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(904) 8321-0300 (904) 8321-0300				
		(004) 9221 0200	1	(904) 8321-0300

1	MS. BOYER: Correct. So we have 250,000	1	MR. PADGETT: No questions.
2	set aside this year for the master plan. We	2	THE CHAIRMAN: Anything from Council?
3	don't think we're going to need all of that.	3	MR. BOYLAN: All good.
4	We think that's going to come in at around	4	THE CHAIRMAN: Hearing none, all those
5	100,000 based on the work that Mr. Parola has	5	in favor of 2019-12-05 signify by saying aye.
6	done with the Public Works Department.	6	BOARD MEMBERS: Aye.
7	So we're taking some of that excess	7	THE CHAIRMAN: Any opposition by like
8	funding and using it for the design	8	sign.
9	guidelines, and then we're taking a piece of	9	BOARD MEMBERS: (No response.)
10	it for the next item which is the updated	10	THE CHAIRMAN: Passes unanimously.
11	process on two-way streets.	11	Resolution 2019-12-06.
12	THE CHAIRMAN: Thank you.	12	MR. PAROLA: Thank you. Through the
13	Mr. Barakat?	13	Chair to the Board, Resolution 2019-12-06
14	MR. BARAKAT: As far as the timing, does	14	seeks to procure the services through a
15	this precede the update market feasibility	15	continuing services contract that Public Works
16	and, therefore, the update on the PID plan?	16	has with the engineering firm of Waitz and
17	MS. BOYER: Well, you're stealing part	17	Moye.
18	of the president's report, but market	18	For those of you who were on the Board
19	feasibility RFP are due today and you are	19	in 2015-16, you'll recall Mr. Wallace at that
20	scored.	20	time sought permission to use the exact same
21	MR. BARAKAT: I forgot.	21	firm to get cost estimates for two-waying a
22	MS. BOYER: Merry Christmas.	22	series of streets that were identified in your
23	However, the answer is that we just met	23	CRA bid plan as eligible for conversion.
24	this week and talked about our kind of time	24	At that time none of those projects made
25	line on when we want to get the bid and CRA	25	it to the Capital Improvement Program, but,
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	6		0
4		4	8 thankfully, over the years we have become
1	plan, RT out on the street. And we do hope	1	thankfully, over the years we have become
2	plan, RT out on the street. And we do hope that the market feasibility information that	2	thankfully, over the years we have become solvent. You're seeing the financial fruits
2 3	plan, RT out on the street. And we do hope that the market feasibility information that comes back from however we award the proposals	2 3	thankfully, over the years we have become solvent. You're seeing the financial fruits of what's been happening downtown. So we feel
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2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23	plan, RT out on the street. And we do hope that the market feasibility information that comes back from however we award the proposals we receive would then be a foundational piece. We also think that the design guidelines and the overlay are a foundational piece. So all of these are going to wrap together and help form the new, updated CRA plan. MR. BARAKAT: All right. Thank you. THE CHAIRMAN: Mr. Froats? MR. FROATS: We're just moving budgeted money from one item to another, for a different service. No questions. THE CHAIRMAN: Mr. Moody? MR. MOODY: No questions. THE CHAIRMAN: I know this is sorely needed to get the design guides updated to be corresponding to the new post. So I'm glad to see that that's being pushed forward. It's desperately needed. THE CHAIRMAN: Mr. Ward?	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23	thankfully, over the years we have become solvent. You're seeing the financial fruits of what's been happening downtown. So we feel like the time is ripe to take two of our priority streets, being Forsyth and Adams Street, and updating those numbers. In addition to those streets being identified in your CRA plan as eligible for two way as a matter of fact, two-way priorities, they've also been incorporated into the City's mobility plan as two mobility projects that will be eligible for funding as well. So this really sets the stage for getting a set of numbers, understanding what this cost could be, so that as funding becomes available you can move forward with budgetary knowledge not just back of the napkin. I'm here for any questions. THE CHAIRMAN: What is the thank you, Mr. Parola. What is the Board's pleasure on 2019 MR. GILLAM: Approved. THE CHAIRMAN: 12-06?

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1	seconded by Mr. Moody.	1	that. That's why I'm saying in the next six
2	Mr. Padgett, comments?	2	months. I'm giving us a little leeway because
3	MR. PADGETT: I have no comments.	3	when you hear me tell you what we have coming
4	THE CHAIRMAN: Mr. Ward?	4	down the pike in January and February, it's
5	MR. WARD: (Shakes head.)	5	going to get really busy.
6	THE CHAIRMAN: Ms. Worsham?	6	MR. GILLAM: So that design for us, our
7	MS. WORSHAM: I'm glad to see we're	7	role in that as a body would be to recommend
8	finally going to be able to put some meat	8	it; it still goes to the City Council? So my
9	behind those plans, the two-way streets I	9	question was, What's the role of this body in
10	think are one of our top priorities. I'm glad	10	that process? Will we be resolving to ask the
11	to see cost estimates being updated. As you	11	City Council to move forward or will that come
12	know, everything downtown is more expensive	12	out of funding for us in the next project?
		12	
13	than we think it is, especially when you start		MS. BOYER: So the next step, which is
14	digging up streets. I'm glad to have Waitz	14	funding for professional services, would
15	and Moye on board to do that.	15	likely be funding that is available within our
16	THE CHAIRMAN: Thank you.	16	budget somewhere.
17	Mr. Moody?	17	The third step in this scenario, which
18	MR. MOODY: No questions.	18	is the capital improvement, may or may not be
19	THE CHAIRMAN: Mr. Froats?	19	available within our budget. I am hoping that
20	MR. FROATS: No questions.	20	it actually will be and I have a projection of
21	THE CHAIRMAN: Mr. Barakat?	21	where certain things are going and what I
22	MR. BARAKAT: No questions.	22	expect the cost will be, which is, if we can
23	THE CHAIRMAN: Mr. Gillam?	23	stay within that budget, we will even be able
24	MR. GILLAM: I have a couple and	24	to start the capital improvement
25	probably I'm answering for them.	25	implementation within our own funding sources.
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	10		
1	What we're doing is allocating funds to	1	However, I fully envision that at the
2	develop the study how much this is going to	2	time we do that, we will be going to City
3	cost; correct?	3	Council with another piece of legislation that
4	MS. BOYER: That's a little more grand	4	is concurrent that will be appropriate in tree
5	than what we're doing. This is only 8,000	5	fund dollars for treescape improvements in the
6	dollars. And this is not a study. This is	6	same right of way. I see no reason to do the
7	simply updating a cost estimate. So they're	7	roadway improvement without also approving the
8	taking the same information that they had when	8	tree planning and there's funding available in
9	they did the study back five years ago and	9	the tree fund to do that for that very
10	just saying if a traffic signal was warranted	10	purpose. So I think those will probably it
11		11	
1	then, we're going to tell you what a traffic		will go to City Council at that time.
12	signal costs today. So it's just a numbers	12	MR. GILLAM: Thank you.
13	signal costs today. So it's just a numbers update.	12 13	MR. GILLAM: Thank you. MR. BARAKAT: Just one follow-up
13 14	signal costs today. So it's just a numbers update. You should expect that within the next	12 13 14	MR. GILLAM: Thank you. MR. BARAKAT: Just one follow-up question.
13 14 15	signal costs today. So it's just a numbers update. You should expect that within the next six months we'll be coming forward with a	12 13 14 15	MR. GILLAM: Thank you. MR. BARAKAT: Just one follow-up question. THE CHAIRMAN: Sure, Mr. Barakat.
13 14 15 16	signal costs today. So it's just a numbers update. You should expect that within the next six months we'll be coming forward with a suggested procurement and funding for that	12 13 14 15 16	MR. GILLAM: Thank you. MR. BARAKAT: Just one follow-up question. THE CHAIRMAN: Sure, Mr. Barakat. MR. BARAKAT: Is there any other roadway
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13 14 15 16 17 18	signal costs today. So it's just a numbers update. You should expect that within the next six months we'll be coming forward with a suggested procurement and funding for that that we would issue for design of the two-way street implementation on those two streets and	12 13 14 15 16 17 18	MR. GILLAM: Thank you. MR. BARAKAT: Just one follow-up question. THE CHAIRMAN: Sure, Mr. Barakat. MR. BARAKAT: Is there any other roadway project or any other project that could delay, such as the Hart Bridge, or accelerate the
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	13		15
1	about how you're going to route traffic during	1	would have eliminated all on-street parking on
2	construction, don't directly impact these	2	Bay Street and provided two dedicated lanes
3	segments of Forsyth and Adams.	3	for the autonomous vehicle on Bay Street and
4	So when you look back at our bid and CRA	4	then located the stations, if you will, the
5	plan, we are only talking about two-waying.	5	stop locations within our sidewalks. So it
6	In the bid plan, it is between Liberty and	6	both constrained the pedestrian area in the
7	Jefferson or Liberty and Broad.	7	sidewalks, it prevented sidewalk cafes. It
8	As I talk about it I mean, those are	8	took away 500 parking spaces. I mean, it was
9	clearly the boundaries we like to see. But	9	very substantial impact.
10	just recall I need everybody to understand	10	They've now changed it to only one
11	Main and Ocean stay one way; Jefferson and	11	dedicated lane on the river side of Bay Street
12	Broad stay one way; and State and Union stay	12	and on the opposite side of Bay Street it
13	one way.	13	would be a shared-use lane so we could retain
14	So what that creates is there are	14	the parking lane if we chose to do so.
15	corridors of one-way streets that can move	15	We are working on the locations and size
16	traffic rapidly across town, both directions.	16	of the stops so that they don't interfere with
		17	the other activated uses we intend to make in
17	So the goal there is that if you are		
18	converting streets to two way within that	18	the sidewalk space. So we're working on it.
19	grid, and they become slower and more	19	But it does not directly affect the
20	congested, which they would, but that is	20	two-way conversion of Forsyth and Adams, which
21	actually desirable from our standpoint, then	21	is part of why we're starting on Forsyth and
22	anyone in those grids is only traveling two,	22	Adams, not Bay.
23	three, maybe four blocks to get to one of the	23	THE CHAIRMAN: Thank you.
24	one-way streets one of the one-way piers.	24	Any further discussion on Resolution
25	And those one-way piers run directly to the	25	2019-12-06?
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	14		16
1	14 Interstate and directly to the bridges.	1	¹⁶ BOARD MEMBERS: (No response.)
1		1	BOARD MEMBERS: (No response.)
	Interstate and directly to the bridges.		BOARD MEMBERS: (No response.) THE CHAIRMAN: Hearing none, all those
2 3	Interstate and directly to the bridges. So in terms of moving people out of downtown for events or other things, you'll	2	BOARD MEMBERS: (No response.) THE CHAIRMAN: Hearing none, all those in favor signify by saying aye.
2 3 4	Interstate and directly to the bridges. So in terms of moving people out of downtown for events or other things, you'll still have those one-way corridors available.	2 3 4	BOARD MEMBERS: (No response.) THE CHAIRMAN: Hearing none, all those in favor signify by saying aye. BOARD MEMBERS: Aye.
2 3 4 5	Interstate and directly to the bridges. So in terms of moving people out of downtown for events or other things, you'll still have those one-way corridors available. That's not to say that for special	2 3 4 5	BOARD MEMBERS: (No response.) THE CHAIRMAN: Hearing none, all those in favor signify by saying aye. BOARD MEMBERS: Aye. THE CHAIRMAN: Opposition by like sign.
2 3 4 5 6	Interstate and directly to the bridges. So in terms of moving people out of downtown for events or other things, you'll still have those one-way corridors available. That's not to say that for special events, just like we do now, you can take a	2 3 4 5 6	BOARD MEMBERS: (No response.) THE CHAIRMAN: Hearing none, all those in favor signify by saying aye. BOARD MEMBERS: Aye. THE CHAIRMAN: Opposition by like sign. BOARD MEMBERS: (No response.)
2 3 4 5 6 7	Interstate and directly to the bridges. So in terms of moving people out of downtown for events or other things, you'll still have those one-way corridors available. That's not to say that for special events, just like we do now, you can take a two-way street and make it one way for	2 3 4 5 6 7	BOARD MEMBERS: (No response.) THE CHAIRMAN: Hearing none, all those in favor signify by saying aye. BOARD MEMBERS: Aye. THE CHAIRMAN: Opposition by like sign. BOARD MEMBERS: (No response.) THE CHAIRMAN: It passes unanimously.
2 3 4 5 6 7 8	Interstate and directly to the bridges. So in terms of moving people out of downtown for events or other things, you'll still have those one-way corridors available. That's not to say that for special events, just like we do now, you can take a two-way street and make it one way for post-game traffic having JSO direct traffic.	2 3 4 5 6 7 8	BOARD MEMBERS: (No response.) THE CHAIRMAN: Hearing none, all those in favor signify by saying aye. BOARD MEMBERS: Aye. THE CHAIRMAN: Opposition by like sign. BOARD MEMBERS: (No response.) THE CHAIRMAN: It passes unanimously. Thank you.
2 3 4 5 6 7 8 9	Interstate and directly to the bridges. So in terms of moving people out of downtown for events or other things, you'll still have those one-way corridors available. That's not to say that for special events, just like we do now, you can take a two-way street and make it one way for post-game traffic having JSO direct traffic. You can still accommodate the special event	2 3 4 5 6 7 8 9	BOARD MEMBERS: (No response.) THE CHAIRMAN: Hearing none, all those in favor signify by saying aye. BOARD MEMBERS: Aye. THE CHAIRMAN: Opposition by like sign. BOARD MEMBERS: (No response.) THE CHAIRMAN: It passes unanimously. Thank you. Next we have a presentation.
2 3 4 5 6 7 8 9 10	Interstate and directly to the bridges. So in terms of moving people out of downtown for events or other things, you'll still have those one-way corridors available. That's not to say that for special events, just like we do now, you can take a two-way street and make it one way for post-game traffic having JSO direct traffic. You can still accommodate the special event traffic as need be.	2 3 4 5 6 7 8 9 10	BOARD MEMBERS: (No response.) THE CHAIRMAN: Hearing none, all those in favor signify by saying aye. BOARD MEMBERS: Aye. THE CHAIRMAN: Opposition by like sign. BOARD MEMBERS: (No response.) THE CHAIRMAN: It passes unanimously. Thank you. Next we have a presentation. MS. BOYER: Mr. Bean.
2 3 4 5 6 7 8 9 10 11	Interstate and directly to the bridges. So in terms of moving people out of downtown for events or other things, you'll still have those one-way corridors available. That's not to say that for special events, just like we do now, you can take a two-way street and make it one way for post-game traffic having JSO direct traffic. You can still accommodate the special event traffic as need be. THE CHAIRMAN: We had a presentation by	2 3 4 5 6 7 8 9 10 11	BOARD MEMBERS: (No response.) THE CHAIRMAN: Hearing none, all those in favor signify by saying aye. BOARD MEMBERS: Aye. THE CHAIRMAN: Opposition by like sign. BOARD MEMBERS: (No response.) THE CHAIRMAN: It passes unanimously. Thank you. Next we have a presentation. MS. BOYER: Mr. Bean. THE CHAIRMAN: Gentlemen, please
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City of Jacksonville

December 18, 2019

	f Jacksonville town Investment Authority		December 18, 2019 Uncertified Condensed Copy
Down	17		19
1	Also want to thank CEO Lori Boyer for	1	spent over 40,000 dollars testing the ORLECK,
2	her time and commitment. Councilman	2	having it surveyed, making sure that we feel
3	Crescimbeni as well for his staff support, and	3	confident that it can take the next step,
4	Guy and John for their work as well.	4	which is tow it to Port Arthur for the
5	Where we are is just a brief summary.	5	dry-dock period, basically following the same
6	With the help of Congressman Rutherford, it	6	recipe that we had set out for the USS CHARLES
7	became apparent to us over a year ago that the	7	F. ADAMS.
8	inactive ships, Department of the United	8	The USS ORLECK is older than the USS
9	States Navy, was not going to transfer	9	CHARLES F. ADAMS. The USS ORLECK is a Gearing
10	possession of the USS CHARLES F. ADAMS. That	10	Class destroyer built in the latter stages of
11 12	was Congressman Rutherford's position, and their staff was greatly helpful to us, for	11 12	World War II. Its primary service was during the Vietnam era. There are a couple other
12	over a year that the Navy wasn't going to	12	Gearing Class destroyers on display in our
14	transfer any ships to any city. They just	14	country, one known as the USS KENNEDY up in
15	didn't bother to tell us that.	15	New England.
16	The reason being is because a lot of the	16	The question for us, while the USS
17	warships that are on display in our country	17	ORLECK today is open for business. That's one
18	have gone back to the Navy and asked for funds	18	of the benefits of the USS ORLECK over the
19	for dredging or repairs or maintenance. And	19	CHARLES F. ADAMS. The ORLECK, upon arrival
20	these are ships that have been on station for	20	here, would be able to open immediately. The
21	literally decades.	21	USS CHARLES F. ADAMS would have required
22	Our nonprofit appreciates the Navy's	22	additional work on the interior significant
23	reticence in transferring another ship to	23	six figure work on the interior.
24	another city. It was unfortunate that it had	24	So we set about to make sure that we
25	an impact on us. It was unfortunate, frankly,	25	could tow the USS ORLECK here, that it would
	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
	(904) 8321-0300		(904) 8321-0300
	18		20
1	18 that they didn't communicate that to us. They	1	20 survive the tow, and it would be successful
1	that they didn't communicate that to us. They	1	survive the tow, and it would be successful
1 2 3	that they didn't communicate that to us. They never communicated that to us. They just kept	1 2 3	
2	that they didn't communicate that to us. They	2	survive the tow, and it would be successful here for a five-to-ten year period, which is
23	that they didn't communicate that to us. They never communicated that to us. They just kept adding requirements and other types of things.	2	survive the tow, and it would be successful here for a five-to-ten year period, which is what we had intended with the USS CHARLES F.
2 3 4	that they didn't communicate that to us. They never communicated that to us. They just kept adding requirements and other types of things. Finally, with Congressman Rutherford's	2 3 4	survive the tow, and it would be successful here for a five-to-ten year period, which is what we had intended with the <i>USS CHARLES F. ADAMS</i> . Learning from our sister ships on
2 3 4 5	that they didn't communicate that to us. They never communicated that to us. They just kept adding requirements and other types of things. Finally, with Congressman Rutherford's help, we just gave up on dealing with the <i>USS</i>	2 3 4 5	survive the tow, and it would be successful here for a five-to-ten year period, which is what we had intended with the <i>USS CHARLES F.</i> <i>ADAMS</i> . Learning from our sister ships on display in the country. Owning the ship for
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	f Jacksonville town Investment Authority		December 18, 2019 Uncertified Condensed Copy
Down	21		23
1	cost is slightly less than what we had	1	licensing agreement protects the City in the
2	budgeted for the USS CHARLES ADAMS because the	2	event that some form of development would come
3	ORLECK is 40 feet shorter and doesn't draft as	3	in the shipyards that's incongruent with a
4	much, and also because it's on display and is	4	warship on display.
5	being maintained.	5	So there's, frankly, just a removal
6	The one concern for us, and actually	6	clause that the nonprofit would have to honor.
7	it's a big concern, once we get it into	7	And obviously we do not want to stand in the
8	dry-dock, it might be a problem that is more	8	way of any type of development of the
9	significant than we're prepared to handle.	9	shipyards. What we do want to do is provide
10	That is true for one of the ships in its class	10	another attraction for downtown.
11	that was in the last 20 years in dry-dock.	11	And that's the entire purpose of why we
12	And so we have in the process of working on	12	started this journey ten years ago, was to
13	an agreement with the Louisiana folks, that if	13	just do our part to try to bring an attraction
14	that does happen, that there's a way when the	14	downtown.
15	ship is salvaged, it cannot be repaired due to	15	In our power point presentation, we have
16	the cost, that we recover our costs and they	16	a little bit about the ORLECK, we have the
17	recover their costs as well.	17	positive economic impact. It is the
18	But if all goes well, then it will be	18	self-sustaining model. It has been reviewed.
19	towed here firstly the same type of price to	19	It was produced by a group out of Atlanta with
20	go from Philadelphia, which is where the	20	no military affiliation. They evaluate
21	CHARLES F. ADAMS was, down to Jacksonville.	21	companies and estimate economic impact, things
22	And basically what we've done is	22	of that nature. It's the 4P Group that's
23	attempted to just push substitute the USS	23	highlighted for you.
24	ORLECK in for everything about the USS CHARLES	24	That's based on self-sustaining model of
25	F. ADAMS. Given that it's shorter and drafts	25	approximately 173,000 visitors. We anticipate
	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
	(004) 8324 0200		(904) 8321-0300
	(904) 8321-0300		(001) 0021 0000
	22		24
1	less, there's some benefits to us, but the	1	24 much more. There are ships on display
1 2	22 less, there's some benefits to us, but the cost of the pier is still the same,	2	24 much more. There are ships on display throughout the country that receive much more
	22 less, there's some benefits to us, but the cost of the pier is still the same, approximately 400,000 dollars for us to		24 much more. There are ships on display throughout the country that receive much more in attendance.
2 3 4	22 less, there's some benefits to us, but the cost of the pier is still the same, approximately 400,000 dollars for us to strengthen the pier so that we can survive	2 3 4	24 much more. There are ships on display throughout the country that receive much more in attendance. And also obviously the average
2 3 4 5	22 less, there's some benefits to us, but the cost of the pier is still the same, approximately 400,000 dollars for us to strengthen the pier so that we can survive 100-year storm.	2 3 4 5	24 much more. There are ships on display throughout the country that receive much more in attendance. And also obviously the average temperature of the Jacksonville area is much
2 3 4 5 6	22 less, there's some benefits to us, but the cost of the pier is still the same, approximately 400,000 dollars for us to strengthen the pier so that we can survive 100-year storm. But again the work that's required	2 3 4 5 6	24 much more. There are ships on display throughout the country that receive much more in attendance. And also obviously the average temperature of the Jacksonville area is much better than the one in Buffalo where that ship
2 3 4 5 6 7	²² less, there's some benefits to us, but the cost of the pier is still the same, approximately 400,000 dollars for us to strengthen the pier so that we can survive 100-year storm. But again the work that's required inside the warship of the <i>USS ORLECK</i> is de	2 3 4 5 6 7	24 much more. There are ships on display throughout the country that receive much more in attendance. And also obviously the average temperature of the Jacksonville area is much better than the one in Buffalo where that ship is on display only nine months of the year.
2 3 4 5 6 7 8	22 less, there's some benefits to us, but the cost of the pier is still the same, approximately 400,000 dollars for us to strengthen the pier so that we can survive 100-year storm. But again the work that's required inside the warship of the <i>USS ORLECK</i> is de minimis because it's on display right now.	2 3 4 5 6 7 8	24 much more. There are ships on display throughout the country that receive much more in attendance. And also obviously the average temperature of the Jacksonville area is much better than the one in Buffalo where that ship is on display only nine months of the year. There are various ships we've developed
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-	f Jacksonville town Investment Authority		December 18, 2019 Uncertified Condensed Copy
	25		27
1	have a copy for you. Turn over to us, going	1	would hope for one day.
2	to Port Arthur for dry-dock period, four to	2	The most recent group that purchased the
3	six weeks. We plan to go into the pier	3	Berkman II, with the amusement park concept,
4	closest to the Berkman II Plaza, which is	4	we felt would be ideal for us. In fact, we
5	where we've been kind of situated for the last	5	had discussions with them just to become part
6	three or four years.	6	of one in their attractions and we felt that
7	There has been some discussions long ago	7	may embrace us as well. Hopefully the next
8	that we might move into the Hogans Creek area	8	developer of that portion of the shipyards
9	if Metropolitan Park ever had to be moved for	9	will embrace our concept as well. In either
10	development there. We had introduced the idea	10	way, the City is protected.
11	many years ago that the movement of Metro Park	11	The developing and licensing agreements,
12	to a park area that we would call a Veterans	12	the stewards of city money. We have a
13	Park, we could have the Liberty Hound sailor	13	component that was in all the ordinances, that
14	and statue that is across the river moved. We	14	will continue to move the ordinances, that
15	could have that displayed and do all kind of	15	will require payment of actually 300,000
16	things.	16	dollars into an escrow account that will be
17	The Jaguars embraced the idea. If you	17	held by the City, which will be used in the
18	remember, one of their iterations was to have	18	circumstances where the ship had to be towed
19	Hogans Creek as a Veterans Park and have a	19	out and the nonprofit had no funds to do so.
20	play area and all those things.	20	That's worst case scenario.
21	We suspect the development of Hogans	21	And that's just us being good, corporate
22	Creek will take several years. We frankly	22	citizens that will be there again to protect
23	don't have several years to wait on the USS	23	the City in the event that we have to move and
24	ORLECK. They tried to give us the ship in	24	we don't have any money.
25	November, but we were not prepared to take it	25	Remember, that warship is a nice piece
	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
	(904) 8321-0300		(904) 8321-0300
1	²⁶ at that point. They want us to take	1	of steel which has a significant value.
2	possession of the ship as soon as humanly	2	The shipyard that we had multiple
3	possible, but we're not going to do that until	3	discussions with in the past, there's a lot of
	we're fully funded and we feel absolutely	4	value there for them, all for the owner of the
5		_	
	confident that this Board approves of it, that	5	-
	confident that this Board approves of it, that the City Council will approve, one more time	5 6	nonprofit, if in the event we have to leave
6	the City Council will approve, one more time	5 6 7	nonprofit, if in the event we have to leave for whatever development might come that way
6 7	the City Council will approve, one more time the ordinance that incorporated the	6	nonprofit, if in the event we have to leave for whatever development might come that way and hopefully there is.
6 7 8	the City Council will approve, one more time the ordinance that incorporated the development agreement and the licensing	6 7	nonprofit, if in the event we have to leave for whatever development might come that way and hopefully there is. The ship's concept is basically taking
6 7	the City Council will approve, one more time the ordinance that incorporated the	6 7 8	nonprofit, if in the event we have to leave for whatever development might come that way and hopefully there is. The ship's concept is basically taking what we were going to do with the <i>ADAMS</i> and do
6 7 8 9	the City Council will approve, one more time the ordinance that incorporated the development agreement and the licensing agreement.	6 7 8 9	nonprofit, if in the event we have to leave for whatever development might come that way and hopefully there is. The ship's concept is basically taking
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-	f Jacksonville town Investment Authority		December 18, 2019
Down	29		Uncertified Condensed Copy 31
1	We still have the million dollars from	1	or, you know, have your reenlistment ceremony,
2	the state of Florida. Our Duval delegation	2	any type of party on the ship.
3	helped us with that. We continue to get	3	I've reached out to a lot of both local
4	extension our fair extension. We are	4	and national vendors in both the beverage and
5	grateful to our legislators to help us do	5	food and service industry. You know, people
6	that.	6	from I don't want to put anyone on the
7	Our line of credit is still Financial	7	spot, you know, but there are coffee
8	Tree but, quite frankly, we are looking at	8	manufacturers here in Jacksonville that want
9	other financial institutions that might be a	9	to make sure that they're the official coffee
10	little more friendly on terms, and then the	10	that's served across the street. Local brands
11	persona; loan guarantors. Those are all fully	11	and soft drinks for the kids. I know that
12	funded.	12	local beer, craft breweries and distilleries
13	We had our financial institution ready	13	want to get involved in this project and have
14	to go. Frankly, we thought the Navy would	14	their wares there. And make it a very truly
15	call us and tell us to pick up the USS CHARLES	15	local, you know, endeavor.
16	<i>F. ADAMS</i> at any moment in the fall of 2018.	16	THE CHAIRMAN: Thank so much for the
17	So we fully funded.	17	presentation.
18	The 800,000 dollars in personal loans	18	MR. BEAN: Yes, sir.
19	have an interest rate attached to them. And	19	THE CHAIRMAN: We appreciate your
20	after a month or two of having to accrue	20	tenacity with regard to this project.
21	interest on those, we decided to refund those	21	Please indulge us with a few questions.
22	moneys.	22	MR. BEAN: Yes, sir.
23	Everyone, except for two, of the	23	THE CHAIRMAN: Mr. Gillam?
24	personal loan guarantors have agreed to do it	24	MR. GILLAM: I don't have any questions.
25	again. The other two want additional comments	25	I think we can continue to try to make this
	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203		, Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
	(904) 8321-0300		(904) 8321-0300
			(001) 0021 0000
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1 2	30	1 2	32 project work for so long. You guys have worked so hard on it. You have my support.
2	30 and briefing from us and we'll do that. But		32 project work for so long. You guys have worked so hard on it. You have my support. MR. BEAN: Thank you.
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DOWII	t Jacksonville town Investment Authority		Uncertified Condensed Copy
	33		35
1	really the kind of icing on the cake.	1	They offered the ship to us. We were not in
2	I wish you guys well. I want us to be	2	the position. We didn't have the pier
3	cooperative. We need to be conscious about a	3	isolated and identified, approved through City
4	new strategy if this does not work out for	4	Council. We didn't have all our funding. We
5	your pro forma or for any other reason it	5	were not in a position.
6	doesn't work out, but other than that you have	6	Once we were in position six to nine
7	my full support.	7	months later, and we communicated that to the
	MR. BEAN: Thank you.	8	Navy, the Navy had changed its position and
8	THE CHAIRMAN: Thank you.	-	they were no longer offering us the ship.
9	•	9	
10	Mr. Froats.	10	Then it came a period of just dodging the ball
11	MR. FROATS: You mentioned the ten-year	11	and moving the goal post on us. I was too
12	commitment; is that correct?	12	stupid to realize what was really going on
13	MR. BEAN: What I meant by ten years is	13	until Congressman Rutherford told me.
14	we felt that having reviewed and visited all	14	MR. WEBB: Basically what the thought
15	the other historical ships, the one major	15	process is I would like to say when the
16	common denominator for their failure has been	16	ORLECK gets here, not if, but once the ORLECK
17	holding their ship too long.	17	is here, we would start making sure that it
18	Our business plan would call for it to	18	was financially feasible. Then within a year
19	be rotated out every ten years.	19	or two of proving that, we have a demand for
20	Now, Jim and I may not be here in ten	20	people to be on the ship, we would start
21	years, right. Whether that happens or not,	21	investigating, Okay, in eight or ten years
22	hopefully our successors will follow and learn	22	from now we need a new ship here. We would
23	from others' mistakes.	23	start that process in tangent well, in
24	I have no problem putting that into any	24	parallel with the ship operating here so that
25	agreement that we will rotate the ship or get	25	in ten years we would either be able to
	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
	(904) 8321-0300		(904) 8321-0300
	34		36
1	rid of it. Frankly, the ships that have been	1	replace it with a newer ship or figure out
2	on station 40, 50 years are the ones causing	2	what's going on, whether or not it's going to
3	the huge problems for their cities.	3	last another ten years or so. But it would
4	When the Navy gives you a ship in	4	be pro actively making sure that we have a
5	this example, we will be getting a ship from a	5	ten-year business plan with a follow-up
6		-	
_	nonprofit. The Navy was clear, Don't come	6	
7	nonprofit. The Navy was clear, Don't come back to us.	6 7	ten-year business plan, with a follow-up after
7 8	back to us.	7	ten-year business plan, with a follow-up after that.
8	back to us. Just like we used our senators, Senators	7 8	ten-year business plan, with a follow-up after that. MR. BEAN: Keep in mind that the safety
8 9	back to us. Just like we used our senators, Senators LeMieux and Nelson were very helpful to us.	7 8 9	ten-year business plan, with a follow-up after that. MR. BEAN: Keep in mind that the safety insurance policy that the City has, they can
8 9 10	back to us. Just like we used our senators, Senators LeMieux and Nelson were very helpful to us. We usurped Congressional help. Folks that sit	7 8 9 10	ten-year business plan, with a follow-up after that. MR. BEAN: Keep in mind that the safety insurance policy that the City has, they can remove us within 90-day notice. There's
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Down	town Investment Authority 37		Uncertified Condensed Copy 39
1	factor. Whether those countries want to	1	unit there, right in front of the ship, again
2	upkeep or willing to sell one back to us, that	2	that's easily movable. No bricks. No
3	would be an option as well. But either way,	3	breaking ground.
4	the City's protected because of that insurance	4	Parking spot obviously is currently
5	policy. I call it a kickout policy that the	5	being used by JSO. But we have had some
6	City has that we're out with a 90-day notice.	6	preliminary discussions with extending
7	THE CHAIRMAN: Thank you. Mr. Froats?	7	Catherine Street down, providing parking
8	MR. FROATS: If there was a development	8	there. In the meantime you know, if the
9	that came into play and they did not want the	9	ship would have been here in January or
10	ship there, do you have a plan B in the area	10	February, we would want to use the area that's
11	to move it to.	11	being currently used now, whether that's right
12	MR. BEAN: No. Unless we moved into	12	or wrong, and then work out a business plan.
13	Hogans Creek.	13	There have been discussions in the past ten
14	In my view, since I'm sitting here and	14	years about a parking garage or something to
15	I've lived here since the '80s, my view is you	15	that effect.
16	take Metropolitan Park, you move it to Hogans	16	JTA and that board said that they would
17	Creek, you call it Veterans Park. You take	17	have a bus stop right in front of us.
18	the Memorial Wall that currently sits in a	18	Obviously, the autonomous vehicles could stop there as well.
19 20	parking lot and you put it on the water, where it's a much more appropriate place, and you	19 20	We had our business plan. I think our
20	open up the parking lot of the Jaguar stadium	20	design had a couple of spots for Americans
22	for development making a new stadium.	21	With Disability Act individuals, although
23	No, there would not be a plan B. My	23	we're not required to abide by the Americans
24	hope would be that we would have at least two	24	Disabilities Act. Given the ship, we would
25	or three years to pay back our investors. And	25	want to do that. Obviously, it would
	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
	(904) 8321-0300		
	(504) 052 1-0500		(904) 8321-0300
	38		40
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2	38 in that period of time, our numbers crunching shows we can pay back our investors two to	2	40 facilitate visitors. In the meantime, there's been discussion about putting gravel down in
2 3	³⁸ in that period of time, our numbers crunching shows we can pay back our investors two to three years of revenue. At that point, if	2 3	40 facilitate visitors. In the meantime, there's been discussion about putting gravel down in an area where so there won't be any falls
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-	fJacksonville		December 18, 201
Down	town Investment Authority 41		Uncertified Condensed Cop 43
1	MR. BEAN: Thank you very much.	1	ever comes into the harbor, that money goes
2	The DEA folks have been incredibly	2	into City coffers, wherever, account, and
		_	that's there in the event that the ship needs
3	helpful to us.	3	
4	CEO Boyer's predecessor, Tom Daily, Guy,	4	to be towed out. The 90-day pickup cost is
5	all of them have been incredibly helpful and	5	fine, but you have to have the money to move
6	innovative, as have the other departments in	6	it, so the 300,000 dollars represents the tow
7	the City.	7	away.
8	Obviously this will be an evolving	8	The tow from Port Arthur to here is less
9	process. Getting the ship here is the first	9	than 300,000. The location in Brownsville,
10	goal. Obviously we're we're we know	10	Texas, I believe, is the shorter distance,
11	that there obviously has to be other plans	11	lesser tow, 300,000 dollar figure. That's to
12	involved. But we don't want to let the	12	prevent the City from having to pay for it.
13	perfect be the enemy of good.	13	MR. WARD: Great. I wish you all the
14	THE CHAIRMAN: Thank you.	14	best.
15	Mr. Ward?	15	MR. BEAN: Thank you.
16	MR. WARD: Thanks very much for the	16	THE CHAIRMAN: Mr. Padgett?
17	presentation. I think it's certainly very	17	MR. PADGETT: Mr. Ward took some of the
18	interesting and given Jacksonville's	18	words right out of my mouth by asking those
19	relationship with the Navy and its Veterans, I	19	questions.
20	think it's something that could be very	20	I'm curious. The ship's in Lake
20	compelling downtown.	20	Charles, Louisiana right now, and it's
	I guess just as a hypothetical, so I can	22	functioning as a place where people visit and
22	understand the nuts and bolts of how you all	22	
23			I'm sure they pay and there's operating costs
24	are thinking about this, it sounds like from	24	and revenues there.
25	your research, and just from my confidence and	25	What it looks like we have here is maybe
	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
	(904) 8321-0300		(004) 0224 0200
			(904) 8321-0300
1	42	1	44
1	42 your enthusiasm for it, it could very well be	1	44 an estimate or projection done by somebody.
2	42 your enthusiasm for it, it could very well be successful.	2	44 an estimate or projection done by somebody. Why didn't they turn a financial statement for
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	45		47
1	Jacksonville.	1	MR. PADGETT: At least you have the
2	MR. BEAN: We feel the numbers in	2	documents so you have some of the historical
3	Baltimore, the numbers in Wilmington, North	3	data. Just the upkeep of the ship, I saw some
4	Carolina, the numbers in Baton Rouge for that	4	numbers on a spreadsheet. I've been a boat
5	matter where they have another ship, are all	5	owner for most of my life and some of them
6	more competitive with us. None of them are a	6	looked a little low, especially for a ship,
7	Navy town like we are, the ships up in New	7	like we do on some of our stuff. It seemed
8	England and the ships on the West Coast as	8	like if you had some historical data to kind
9	well.	9	of back that up, to substantiate, it would be
10	What we've done is we've made our	10	really good
11	evaluator available. Mr. Wallace spoke to	11	MR. BEAN: Sure.
12	him, president Craig Anderson spoke to him.	12	MR. PADGETT: for us to have.
13	We made him available at any point to discuss	13	MR. BEAN: Yes, sir.
14	our numbers, to punch holes in the numbers.	14	MR. PADGETT: That answers my question.
15	At the end of the day, you're right, it's just	15	THE CHAIRMAN: Councilman Boylan?
16	an estimate. That's why we built in the	16	COUNCILMAN BOYLAN: I'm good right now.
17	safety insurance packages there.	17	Thank you.
18	But, frankly, I believe 170,000 visitors	18	THE CHAIRMAN: From towing to opening,
19	is low. The City receives 20,000 visitors of	19	what kind of what kind of time frame do you
20	reunions, members of the Navy and Marine	20	have in mind?
21	Corps, every year with really nothing to see.	21	MR. BEAN: Like in Lake Charles, they
22	We believe the number would triple. They had	22	wanted us to take it in November. So, you
23	heads and meds estimate economic impact.	23	know, once it gets into dry-dock and it's
24	You know, you're talking one in every	24	open, we project, as we said, four to six
25	three people in the military one in every	25	weeks of dry-dock. We'll know pretty soon
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1	three people in Duval County is some form of	1	whether that's viable.
2	military affiliation. We're pretty confident	2	Once it gets up into the dry-dock
3	that we're going to get a high level of folks.	3	position, out of the water, that's when the
4	And then having events, we hope to have	4	final decision is made, whether our budget
	5	-	-
5	director meetings, parties, concerts onboard,	5	will support the work that needs to be done.
6	sleep-overs, which is a huge X-factor. The	6	If it has significant we have a
7	ORLECK is available to sleep folks, Boy	7	budget, I think, 1.2 million dollars for it.
8	Scouts, Girl Scouts. Currently they have to	8	If it comes from the shipyard, this is going
9	go to Charleston and Mobile, Alabama. They	9	to take 3 to 4 million dollars, it's over, we
10	wouldn't have to do that. We lose tens of	10	shut it down, we salvage. If they can't do it
11	thousands of Boy Scouts and Girl Scouts that	11	for the price we have to pay half of it
12	travel to Charleston and Mobile every year.	12	going in and we pay the other half when it
13		13	
	It would be nice for them to be able to stop	13	comes out. Four to six weeks. Once it's
14	It would be nice for them to be able to stop in Jacksonville instead.	14	done, it's ready to tow.
14 15	•	_	
	in Jacksonville instead.	14	done, it's ready to tow.
15	in Jacksonville instead. But, no. So, the numbers that we	14 15	done, it's ready to tow. We have to run the ordinance with the licensing agreement and the development
15 16	in Jacksonville instead. But, no. So, the numbers that we received from the <i>ORLECK</i> , we didn't believe to be complete. But they were, like, 25,000	14 15 16	done, it's ready to tow. We have to run the ordinance with the licensing agreement and the development agreement through City Council, so that's at
15 16 17 18	in Jacksonville instead. But, no. So, the numbers that we received from the <i>ORLECK</i> , we didn't believe to be complete. But they were, like, 25,000 dollars in revenue and 15,000 dollars in	14 15 16 17 18	done, it's ready to tow. We have to run the ordinance with the licensing agreement and the development agreement through City Council, so that's at least an eight-week period. We don't foresee
15 16 17 18 19	in Jacksonville instead. But, no. So, the numbers that we received from the <i>ORLECK</i> , we didn't believe to be complete. But they were, like, 25,000 dollars in revenue and 15,000 dollars in visitors and they weren't really comparable.	14 15 16 17 18 19	done, it's ready to tow. We have to run the ordinance with the licensing agreement and the development agreement through City Council, so that's at least an eight-week period. We don't foresee any issues with that having been through it
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15 16 17 18 19 20 21 22 23 24	in Jacksonville instead. But, no. So, the numbers that we received from the <i>ORLECK</i> , we didn't believe to be complete. But they were, like, 25,000 dollars in revenue and 15,000 dollars in visitors and they weren't really comparable. We provided what we were given. We were specifically asked to get and we asked for them and this is what we got. They've been operating on a shoestring there. I'm sure that's one of the reasons why they need to	14 15 16 17 18 19 20 21 22 23 24	done, it's ready to tow. We have to run the ordinance with the licensing agreement and the development agreement through City Council, so that's at least an eight-week period. We don't foresee any issues with that having been through it twice before. And three members of City Council here or former. And so, again, from point of ownership to delivery, I mean we could have it here in late February if we took ownership in January.

City of Jacksonville Downtown Investment Authority December 18, 2019 Uncertified Condensed Copy

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1	Council for granted, but there have been	1	a licensing agreement, not a leasing
2	multiple folks that ask us if they can sponsor	2	agreement.
3	the legislation. I feel very confident they	3	MR. MOODY: Is that part of the official
4	won't have any problems going through given	4	shipyard property?
5	the past history. We will take ownership and	5	MR. BEAN: We had a survey done. I
		-	
6	get it to Port Arthur so we have an up and	6	believe so. We paid for the survey.
7	down on whether it's financially viable or	7	MR. MOODY: I was just curious if there
8	not. But again we won't know that until we	8	was a way to carve out a little piece so you
9	lift it out of the water, and we can't do that	9	could have a piece in perpetuity
10	until we get to dry-dock.	10	MR. BEAN: I don't think
11	Again, at any point in time the City	11	MR. MOODY: if it turned out to be a
12	holds the release key so the City's protected.	12	viable project.
13	If somebody wants to come in and build a Mall	13	MR. BEAN: I don't think perpetuity is
14	of America, or whatever, there next to the	14	what we want. The nonprofit would love it,
15	Berkman II, it's available to do that.	15	but I don't think the City wants perpetuity.
16	One of the things that we showed you a	16	When we started this ten years ago, we
17	depiction of what it would look like, through	17	looked around and said, What can we do to help
18	past boats being studied, you know, the	18	downtown? What can we do? We're all
19	environmental areas. They were very helpful	19	Veterans. Jim's an honorary veteran. Our
20	in isolating any environmental concerns in	20	whole goal was to bring something downtown to
21	that area.	21	enjoy, to entice people to come downtown.
22	In our past history, we have been	22	That's the only reason we're doing this. We
23	extremely flexible with the Mayor's office,	23	felt that a warship would do that.
			•
24	City Council, DIA regarding the room that it	24	MR. WEBB: When we talked about a
25	would take us. Initially, I think, we	25	ticket-taking place, we're talking about
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1	perceived an acre or two acres in the	1	either a Ouonset hut or some sort of temporary
1	perceived an acre or two acres in the licensing agreement	1	either a Quonset hut or some sort of temporary
2	licensing agreement.	2	building where you can have a gift shop, have,
2 3	licensing agreement. When the amusement park folks came in,	2 3	building where you can have a gift shop, have, you know, a Coke, or whatever
2 3 4	licensing agreement. When the amusement park folks came in, the Mayor's office asked us or told us we need	2 3 4	building where you can have a gift shop, have, you know, a Coke, or whatever MR. BEAN: Restroom.
2 3	licensing agreement. When the amusement park folks came in, the Mayor's office asked us or told us we need to retract that. Obviously we would that's	2 3	building where you can have a gift shop, have, you know, a Coke, or whatever MR. BEAN: Restroom. MR. WEBB: restroom, and move from
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2 3 4 5 6	licensing agreement. When the amusement park folks came in, the Mayor's office asked us or told us we need to retract that. Obviously we would that's not a problem for us. What we need is we're on the water. That's good. But we also	2 3 4 5 6	building where you can have a gift shop, have, you know, a Coke, or whatever MR. BEAN: Restroom. MR. WEBB: restroom, and move from there along a gang gangway to get up on the ship. And then there would be other retail
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City of Jacksonville Downtown Investment Authority December 18, 2019 Uncertified Condensed Copy

2	I'm listening to your comments, and based on	2	why the proposal is to put all temporary
3	the comments I am hearing from the Board,	3	facilities on it because when that is
4	please correct me if I misinterpreted, but I'm	4	developed, or whatever is developed there, may
5	hearing a lot of supportive comments from the	5	very much be in conflict and we're actually
6	Board and indications that you would like me	6	being paid for that land, and contemplating
7	to move forward to discuss the terms of the	7	taxable facilities on that land as opposed to
8	license agreement and bring back a resolution	8	providing two acres that would not be taxable
9	in January for a new license agreement.	9	and would not generate any revenue to the City
10	I'm seeing nodding heads to that effect.	10	itself. That's one question.
11	THE CHAIRMAN: Yes.	11	I'm also concerned about what it looks
12	MS. BOYER: Mr. Ward?	12	like because you're talking about a temporary
13	MR. WARD: I'm sure I'm out of	13	bathroom and a potential Quonset for ticket
14	parliamentary procedure, Ms. Boyer, but would	14	taking. I don't know if that is the level of
15	that entail getting some of these other	15	appearance that we want for an attraction
16	financials from Mobile and other comparable	16	there. So I think there's some of that that
17	things in forming our next decision?	17	we would have to refine between now and the
18	MS. BOYER: So I can tell you I have Mr.	18	time we come back with a resolution.
19	Crescimbeni here because we did that work over	19	In addition, the other issue that is a
20	the last month or two months ago. We don't	20	bit of concern is parking.
21	necessarily agree with the financial analysis	21	So, as I've heard it, I've heard three
22	that is in the report that has been provided.	22	different kind of discussions on parking.
23	So the real question becomes whether the	23	Number one is they would just use the existing
24	Board is going to make the decision based on	24	grass as parking on a continuous basis.
25	the or wants us to make the decision based	25	Well, if you're familiar with the
	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
	(904) 8321-0300		(904) 8321-0300
	54		56
1	on the viability of this as an operating	1	downtown overlay, that is not permissible.
2	enterprise, which we have some concerns about,	2	That is not an acceptable parking lot. It is
3	or whether we are simply making the decision	3	available for special events under an
A .	hacad an tha tact that that's an thom and	A	exception and it's available as a temperary
4	based on the fact that that's on them and	4	exception and it's available as a temporary
5	they're giving us 300,000 dollars to move it	4 5 6	use under an exception, but it's not available
5 6	they're giving us 300,000 dollars to move it and 90-days right to move it at any point, and	5 6	use under an exception, but it's not available as a day-to-day permanent parking lot to
5 6 7	they're giving us 300,000 dollars to move it and 90-days right to move it at any point, and from that perspective we hope they're	5 6 7	use under an exception, but it's not available as a day-to-day permanent parking lot to accommodate someone's needs as a grass
5 6 7 8	they're giving us 300,000 dollars to move it and 90-days right to move it at any point, and from that perspective we hope they're successful.	5 6 7 8	use under an exception, but it's not available as a day-to-day permanent parking lot to accommodate someone's needs as a grass surface.
5 6 7 8 9	they're giving us 300,000 dollars to move it and 90-days right to move it at any point, and from that perspective we hope they're successful. So we are happy to go over with you, I'd	5 6 7 8 9	use under an exception, but it's not available as a day-to-day permanent parking lot to accommodate someone's needs as a grass surface. They could build a surface lot if it
5 6 7 8 9 10	they're giving us 300,000 dollars to move it and 90-days right to move it at any point, and from that perspective we hope they're successful. So we are happy to go over with you, I'd probably rather do it not in the meeting, but	5 6 7 8 9	use under an exception, but it's not available as a day-to-day permanent parking lot to accommodate someone's needs as a grass surface. They could build a surface lot if it were screened with buildings or they could
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1

So to the extent -- and I think that's

of the presentation today for the Board, and

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1	the same width as the wharf was the original	1	notes of disposition.
2	right of way of Catherine Street. Half of the	2	The second thing I did want to bring to
3	Catherine Street right of way has been closed,	3	your attention is the fact that our market
4	so it could be needed as part of the	4	feasibility RFP has been on the streets now
5	shipyard's property.	5	for 45 days. Probably, if I checked with
6	However, one option might be to reopen	6	procurement, we would know how many responses
	that half of Catherine Street it's still	-	we got because I think it closed at 2:00 p.m.,
7		7	
8	paved and do diagonal parking on Catherine	8	but we will certainly know later today.
9	Street and let that suffice for the parking in	9	I anticipate that we will probably get
10	the interim. But I think that's a thought	10	the same two that we had initially and
11	process we have to go through. Half of it's	11	hopefully we will receive some additional
12	closed. It's currently then available for	12	responses as well.
13	sale and it's developable land.	13	Our goal on that is to have it be
14	If we reopen it, it becomes a wider,	14	evaluated and scored and hopefully going back
15	public-access way and public corridor to the	15	to piece back in January on this to award it
16	water, which are positives, and it could also	16	and get this one moving forward.
17	provide the parking that they need in an	17	This one does not because it's a
18	official capacity on a short-term basis.	18	professional services contract does not go
19	But if you want me to move forward on	19	through strategic implementation or RFP unless
20	this and look to a resolution in hopefully	20	you want it to. Notice of disposition do, but
21	January, those are the primary issues that we	21	regular professional service contracts do not.
22	are going to be addressing and really judgment	22	The next thing I wanted to give you a
23	line on what I'm really wanting to verify	23	brief update on is the report on DIA.
24	is whether the amount put in escrow is	24	Mr. Chairman, I mentioned this to you,
25	adequate to moving.	25	you don't have to do this today, but between
25	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203	23	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
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	58 Dut howard that I waardt asias to around		60
1	But beyond that, I wasn't going to spend	1	now and the January meeting, I need you to
2	a lot more time on the financial information	2	appoint which DIA Board member you would like
3	that was provided to us, but we have a lot.	3	to be on the scoring committee for that RFP.
4	And if you want more if you want	4	That RFP closes January 22nd.
5	Mr. Crescimbeni is here specifically to answer	5	And the time frame is that on January
6	those questions if you have them right now, if	6	30th is the oral presentation date. The
7	you wanted to pursue any of them.	7	evaluation committee has to complete their
8	THE CHAIRMAN: I think to get into the	8	recommendations by February 10. And then
9	weeds and in January and bring it back with a	9	those recommendations go to the Retail
10	resolution so we can see all of that	10	Enhancement and Property Disposition Committee
11	information, then we can make a decision with	11	in early February.
12	regard to whether or not we, in fact, support	12	So just from a time frame standpoint,
13	this project.	13	you're looking between the 22nd of January, we
14	MS. BOYER: Okay. I'm happy to do that.	14	would receive them to start scoring, and we
15	THE CHAIRMAN: Thank you very much for	15	have until the 10th to complete, and public
16	the presentation.	16	presentations on January 30th.
17	MR. BEAN: Thank you all very much for	17	THE CHAIRMAN: Mr. Barakat, would you
18	your time.	18	take that?
19	THE CHAIRMAN: Next item is the CEO's	19	MR. BARAKAT: I will.
20	report.	20	Ms. Boyer, if I may ask to chair. Is
21	MS. BOYER: Thank you, Mr. Chairman.	21	there any issue with me chairing the Retail
22	The first two items that are mentioned	22	Enhancement Committee and being the Board
22	here on the agenda you've already heard the	22	member on the Scoring Committee?
	report on. So we don't have to have any	23 24	THE CHAIRMAN: Mr. Sawyer?
24		24 25	MR. SAWYER: At first blush, no. Let me
2F		1 2 3	MR. JAWIER, ALHISUDUSH, HU. LEUHE
25	further discussion on our currently pending		
25	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 8321-0300		Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 8321-0300

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1	look at that.	1	As to Snyder Memorial, I wanted to
2	MR. BARAKAT: Pending Mr. Sawyer's	2	advise you that I had received an unsolicited
3	response, I'm fine with that.	3	offer for a licensing proposal, license
4	THE CHAIRMAN: Thank you.	4	agreement that would have also provided
5	MS. BOYER: Okay. So we have market	5	exclusivity to conduct some tests and
6	feasibility.	6	investigations on Snyder. The proposal
7	We have the Ford on Bay notices coming	7	contemplated that the City would reimburse the
8	in in January.	8	applicant up to 75 up to 70,000 dollars for
9	We have the Retail Enhancement and	9	the cost of the studies they conducted.
10	Property Disposition Committee now has a	10	I think I informed you at the last
11	meeting scheduled for Tuesday, the 14th of	11	meeting that there is an existing Public Works
12	January, and that committee meeting is to hear	12	project that is already funded that is
13	a presentation on and discuss the New Enhanced	13	available to conduct the same surveys and
14	Retail Enhancement Program as it relates to	14	studies that is at no cost to DIA at that
15	restaurants, bars, coffee shops, et cetera, in	15	point.
16	two targeted areas.	16	I had been meeting with Public Works.
17	The thing that I have been speaking to	17	They are looking to get the same exact studies
18	you about, we have another meeting coming up	18	performed. I advised the applicant that we
19	this Friday morning with a large group of	19	were rejecting that offer because we were not
20	building owners and brokers and restaurant	20	going to incur additional costs or potentially
21	operators to kind of finalize the terms of	21	incur the additional costs when we already
22	what we are going to present to you.	22	have the ability to do this. So I expect that
23	Hopefully we are going to get that	23	within the next 45 days, so hopefully by the
24	program moving where the committee would	24	end of January, we'll have those reports back
25	consider it in January. It would be to this	25	from the Public Works consultant who is so
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1	Board in January or February, and be available	1	they're looking at asbestos, structural, you
2	on the street by March. We're looking at that	2	know, any of the types of things that would
3	for 01/14.	3	have to be done if someone wanted to purchase
4	And on 01/17 we have a Strategic	4	the property.
5	Implementation Committee meeting which is the	5	Then those will be generally available
6	next meeting where you will be discussing	6	to prospective bidders on that and we can have
7	parking strategy and we may also have some	7	a conversation come February as to how we want
8	other matters to come before strategic	8	to proceed, if we want to do a formal notice
9	implementation, but that is the follow-up	9	of disposition, or whether we think the market
10	meeting to our November meeting.	10	is ready for that. We may want to wait and
11	And then, as you just heard, the Retail	11	see what happens with this retail initiative
12	Enhancement will have to have another meeting	12	because that property is in the corridor. So
13	between February 10th and February 19th, which	13	I think the timing is right to in the
14	is the next Board meeting, and then they will	14	spring, certainly we'll have all the data we
15	be considering the Ford on Bay presentation.	15	need.
16	So, beyond our Board meetings, you're	16	So in that regard of collecting
17	going to have several committee meetings	17	information necessary to put things in the
18	coming up in the next 45 days.	18	market, we have started that process on the
19	THE CHAIRMAN: Does the entire Board get	19	Landing site. Not only have I reached out to
20	notice of each of those meetings?	20	our real estate division and am asking that we
21	MS. BOYER: Yes. We will make sure	21	get title information on all of the sites that
22	you're all invited and you all get notice of	22	we are trying to put into the marketplace to
23	them. We'll also be looking at those who are	23	make sure that we can really sell what we
24	on the particular committee to make up the	24	intend to.
25	quorums for the committee.	25	We've had some hiccups on the Florida
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1	Blue parking site, that we're getting	1	requires is that for a building to be
2	resolved, but we're having to jump through a	2	eligible, it has to be designated a local
3	bunch of hoops with correcting deeds and	3	landmark. That building was not.
4	things to get things ready for a year-end	4	It also requires that the grant can only
5	closing, and it would be nice to know those	5	be made for Department of Interior eligible
	-	-	
6	earlier in the process.	6	expenditures and those expenditures are 50
7	So we're trying to get title information	7	percent of the exterior expenditures, 20
8	together on the Landing site as well as the	8	percent of the code enforcement, et cetera.
9	Courthouse/City Hall/Landing site.	9	So they're bracketed.
10	We're also gathering all of the	10	The challenge we have is we don't have
11	information that we have on underground	11	anyone yet telling us detailed construction
12	easements, utilities, environmental, et	12	budgets that we can analyze to determine which
13	cetera, so we can start to define issues that	13	are eligible and which are not.
14	may exist, developable paths, things like	14	And I know that with respect to the
			•
15	that. I just wanted you to know that we're	15	Barnett and several other properties, LISC has
16	kind of moving that next step forward.	16	been issuing bridge loans on historic
17	With respect to MPS, I think I need to	17	preservation grants.
18	advise the Board that you called a	18	So we don't want them issuing a bridge
19	quasi-public audit. The City Council auditors	19	loan on a hypothetical grant that far exceeds
20	audited the MPS garages and the payment of	20	the reality of what is going to be eligible in
21	those I looked into our bank CRA, as you	21	the end. So we are trying to get a pretty
22	know, so you're the governing board that is	22	good handle on what is truly eligible and
23	responsible ultimately for those payments.	23	someone can expect to receive before we make
24	One of the terms of the contract	24	the grants work. So that's why it may be a
			month or two.
25	requires delivery of certain documentation	25	
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1	regarding revenue, because ultimately we pay	1	Anything else I need to add on that?
1 2	regarding revenue, because ultimately we pay if there is an operating loss. So one has to	1 2	
			Anything else I need to add on that?
2	if there is an operating loss. So one has to know the accurate revenue to be able to we	2	Anything else I need to add on that? We're good. Okay. We have a meeting with Planning coming
2 3 4	if there is an operating loss. So one has to know the accurate revenue to be able to we get a lot of information on the expenses. We	2 3 4	Anything else I need to add on that? We're good. Okay. We have a meeting with Planning coming up tomorrow, I think, on process. Just to
2 3 4 5	if there is an operating loss. So one has to know the accurate revenue to be able to we get a lot of information on the expenses. We don't get much verification on the revenue.	2 3 4 5	Anything else I need to add on that? We're good. Okay. We have a meeting with Planning coming up tomorrow, I think, on process. Just to make sure that we're everybody is giving
2 3 4 5 6	if there is an operating loss. So one has to know the accurate revenue to be able to we get a lot of information on the expenses. We don't get much verification on the revenue. But you can't really net the two unless you	2 3 4 5 6	Anything else I need to add on that? We're good. Okay. We have a meeting with Planning coming up tomorrow, I think, on process. Just to make sure that we're everybody is giving the applicant the same information so we can
2 3 4 5 6 7	if there is an operating loss. So one has to know the accurate revenue to be able to we get a lot of information on the expenses. We don't get much verification on the revenue. But you can't really net the two unless you can verify the revenue site as well.	2 3 4 5 6 7	Anything else I need to add on that? We're good. Okay. We have a meeting with Planning coming up tomorrow, I think, on process. Just to make sure that we're everybody is giving the applicant the same information so we can run it as smoothly as possible and quickly as
2 3 4 5 6 7 8	if there is an operating loss. So one has to know the accurate revenue to be able to we get a lot of information on the expenses. We don't get much verification on the revenue. But you can't really net the two unless you can verify the revenue site as well. So we have been continuing to ask for	2 3 4 5 6 7 8	Anything else I need to add on that? We're good. Okay. We have a meeting with Planning coming up tomorrow, I think, on process. Just to make sure that we're everybody is giving the applicant the same information so we can run it as smoothly as possible and quickly as possible but not mislead anyone or send them
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City of Jacksonville Downtown Investment Authority

December 18, 2019 Uncertified Condensed Copy

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	69		71
1	MR. PAROLA: Thank you, Mr. Chairman.	1	roll call. Councilman?
2	Those are exciting times in DDRB. The first	2	MR. BOYLAN: Michael Boylan, Council
	-		
3	timeit was exciting times, Mr. Gillam.	3	District 6.
4	For those of you who go by the stadium,	4	MR. PADGETT: Marc Padgett, DIA Board
5	go by A. Phillip Randolph, there's a	5	Member.
6	long-standing bar there. At one time it was	6	MR. WARD: David Ward, DIA Board Member.
7	called Amsterdam Sky Cafe. It has a new	7	MS. WORSHAM: Carol Worsham, Board
8	owner, who has a new design, which is very	8	Member.
9	exciting, Mr. Gillam. Part of that design is	9	MR. MOODY: Ron Moody, Board Member.
10	to wrap the building in, in I'm missing a	10	THE CHAIRMAN: Craig Gibbs, Board Chair.
11	word now, Mr. Gillam in second story to	11	MR. FROATS: Todd Froats, Board Member.
12	really bring the outside of the building, the	12	MR. BARAKAT: Oliver Barakat, Board
13	activity to the streets. We are excited about	13	Member.
14	that.	14	
			MR. GILLAM: Braxton Gillam, Board
15	Another conceptual approval was granted	15	Member.
16	to the LaVilla Townhome Project. That's	16	MS. BOYER: Lori Boyer, DIA CEO.
17	moving forward. Pardon me.	17	MR. SAWYER: John Sawyer, Office of
18	For those of you who know the Southbank	18	General Counsel.
19	and know the Reddi-Art site. So that site	19	MR. PAROLA: Guy Parola, Downtown
20	spans both frontage on Hendricks and Kings.	20	Investment Authority.
21	One of our local developers is planning to	21	MR. CRESCIMBENI: John Crescimbeni,
22	redevelop at least two buildings on there with	22	Downtown Investment Authority.
23	some restaurants and retail that will actually	23	THE CHAIRMAN: Thank you. I want to
24	activate both sides and form a connection a	24	wish everyone Happy Holidays and a Joyous New
25	pedestrian connection between those two right	25	Year.
20	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203	20	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
	(904) 8321-0300		(904) 8321-0300
	70		72
1	of ways that doesn't currently exist.	1	72 We are adjourned.
2	of ways that doesn't currently exist. The Cultural Council provided a	2	72 We are adjourned. (The foregoing proceedings were
	70 of ways that doesn't currently exist. The Cultural Council provided a presentation on the Water Street garage which		72 We are adjourned.
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City of Jacksonville

December 18, 2019

1	CERTIFICATE OF REPORTER
2	STATE OF FLORIDA)
3	COUNTY OF DUVAL)
4 5 7 8 9 10 11	I, Patijo Brown, Registered Professional Reporter and Florida Professional Reporter, certify that I was authorized to and did stenographically report the foregoing proceedings and that the transcript is a true and complete record of my stenographic notes to the best of my ability and understanding. DATED this 7th day of January 2020.
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	PATIJO BROWN, RPR, FPR
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	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 8321-0300

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