant.

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1 THE CHAIRMAN: Braxton Gillam, board
2 member.
3 BOARD MEMBER CITRANO: Jim Citrano, board
4 member.
5 BOARD MEMBER MOODY: Ron Moody, old board
6 member.
7 BOARD MEMBER BARAKAT: Oliver Barakat,
8 board member.
9 BOARD MEMBER WARD: David Ward, board
10 member.
11 BOARD MEMBER FROATS: Todd Froats, board
12 member.
13 MR. POSEY: Anthony Posey, DIA staff.
14 MR. CHISHOLM: Xzavier Chisholm, staff.
15 THE CHAIRMAN: Thank you very much.
16 Mr. Chisholm, I know we received in
17 writing a public comment from Mr. Miller, Cliff
18 Miller, who joined us actually at our last
19 meeting. I think he followed up with that.
20 Has everyone received that?
21 I'm seeing nods of the head.
22 Do we have any other written public
23 comment?
24 MR. CHISHOLM: No, Mr. Chair.
25 THE CHAIRMAN: Starting with anyone around
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1 PROCEEDINGS
2 May 18, 2022 2:00 p.m.
3 - - -
4 THE CHAIRMAN: We'll call the May 18,
5 2022, Downtown Investment Authority meeting to
6 order.
7 I'll ask everyone to stand and join in for
8 the Pledge of Allegiance.
9 (Recitation of the Pledge of Allegiance.)
10 THE CHAIRMAN: Thank you very much.
11 Before we move on to public comment, I
12 want to make sure everyone at the table has
13 been introduced.
14 Mr. Sawyer, can we start with you?
15 MR. SAWYER: John Sawyer, Office of
16 General Counsel.
17 MR. PAROLA: Guy Parola, Downtown
18 Investment Authority.
19 MR. KELLY: Steve Kelley, DIA staff.
20 MS. BOYER: Lori Boyer, CEO.
21 BOARD MEMBER BURCH: Stephanie Burch, new
22 board member.
23 BOARD MEMBER GIBBS: Craig Gibbs, old
24 board member.
25 BOARD MEMBER WORSHAM: Carol Worsham,
current board member.
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1 the room, do we have any cards from public
2 speakers today?
3 MR. CHISHOLM: No, Mr. Chair.
4 AUDIENCE MEMBER: Yes. Yes.
5 (Audience member approaches the podium.)
6 MR. CHISHOLM: Mr. Chair, we do have one.
7 Mr. Barlow, you'll have three minutes to
8 speak.
9 AUDIENCE MEMBER: Three. Wow.
10 MR. CHISHOLM: State your name and address
11 for the record.
12 AUDIENCE MEMBER: I prepared a -- about
13 one minute and 45 seconds, so I won't take
14 three minutes.
15 And I would like to turn to something
16 as -- well, Alvin Wellington Barlow is my
17 name -- senior. And I'm a lifetime resident of
18 Jacksonville, with the exception of
19 six-and-a-half years I spent at the University
20 of Florida getting an undergraduate and law
21 degree. I've been a trial attorney for
22 36 years, a gospel minister for 20 years, and
23 pastor for the last ten years.
24 I'm here speaking on behalf of the poor,
25 the needy, the hungry, the hurting, and the
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1 homeless who need permanent housing right now.
2 I've started a petition drive to change
3 Jacksonville's (inaudible) to mercifully
4 require the DIA to set aside a measly 5 percent
5 of the tax dollars it routinely gives to
6 businesses, like free lunch in a soup line.
7 Unfortunately, even if my proposal is
8 successful, which it will be in the name of
9 Jesus, it will take well over a year-and-a-half
10 for the homeless population to benefit from it.
11 It's going very well so far, the petition
12 drive.

13 We're talking about grandmothers who are
14 sleeping on sidewalks and outdoors with the
15 rats and the roaches. We're talking about
16 young women who are giving birth on sidewalks
17 at 3 o'clock in the morning. I know that young
18 lady that that happened to.

19 In this regard, I'm asking you to do the
20 right thing on your own volition and establish
21 a payback to the community, a policy of
22 reserving just 5 percent of every grant and
23 forgivable loan -- that's all we're talking
24 about -- to be exclusively used to fund housing
25 for the homeless for one of two reasons. I'll

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1 give you two reasons.
2 Here's one: Because it's the moral and,
3 therefore, human -- humane thing to do.
4 However, if you don't like this reason,
5 here's a good practical one, but it's
6 self-serving: Because providing housing for
7 the homeless elsewhere from downtown, it
8 enhances the quality of life and the value of
9 your new buildings. If this is done,
10 out-of-towners who visit downtown from I-95 and
11 I-10 West won't have their very first
12 impression of our city determined by homeless
13 people begging on the corner of Davis and
14 Union.

15 Thank you very much.
16 And I will turn this in to Xzavier for
17 y'all to have in writing as well. Thank you
18 all very much for your time and attention.

19 THE CHAIRMAN: Mr. Barlow, thank you very
20 much.

21 MR. BARLOW: Yes, sir.

22 THE CHAIRMAN: Before we get started with
23 our business today, I want to say hello to our
24 new board member, Ms. Burch.

25 I'll give you the mic to say hello and

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1 anything else you'd like to say.
2 BOARD MEMBER BURCH: Just thank you. I'm
3 happy to be here.

4 THE CHAIRMAN: That was short and sweet.
5 So we'll open the Community Redevelopment
6 Agency meeting.

7 First, you were provided in the package
8 today the April 20, 2022, meeting minutes.

9 I hope everybody has had a chance to
10 review them. A motion?

11 BOARD MEMBER WORSHAM: I'll move to
12 approve.

13 BOARD MEMBER BURCH: Second.

14 THE CHAIRMAN: Motion by Ms. Worsham,
15 second by Ms. Burch.

16 All in favor, say aye.

17 BOARD MEMBERS: Aye.

18 THE CHAIRMAN: Any opposed?

19 BOARD MEMBERS: (No response.)

20 THE CHAIRMAN: Thank you.

21 Next item on the Community Redevelopment
22 Agency agenda is our consent agenda. Just a
23 reminder, this is sort of new for us. At the
24 last meeting, which Ms. Worsham thankfully
25 chaired for me in my absence, we passed a new

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1 resolution to change our bylaws to allow -- to
2 have a consent agenda, hopefully to kind of
3 speed up some of the processes we have for
4 items that have gone through committee, have
5 been vetted in committee, and can come out of
6 committee without any objection.

7 And we have our first consent agenda
8 today. And we have two items on it, Resolution
9 2022-05-04 and Resolution 2022-05-05. This is
10 the Northbank and Southside TID budget for
11 2022/2023 years.

12 They went through Budget. There was quite
13 a presentation by staff and discussion by them.
14 And they were passed unanimously by the Budget
15 Committee. We'll take these up together since
16 they are on consent, and I'm going to ask for a
17 voice vote.

18 We don't need a second. The motion comes
19 directly from the committee.

20 All those in favor, say aye.

21 BOARD MEMBERS: Aye.

22 THE CHAIRMAN: Any opposed?

23 BOARD MEMBERS: (No response.)

24 THE CHAIRMAN: Thank you very much.

25 We have two other items today on our CRA

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1 agenda. They're on the agenda because there
2 were amendments to the proposed resolutions
3 through the process and discussion that
4 occurred in committee. And I think we actually
5 got (inaudible) from the proposed developer on
6 one of the three projects here today. This
7 committee was chaired by Mr. Barakat.

8 Mr. Barakat, would you like to talk about
9 2022-05-01?

10 BOARD MEMBER BARAKAT: Thank you,
11 Mr. Chairman.

12 The REPD Committee met on Monday to
13 discuss this resolution, which would be the
14 Carter term sheet. If you all recall, Carter
15 was the winning bidder from the effort to --
16 the Notice of Disposition for the City Hall
17 annex site, which we call Ford on Bay.

18 Carter won that for a number of reasons,
19 most notably because of certain design
20 elements: the authenticity of its design; its
21 connection to local Mid-Century architecture
22 and a local architect; and its sensitivity to
23 the river, the setback of 100 feet from the
24 river.

25 So there were a number of reasons it did

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1 modifications, I should say, to those
2 milestones, which are highlighted in red in the
3 package you received today compared to the
4 package you received last week, which, again,
5 pertains to just certain timing thresholds for
6 performance during due diligence and design
7 period.

8 The most notable change, I think, is due
9 diligence. They had asked for a full year from
10 today for due diligence of the property. We
11 asked them to complete it in 120 days from the
12 execution of the redevelopment agreement. And
13 that will be the next thing for them to do,
14 assuming it gets approved today, is move
15 forward with the redevelopment agreement with
16 the City.

17 There were also some minor -- what they
18 call minor changes to the design. And since
19 this was one of the major reasons they won this
20 competitive bidding, we asked them to provide
21 today more details of the design changes.

22 They have confirmed that it does not
23 compromise the overall integrity of the
24 original design, based on the things I
25 mentioned, but they will provide more

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1 win that bid. And I believe there were over
2 six proposals, if I recall, so it was a
3 competitive situation, and they were the ones
4 on top.

5 Since that time we approved and moved
6 forward with them, staff has been negotiating
7 the term sheet. The term sheet was provided to
8 the committee prior to Monday's meeting. That
9 is what we discussed. We spent approximately
10 an hour discussing the incentives involved.

11 A REV Grant of 75 percent for 20 years,
12 which totaled, I think, the -- the total REV
13 Grant amount is not to exceed 26.9 million,
14 based on that percentage. There's also a
15 9.64 million completion grant in the term
16 sheet, and an agreed-upon sale price of the
17 land at 4.61 million, which is approximately
18 half of the appraised value that we obtained.

19 Most of our discussion Monday revolved
20 around two items. One, over milestones. The
21 developer has a fair amount of time to close on
22 the property and perform on the construction,
23 but there are a number of milestones that are
24 highlighted throughout the term sheet.

25 We may -- we approved three tweaks for

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1 information today so that we can confirm that.
2 And I believe Ms. Boyer may have information
3 for us, but we'll call the developer to present
4 the design changes.

5 THE CHAIRMAN: Ms. Boyer.

6 MS. BOYER: Yes. Through the Chair,
7 Mr. Carter has a presentation that he would
8 like -- Mr. Nelson from Carter has a
9 presentation that he would like to share with
10 you today.

11 So we have a number of slides that I think
12 Xzavier has and can share, but I'd ask David
13 Nelson to come up and narrate them and explain
14 the differences.

15 THE CHAIRMAN: Mr. Nelson, you're
16 recognized.

17 (Mr. Nelson approaches the podium.)

18 MR. NELSON: Good afternoon, everyone.

19 So in our last meeting on Monday, we
20 talked about walking through a side-by-side
21 comparison. So I think maybe a week ago you
22 might have been provided some drawings that --
23 of where we are today. But really wanted to
24 walk through this side by side and add in a
25 little bit of a narrative as to why we have

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1 changes at this point.
2 So we've learned more about the site in
3 the last month-and-a-half or so since we've
4 been awarded. And we've also had our architect
5 and now contractor, so we've selected a
6 contractor in Brasfield & Gorrie to work
7 alongside Shulman & Associates as well as RJTI
8 to really start to look at constructability and
9 how it would work and everything.

10 As we get into the design in a side by
11 side -- and I'm not going to spend a lot of
12 time on this one because we actually have some
13 updated drawings as of yesterday and maybe
14 three hours ago that we have at the end of this
15 package, so we'll get into that.

16 But one of the main changes that you will
17 see in this design as we go through is the
18 change on the western side of the property.
19 And so originally on the western side of the
20 property we had -- and I think it's probably
21 best to show it here. We had what was a
22 courtyard with an elevated building above the
23 courtyard. And so we were respecting the view
24 corridor via putting the building basically
25 20 feet or so above this elevated plaza.

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1 In the updated design, we've actually set
2 the building back off of Market Street and
3 created an open plaza. And one of the things
4 we talked about on Monday was adding language,
5 which I think is now added to the term sheet,
6 that would be an "activated or designed for
7 programming use" plaza rather than, you know, a
8 grove of trees or something to that -- like a
9 park. And so that has been added to the term
10 sheet and will ultimately be incorporated in
11 the designs, the intention of the design.

12 Part of the reason for that change is, as
13 we got into the design, one, understanding that
14 there are a lot of piles. So the existing
15 buildings that used to be here, there are piles
16 underneath the surface. And we haven't done
17 all the diligence on those piles, but we know
18 that there's a lot of them.

19 We know we're going to have to snake
20 utilities through them, and we know that we're
21 going to have to deal with the structural piles
22 on top or around them. So trying to avoid as
23 much building on those piles as possible. That
24 would be number one.

25 Number two is, as we got into the design
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1 of the parking deck -- which was originally
2 here with the X. That's the original design.
3 The parking deck is actually here with this X.
4 And so as we got into actual spaces, you
5 know, spacing for the spaces, the size of the
6 drive aisles, and everything else related to
7 the parking deck in making it a really
8 functional deck, the deck actually expanded a
9 bit to the west.

10 What that caused would have been a
11 shrinking of this courtyard, and we felt it
12 would feel fairly cavernous if you were
13 standing in it because it was just smaller than
14 it was before. And so we opted for keeping
15 that open plaza, knowing how important the view
16 corridor is, as well as the ability to have
17 program space.

18 So we believe now, without having the
19 cavernous feel, without having the columns
20 coming down, we have more opportunity to have
21 programmable space out there, whether that
22 would be program space from the actual
23 retailers that are in the building or from
24 others that could come to the site or other
25 retailers or event groups that could come to

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1 the site.
2 The next change -- and, again, we'll look
3 at another option here at the end -- was to the
4 tower. We have been exploring over the last
5 month or two a configuration of the tower that
6 included both a horizontal bar -- and I call it
7 a horizontal bar, meaning parallel to Market --
8 to Bay Street to the north and the riverfront
9 to the south.

10 So it's generally the same building as
11 before. And then a second building or bar --
12 it's really all one tower but connected via an
13 elevator core that would make more of a
14 T-shaped design. And so we'll show some of
15 that.

16 We have further, since the comments we
17 received on Monday, but then also had been
18 working through this with our contractor for
19 the last two weeks, explored an additional -- a
20 different -- just a singular bar, the
21 horizontal bar here. And I'll show some images
22 of that in a moment.

23 This would have been the two-building
24 design where, if we do go with the two
25 buildings, we would have looked at a scenario

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1 where we play with the height of both of those.
2 So one tower would be a bit taller than the
3 other tower.

4 There was a good bit of discussion on
5 Monday about the retail and how retail is
6 changing or not changing in this plan. So what
7 we're showing here is a first-floor plan. And
8 the yellow space is the retail space. The
9 orange space in the right-hand drawing would be
10 amenity or lobby space for the residential,
11 which was the blue space. So the blue and
12 orange are somewhat similar, you know, from
13 plans from before to plans today.

14 Overall, I think what you will see from
15 this plan -- and obviously, we don't have
16 square footages here. We do have a
17 square-footage matrix that we'll show later.

18 The amount of retail is basically
19 unchanged. Our commitment at the time of the
20 original RFP was that we would build 25,000
21 square feet at a minimum of retail space.

22 I think this plan on the left shows -- if
23 you add this as well as the retail up above --
24 just over 30,000 square feet of retail. The
25 plan on the right shows just under

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1 30,000 square feet if you add this in the
2 square footage above.

3 In both cases, we're committing to the
4 25,000 square feet of retail. In both cases,
5 the retail is set back with an arcade for patio
6 space outside of it. In both cases, the retail
7 is intended to also engage with the plaza space
8 to the west -- and in one case, the plaza was
9 surrounded; in this case, it's open -- as well
10 as the riverfront and the Riverwalk to the
11 south. And I think we have some language in
12 the term sheet that speaks to those patios
13 engaging that way.

14 There's differences in this building.
15 You'll see the length of the deck here in the
16 ramping. In order to have ramping -- in order
17 to have parking on the ramp, we needed it to be
18 a bit longer than what was shown here. You'll
19 notice that the building is set back a little
20 bit further than it was here. That just has to
21 do with some additional surveying information
22 that we have. We still need to go survey the
23 site to confirm everything.

24 So we expect as we go that things will
25 continue to evolve and change a bit, but

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1 hopefully what you will see as we get to the
2 end -- the intent is to stay as close as we can
3 to the RFP and have that Mid-Century Modern
4 design and have an activated first floor as
5 well as other floors.

6 One of the other changes that we wanted to
7 discuss -- or we discussed, was the difference
8 in the upper-floor retail/restaurant/bar space
9 in the RFP submittal versus what is shown in
10 the design currently.

11 In the original RFP, there was a design
12 for -- I think it was around 7,000 square feet
13 of back-of-house, as well as front-of-house
14 retail/restaurant, bar/restaurant space that
15 was below the pool. And so as we got into it
16 and worked with our designers and contractors
17 and realized that we probably won't have
18 back-of-house or kitchen space that is
19 separated by the pool that is sunk in below it,
20 this just wasn't really working.

21 And so ultimately what we've designed is a
22 1,500-square-foot restaurant or bar on the
23 upper floor. And we show a 3D image of this so
24 that everyone can see it. It has the ability,
25 if during the leasing -- and we've hired

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1 Colliers, Matthew Clark and his team, to go
2 lease this retail space. I think they're going
3 to be out in Vegas here soon for ICSC.

4 But as we really get into the leasing and
5 we understand what the potential is -- we have
6 got an elevator. We've got the stairs. We've
7 got stairs here to the southeast that you can
8 access that space. And we understand what size
9 and type of restaurant and bar space this could
10 be; it does have the ability to flex higher.

11 We could add square footage either by
12 losing a unit here, or -- if we had to lose a
13 portion of it -- or losing some parking spaces
14 there. It will all really depend on the -- you
15 know, the leasing. And thus far, we've
16 committed to the 1,500 square feet there with a
17 rooftop on top of that space.

18 So in 3D, because we're not quite there
19 yet on the design -- and this the best could I
20 do with Photoshop last night -- the -- this
21 shows the southeastern corner of the building
22 with a stair that gets us up and down in the
23 parking deck. So you might see some parking
24 here, pink. You will see the residential space
25 in yellow, amenity deck level in gray here, and

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1 then the towers above.
2 On the first floor, where you see this
3 colonnade or this arcade of columns -- so you
4 don't see any colors, but set back, if you
5 remember, we have the retail space. So on that
6 first floor, we're going to have
7 retail/restaurant below that opens onto the
8 Riverwalk.

9 Above that space, so starting on the
10 second floor, which you see here in blue, will
11 be that 1,500-square-foot bar/restaurant. The
12 blue, if you can kind of see it, it's kind of
13 hard, but it's a two-level space. So the --
14 the intention is that that's a 20-foot or so,
15 18 to 22, depending on what all the exact
16 dimensions are, but somewhere around the 18-,
17 20-foot-tall space.

18 So there's two residential levels, second
19 floor and third floor, on the pedestal that
20 kind of tie into the side of that blue. And
21 then above the blue is the -- the fourth floor,
22 which would be the rooftop of that bar or
23 restaurant. So that bar/restaurant will have
24 internal stairs. It also has the external
25 stairs that connect with the -- in the stair --

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1 in the stair as well as the elevator behind.
2 But you will be able to, from a public
3 standpoint, go to this bar or restaurant that
4 has enclosed space in blue, has exterior space
5 in gray. What is not shown in front of the
6 gray is whatever we'll need to do to secure
7 that. So what -- fencing or guardrails or
8 whatever. We'll show that. And then
9 ultimately that can connect up to the rooftop
10 patio.

11 And then -- this is almost impossible to
12 read, but hopefully you have the sheet. What
13 this is showing is a comparison of numbers from
14 the original RFP to the current design.

15 In the original RFP, we had shown, or at
16 least had illustrated that 25,000 square feet
17 of retail. There was -- and we noted this in
18 our presentation. There was a discrepancy
19 between if you just added every single space in
20 the original plans versus what we showed in the
21 table. I think the plans showed more than
22 25,000 square feet.

23 In all honesty, we were designing it over
24 Christmas, and they were going really fast and
25 getting the architects to tie up all the

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1 numbers and make the spaces just right. It
2 didn't work out exactly, but we knew that we
3 were committing to the 25,000. So we're still
4 showing the 25,000. The residential space is
5 nearly the same. Looking at it, you know, it
6 might be a \$10,000 -- a 10,000-square-foot
7 difference, but it's about the same.

8 The amenity square footage is about the
9 same. The elevated plaza has been changed. It
10 was 50-; I think it's 10- now. And I think
11 that 50- actually included the lower plaza or
12 the courtyard. There were multiple plazas.
13 We're not -- the 10,000, that's the elevated.
14 We're not including that plaza that's on the
15 first floor. So I think if you would add the
16 two together, it would be the same.

17 And then one of the differences is on the
18 residential amount of units. Before, we were
19 showing 332 units. We're now currently showing
20 360 units.

21 In terms of the design -- these are the
22 last two slides. I'm happy to answer questions
23 afterwards, and hopefully this will come up.

24 We most recently -- and, again, we're
25 still working through this with the contractor

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1 and the architect -- are showing a single-bar
2 building that has a strong Mid-Century Modern
3 design. I think it's fairly close or very
4 close with really no material differences other
5 than the ones that we've spoken about with
6 changing that courtyard on the western side to
7 the original design.

8 And I believe it's still the 20 -- the
9 21-story building.

10 And the comparison on this last page -- it
11 didn't work last time.

12 Xzavier, it may not work this time. Let's
13 see. We'll just escape out of it. Hold on.

14 But this last slide will show a comparison
15 to the exterior of the original design to a --
16 and that would be the colors. The black and
17 white of where we are today. And really, we're
18 still working through the design. We have a
19 lot of work to do. We need to get surveys and
20 other diligence and then ultimately feed that
21 in and get this design moving forward into the
22 schematic phase.

23 But I think what you'll see from the two
24 is that, you know, there's no intention to
25 materially deviate from where we were. It will

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1 be more just selecting the exact materials and
2 the means and methods to get it put together.
3 THE CHAIRMAN: Thank you.
4 Before we proceed, I'll note that this
5 resolution comes to us as a motion from a
6 standing committee. It doesn't need a second.
7 So we have a matter before us. I'm not sure if
8 we were on the record when we were discussing
9 the matter.

10 With that, I'll ask anyone if they have
11 questions or comments about the resolution or
12 the presentation.

13 Mr. Froats.

14 BOARD MEMBER FROATS: Thank you for the
15 presentation. It was very useful compared to
16 the one we saw last time, especially the
17 drawings. So thank you for your insight on
18 the -- what I'll call the rooftop bar.

19 I think overall -- I think in my numbers
20 last time I was including the back of the house
21 and the kitchen, et cetera. So it was a little
22 bit larger.

23 So I appreciate what you've done with the
24 architecture. It looks great.

25 As far as that restaurant upstairs, if
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1 you have add a patio space, an outdoor space.
2 So it's very significantly reduced.

3 But I understand that we won't know
4 exactly until you talk to Colliers and find out
5 what the demand is. I would encourage you to
6 do that and to try and expand it as much as
7 possible.

8 MR. NELSON: Appreciate that comment, and
9 totally understand.

10 I think with some of the initial
11 conversations, and particularly where this is
12 located under the front, in between some other
13 major assets that you all have done an amazing
14 job with -- and, you know, comments about some
15 of these other, like, social-type groups that
16 are looking in the market that are bigger floor
17 plates. I mean, some of those need 15,000 or
18 20,000 square feet for, you know, those kind of
19 entertainment-type venues.

20 And so we're going to explore them all.
21 And, you know, we need to move quickly with any
22 of those groups so we can adjust the design to
23 be successful.

24 BOARD MEMBER FROATS: Thank you.

25 THE CHAIRMAN: Mr. Ward.
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1 it's not going to be a restaurant, it's going
2 to be a bar. You just don't know at this
3 point, and that's okay.

4 MR. NELSON: Yeah. We really just don't
5 know. Ultimately, it will just -- we've hired
6 Colliers. We're going to go to market and try
7 to find out what it could be.

8 BOARD MEMBER FROATS: Just some history on
9 this board. A lot of the projects that come
10 up, we realize that developers do not want to
11 put restaurants and bars (inaudible), so we get
12 that. But with the incentives we're providing,
13 we want that. It is a public space, or it was
14 a public space, and we want to keep as much of
15 it as a public space as possible.

16 So in keeping with that, I like what
17 you've done with the main floor. It may need a
18 little more retail in this particular space. I
19 would encourage you -- with Colliers. I think
20 you'll find there is a lot of demand for this
21 type of thing, and hopefully we can expand that
22 a little bit because we're really essentially
23 going from a 7,000-square-foot retail space --
24 or restaurant because of the 4,000; kitchen,
25 3,000, square footage, plus another 3,000 if

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1 BOARD MEMBER WARD: Nothing from me.

2 I do appreciate the side-by-side
3 comparisons, compared to our last meeting.
4 It's a little bit easier to understand. And I
5 also echo Mr. Froats' comments.

6 Thank you.

7 THE CHAIRMAN: Mr. Barakat.

8 BOARD MEMBER BARAKAT: Can you go back to
9 the site plan real quick showing the before and
10 after?

11 MR. NELSON: This one (indicating)?

12 BOARD MEMBER BARAKAT: The one that just
13 showed the two-dimensional aspect.

14 MR. NELSON: That (indicating)?

15 BOARD MEMBER BARAKAT: Yeah. So it looks
16 like, just from a pure retail standpoint, the
17 (inaudible) square footage, approximately,
18 there's less frontage on Bay Street, more
19 frontage along the river.

20 Is that a correct assessment?

21 MR. NELSON: Yes. And so I think what
22 you'll see from the drawing, we started to work
23 in servicing and all that. So the in the top
24 right corner, we have the residential service.

25 And you can see that from the top right where

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1 the gray is. And on the bottom right, we have
2 the retail servicing. The parking deck is in
3 the middle, and then there's back-of-house and
4 the service corridor that connects all.

5 We believe, maybe rightly or wrongly at
6 this point -- and we need to get the retailers
7 to weigh in on this, but we believe at this
8 point the northeastern corner is the least
9 leasable from a retail marketing standpoint.

10 So we chose to put the residential lobby,
11 mailroom, office in that -- in that location.

12 And you'll notice that there's a little
13 bit of a (inaudible) to get to the elevator
14 banks. So that orange that goes to the left is
15 the elevator bank. Ideally, we would have the
16 residential lobby adjacent to the elevator
17 bank. That would be the most efficient and
18 best way to do it. Maybe the elevator bank
19 moves a bit.

20 But we believe the northeastern corridor,
21 just given what's there today, and particularly
22 the jail that's across the street, catty-corner
23 to the east, we believe that's the least
24 desirable from a retail perspective. Again,
25 all of this will get confirmed in the next

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1 several months as we get into the market and
2 are able to show the (inaudible) to the
3 retailers.

4 So we think the most likely two locations
5 or three locations for a strong restaurant and
6 bar -- basically a restaurant -- locations
7 would be the northwestern corner. Because of
8 the corner, it will have more -- and we'll fix
9 the elevators and the stairwells to work, but
10 that northwestern corner we think will have a
11 good opportunity.

12 The southwestern corner will probably be
13 our most kind of dynamic location for a
14 restaurant user. We've got a lot of patio
15 space to the west, and we would also be
16 engaging with the riverfront at that location.

17 And then the southeastern corner is a
18 little hairy because of the grade change and
19 the stairwell that's in the southeastern
20 corner. But because of the restaurant and then
21 patio space above, depending on the retailer --
22 let's just say there's a retailer that had
23 10,000 down, 10,000 up, and a rooftop patio. I
24 mean, that could be the location that they
25 would want to go.

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1 So I think the southwestern corner is our
2 most likely retail location, and then split
3 between northwestern and southeastern corners.

4 BOARD MEMBER BARAKAT: Thank you.

5 So a two-part question for Ms. Boyer.

6 I think we confirmed this at the committee
7 meeting Monday, but we had asked for a
8 percentage of linear feet on Bay Street to be
9 retail. And I assume this provided site plan
10 still honors that.

11 And then, secondly, the reduction of the
12 rooftop square footage from 7,000 down to
13 1,500, did we ask for minimal square footage in
14 the RFP or are we still in compliance with the
15 RFP?

16 MS. BOYER: Through the Chair to
17 Mr. Barakat, I can go back, based on this
18 additional information, and confirm further for
19 you. But what I can tell you is based on what
20 we were looking at and discussing for our REPD.

21 We had confirmed that all of the numbers
22 that were included in the RFP we still comply
23 with. So it was a minimum activated frontage.
24 You'll recall, in some of the proposals, it was
25 a work space. Some of them, it was pure

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1 retail. It was different characterizations of
2 that on Bay Street. But then there was also,
3 on the riverfront, a certain linear front
4 footage of restaurant that we called out as
5 restaurant.

6 So in that case, it's being shown as
7 retail. They're still describing it and the
8 term sheet still describes it as restaurant.
9 So from our perspective, regardless of showing
10 it as retail here, as long as in the term sheet
11 we are identifying that they are complying with
12 the amount of linear front footage of a
13 restaurant on the riverfront and the amount of
14 retail or activated space on Bay Street -- we
15 did have -- and I believe that none of those
16 are changed.

17 As far as your 7,000 square feet, it was
18 not a requirement, but it was a graded and
19 scored criteria if you had an upper-story bar
20 or rooftop facility. So I would assume that
21 the points awarded for what is being shown
22 today would receive fewer points than points
23 that were shown in the original proposal, but
24 there is no reduction in the overall square
25 footage.

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1 BOARD MEMBER BARAKAT: Okay. I'll be
2 happy to hear some comments from those members
3 about the materials (inaudible).

4 Last point I'd like to make. Could you go
5 back to the last slide where you showed the
6 elevations, the before and after?

7 So the one on the right -- maybe it's just
8 the angle. And I know you put this together
9 quickly, so I -- I want to be sensitive to
10 that. It just looks more massive and

11 monolithic, a big wall, than the design to the
12 left which just feels more Mid-Century to me.

13 MR. NELSON: Sure. So I would say look at
14 the picture in color and then let's look back
15 to the slide before that, and that's the
16 comparison. So the one on the right would be
17 the (inaudible).

18 BOARD MEMBER BARAKAT: You mentioned two
19 towers. Are we looking at --

20 MR. NELSON: This is a single tower on the
21 right.

22 BOARD MEMBER BARAKAT: The right is a
23 single tower?

24 MR. NELSON: Yeah. All of these potential
25 alternative designs are single towers. And

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1 everybody would be proud of if it was built in
2 that location.

3 BOARD MEMBER BARAKAT: Thank you. And
4 thank you for bringing these drawings. They
5 were very helpful.

6 No further questions.

7 THE CHAIRMAN: Mr. Moody.

8 BOARD MEMBER MOODY: All right. I like
9 the project. I think it's creative. I think
10 it's going to be visionary. I think it's going
11 to be good for that location. I think it
12 furthers or helps honor our rich history. I
13 like the marina component. I like the water
14 activation. So I think it's checking off a lot
15 of the boxes that we need checked off.

16 It's been a long time in coming, and I
17 think we're getting way closer to getting it
18 right right now.

19 I do notice that on the rental assumptions
20 that worked into the pro forma and the budget
21 is -- it looks like the rents are going to be
22 from \$2.71 a square foot up to 2.81 for the
23 one- and two-bedroom -- entry bedrooms. And
24 then on the studios, it's approaching \$3.19 a
25 square foot. So the rents are obviously going

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1 that really came out of a meeting that the
2 contractors and architects had yesterday where
3 they think it's right to go with a single tower
4 and --

5 BOARD MEMBER BARAKAT: Okay. Not to put
6 the evaluation committee members on the spot, I
7 just want to make sure that the new design
8 would still create a level of excitement that
9 it did with the original design.

10 I'm not architect. I don't understand the
11 distinction -- to confirm whether this new
12 design is still in the spirit of the
13 Mid-Century style. It just feels a little bit
14 more --

15 MR. NELSON: I would also say, you know,
16 it's hard to compare a picture that has color
17 and, I mean, a lot more detail with one that is
18 black and white. And certainly me looking at
19 it, the screen that far away and all the black
20 lines running together, it's hard to really see
21 the differentiation. And I think our term
22 sheet has a pretty strong commitment to the
23 Mid-Century Modern design. I think this design
24 is very close to the one that was there before.
25 And I think this would be a product that

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1 up. I think it's probably reflective of where
2 the market will be, so I like the project.

3 THE CHAIRMAN: Mr. Citrano.

4 BOARD MEMBER CITRANO: Let me first
5 address Mr. Barakat's, I guess, general
6 questions since I was on the scoring committee.
7 And, you know, to really specifically answer
8 the question of -- we'll probably have to go
9 back and look at all the other ones.

10 But as I recall, you know, there are --
11 relative to the nonresidential components you
12 had in every single one, everybody had
13 different interpretations of retail and public
14 space.

15 So as an example, you know, one might have
16 included outdoor space as (inaudible) and
17 retail. So when you kind of dissected each one
18 and broke it down, the changes that I see here
19 today look -- you know, there is, you know, a
20 reduction in the upper-floor retail.
21 (Inaudible) reduce their score down to a number
22 that would have not -- where I would have not
23 scored that (inaudible).

24 So I'm comfortable. And I actually
25 expected that, you know, after they were

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1 getting into the exercise that the developer is
 2 going through, that there are going to be
 3 changes. I would expect there might even be
 4 some more -- later (inaudible).
 5 But I still see -- from the renderings and
 6 the presentation today, I still see what
 7 attracted me to the project, which is a
 8 higher-density, higher-quality construction
 9 project, more fitting of an urban setting than
 10 some of the other ones where that -- you might
 11 see more in a more suburban environment. That
 12 really is why I scored this project the way I
 13 did.
 14 My concern before we convened our
 15 community meeting on Monday was really just the
 16 length of the due diligence period. And I
 17 think we had a good discussion on that and the
 18 changes in the term sheet are now acceptable to
 19 me.
 20 But I would like to ask Ms. Boyer one
 21 question.
 22 Once the developer gets through due
 23 diligence and (inaudible) terminate the
 24 agreement, there's reference to concurrent
 25 obligations in the redevelopment agreement.

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1 Can you just give me an example of what
 2 those are, what that might be?
 3 MS. BOYER: Through the Chair to
 4 Mr. Citrano, are you referring -- can you refer
 5 me to a particular page?
 6 BOARD MEMBER CITRANO: Page 4 under the
 7 first section, due diligence. It's the last
 8 sentence of that paragraph of that.
 9 MS. BOYER: So through the Chair to
 10 Mr. Citrano, we're essentially referring to --
 11 there is -- they would be able to terminate the
 12 agreement without penalty. There would be no
 13 penalty to them at that point if they
 14 determined that the title is unacceptable, the
 15 geotechnical was unacceptable, something else
 16 was simply not going to make it work. So they
 17 have this 120 days after execution of the
 18 agreement to do that.
 19 Now, frankly, it's a similar situation in
 20 the redevelopment agreements when someone fails
 21 to meet a performance schedule deadline. So if
 22 they fail to meet it, our choice is to declare
 23 them in default. And the remedy, in the event
 24 of default, is typically termination and return
 25 of the property. So it's not that we seek

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1 damages from them for the loss of time out of
 2 market.
 3 BOARD MEMBER CITRANO: So -- and that's
 4 what I thought. I just wanted to confirm.
 5 So if they get through due diligence and
 6 do not terminate, then if they don't meet
 7 a then-future hurdle, then we have the -- or
 8 the option is to terminate them and start over,
 9 do whatever else we want to do?
 10 MS. BOYER: That is always one of our
 11 remedies in the event of failure to meet a
 12 performance schedule.
 13 Now, bear in mind that the way we have
 14 structured this transaction, we would not close
 15 and they would not own the property at that
 16 point. They would have -- we would not close
 17 until they have been through many of those
 18 milestones -- the permit milestones, the DDRB
 19 milestones.
 20 So termination at that point, we would
 21 still own the property, and we could just do an
 22 immediate disposition.
 23 BOARD MEMBER CITRANO: Thank you. You
 24 confirmed my assumption.
 25 THE CHAIRMAN: Thank you, Mr. Citrano.

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1 Ms. Worsham.
 2 BOARD MEMBER WORSHAM: Thank you.
 3 I was also on the selection committee, and
 4 I feel very confident. I think sometimes the
 5 renderings don't do justice when you try to
 6 pull up something to compare because the
 7 renderings in the RFP were really well done and
 8 conveyed that -- the excitement of that design
 9 and the colors and the trellis work on outside
 10 that were on the outside of these units.
 11 So I do feel like in the term sheet, that
 12 the staff has done a good job at providing the
 13 protections for us to ensure that what we
 14 scored is really what we get, and understanding
 15 that the design changes as you, you know, go
 16 from the concept through schematics.
 17 So I don't have any questions other than,
 18 you know, the one we talked about that got
 19 clarified on the public space, on the plaza on
 20 the west and how that ultimately will be
 21 designed to be as important a space as the
 22 building itself because that's really where a
 23 lot of the public will interact.
 24 So I'm in favor, and I think that staff
 25 did a great job on crafting the term sheet with

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1 those protections for us.
 2 So thank you.
 3 THE CHAIRMAN: Mr. Gibbs.
 4 BOARD MEMBER GIBBS: Thank you. Great
 5 project.
 6 Could you return to the slide that shows
 7 the plaza on the left side of the building,
 8 please?
 9 MR. CHISOLM: (Complies.)
 10 BOARD MEMBER GIBBS: How will that change
 11 affect sustainability?
 12 MR. NELSON: So, you know, I think the
 13 square footage is fairly close in terms of the
 14 central courtyard that we had before now that
 15 it's underneath the building and the actual
 16 plaza space. And I think all the same goals
 17 from the RFP would be put in place in terms --
 18 from the sustainability aspect.
 19 BOARD MEMBER GIBBS: Could you move to the
 20 slide that shows the south? I guess the
 21 southwest corner with the stairs.
 22 MR. CHISHOLM: (Complies.)
 23 BOARD MEMBER GIBBS: Those stairs are
 24 public, I believe?
 25 MR. NELSON: And those stairs can be
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1 So you see there's an ADA sign for the
 2 parking space? That's an elevator bank that
 3 would be a public elevator bank for the parking
 4 deck.
 5 BOARD MEMBER GIBBS: And that would be
 6 used by the public and someone who is disabled?
 7 MR. NELSON: Yes.
 8 BOARD MEMBER GIBBS: Thank you. I'm
 9 excited about the project.
 10 Thank you, Mr. Chair.
 11 THE CHAIRMAN: Ms. Burch.
 12 BOARD MEMBER BURCH: Thank you.
 13 Through the Chair, to first address
 14 Mr. Barakat's questions. I, too, was a scorer.
 15 I think overall the changes that I'm seeing
 16 would not necessarily change my score. My only
 17 concern, similar to what you raise, is that it
 18 meets all the minimum qualifications for the
 19 Notice of Disposition.
 20 So deferring to Lori and her staff to
 21 confirm that it meets the minimum requirements,
 22 I don't see anything in here that would change
 23 my score either. Like Mr. Citrano said, you
 24 know, to expect changes over time as they dig
 25 into the design. And that's kind of how it
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1 redesigned because they are currently -- and
 2 being on City property. So we're going to make
 3 some changes to those stairs. But those stairs
 4 are meant to get up and down the parking deck
 5 for the public use. And what you can't see
 6 behind those stairs is also an elevator for
 7 public use that will get up and down the
 8 parking deck as well as to the retail space
 9 that's on that side.
 10 So, you know, we basically took that whole
 11 stack where there were units that were
 12 originally and stopped the units so that could
 13 all be public space.
 14 BOARD MEMBER GIBBS: And the elevator will
 15 be somewhere positioned behind the --
 16 MR. NELSON: Yeah. If you could go back
 17 two slides.
 18 MR. CHISHOLM: (Complies.)
 19 MR. NELSON: Stop.
 20 So you can see the stair very faintly in
 21 the bottom right, then there's the yellow
 22 retail, and then there's -- it looks like a
 23 darker gray box above the retail. That's an
 24 elevator.
 25 So -- well, go to the other way. Yeah.
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1 goes.
 2 But I do -- I would like to kind of feed
 3 back on Mr. Gibbs' first question regarding
 4 resilience.
 5 I think it's Slide 6. They're not
 6 numbered, but I think that's the number that
 7 shows the terrace. Go -- Slide 7.
 8 So on your submittal you had -- it was
 9 kind of a terraced section, I believe, where,
 10 if it flooded there, water could kind of be
 11 collected. And I think that's really important
 12 along the river from a resilience perspective.
 13 I'm not seeing that on the design on the
 14 right-hand side.
 15 So I'm wondering if there's another idea
 16 or another plan for kind of pooling water if it
 17 were to flood again as it did a few years ago.
 18 MR. NELSON: The truth is we have work to
 19 do. We have to figure all that out. What they
 20 have shown right now so far -- and you might
 21 see some horizontal lines in the light green.
 22 That is different levels of terracing, and --
 23 but, again, there's still -- I mean, we still
 24 have to figure out the grade that's in there,
 25 but that will be incorporated in order to meet
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1 that resilience part. That was part of our
2 original submittal, and we know we have to do
3 that.

4 So they started thinking about that from
5 how they're going to terrace those areas, but
6 bringing it all kind of full circle, so ...

7 BOARD MEMBER BURCH: Okay. I would just
8 encourage you to really be intentional about
9 being able to collect water during a flooding
10 event because I think that was part of why I
11 scored you so high on resilience in the first
12 time around, because you had that terrace
13 there, I guess, or that area to collect water.

14 But that's it.

15 Thank you, Mr. Chair.

16 THE CHAIRMAN: Thank you, Ms. Burch.

17 Mr. Nelson, thank you very much for being
18 here today. I will say this presentation was
19 helpful for me, too, from what we had earlier
20 in the week to see what the new concepts are.

21 And from my perspective -- and we all -- I
22 think, in all honesty, there is going to be
23 some changes made as you continue to work with
24 the site. But I do think that, you know, from
25 my perspective, the change would -- you know, I

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1 liked the courtyard before. But I think the
2 new courtyard and the terrace having outdoor,
3 you know, programmable space, I think it's
4 really nice.

5 I will say to my peers on this board,
6 that's creating a real public space. You know,
7 I think a nightclub that's open as well to the
8 community, I think that's an improvement.

9 I'll will echo Mr. Froats' comments. The
10 rooftop aspect, whether it's a bar/restaurant,
11 retail opportunity for engagement of the
12 public, I think is important. We need to do
13 that. If there is any chance you can maximize
14 that, we would love to see that. But I see
15 what you're doing and I think it's a great
16 project and I support it.

17 Any last questions for staff or
18 Mr. Nelson?

19 MR. CHISHOLM: Excuse me, Mr. Chair.

20 I have a voting conflict for Mr. Barakat.
21 So I'd like to read that into the record, if
22 you'll allow it.

23 THE CHAIRMAN: Thank you, Mr. Chisholm.

24 I noted that that was under Old Business
25 in the agenda. I meant to bring that up. So

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1 before we vote, I will come back to you. We'll
2 do that before we vote. Okay?

3 Ms. Boyer, you had your hand up. Did you
4 want to add something?

5 MS. BOYER: Wrong device I was pressing.

6 Yes, Mr. Chairman.

7 So I have the ISP up and looking at the
8 various criteria that were included in it. So
9 to respond to Mr. Barakat's question --

10 This is impossible. I can't do two at the
11 same time.

12 THE CHAIRMAN: You need two screens.

13 MS. BOYER: The retail requirement is --
14 in the Bay Street activation, is that a minimum
15 of 30 percent of the ground-floor, Bay Street
16 building frontage will be retail or restaurant
17 space. And I believe the new design does
18 comply with that if you look at the measurement
19 or scale out the building design on that.

20 It goes on to say that at a minimum the
21 proposal will include at least one semipublic
22 use on that frontage, such as a sidewalk cafe
23 or patio seating on Bay Street, which is
24 accommodated by the colonnade area as well as
25 the adjacent plaza. So that still remains part

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1 of it.

2 And then finally, in the ISP it indicates,
3 "Ground-Floor uses other than retail or
4 restaurant shall meet all transparency
5 requirements, and activated tenant spaces such
6 as gyms and community rooms or work/live units
7 could comprise the remainder of the frontage."

8 So the uses they have as they are
9 depicted, I believe, do comply.

10 I also looked up the scoring as it related
11 to the elevated rooftop space. That was not a
12 requirement, nor was it even in the original
13 criteria. It was bonus points. And there were
14 up to five bonus points that could be awarded
15 for a rooftop or upper-story bar or restaurant.
16 So that was no more than five points total of
17 the original score. So even if everyone gave
18 it a zero, it would not have changed the rank
19 order.

20 However, with all that being said, having
21 looked through those and having looked through
22 the resolution and the term sheet as it's
23 written, the resolution indicates in design
24 that they must comply with Exhibit A, which is
25 the RFP response, changed only by whatever

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1 documents they have provided in this addendum.
 2 I would recommend or ask the board to at
 3 least consider, in the portion of the term
 4 sheet at the bottom of Page 1, which is
 5 describing the project -- it goes over onto the
 6 top of Page 2 -- simply adding an additional
 7 numbered item that states that the project
 8 shall comply with all minimum design criteria
 9 contained in the ISP.
 10 So that kind of gives you that assurance
 11 that even if there are slight modifications
 12 that need to be made as they progress, they
 13 know that they still have to comply with all of
 14 the minimum requirements that were in the bid.
 15 THE CHAIRMAN: Thank you, Ms. Boyer.
 16 Any further questions for Mr. Nelson?
 17 BOARD MEMBERS: (No response.)
 18 THE CHAIRMAN: Thank you, Mr. Nelson, for
 19 your time.
 20 MR. NELSON: Thank you, all.
 21 THE CHAIRMAN: Before we proceed further,
 22 Mr. Chisholm, will you address the Form 8B that
 23 was filed for Mr. Barakat?
 24 MR. CHISHOLM: Yes, Mr. Chairman.
 25 I would like to preface by saying I also
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1 And, finally, pursuant to Section 112.3143
 2 of the Florida Statutes, a Form 8B, Memorandum
 3 of Voting Conflict, filed by Board Member
 4 Barakat during the last meeting must be read
 5 publicly at the next meeting, after the form is
 6 filed.
 7 Pursuant to that requirement, Board Member
 8 Barakat declared a conflict on Resolution
 9 2022-04-08 for the following reason: He
 10 currently serves on the board for Downtown
 11 Vision, Incorporated.
 12 THE CHAIRMAN: Thank you, Mr. Chisholm.
 13 So with that piece of business done, I
 14 want to go back to 2022-05-01.
 15 And there's been a recommendation from
 16 Ms. Boyer that we modify the resolution that is
 17 before us now to address -- including a
 18 requirement that any further changes that may
 19 be proposed or may come to us from the
 20 developer must comply with the original RFP
 21 requirements, correct?
 22 MS. BOYER: Thank you, Mr. Chair.
 23 Yes, that's correct.
 24 THE CHAIRMAN: Anyone want to move to
 25 amend the resolution?
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1 have two additional Form 8Bs for Mr. Barakat.
 2 I can read all three into the record now, or I
 3 can wait for the relevant resolution to come
 4 up.
 5 THE CHAIRMAN: Thank you.
 6 Let's go ahead and take care of it so it's
 7 on the record.
 8 MR. CHISHOLM: Pursuant to
 9 Section 112.3143 of the Florida Statutes, a
 10 Form 8B, Memorandum of Voting Conflict, filed
 11 by Board Member Barakat prior to this meeting
 12 must be read publicly at the next meeting,
 13 after the form was filed.
 14 Pursuant to that requirement, Board Member
 15 Barakat declared a conflict on Resolution
 16 2022-05-01 for the following reasons: CBRE is
 17 the advisor to the City for Notice of
 18 Disposition for Resolution 2022-05-01, and he
 19 is an independent contractor of CBRE.
 20 And, additionally, Board Member Barakat
 21 declares a conflict on Resolution 2022-05-02
 22 for the following reasons: CBRE is an advisor
 23 to the City for Notice of Disposition for
 24 Resolution 2022-05-02, and he is an independent
 25 contractor for CBRE.
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1 BOARD MEMBER WORSHAM: I'll move to amend
 2 that.
 3 BOARD MEMBER MOODY: I'll second.
 4 THE CHAIRMAN: A motion by Ms. Worsham,
 5 second by Mr. Moody.
 6 So I guess we've got to vote on the
 7 proposed amendment to the resolution or motion.
 8 Any further discussion on the proposed
 9 amendment?
 10 BOARD MEMBERS: (No response.)
 11 THE CHAIRMAN: Mr. Froats, how do you vote
 12 on the amendment?
 13 BOARD MEMBER FROATS: In favor.
 14 THE CHAIRMAN: Mr. Ward.
 15 BOARD MEMBER WARD: In favor.
 16 THE CHAIRMAN: Mr. Barakat.
 17 BOARD MEMBER BARAKAT: In favor.
 18 THE CHAIRMAN: Mr. Moody.
 19 BOARD MEMBER MOODY: In favor.
 20 THE CHAIRMAN: Mr. Citrano.
 21 BOARD MEMBER CITRANO: I'm in favor.
 22 THE CHAIRMAN: Ms. Worsham.
 23 BOARD MEMBER WORSHAM: In favor.
 24 THE CHAIRMAN: Mr. Gibbs.
 25 BOARD MEMBER GIBBS: In favor.
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1 THE CHAIRMAN: And Ms. Burch.
 2 BOARD MEMBER BURCH: In favor.
 3 THE CHAIRMAN: And I'm also in favor.
 4 So that is a unanimous vote in favor of
 5 amending the resolution.
 6 Now we have the resolution -- I guess it's
 7 no longer (inaudible).
 8 Can we have a second on the amended
 9 motion?
 10 BOARD MEMBER WORSHAM: (Off microphone.)
 11 THE CHAIRMAN: I guess -- do I need a
 12 second for it? I think we need a second now on
 13 the resolution as amended, I think.
 14 BOARD MEMBER CITRANO: I'll second.
 15 THE CHAIRMAN: Thank you, Mr. Citrano.
 16 We'll cover our tracks at this point.
 17 So any more discussion on Resolution
 18 2022-05-01 as amended? Any other discussion?
 19 BOARD MEMBERS: (No response.)
 20 THE CHAIRMAN: Ms. Burch, how do you vote?
 21 BOARD MEMBER BURCH: In favor.
 22 THE CHAIRMAN: Mr. Gibbs.
 23 BOARD MEMBER GIBBS: I'm in favor.
 24 THE CHAIRMAN: Ms. Worsham.
 25 BOARD MEMBER WORSHAM: In favor.

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1 THE CHAIRMAN: Mr. Citrano.
 2 BOARD MEMBER CITRANO: I'm in favor.
 3 THE CHAIRMAN: Mr. Moody.
 4 BOARD MEMBER MOODY: In favor.
 5 THE CHAIRMAN: Mr. Barakat.
 6 BOARD MEMBER BARAKAT: In favor.
 7 THE CHAIRMAN: Mr. Ward.
 8 BOARD MEMBER WARD: In favor.
 9 THE CHAIRMAN: Mr. Froats.
 10 BOARD MEMBER FROATS: In favor.
 11 THE CHAIRMAN: I'm also in favor.
 12 So the amendment passes unanimously.
 13 Thank you very much, Mr. Nelson, for being
 14 here today.
 15 Next order of business is Resolution
 16 2022-05-02, Riverfront Plaza development pad
 17 proposal from the American Lions.
 18 Mr. Barakat, do you -- Ms. Boyer is going
 19 to make this presentation?
 20 BOARD MEMBER BARAKAT: I can summarize
 21 what the committee did unless Ms. Boyer would
 22 like to summarize further.
 23 This was the second item on our agenda on
 24 Monday. The resolution essentially gives staff
 25 authorization to move forward with the American

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1 Lions. And, really, it just goes through the
 2 same process that staff did with Carter in
 3 negotiating the details of the term sheet.
 4 All the committee members were excited
 5 about this project, about the architecture and
 6 its integration with the proposed art
 7 development on the site.
 8 There was some concern, commentary about
 9 potential level of investment needed by the
 10 City in order to make this project move
 11 forward, but I think that will probably be one
 12 of the more significant aspects of our -- our
 13 review once this term sheet comes before us.
 14 We know we're getting something of a
 15 high-quality design, high-quality development
 16 partner, high-quality architect that we would
 17 be happy to give something in return for that.
 18 It's something.
 19 That being said, we gave staff 75 days to
 20 negotiate the term sheet from the date of its
 21 approval, which is -- presumably would be
 22 today. And I look forward to seeing the
 23 results.
 24 BOARD MEMBER WORSHAM: I think we actually
 25 gave them (inaudible) from now.

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1 BOARD MEMBER BARAKAT: You're right. I
 2 stand corrected. It was proposed at 75, and we
 3 gave them an extra 30 days.
 4 THE CHAIRMAN: Ms. Boyer, do you have any
 5 further comment?
 6 MS. BOYER: I do not. That was the only
 7 amendment that caused the resolution to come to
 8 the full board.
 9 THE CHAIRMAN: Again, just for the record,
 10 we're giving -- the resolution will give the
 11 staff the ability to negotiate with the
 12 developer for a term sheet and address
 13 particularly the financial development in terms
 14 of the (inaudible).
 15 It will come back to us for a full review
 16 to the committee and then the board, correct?
 17 MS. BOYER: That's correct.
 18 THE CHAIRMAN: So this motion comes to us
 19 from a standing committee. It doesn't need a
 20 second.
 21 Any questions or comments before we vote?
 22 Mr. Froats.
 23 BOARD MEMBER FROATS: I just want to make
 24 a comment. I was on the scoring committee. I
 25 just want to point out to Ms. Boyer that

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1 obviously the architecture was significant in
 2 the scoring of this project, but also the level
 3 of the amenities in this project were
 4 significant.
 5 I would like to see you when you negotiate
 6 with them to keep the same level of amenities,
 7 same sizes. They can replace in different
 8 places potentially, but as close as possible.
 9 Thank you.
 10 THE CHAIRMAN: Mr. Ward.
 11 BOARD MEMBER WARD: Nothing from me.
 12 THE CHAIRMAN: Mr. Barakat.
 13 BOARD MEMBER BARAKAT: No further comment.
 14 THE CHAIRMAN: Mr. Moody.
 15 BOARD MEMBER MOODY: I think we just need
 16 to remember that this is the crown jewel of our
 17 downtown. It's got to be right, and it
 18 certainly looks like it's a very cool-looking
 19 building. I think it's going to be a great
 20 addition to downtown.
 21 THE CHAIRMAN: Mr. Citrano.
 22 BOARD MEMBER CITRANO: No comments.
 23 THE CHAIRMAN: Ms. Worsham.
 24 BOARD MEMBER WORSHAM: I, too, was at the
 25 committee meeting where we discussed that we
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1 that's only in the newspaper to be able to talk
 2 about -- talk about it. I think we can talk
 3 about, you know, the architecture of this
 4 building; it's a great opportunity.
 5 Anyway, good luck, Ms. Boyer. I'll also
 6 support the resolution.
 7 Any further comments before we vote?
 8 BOARD MEMBERS: (No response.)
 9 THE CHAIRMAN: Mr. Froats, how do you
 10 vote?
 11 BOARD MEMBER FROATS: In favor.
 12 THE CHAIRMAN: Mr. Ward.
 13 BOARD MEMBER WARD: In favor.
 14 THE CHAIRMAN: Mr. Barakat.
 15 BOARD MEMBER BARAKAT: In favor.
 16 THE CHAIRMAN: Mr. Moody.
 17 BOARD MEMBER MOODY: In favor.
 18 THE CHAIRMAN: Mr. Citrano.
 19 BOARD MEMBER CITRANO: I'm in favor.
 20 THE CHAIRMAN: Ms. Worsham.
 21 BOARD MEMBER WORSHAM: In favor.
 22 THE CHAIRMAN: Mr. Gibbs.
 23 BOARD MEMBER GIBBS: I'm in favor.
 24 THE CHAIRMAN: And Ms. Burch.
 25 BOARD MEMBER BURCH: In favor.
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1 hoped that we're able to reach some mutually
 2 agreeable terms to bring something like this to
 3 downtown Jacksonville, but I know you have a
 4 challenge in front of you and we'll be right
 5 there wishing you good luck.
 6 THE CHAIRMAN: Mr. Gibbs.
 7 BOARD MEMBER GIBBS: I echo that sentiment
 8 and the sentiment offered by Mr. Moody. We
 9 look forward to your final work product as you
 10 bring this in front of us.
 11 THE CHAIRMAN: Ms. Burch.
 12 BOARD MEMBER BURCH: Just to echo everyone
 13 else's comments, looking forward to seeing this
 14 development and the term sheet that you come up
 15 with.
 16 THE CHAIRMAN: I don't have anything. I
 17 know this was on the news. It is iconic. It
 18 is, you know, the crown jewel, I think it was
 19 referred to. And it's fantastic that we have
 20 this kind of interest in this, you know, from a
 21 developer standpoint and really the
 22 architectural side. I mean, really, it's
 23 awesome.
 24 And to continue to put the artwork that's
 25 so controversial in the photograph -- and
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1 THE CHAIRMAN: I'm also in favor, so the
 2 motion passes unanimously.
 3 I don't have anything else on the
 4 Community Redevelopment agenda unless,
 5 Ms. Boyer, you have something?
 6 MS. BOYER: No.
 7 THE CHAIRMAN: Then we'll close the
 8 Community Redevelopment Agency meeting.
 9 (The foregoing proceedings were adjourned
 10 at 2:59 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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15 DATED this 26th day of May 2022.

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Diane M. Tropa
Florida Professional Reporter

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CITY OF JACKSONVILLE
DOWNTOWN INVESTMENT AUTHORITY
BOARD MEETING

Proceedings held on Wednesday, May 18, 2022,
commencing at 2:59 p.m., Jacksonville Public/Main
Library, Multipurpose Room, 303 North Laura Street,
Jacksonville, Florida, before Diane M. Tropa, FPR, a
Notary Public in and for the State of Florida at Large.

BOARD MEMBERS PRESENT:

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

ALSO PRESENT:

LORI BOYER, Chief Executive Officer.
GUY PAROLA, DIA, Operations Manager.
STEVE KELLEY, DIA, Director of Development.
ANTONIO POSEY, DIA, Project Manager.
JOHN SAWYER, Office of General Counsel.
XZAVIER CHISHOLM, Administrative Assistant.

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1 BOARD MEMBERS: (No response.)
2 THE CHAIRMAN: I have a motion on the
3 minutes as -- the proposed amendment by
4 Mr. Moody.
5 BOARD MEMBER WARD: I'll second.
6 THE CHAIRMAN: Motion by Mr. Moody, second
7 by Mr. Ward.
8 All in favor, say aye.
9 BOARD MEMBERS: Aye.
10 THE CHAIRMAN: Any opposed?
11 BOARD MEMBERS: (No response.)
12 THE CHAIRMAN: Thank you very much.
13 One order of business today is also a
14 consent agenda item. It's Resolution
15 2022-05-03, for the administrative budget for
16 2022/2023. Again, it's an agenda item. No one
17 has expressed any objections, so I'll ask for a
18 voice vote.
19 All in favor?
20 BOARD MEMBERS: Aye.
21 THE CHAIRMAN: Any opposed?
22 BOARD MEMBERS: (No response.)
23 THE CHAIRMAN: I have nothing else on the
24 agenda for today.
25 Ms. Boyer, do you have a report?
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1 PROCEEDINGS
2 May 18, 2022 2:59 p.m.
3 - - -
4 THE CHAIRMAN: We'll open the Downtown
5 Investment Authority meeting.
6 First thing on the agenda is the review of
7 and approval of the April 20, 2022, DIA board
8 meeting minutes.
9 Has everyone had a chance to review them?
10 BOARD MEMBER MOODY: Mr. Chairman?
11 THE CHAIRMAN: Yes, sir.
12 BOARD MEMBER MOODY: Can I make one change
13 on the resolution for the Kings Avenue
14 property?
15 I had a conflict that was published, and I
16 think the vote should read five for; nays,
17 zero; abstain, one.
18 THE CHAIRMAN: Ms. Boyer, should we get
19 those corrections -- or is there any comment
20 about those changes or disagree?
21 MS. BOYER: No. And, frankly, I recall
22 that being the case. I remember that happening
23 at the meeting, so I think that's just a
24 correction we need to make.
25 THE CHAIRMAN: Any other comments about
the proposed minutes?
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1 MS. BOYER: Thank you, Mr. Chairman.
2 I have a very brief CEO report today
3 because we've been very busy and I didn't have
4 time to prepare a more extensive one, so we'll
5 catch up next month if need be.
6 I did want to give you a couple of budget
7 highlights for the benefit of anybody that was
8 not at the Budget Committee meeting. So we
9 passed the CRE budgets that we will be filing
10 as required with the Budget Office. However,
11 we do not yet have next year's preliminary tax
12 estimates.
13 So we know those budgets are likely to be
14 significantly off because we had to use this
15 current year's projection plus 3 percent. And
16 when we get the actual numbers, they should
17 reflect any number of new developments that
18 came on line. So you'll probably be seeing the
19 Budget and Finance Committee meeting next month
20 and you will probably be seeing the revised
21 budgets coming before the board.
22 I also wanted to advise you that with
23 respect to -- we had some conversation about
24 payoff of the 11E Lynch loan that moves next
25 year. And we are in discussions regarding a
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1 potential contract on that property. So I
2 think that's increasingly likely that there
3 will be a payoff of that loan next year. So
4 that will, too, come back to the board, as
5 we're discussing that in the budget process.

6 There's further some research that is
7 being done regarding where those funds go when
8 they are received within the City. We need to
9 look back at some of the old JEDC information
10 about when those loans were made to be sure
11 they are being repaid in the appropriate
12 source.

13 But as you're well aware, in the Tax
14 Increment District, in the CRA, we, on an
15 annual basis, are paying the Self-Insurance
16 Fund back for the money that was lent to that
17 project. So, clearly, we would expect that we
18 were receiving the proceeds such that --
19 because we are ones that, on an annual basis,
20 are paying out money to the Self-Insurance
21 Fund. But we'll work through those details for
22 you and have that for you next month.

23 Those are the only things really --
24 Mr. Froats has been requesting a meeting with
25 the auditors that do our annual audit, and we

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1 now have that scheduled for next week. So that
2 will be something that we can hopefully true up
3 the annual audit, which is incorporated in the
4 City's annual financial report, with the actual
5 budget information that we have.

6 We have not necessarily agreed with one
7 another on an annual basis, and we're trying to
8 get there. We included some additional funds
9 in next year's budgets to allow us to spend
10 additional money with those auditors so that
11 they will do a more-detailed report on the
12 actual CRA. I think it's, frankly, something
13 that the State wants us to do as part of their
14 requirement from the Auditor General. And so
15 this will get us to where we need to be in that
16 process. But we're starting it.

17 And thank you to the Finance and Budget
18 chair for being willing to put in a little
19 extra effort and help us work on that. So we
20 appreciate the expertise.

21 With respect to just a couple other quick
22 updates, nothing new to report on the Trio
23 project. Design is advancing on the Riverfront
24 Plaza park space. The Shipyards West park
25 design, we are finalizing contract negotiations

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1 with the agency on that. The release agreement
2 for the swap of the -- what we call FRDAP, the
3 grant that the Department of Environmental
4 Protection held on Kids Kampus, that's been
5 recorded. That's all finalized, so that's
6 done. The Fire Museum is moved.

7 So we have complied with our prerequisite
8 requirements for the closing on Four Seasons.
9 You may have seen in the paper last week that
10 Iguana had -- is requesting some modifications
11 and changes to the proposal. You'll probably
12 be seeing those in June. It is our hope that
13 we will work through that and get that to you
14 in June. It may slip to July or potentially a
15 special meeting, if we need to, in early July.
16 We'll work out those details.

17 I will be granting them an extension of a
18 few days for the closing. The closing on the
19 land was supposed to occur May 24th. And just
20 based on individual schedules and timing,
21 we're -- it will be before June 10th, but there
22 will be a few-day extension on the actual
23 closing date.

24 And then we'll be coming back to you with
25 the requested revisions for the June meeting.

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1 And as you know, one the things I think that
2 Mr. Lamping indicated -- it was in that news
3 interview -- was the increase in construction
4 costs and their request that the cap on the REV
5 Grant be increased. They would still only be
6 getting the 75 percent REV Grant, but it would
7 reflect an increased assessed value and an
8 increased cap. There are other some other
9 terms as well, but that would be -- I think
10 that's the one that was driving it. So we'll
11 be bringing that back to you next month.

12 And those are really highlights of, you
13 know, some of the bigger things. Clearly, this
14 month was about budget and about these two
15 dispositions. There are any number of smaller
16 projects in the queue that Mr. Posey and
17 Mr. Kelley are working on, as well as requests
18 from organizations and citizens and others for
19 our participation on various programs that,
20 unfortunately, we have not been as responsive
21 as we would like to be because we're trying to
22 deal with prioritizing and deal with the big
23 projects.

24 So, once again, we will get there as
25 quickly as we can.

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1 THE CHAIRMAN: Thank you, Ms. Boyer.
2 Ms. Boyer and I also attended on Monday a
3 workshop that was held to address -- on the BID
4 and CRA update for the public. And it was
5 really City Council. And I will tell you
6 that -- I don't think we encourage -- or
7 express that our board members be there, but I
8 kind of wish we had more board members there
9 because it was an opportunity to really talk to
10 City Council on a couple of issues.

11 And, principally, I would say how
12 overburdened our staff is with requests. I
13 mean, with the criticism we get, we're not
14 quick enough. And we dealt with that. And we
15 try hard to be as responsive as possible. Our
16 staff is working harder than what ordinarily in
17 government we'd work to meet the demand,
18 which -- we're doing the best we can. We need
19 some help. We get pushback because they don't
20 want to expand our budget. And so I think it
21 gives us a chance to talk to them about that
22 and express, you know, how can we do a better
23 job, what we need, what the staff needs, what
24 we have in order for us to do that, what it's
25 going to be, and (inaudible) the requests.

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1 We've also got to talk about, you know,
2 the requests for changes in legislation and,
3 you know, really streamline the process with
4 regard to specific incentives, the additional
5 incentives we approved -- we voted to approve
6 in the updates. And also, you know, really
7 sought to have the Council approve what I call
8 "boxes." In other words, a project within
9 these big walls, that we can approve it; it
10 doesn't have to go through City Council.

11 You know, as it stands now, a bill comes
12 to us, it goes to staff, we work through staff
13 to negotiate it -- you know, a possible
14 opportunity. It comes to us and goes through
15 committee. Goes through committee and comes to
16 the board, then it has to go -- has legislation
17 drafted, we have a resolution, and then it has
18 to go through the various committees at City
19 Council.

20 I mean, that process is so long, it's not
21 inviting to developers. So we tried to
22 streamline that. I will tell you, we got a
23 little bit of pushback.

24 Ms. Boyer, I see her nodding her head.
25 Thank you.

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1 And I would encourage you to talk to your
2 Council people about what we're dealing with
3 and who we're seeing on a routine basis and the
4 concerns that are being raised with us about
5 the job we're doing and the problem with the
6 process. And so it -- it's going to be an
7 issue is all.

8 So anyway, that's my report.
9 Ms. Boyer.

10 MS. BOYER: And thank you for bringing
11 that up, Mr. Chairman.

12 I would add, the BID and CRA update, just
13 so you're all aware, it has been filed. The
14 legislation is before City Council. It will be
15 in committees the first week of June, and then
16 up for Council approval the second week of
17 June, if it is not deferred.

18 The zoning overlay piece, which is the
19 companion bill, is also filed. However, that
20 piece will go through a slightly delayed cycle
21 because it has various notices of public
22 hearing. So that will be three weeks behind.

23 The Chamber Government Affairs Committee
24 met yesterday. I presented to them on the CRA
25 update. And the Government Affairs Committee

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1 adopted a resolution recommending that they
2 weigh in in support of the various streamlining
3 initiatives and the incentive changes, et
4 cetera, that are contained in the document.

5 That's going to the full Chamber board on
6 Friday. I believe the City Council has also
7 expressed an interest to weigh in. So we may
8 have a number of groups that I have spoken to
9 on this project who choose to lend their
10 support to the request.

11 But your comments are well taken. We
12 definitely have some reservations.

13 THE CHAIRMAN: And just to carry it
14 further, I mean, these are not new
15 reservations. This organization was created --
16 you know, this is -- we're the successor
17 organization of the JEDC. And we've come out
18 of a visit -- a Chamber visit in 2012, I think.

19 And I think -- Ed Burr, I've heard him
20 speak about it, and participating that year and
21 coming back to Jacksonville saying what can we
22 do better here. We wanted a change downtown.
23 And the thought process was speeding the
24 process up. You know, having -- you know,
25 having City Council, having, you know, the

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1 Mayor's Office look at a program that makes
2 sense and provide authority to a body -- in
3 this case this body -- in order to run that
4 project forward.

5 And what we got in 2012 was an approval of
6 the creation of the DIA, but what I call a
7 half-measure because we still had to go back to
8 City Council for, you know, not everything we
9 do, but almost everything we do. Almost every
10 project that comes to us of any significance
11 has to go through the whole process, and the
12 developer, in a frustrated fashion, to go to
13 City Council and then move (inaudible).

14 So, I mean, I will say that we're back
15 here having the same conversation that we were
16 having ten years ago. And I think we've got
17 it -- I made this comment and I'll make it
18 again today. You know, in at least the six
19 years I've been on this board, every single
20 project that this board has vetted and sought
21 support for at City Council -- and not one was
22 (inaudible) -- it was a mega project. I mean,
23 and the big projects all go to City Council
24 because they are going to be outside of what
25 our authority is. It's going to be more than

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1 the REV Grant, you know, needs. (Inaudible.)
2 It always goes to City Council.

3 But the bread and butter of the things we
4 do every day doesn't need to have -- and each
5 and every single one of those projects that has
6 come through this committee and this board has
7 been approved by City Council. So apparently,
8 you know, we're in sync with what they want us
9 to do, at least (inaudible).

10 Anyway, with that, I would just encourage
11 you to, you know, be engaged, pay attention,
12 talk to people on the City Council about the
13 (inaudible) and how important this is. And,
14 frankly, (inaudible) think we're not doing a
15 great job in this community. This is being
16 faster and quicker with our responses.

17 Ms. Worsham.

18 BOARD MEMBER WORSHAM: Ms. Boyer, just
19 sort of on a related note, a couple of months
20 ago, we passed a resolution encouraging City
21 Council to fund some of our more important and
22 high-profile projects such as Riverfront Plaza
23 and the Shipyards.

24 And I just wondered, has that been
25 received and have you had any insight on the

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1 upcoming budget cycle?

2 MS. BOYER: Through the Chair to
3 Ms. Worsham, the CIP is in development right
4 now. I have shared the priorities that we were
5 discussing, that the board identified with,
6 Public Works and the Parks Department, who
7 actually submit the requests for those projects
8 because they fall under their jurisdiction.

9 I totally agree, and -- but "I don't know
10 yet" is the answer. I mean, the -- that is
11 developed in conjunction with those
12 departments, and we're hoping to see those
13 priorities incorporated, but there are lots of
14 requests from other areas as well. And so
15 until the mayor's office develops that budget
16 proposal, we don't really know which of the
17 downtown projects is getting included and which
18 do not.

19 I do know that Public Works asked me
20 recently -- and I have not yet provided a
21 ranked list -- that, you know, I have to pick
22 number one -- which would be number one and
23 number two. So I'll be doing that as well so
24 that that information is available in the
25 decision-making process.

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1 BOARD MEMBER WORSHAM: Thank you.

2 THE CHAIRMAN: Any further comments or
3 questions?

4 BOARD MEMBERS: (No response.)

5 THE CHAIRMAN: All right. Thank you very
6 much for your time today.

7 The meeting is adjourned.

8 (The above proceedings were adjourned at
9 3:24 p.m.)

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1 CERTIFICATE OF REPORTER

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3 STATE OF FLORIDA)

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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 26th day of May 2022.

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Diane M. Tropa
Florida Professional Reporter

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