

CITY OF JACKSONVILLE  
DOWNTOWN INVESTMENT AUTHORITY  
BOARD MEETING

Proceedings held on Wednesday, June 20, 2018,  
commencing at 2:20 p.m., at the Ed Ball Building, 214  
North Hogan Street, 8th Floor, Jacksonville, Florida,  
before Diane M. Tropia, a Notary Public in and for the  
State of Florida at Large.

BOARD MEMBERS PRESENT:

OLIVER BARAKAT, Acting Chairman.  
DANE GREY, Board Member.  
BRENNAN DURDEN, Board Member.  
CRAIG GIBBS, Board Member.  
RON MOODY, Board Member.  
MARC PADGETT, Board Member.  
BRAXTON GILLAM, Board Member.

ALSO PRESENT:

AUNDRA WALLACE, DIA, Chief Executive Officer.  
TOM DALY, DIA, Redevelopment Analyst.  
GUY PAROLA, DIA, Redevelopment Manager.  
JOHN SAWYER, Office of General Counsel.  
JOHNNY GAFFNEY, Office of the Mayor.  
KAREN UNDERWOOD-EILAND, Executive Assistant.

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1 BOARD MEMBERS: (No response.)  
2 THE CHAIRMAN: Thank you. It passes.  
3 Mr. Wallace, 2018-06-02.  
4 MR. WALLACE: I'm going to give  
5 Mr. Parola the honor of the sale of surplus  
6 stormwater credits.  
7 MR. PAROLA: And it is an honor,  
8 Mr. Chairman.  
9 Resolution 2016-06-02, if approved, would  
10 effectuate the sale of 1.81 credit acres of  
11 stormwater credits. These are treatment  
12 credits.  
13 If you recall, at or around August of last  
14 year an ordinance was passed by City Council.  
15 We could take our surplus stormwater credits  
16 and sell them to developments that -- well,  
17 basically met or furthered the CRA plan. And  
18 this is for Vestcor under a different name,  
19 their Lofts at LaVilla, Phase II, so this is  
20 the project just east and it's sort of  
21 contiguous to the apartments that were just  
22 finished.  
23 The sale price is determined by a  
24 prescribed formula that Public Works uses.  
25 Public Works, right now, has determined that  
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1 PROCEEDINGS  
June 20, 2018 2:20 p.m.

2 - - -  
3 THE CHAIRMAN: So I will close that out,  
4 and then open the DIA board meeting.  
5 And the meeting minutes are transcribed,  
6 so we don't need to approve those, correct?  
7 MR. WALLACE: Correct, sir.  
8 THE CHAIRMAN: All right. So we'll move  
9 on to Resolution 2018-06-02, sale of surplus  
10 stormwater credits.  
11 Who will be leading us in that discussion?  
12 MR. SAWYER: If I could interject for a  
13 moment. You do not need to approve the  
14 transcript, but you need to approve the  
15 minutes.  
16 THE CHAIRMAN: Okay.  
17 BOARD MEMBER GIBBS: Move to approve.  
18 BOARD MEMBER PADGETT: Second.  
19 THE CHAIRMAN: All right. Any discussion?  
20 BOARD MEMBERS: (No response.)  
21 THE CHAIRMAN: Public comments?  
22 AUDIENCE MEMBERS: (No response.)  
23 THE CHAIRMAN: All in favor, say aye.  
24 BOARD MEMBERS: Aye.  
25 THE CHAIRMAN: Any opposed?  
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1 each credit acre, when sold, has a value of  
2 \$34,948.25. So, if approved, the sale of these  
3 1.81 credits will equate to \$63,256.33.  
4 Here to answer any questions, as I believe  
5 the developer is.  
6 THE CHAIRMAN: Okay. Thank you,  
7 Mr. Parola.  
8 Could I get a motion and a second to  
9 approve the resolution?  
10 BOARD MEMBER MOODY: So moved on the  
11 motion.  
12 THE CHAIRMAN: Thank you.  
13 BOARD MEMBER PADGETT: I'm recusing from  
14 this one, Oliver, since we're the contractor on  
15 the job. I don't know that there's a conflict,  
16 but just to be safe.  
17 MR. GILLAM: Second.  
18 THE CHAIRMAN: So we still have enough  
19 that it's five, so we're still in good shape.  
20 All right. Any questions regarding the  
21 resolution?  
22 Mr. Padgett, any comments or questions?  
23 BOARD MEMBER PADGETT: No.  
24 THE CHAIRMAN: Ms. Durden.  
25 BOARD MEMBER DURDEN: No comments.  
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1 THE CHAIRMAN: Mr. Grey.  
 2 BOARD MEMBER GREY: None, sir.  
 3 THE CHAIRMAN: Mr. Gibbs.  
 4 BOARD MEMBER GIBBS: No.  
 5 THE CHAIRMAN: Mr. Gillam.  
 6 BOARD MEMBER GILLAM: No comments.  
 7 THE CHAIRMAN: Mr. Moody.  
 8 BOARD MEMBER MOODY: None.  
 9 THE CHAIRMAN: Any public comment on the  
 10 resolution?  
 11 AUDIENCE MEMBERS: (No response.)  
 12 THE CHAIRMAN: Seeing none, all in favor,  
 13 say aye.  
 14 BOARD MEMBERS: Aye.  
 15 (Board Member Padgett abstains from  
 16 voting.)  
 17 THE CHAIRMAN: Any opposed?  
 18 BOARD MEMBERS: (No response.)  
 19 THE CHAIRMAN: That resolution passes.  
 20 All right. Next on the action items --  
 21 that is all of the items on action, so we'll  
 22 now move to the CEO report.  
 23 Mr. Wallace.  
 24 MR. WALLACE: Yes, sir.  
 25 Under the Chief Executive Officer Report,  
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1 I'd like to take up Item C. There's a memo  
 2 that I passed out, and I hope that everyone has  
 3 the actual memo. I'll read it into the record.  
 4 It's to the governing board of the  
 5 Downtown Investment Authority. It is from the  
 6 Chief Executive Officer. The subject is  
 7 Metropolitan Park/Shipyards Properties,  
 8 Redevelopment Agreement Negotiations, dated  
 9 June 19th. I probably could put the time as  
 10 11 p.m. last night.  
 11 At our December 26th board of directors  
 12 meeting, the governing board set forth an  
 13 18-month time frame for negotiating a term  
 14 sheet, gain approval from the DIA board for the  
 15 term sheet, prepare a Redevelopment Agreement,  
 16 and gain approval by the City Council. This  
 17 time frame became effective upon the selection  
 18 of Iguana Investments of Florida on April 18th,  
 19 2017, and will conclude on September 17th,  
 20 2018.  
 21 To date the following has occurred:  
 22 DIA, via our City procurement  
 23 solicitation, selected Iguana Investments of  
 24 Florida as the entity best responsive to begin  
 25 negotiations to develop 70 acres of City-owned  
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1 Northbank riverfront property known as  
 2 Metropolitan Park and the Shipyards in  
 3 April 2017.  
 4 Negotiations are ongoing amongst all three  
 5 parties. We're addressing encumbrances as a  
 6 result of past federal and state grants for  
 7 Metropolitan Park. Conversations are ongoing  
 8 and will continue with the Land and Water  
 9 Conservation Fund and the Florida Recreational  
 10 Development Assistance Program until  
 11 resolutions have been reached.  
 12 Iguana Investments of Florida will move  
 13 forward with a mixed-use at Lot J, near TIAA  
 14 Bank Field in the interim while the City  
 15 resolves the above-referenced matters. This  
 16 development will possibly require a  
 17 public-private partnership, thus a public  
 18 incentive package. Such an incentive package  
 19 would require DIA and City of Jacksonville  
 20 approvals. Such an incentive package could  
 21 possibly be presented during the fourth quarter  
 22 of 2018 or the first quarter of 2019.  
 23 Upon resolution of those matters relating  
 24 to Metropolitan Park, the City of Jacksonville,  
 25 DIA, and Iguana Investments of Florida will  
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1 seek to finalize negotiation of a term sheet  
 2 and seek approval of the term sheet and the  
 3 Redevelopment Agreement for the 70 acres of  
 4 redevelopment -- I mean, 70 acres of Northbank  
 5 City-owned property.  
 6 Due to the nature and complexity of this  
 7 project and many numerous yet-to-be-determined  
 8 costs and land use planning matters, as well as  
 9 the environmental contamination of the  
 10 Shipyards property, I'm hereby requesting an  
 11 extension to complete the negotiations and gain  
 12 the necessary approvals from DIA and the City  
 13 Council. This extension is being sought -- is  
 14 through June 30th of 2020.  
 15 Mr. Chairman, I just spent three years  
 16 negotiating a complex Redevelopment Agreement  
 17 on 30 acres of property that had to be cleaned  
 18 up. And we have 70 acres of property that  
 19 we've been working on since April of last year  
 20 and there's numerous complexities equally as  
 21 well.  
 22 From a timing standpoint, looking back at  
 23 your 18-month time frame, this is not that the  
 24 request -- this is not the fault of the  
 25 developer. This is just the fault of -- it  
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1 takes time to unravel certain encumbrances.  
 2 And by going through June 30th of 2020, it  
 3 gives us enough time to get things done.  
 4 The developer is committed. They've  
 5 already committed to engaging on Lot J for  
 6 development. Where they would certainly want  
 7 to get into development on Metropolitan Park as  
 8 well as the Shipyards, there's just not enough  
 9 hours in the day to get all these things  
 10 accomplished in this particular time frame.  
 11 This is not an unreasonable request.  
 12 THE CHAIRMAN: Thank you, Mr. Wallace.  
 13 So you are acting -- or you are asking us  
 14 to make an action here, correct?  
 15 MR. WALLACE: That is correct, sir.  
 16 I am asking for you to -- because you made  
 17 a motion in December that you wanted a time  
 18 frame set, and we had to adhere to that when we  
 19 released the proposals the beginning of this  
 20 year, which -- I'm sorry. You made that  
 21 request in December of '16. So when we  
 22 released the proposals in -- the first of '17  
 23 and they came back, we had to adhere to that in  
 24 terms of -- from a negotiating standpoint.  
 25 I'm here telling you on June 20th that  
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1 there will not be a term sheet to bring before  
 2 you come September of this year, nor a  
 3 Redevelopment Agreement trying to get through  
 4 City Council. There are things that we have to  
 5 do in order to get there and it takes time to  
 6 get it done.  
 7 THE CHAIRMAN: Okay. Just one more point  
 8 of clarification. Is there a license agreement  
 9 currently in place?  
 10 MR. WALLACE: A license agreement for what  
 11 purpose?  
 12 THE CHAIRMAN: For Iguana to --  
 13 MR. WALLACE: There's probably a license  
 14 agreement in place for them to possibly do some  
 15 monitoring at Metropolitan Park, yes.  
 16 THE CHAIRMAN: Okay. So to approve an  
 17 extension of negotiations, what exactly does  
 18 that mean? Is there an encumbrance on the  
 19 property?  
 20 MR. WALLACE: Yeah, there's some -- we've  
 21 got some grants. I just laid out where the  
 22 grants came from. And there are things that we  
 23 have to work out with these two respective  
 24 entities. And there's not a resolution in  
 25 sight today, but we are definitely working with  
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1 the Land and Water Conservation Fund, as well  
 2 as the Florida Recreation Development  
 3 Assistance Program.  
 4 THE CHAIRMAN: Okay. Mr. Gibbs, do you  
 5 have a question?  
 6 BOARD MEMBER GIBBS: No. I'd like to make  
 7 a motion.  
 8 THE CHAIRMAN: Okay.  
 9 BOARD MEMBER GIBBS: I move we grant the  
 10 extension. I think it's important for us to  
 11 get this development right. And if it takes  
 12 more time in order to get it right, especially  
 13 after the District -- and I think I heard our  
 14 CEO say it took three years?  
 15 MR. WALLACE: The District came to see us  
 16 in May of 2015. This got approved at City  
 17 Council June 12th, 2018.  
 18 BOARD MEMBER GIBBS: And this is twice --  
 19 MR. WALLACE: I redid that project -- I  
 20 redid that -- we had probably -- Tom will  
 21 correct me -- at least 16 different ways of  
 22 trying to do that particular project. I want  
 23 to have at least that on this upcoming  
 24 transaction as well. Hopefully not, but --  
 25 BOARD MEMBER GIBBS: And as I said, I  
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1 think it's important we get this right. And if  
 2 it takes time to do that -- I don't think this  
 3 is an unreasonable amount of time, so I move we  
 4 grant the extension.  
 5 BOARD MEMBER MOODY: Second.  
 6 THE CHAIRMAN: Motion to approve the  
 7 extension and a second.  
 8 Why don't we go for questions around the  
 9 table.  
 10 Mr. Moody, do you have any questions or  
 11 comments?  
 12 BOARD MEMBER MOODY: No questions, but I  
 13 think this time frame gives us plenty of time  
 14 to, as Mr. Gibbs says, get it right. And I  
 15 know there's going to be a lot of issues coming  
 16 up in the meantime and I think it's probably  
 17 necessary.  
 18 MR. WALLACE: Mr. Chairman, if I could,  
 19 there's a paragraph in here. It says that  
 20 there could be a potential public-private  
 21 partnership on Lot J. I'm going to be  
 22 negotiating anyway, you know, with probably the  
 23 same group and the same team, so it's not like  
 24 we're -- everything that's being done in that  
 25 particular area, while it's not focused right  
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1 now on the Shipyards and Met Park because there  
 2 are things that we have to work out from a --  
 3 government to government, it's not like we're  
 4 not negotiating with the developer on continued  
 5 development in the area, resolve these issues,  
 6 and we jump right back on everything that I  
 7 talked about, continue to determine costs, land  
 8 use planning matters, environmental  
 9 contamination because the land use planning has  
 10 determined, you know, the environmental cleanup  
 11 issues that we're going to have to address.  
 12 So I'm not going to rush this deal. I  
 13 told you that in April of last year, and I knew  
 14 we'd be where we are, but I need this  
 15 particular time to get this stuff to get this  
 16 deal done.  
 17 THE CHAIRMAN: Okay. Mr. Gillam.  
 18 MR. GILLAM: It makes sense to me. It's  
 19 an issue. It's going to take time to work out,  
 20 particularly the government issue. I  
 21 understand those things. I'm in favor.  
 22 THE CHAIRMAN: Mr. Gibbs made the motion.  
 23 Any other comments?  
 24 Mr. Grey.  
 25 BOARD MEMBER GREY: No.  
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1 THE CHAIRMAN: Ms. Durden.  
 2 BOARD MEMBER DURDEN: Thank you very much,  
 3 Mr. Chairman.  
 4 I am in support of the resolution. I  
 5 would ask Mr. Wallace and his staff to provide  
 6 us with a report on perhaps -- I would  
 7 recommend, at a minimum, every six months over  
 8 the course of these additional two years. I  
 9 think that that would be helpful. You may come  
 10 to us more often than that. It sounds to me  
 11 like you're going to be coming back to us  
 12 within six months anyway, but I would think  
 13 that that would be a way to advise the board  
 14 and get any feedback from the board as you're  
 15 going through the process.  
 16 MR. WALLACE: Certainly.  
 17 BOARD MEMBER DURDEN: I ask that that be a  
 18 friendly amendment to the approval.  
 19 BOARD MEMBER PADGETT: No comments.  
 20 THE CHAIRMAN: Mr. Wallace, you're okay  
 21 with that --  
 22 MR. WALLACE: I'm certainly okay with  
 23 that.  
 24 THE CHAIRMAN: Any other --  
 25 MR. GILLAM: Just a point of order.  
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1 I mean, that's really not an amendment to  
 2 the resolution. The resolution is for another  
 3 18 months. I mean --  
 4 BOARD MEMBER DURDEN: Actually, I don't  
 5 even think there is a resolution.  
 6 (Simultaneous speaking.)  
 7 THE CHAIRMAN: There is no resolution.  
 8 BOARD MEMBER DURDEN: I don't think there  
 9 is a resolution. I said "resolution," but that  
 10 was a mistake. I don't think there actually is  
 11 a resolution. So it's just a friendly  
 12 amendment to the motion.  
 13 Thank you.  
 14 THE CHAIRMAN: All right. Any public  
 15 comment?  
 16 AUDIENCE MEMBERS: (No response.)  
 17 THE CHAIRMAN: All right. All in favor of  
 18 the motion with the friendly amendment, say  
 19 aye.  
 20 BOARD MEMBERS: Aye.  
 21 THE CHAIRMAN: Any opposed?  
 22 BOARD MEMBERS: (No response.)  
 23 THE CHAIRMAN: All right. Mr. Wallace,  
 24 thank you.  
 25 MR. WALLACE: Thank you.  
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1 Mr. Chairman, A and B. We're going to be  
 2 going before the Mayor's Budget Review  
 3 Committee this upcoming Monday, June 25th, at  
 4 9 a.m. And we're going to, at that time --  
 5 we're expecting that it's going to be more than  
 6 one day, so -- we're going to talk about our  
 7 administrative budgets, which you probably  
 8 approved in the month of May, as well as  
 9 parking, and what you just most recently  
 10 approved, which is your Tax Increment Financing  
 11 District budgets. But in addition, we're going  
 12 to engage with the administration on dialogue  
 13 about additional funding support for the  
 14 Historic Preservation Trust Fund as well as the  
 15 Downtown Development Fund.  
 16 I think Karen or Jackie may have passed  
 17 out to you -- I'm just going to take a document  
 18 that probably starts -- that says "Fund Balance  
 19 as of June 11, 2018." This is your Historic  
 20 Preservation Trust Fund balance. The balance  
 21 is roughly just shy of \$273,000. I'm going to  
 22 request \$4.45 million of unrestricted funding  
 23 to go into the Historic Preservation Trust Fund  
 24 for next fiscal year.  
 25 There are some commitments out there that  
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1 have already been approved. The commitment to  
2 the Laura Street Trio is at \$4 million; the  
3 Jones Brothers building, 1.5 million. We've  
4 got a Masonic lodge commitment of 50,000. It  
5 should bring us to about \$5.5 million of --  
6 already commitments right now. The 50,000 can  
7 certainly come out of the 270- -- almost  
8 278,000 that we have to date.

9 But having some uncommitted funds to try  
10 to address projects such as the Ambassador  
11 Hotel, old Baptist Convention Center, the old  
12 Federal Reserve building, 120 East Forsyth,  
13 218 West Hogan, 170 North Hogan Street, Snyder  
14 Memorial, and I'll add to the list, old Stanton  
15 High School, and other historic projects within  
16 downtown that we can address.

17 It's just the nature of the beast that we  
18 don't have the capital right now to even begin  
19 to discuss with developers about developing  
20 those projects. So some discussion you may  
21 have; well, not enough, how did you derive at  
22 that number, et cetera. You know, you do  
23 require of me to pay attention to what's going  
24 on as a fiscal -- fiscally, from the City  
25 standpoint, I think that we can have a

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1 conversation. Whether we're successful or not  
2 is a different conversation, but I think we can  
3 have a conversation around almost \$4.5 million  
4 of capital coming into the Historic  
5 Preservation Trust Fund for us to try to  
6 address additional projects, but I'd leave that  
7 open to the board for comments and input if you  
8 think my number is too low, but I'm going to  
9 start at the 4.45 million of uncommitted funds  
10 into the Historic Preservation Trust Fund for  
11 the next fiscal year unless there's some  
12 different dialogue from you today.

13 THE CHAIRMAN: Is this an action item,  
14 Mr. Wallace, or just a recommendation and --  
15 MR. WALLACE: This is my recommendation.  
16 You know, I always want to make sure that  
17 I talk to my board before I go and sit down on  
18 something of this nature, but dialogue from you  
19 all about the things that we've got to get  
20 done -- and this is -- this is where I think I  
21 can start a conversation and not get the -- not  
22 have the meeting terminated on me saying your  
23 request is unreasonable, you know, because,  
24 let's be candid about it, we're going to be  
25 asking for funding. And this will compete with

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1 other priorities that the City has for the next  
2 fiscal year, so I had to be mindful of where I  
3 thought I could get in the door, have a  
4 conversation, and knowing that -- you know,  
5 coming upon my tenure here in August of this  
6 year being five years, never asked for one  
7 dime. So it's about time.

8 THE CHAIRMAN: Any discussion?  
9 I'll start with Mr. Padgett.

10 BOARD MEMBER PADGETT: No questions.

11 THE CHAIRMAN: Ms. Durden.

12 BOARD MEMBER DURDEN: Thank you.

13 I think that your request is very  
14 reasonable. I think that the potential  
15 historic projects make a lot of sense.

16 One thing I was curious about in the  
17 numbers -- I think we had committed for Laura  
18 Street, Jones Brothers and Masonic, from our  
19 current year; is that correct?

20 MR. WALLACE: Well, remember, when we did  
21 the Laura Street Trio and the Barnett Bank  
22 building we had \$4 million cash on hand, for  
23 which we've -- let's just say we allocated that  
24 towards Barnett. The 4 million for the Trio,  
25 while approved, the City would have to

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1 appropriate that money for the project. And  
2 since the Trio was the last to get done, the  
3 appropriation will come later -- later budget  
4 years for the City, even though they know it's  
5 a commitment to the project.

6 BOARD MEMBER DURDEN: And is that going to  
7 be -- that commitment, is that going to be up  
8 to the City Council when they take action on  
9 this or is this going to be just a -- would  
10 they basically be approving it through the  
11 budget process?

12 MR. WALLACE: The City Council, as a body,  
13 has approved the Redevelopment Agreement for  
14 the Laura Street Trio, Barnett building, with  
15 \$4 million cash on hand and a commitment for  
16 the other 4-.

17 BOARD MEMBER DURDEN: Okay.

18 MR. WALLACE: I'm just basically bringing  
19 to your attention -- and also when I meet with  
20 the administration -- that we have a \$4 million  
21 commitment already. We've got a DIA commitment  
22 of 1.5 for the Jones Brothers building, as well  
23 as agreement by the administration. However, I  
24 have not taken that 1.5 for the Jones Brothers  
25 building to City Council. We're still working

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1 up that legislation and Redevelopment  
 2 Agreement.  
 3 BOARD MEMBER DURDEN: So, in effect,  
 4 you're not actually asking for 10 million?  
 5 You're actually asking for 5.5 over and above  
 6 what they've already --  
 7 MR. WALLACE: \$4.45 million is what I'm  
 8 asking for.  
 9 BOARD MEMBER DURDEN: How much?  
 10 MR. WALLACE: 4.45 million is what I'm  
 11 asking for.  
 12 BOARD MEMBER DURDEN: So then -- I thought  
 13 we were asking for the full 10 million.  
 14 MR. WALLACE: No. What I did is an  
 15 accounting situation internally. That top part  
 16 should not be there. So, really, I'm looking  
 17 for an uncommitted fund balance of  
 18 4.45 million. That's what I'm looking for.  
 19 BOARD MEMBER DURDEN: Okay. So I guess,  
 20 then, if those are already committed, how are  
 21 we going to get -- where's the money for the  
 22 potential historic projects? Are you asking  
 23 for money for that?  
 24 MR. WALLACE: Again, that's what I'm  
 25 asking for.

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1 THE CHAIRMAN: That says the 4.4.  
 2 BOARD MEMBER DURDEN: Okay. I'm reading  
 3 it wrong, then, because when --  
 4 MR. WALLACE: Can I say this?  
 5 BOARD MEMBER DURDEN: Yes.  
 6 MR. WALLACE: There are projects that have  
 7 already been approved.  
 8 BOARD MEMBER DURDEN: I got that.  
 9 MR. WALLACE: All right. There are  
 10 projects that we'd like to get to --  
 11 BOARD MEMBER DURDEN: Right.  
 12 MR. WALLACE: -- that we have no money to  
 13 get there.  
 14 BOARD MEMBER DURDEN: Right.  
 15 MR. WALLACE: And in order to do that, I'm  
 16 going in, starting the conversation at  
 17 \$4.45 million. It just so happened that  
 18 4.45 million and what you've already committed  
 19 to, which is 5.5, adds up to roughly  
 20 \$10 million.  
 21 BOARD MEMBER DURDEN: Right. And that's  
 22 my point I'm trying to make is that, because  
 23 the City Council has actually already committed  
 24 to all of these that we're -- that, yes, you  
 25 need to give us this money that you've already

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1 committed towards these projects through  
 2 Development Agreements, but we'd like this  
 3 extra money to apply to potential new projects.  
 4 In other words, to me, that's a different  
 5 kind of strategy going in when they recognize,  
 6 well, actually, they're not asking for the  
 7 whole -- you know, this really large amount;  
 8 they're asking for this smaller amount. Yes,  
 9 we have to transfer these additional funds to  
 10 cover the things that are already committed, so  
 11 it's just a matter of semantics.  
 12 I think that it's important for the  
 13 council to remember, and the Mayor's Budget  
 14 Review Committee to also remember, that, if I  
 15 did my math right, \$4,050,000 has already  
 16 actually been committed by the City Council.  
 17 And so what we're actually asking for is the  
 18 additional, for the other projects, Jones  
 19 Brothers, as well as potential historic  
 20 projects.  
 21 MR. WALLACE: That's fair enough.  
 22 BOARD MEMBER DURDEN: I do think it's just  
 23 a matter of semantics. I was just trying to  
 24 make a suggestion that, in my mind, it's a  
 25 little -- slightly smaller, or it appears

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1 anyway to be a smaller amount when they  
 2 recognize that they've already made those  
 3 commitments.  
 4 THE CHAIRMAN: It's a messaging strategy.  
 5 BOARD MEMBER DURDEN: That's all. Just  
 6 a --  
 7 THE CHAIRMAN: We don't want headlines  
 8 coming down that downtown is getting  
 9 \$10 million for this purpose when in reality  
 10 it's 5 million.  
 11 BOARD MEMBER DURDEN: That's right.  
 12 THE CHAIRMAN: Anything else?  
 13 BOARD MEMBER DURDEN: No, thank you.  
 14 THE CHAIRMAN: Mr. Grey.  
 15 BOARD MEMBER GREY: Just verifying, this  
 16 is grant money, not a loan, is it?  
 17 MR. WALLACE: That is correct.  
 18 That would be funds that will be provided  
 19 to the Historic Preservation Trust Fund that  
 20 gives us the flexibility to do both, grant or  
 21 loan, out of that respective fund.  
 22 BOARD MEMBER GREY: Thank you.  
 23 THE CHAIRMAN: Mr. Gibbs.  
 24 BOARD MEMBER GIBBS: I think it's  
 25 commendable for the work that you've done

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1 without, in five years, asking, so I think this  
2 is a great number to go to the City Council  
3 with and make the ask.

4 MR. WALLACE: Thank you.

5 THE CHAIRMAN: I have a couple of  
6 comments, but I'll let the other board members  
7 speak on what they have.

8 Mr. Gillam, any comments or questions?

9 MR. GILLAM: I really don't have a comment  
10 in my mind. I would just note, to continue to  
11 do the work, we've got to have the money to --  
12 in the fund. And as you -- you know, you note  
13 here there's a lot of projects that are out  
14 there for us to proceed on if we had help, so  
15 I -- I'm certainly in support of whatever you  
16 recommend on it.

17 THE CHAIRMAN: Mr. Moody.

18 BOARD MEMBER MOODY: And if you can get  
19 the City Council behind you, they're all worthy  
20 projects for sure.

21 MR. WALLACE: We've not laid out potential  
22 projects that are not something that's probably  
23 not in our plan, first and foremost, but they  
24 all have the ability, if you're able to ignite  
25 them and get them going, to continue the

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1 momentum that we've had thus far to continue  
2 that within downtown.

3 You know, we've recognized that maybe  
4 500,000, 600,000 here, 750-, a million here  
5 gets these types of projects going and has a  
6 great deal of momentum. And I could tell you,  
7 if you're able to activate 170 North Hogan and  
8 218 West Adams, then -- what does that do for  
9 that Adams Street/Hogan corridor? It does a  
10 great deal.

11 You know, if you're able to -- you know, I  
12 know there's some City Council members that  
13 would love to see the old Baptist Convention  
14 Center and the old Federal Reserve building,  
15 right behind their offices on that wall of City  
16 Hall -- to basically say, I don't have to look  
17 out at that blight any longer. You know, so if  
18 we're able to get those projects going and --  
19 and keep the Ambassador Hotel and just continue  
20 to allow us to check away each year, each  
21 couple of years, you know, projects that  
22 continue to improve our downtown.

23 THE CHAIRMAN: Mr. Wallace, did the  
24 Chophouse not receive historic trust fund  
25 dollars?

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1 MR. WALLACE: The Chophouse received  
2 \$500,000 of Historic Preservation funds, yes,  
3 and \$250,000 from the Downtown Development Fund  
4 as a loan.

5 THE CHAIRMAN: Okay. So that's how --  
6 obviously, as you advocate for these, I'm sure  
7 you will list all the other prior projects --

8 MR. WALLACE: Sure.

9 THE CHAIRMAN: -- and the positive impact  
10 (inaudible) on it. It may be difficult because  
11 in most of the historic projects I think the  
12 source, the number of incentive programs -- but  
13 if there's a way to provide a ratio of Historic  
14 Trust Fund dollars to total project size --

15 MR. WALLACE: Sure.

16 THE CHAIRMAN: -- so that you could help  
17 the City Councilperson or the mayor's office  
18 understand what this modernization could end up  
19 being, what 4.4 million in incentives could end  
20 up being as far as total project size, I think  
21 it's a 10 percent ratio or something like that.

22 MR. WALLACE: Sure.

23 THE CHAIRMAN: So communicating the value  
24 and the messaging is really important. And  
25 certainly if you need any help from the board

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1 members in this, please don't hesitate because  
2 this is critical.

3 MR. WALLACE: I mean, it's very simple.

4 If you take the Chophouse, look at -- you go  
5 in, you recognize they spent a great deal of  
6 money. We only put in \$750,000. We put a half  
7 million dollars in with a grant, \$250,000 in a  
8 loan, but you've got first position on the  
9 building from a loan. So I need the Chophouse  
10 to be successful because I don't want to end up  
11 with the building, but we've done good at  
12 leveraging our resources to get projects done.  
13 You know, \$4 million into the Barnett building  
14 when it's a 34-, \$36 million project, I don't  
15 think that's bad.

16 We've got to continue to do more of these  
17 type of projects and keep this momentum going,  
18 but -- Mr. Gillam is correct, this type of  
19 development won't feed itself without  
20 something.

21 THE CHAIRMAN: Agreed.

22 Any other questions on this fund?

23 BOARD MEMBERS: (No response.)

24 THE CHAIRMAN: Mr. Wallace, I think you  
25 wanted to go through the Downtown Economic

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1 Development Fund --  
 2 MR. WALLACE: Yes, sir.  
 3 So the Downtown Economic Development Fund  
 4 is kind of broken up into three categories for  
 5 us. We do some capital improvement projects,  
 6 we do forgivable loans, and then we do actual  
 7 loans. So when you get down to funds available  
 8 for projects as of June 20th, 2018, you know,  
 9 you've got about \$100,000 for capital  
 10 improvement projects, you've got about \$11,000  
 11 on forgivable loans, you've got \$300,000 to do  
 12 an actual loan. You've got about \$411,000 cash  
 13 on hand. I'm requesting \$1.5 million to be  
 14 added to the Downtown Economic Development  
 15 Fund, Fiscal Year '18/'19, and we put \$500,000  
 16 in forgivable loans, put a million dollars in  
 17 the loans. So we're able to do this -- this is  
 18 where we're able to do -- this is where I did  
 19 \$250,000 for the Chophouse, this type of a loan  
 20 fund.

21 You know, when you're trying to mix  
 22 projects, you know, historic with some Downtown  
 23 Development Fund -- I'm going to be pulling  
 24 from both of these pots to try to get an actual  
 25 project done since we want to see some projects

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1 with mixed used. Sometimes it's residential,  
 2 sometimes it's with retail. So how do I  
 3 incentivize the retail piece as well as  
 4 incentivize the residential piece to move  
 5 forward? So without having some level of  
 6 funding to do just that, you know, it's just --  
 7 frankly, it's going to be difficult in Fiscal  
 8 Year '18/'19 with where the balances are today.

9 THE CHAIRMAN: Okay. Any questions from  
 10 board members on this particular fund?

11 BOARD MEMBERS: (No response.)

12 THE CHAIRMAN: This fund originally  
 13 received, I think, 4.1 million, right?

14 MR. WALLACE: I think this fund -- this is  
 15 the fund that started out with a significant  
 16 amount of money in fiscal year -- in budget  
 17 season '13, going into '13/'14, this is when  
 18 the funds were moved out and -- to take care of  
 19 some other costs in the City, and they left us  
 20 with roughly about \$4 and a half million --  
 21 yeah, \$4.5 million was left, and we're down to  
 22 \$411,000.

23 THE CHAIRMAN: That's when you just  
 24 started. Those were good times.

25 Any questions?

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1 BOARD MEMBERS: (No response.)

2 THE CHAIRMAN: All right. Thank you,  
 3 Mr. Wallace.

4 And you don't need us to take any action,  
 5 correct?

6 MR. WALLACE: No, sir.

7 THE CHAIRMAN: Anything else in your CEO  
 8 report?

9 MR. WALLACE: No, sir, not at the present  
 10 time.

11 I want to commend my staff and the Office  
 12 of General Counsel for all the work that was  
 13 done to get us to June 12th to get the District  
 14 project approved. I don't want to continue to  
 15 harp on it, but I have to say that it's a  
 16 tremendous amount of work that went into  
 17 getting that project turned around after we  
 18 worked so many months on one structure that got  
 19 approved by you all in June, but we recognized  
 20 that it was -- I think it may have been quoted.

21 It was -- might have been just a little bit too  
 22 creative and we came back with something more  
 23 traditional to get it approved by City Council.

24 So we've done our part on the District.

25 It is now, you know, up to the developer to do  
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1 their part in terms of closing on the property,  
 2 as well as getting the Community Development  
 3 District created and issuing bonds and getting  
 4 it going. So, you know, we've done that.

5 I will say to you that, before the end of  
 6 this meeting I would love for you to get your  
 7 calendars out. I need to move our board  
 8 meeting from July 18th to July 11th because  
 9 I've got another project I need to bring to you  
 10 and it is on a real timeline and I can't miss  
 11 some dates here, and I really need your support  
 12 come July 11th.

13 I would set the time normally at  
 14 2 o'clock, if we could, but if that doesn't  
 15 work for you I can go in the morning. It's up  
 16 to you, but July 11th is the date that I really  
 17 need you.

18 THE CHAIRMAN: I'm out of town.

19 All right. Anybody have an issue with  
 20 that week? If not, hopefully we can get a  
 21 quorum, so --

22 Anything else in your report?

23 MR. WALLACE: No, sir.

24 THE CHAIRMAN: And congratulations in  
 25 getting the District behind you guys.

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1 MR. WALLACE: Thank you.  
 2 THE CHAIRMAN: I believe they're closing  
 3 next month.  
 4 MR. WALLACE: That is correct.  
 5 THE CHAIRMAN: So that will be exciting.  
 6 MR. WALLACE: Yes, sir.  
 7 THE CHAIRMAN: DDRB briefing. I see Jim  
 8 is not here, so we have no DDRB briefing today?  
 9 MR. WALLACE: No, sir.  
 10 I just want to bring to your attention  
 11 that we were successful in playing a very good  
 12 role in getting VyStar into downtown. So the  
 13 Main, Forsyth and now Laura Street garage that  
 14 has now gone through -- and this is just a  
 15 little bit of a DDRB report. DDRB has given  
 16 final approval to that particular garage, and  
 17 that garage would sit on the property that we  
 18 currently own, that the developer will purchase  
 19 from us, as well as the lot behind Regions  
 20 Bank. They will come together for that parking  
 21 garage. DDRB approved it at a space count at  
 22 685 spaces. Remember, we have a master lease  
 23 on it for 550 spaces. Well, the garage will  
 24 probably be 810 spaces, come back for an  
 25 administrative approval through DDRB to get up  
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1 to 810 spaces, so -- reason being, we needed to  
 2 find more spaces for parking for VyStar. So  
 3 we're going to work with VyStar, get an  
 4 agreement in place with them for 400-plus  
 5 parking spaces in that particular garage going  
 6 to them. And probably, I'll say roughly 450 is  
 7 what I've talked to them about, and the other  
 8 spaces going to the developer for their needs  
 9 at the Trio and the Barnett building.  
 10 So we will probably, next month, be  
 11 bringing back an amended master lease agreement  
 12 for that particular garage, subsequent to me  
 13 making sure I get an agreement in place with  
 14 VyStar for those particular spaces, but that's  
 15 what we did to help facilitate that transaction  
 16 coming into downtown.  
 17 THE CHAIRMAN: Is that a time-sensitive  
 18 item or is that -- that's something else for  
 19 next month's meeting?  
 20 MR. WALLACE: It's going to piggyback on  
 21 that time-sensitive item, but I just wanted to  
 22 get it out there on the table.  
 23 THE CHAIRMAN: All right. Thank you,  
 24 Mr. Wallace.  
 25 Any old business?  
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1 BOARD MEMBERS: (No response.)  
 2 STAFF MEMBERS: (No response.)  
 3 THE CHAIRMAN: Any new business? We have  
 4 a couple of items.  
 5 So, first, the election of officers for --  
 6 I assume this is for the board?  
 7 MR. WALLACE: That is definitely for you.  
 8 We're at that time of the year again.  
 9 So currently, Mr. Bailey is your chair and  
 10 Mr. Meeks is vice chair, Ms. Durden is your  
 11 secretary. So you need to come up with a slate  
 12 of officers.  
 13 THE CHAIRMAN: Mr. Gibbs.  
 14 BOARD MEMBER GIBBS: I think I may have to  
 15 suspend the rules, but I'd put Mr. Bailey back  
 16 in the nomination for chair. I think we're at  
 17 the point where we're going to have to continue  
 18 the continuity of some major projects and he  
 19 served us admirably, so I'd like to put his  
 20 name back in (inaudible) as chair.  
 21 THE CHAIRMAN: Especially since he's not  
 22 here. He can't defend himself.  
 23 BOARD MEMBER MOODY: Do you need a motion  
 24 on that?  
 25 THE CHAIRMAN: So typically -- correct me  
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1 if I'm wrong, Mr. Wallace -- we have a  
 2 subcommittee to have this discussion. I don't  
 3 know if you've talked to Mr. Bailey about this  
 4 and if he's willing and able.  
 5 MR. WALLACE: He said he would be honored  
 6 if his colleagues felt as though it was best.  
 7 THE CHAIRMAN: And then as far as -- well,  
 8 why don't we go ahead and have a motion.  
 9 Yes, we do have to vote on this, correct,  
 10 Mr. Sawyer?  
 11 MR. WALLACE: Correct.  
 12 MR. SAWYER: Yes.  
 13 THE CHAIRMAN: So why don't we have a --  
 14 BOARD MEMBER MOODY: Are we going to vote  
 15 on the whole board together or one --  
 16 BOARD MEMBER GIBBS: One at a time.  
 17 THE CHAIRMAN: One at a time. So if you  
 18 want to go ahead and make a motion -- or you  
 19 just did.  
 20 BOARD MEMBER GIBBS: I just did.  
 21 BOARD MEMBER PADGETT: I'll second.  
 22 BOARD MEMBER MOODY: I'll second the  
 23 motion.  
 24 THE CHAIRMAN: All right. Any further  
 25 discussion on Mr. Bailey's chairmanship  
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1 continuing for another year?  
 2 Mr. Sawyer had another comment.  
 3 MR. SAWYER: To the Chair and to the  
 4 board, you need to waive Section 4.4 of your  
 5 bylaws that require or limit an officer to a  
 6 one-year term.  
 7 BOARD MEMBER GIBBS: I think that was my  
 8 comment in the beginning, that I may have to  
 9 suspend the rules. So I first move that we  
 10 suspend the rules.  
 11 THE CHAIRMAN: Okay. We are suspending  
 12 the rules as it relates to the tenure of the  
 13 chairman.  
 14 BOARD MEMBER GIBBS: Yes.  
 15 THE CHAIRMAN: Is there a second?  
 16 BOARD MEMBER PADGETT: Second.  
 17 THE CHAIRMAN: Any discussion?  
 18 BOARD MEMBERS: (No response.)  
 19 THE CHAIRMAN: Mr. Sawyer, do we need  
 20 public opinion or input or --  
 21 MR. SAWYER: No.  
 22 THE CHAIRMAN: All in favor, say aye.  
 23 BOARD MEMBERS: Aye.  
 24 THE CHAIRMAN: Any opposed?  
 25 BOARD MEMBERS: (No response.)  
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1 THE CHAIRMAN: So the bylaws are -- as it  
 2 relates to the chairmanship are suspended for a  
 3 year.  
 4 I need a motion to --  
 5 BOARD MEMBER GIBBS: Yes. I would like to  
 6 move that we nominate Jim Bailey as chair.  
 7 BOARD MEMBER MOODY: Second.  
 8 THE CHAIRMAN: Any discussion?  
 9 BOARD MEMBERS: (No response.)  
 10 THE CHAIRMAN: Seeing none, all in favor,  
 11 say aye.  
 12 BOARD MEMBERS: Aye.  
 13 THE CHAIRMAN: Any opposed?  
 14 BOARD MEMBERS: (No response.)  
 15 THE CHAIRMAN: Motion carries.  
 16 Next, we need to vote on a vice chair.  
 17 BOARD MEMBER MOODY: I'd like to make a  
 18 motion that we select Mr. Gibbs as vice chair.  
 19 MR. GILLAM: Second.  
 20 THE CHAIRMAN: Motion made and seconded.  
 21 Any comment from any board member?  
 22 BOARD MEMBER MOODY: If he's agreeable.  
 23 BOARD MEMBER GIBBS: I'd be honored.  
 24 Thank you.  
 25 THE CHAIRMAN: Any other comments?  
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1 BOARD MEMBERS: (No response.)  
 2 THE CHAIRMAN: Okay. Seeing none, all in  
 3 favor for Mr. Gibbs to be vice chair, say aye.  
 4 BOARD MEMBERS: Aye.  
 5 THE CHAIRMAN: Any opposed?  
 6 BOARD MEMBERS: (No response.)  
 7 THE CHAIRMAN: Motion carries.  
 8 And last is secretary.  
 9 MR. WALLACE: Mr. Chairman, I'd like to --  
 10 before you all make a decision on this one, I  
 11 just want to -- housekeeping business here.  
 12 So a couple of individuals have some terms  
 13 that expire here, unfortunately, soon, like  
 14 June 30th. So that would be -- Mr. Meeks' term  
 15 expires on June 30th, Ms. Durden's term expires  
 16 on June 30th, Mr. Padgett's term expires on  
 17 June 30th. So I'd like for y'all to have some  
 18 conversations with some people on  
 19 reappointments. I just wanted you to know  
 20 where we sit here on that piece.  
 21 BOARD MEMBER GILLAM: Then I will move  
 22 that Mr. Moody be elected secretary.  
 23 BOARD MEMBER PADGETT: Second.  
 24 THE CHAIRMAN: Mr. Moody?  
 25 BOARD MEMBER MOODY: (Inaudible.)  
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1 THE CHAIRMAN: All in favor, say aye.  
 2 BOARD MEMBERS: Aye.  
 3 THE CHAIRMAN: Congratulations.  
 4 Well, as far as these terms and the  
 5 potential for a quorum risk, any action you  
 6 need us as board members to take? These are  
 7 mayoral and council president --  
 8 MR. WALLACE: There's two mayoral  
 9 appointments and one City Council appointment  
 10 that we're going to have to be addressing, but  
 11 those members' terms have expired that are  
 12 present. I'm going to take it that they want  
 13 to continue on the board, so I'll just go to  
 14 the respective parties and just say that on  
 15 their behalf.  
 16 THE CHAIRMAN: Well, there's precedent for  
 17 that. We've had board members' terms expire  
 18 and they have served beyond the expiration of  
 19 their term. So please come back as long as  
 20 possible.  
 21 BOARD MEMBER DURDEN: I actually think  
 22 that it says somewhere that you serve until  
 23 there's a replacement.  
 24 MR. WALLACE: That is true, but in terms  
 25 of starting the process -- and I'm just  
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1 assuming -- I know I heard Mr. Padgett and  
2 Ms. Durden say that they want to serve again,  
3 so I'm just going to go ahead and just have  
4 those conversations on their behalf.

5 THE CHAIRMAN: I'm going to read the  
6 record next month, so --

7 Thank you both.

8 MR. WALLACE: Diane will make sure that  
9 appears in the record.

10 THE CHAIRMAN: All right. Anything -- we  
11 have a couple of presentations.

12 MR. WALLACE: Yes.

13 THE CHAIRMAN: So first, Mr. Wallace, do  
14 you want to do the Cathedral District Master  
15 Plan?

16 MR. WALLACE: Yes, sir.

17 We have Ms. Ginny Myrick that will give  
18 us -- is Ginny here? Yes. That will provide  
19 us with this update on the great work that she  
20 has led with the consulting team out of  
21 Washington, D.C. to put together the Cathedral  
22 District Master Plan.

23 (Ms. Myrick approaches the podium.)

24 MS. MYRICK: Hi. I'm Ginny Myrick, and  
25 I'm the CEO and president of Cathedral

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1 District-Jax. And what I'm here today to ask  
2 you to do is to adopt our master development  
3 plan as part of the CRA for downtown.

4 And I forwarded, through Guy, I believe, a  
5 link to the plan because it's such a large  
6 document.

7 Did you --

8 MR. PAROLA: I had unexpected events this  
9 week.

10 (Simultaneous speaking.)

11 MS. MYRICK: I have a printed one right  
12 here, which I'll just circulate, if you want to  
13 (inaudible) --

14 MR. WALLACE: Through the Chair to  
15 Ms. Myrick, we will get this one out after this  
16 particular meeting. So feel free to say  
17 whatever you want within the presentation.

18 MS. MYRICK: Sure.

19 I wanted to tell you the history of how  
20 this came about real quickly and then introduce  
21 my board chair that's come with me today.

22 We were fortunate enough to land a grant  
23 to do a master development plan for the  
24 Cathedral District, which is about a 36-block  
25 area of the northeast section of downtown. We

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1 had five people that came to us that were  
2 interested in doing a master plan, and some of  
3 them were very prestigious, like Torti Gallas,  
4 who ended up being awarded the contract. Duany  
5 Plater-Zyberk out of Miami was one of the other  
6 ones that we talked to at length, DPZ. And  
7 then Genesis also was very interested. And all  
8 submitted bids.

9 We did award it to Torti Gallas. They  
10 started in March and April, and they completed  
11 it in October, you will see that, in 2017.  
12 They did an extensive deep dive on all the  
13 reports that had been done to this point, then  
14 they came and did a walking tour, spent three  
15 or four days here in Jacksonville. I set them  
16 up with about 14 different meetings with  
17 leadership in the community and stakeholders in  
18 the district. And they came to these  
19 conclusions, and there are some that will jump  
20 off the page to you that are really  
21 interesting. And we're moving ahead and trying  
22 to implement their recommendations.

23 One of the things they suggested was to  
24 deal with the parking. Fifty percent of the  
25 parking in the district are surface parking

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1 lots, which, if you look at that on a map and  
2 you label them as red, it just jumps right off  
3 the page. So we have a separate group from --  
4 being led for us by a gentleman by the name of  
5 Gregg Kaufman, who is with the Kettering  
6 Foundation, and they are assembling right now  
7 some solutions that have been offered through  
8 this plan, but also some solutions of primarily  
9 asking the stakeholders if they would be  
10 willing to share parking. Everybody, and what  
11 we've discovered, is functioning in silos. So  
12 if we could get people to -- even the five  
13 churches that are in the district, if we could  
14 get them to agree to share parking, we wouldn't  
15 need substantial -- all those substantial  
16 surface parking lots.

17 The one thing that we wanted to talk about  
18 today, if we only had a -- just a second, we --  
19 we're working on two or three catalytic  
20 projects. One came from your illustrious  
21 director, and that is we looked for a school, a  
22 K through 8 school to place in the district.  
23 We are making enormous progress on that, and  
24 I'll bring that to you later when we kind of  
25 pinpoint exactly where they're going to go.

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1 They are in the process right now of getting  
2 approval from the Duval County School Board for  
3 an additional school in the district.

4 And one of the other things that we did,  
5 which you -- I'm sure you've heard about, is  
6 that we closed on the 1.52 acres that was  
7 formerly the YWCA.

8 So I'd like to bring up now my board  
9 chair, Steve Kelley. Steve is the vice  
10 president for community lending and investment  
11 at TIAA bank, and let Steve tell you just  
12 briefly about the acquisition of the  
13 (inaudible).

14 MR. KELLEY: Thanks, Ginny.

15 Thank you and good afternoon.

16 Steve Kelley, TIAA Bank, and also board  
17 chair at the Cathedral District-Jax.

18 So, you know, as we've put this  
19 together -- and the master plan from Torti  
20 Gallas is on the screen behind you. What we  
21 have right now is great vision. We've got a  
22 great idea about what we would like to see  
23 happen within this district. What we don't  
24 have is a lot of capital. We have very little  
25 control. So we're here today to talk with you  
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1 to have that finalized and start moving forward  
2 with assembling capital and putting this  
3 development plan into process very, very soon.

4 As Ginny mentioned, there's a handful of  
5 other projects that she has been leading in  
6 that effort as well, and so we're just here  
7 today to bring you up to speed on some of those  
8 efforts and explain why we feel that  
9 incorporating this master plan, the Cathedral  
10 District's master plan, into the downtown  
11 comprehensive plan makes a lot of sense.

12 Thank you for your time.

13 THE CHAIRMAN: All right. Well, thank you  
14 both.

15 I assume Mr. Wallace is a part of  
16 incorporating his plan into our CRA. That's  
17 something that staff would need to comment on  
18 and give us suggestions --

19 MR. WALLACE: What we'll do is -- staff  
20 will come together, Mr. Parola and I, and we'll  
21 probably pull together -- figure out which one  
22 of the committees that we're going to take it  
23 to to vet this, and have the committee send  
24 back a recommendation to the full board as to  
25 where we -- you know, about the incorporation  
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1 about incorporating this master plan into the  
2 City's plan for that area as well so that the  
3 initiatives are in alignment.

4 So our first step, in concert with what  
5 that plan called for, was a catalytic project  
6 that would help bring some workforce housing  
7 into this district. And so as time and fortune  
8 would have it, the YWCA building became  
9 available immediately behind the St. Johns  
10 Cathedral. We worked very hard and  
11 aggressively. Ginny led the effort to work  
12 through a number of lien situations and  
13 encumbrances on that property. We successfully  
14 closed on the acquisition of that property on  
15 March 30th of this year and have moved into  
16 discussions with development partners to bring  
17 in a mixed-income workforce housing project,  
18 which is desperately needed in not only that  
19 part of town but across downtown Jacksonville.

20 So this is a very big step forward in what  
21 it is that we're trying to achieve in line with  
22 this master plan. We hope to be making some  
23 decisions on development partners, which is  
24 obviously a long process and involves a lot of  
25 parties in making those decisions, but we hope  
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1 of it into the Business Investment and  
2 Development Plan for the Northbank and the  
3 Southbank CRAs.

4 THE CHAIRMAN: Okay. Any questions for  
5 the Cathedral District team?

6 BOARD MEMBER DURDEN: I would just like to  
7 comment --

8 THE CHAIRMAN: Sure.

9 BOARD MEMBER DURDEN: -- if I may.

10 This idea came from -- you might remember  
11 a few months ago, during a board meeting, the  
12 question arose whether or not a project was  
13 consistent with the Cathedral District plan,  
14 and Mr. Wallace correctly pointed out to us  
15 that the Cathedral District was not really part  
16 of our plans, had never been, you know, kind of  
17 brought into the fold, if you will, of -- wrong  
18 word?

19 MR. WALLACE: The Cathedral District is  
20 part of the CRA. The document --

21 BOARD MEMBER DURDEN: The master plan.

22 MR. WALLACE: Yes.

23 BOARD MEMBER DURDEN: Yes, clearly.

24 It's within our boundaries, our geographic  
25 boundaries, but the concepts and the ideas that  
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1 had been developed by the Episcopal church and  
2 the other members of their nonprofit had never  
3 come to this board. As a result, we had an  
4 opportunity to meet with Guy and -- so it's the  
5 concept, to bring it to the board today, and  
6 then get input from Mr. Wallace in regards to  
7 how we might proceed to do that because, as  
8 Mr. Kelley said, you know, they have a lot of  
9 good ideas, but they don't really -- there's no  
10 control. It's a private entity that doesn't  
11 really, you know, control the property or have  
12 any ability to necessarily say what should  
13 happen.

14 By making it a part of our plans, then,  
15 you know, there is some sense of cohesiveness  
16 that could occur and implementation of so many  
17 of the good ideas that are actually in the  
18 plan.

19 So I appreciate the staff very much, Guy  
20 and Aundra, for their time involved in it. And  
21 I would fully support the concept of bringing  
22 in the master plan into our plans, so thank you  
23 very much.

24 THE CHAIRMAN: Thank you, Ms. Durden.  
25 Any other comments or questions?

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1 autonomous vehicle technology with elevated and  
2 (inaudible) extensions.

3 So just -- I'm going to -- I'm going to  
4 kind of give an overview of how we developed  
5 the program, what we're doing right now. And  
6 then, if you care, we do have a visualization.  
7 I'm thinking most folks have seen it, but it's  
8 an option.

9 So, as you know, we have the current  
10 system today, which is -- has some very  
11 important benefits of speed, reliability,  
12 capacity. You can move a lot of people fairly  
13 rapidly in the system. I think we have two-car  
14 trains that carry 56 passengers, and it's  
15 well-connected to our bus system.

16 Some of the challenges we face are that  
17 the vehicles are facing obsolescence. The  
18 system has never been fully built out, so it  
19 really doesn't have -- serve complete trips  
20 from origin to destination. It's really more  
21 of a last mile for our bus system or a Park and  
22 Ride. And, as we know, there's -- as you all  
23 have talked about, the myriad of economic  
24 development activities downtown and  
25 opportunities, a lot of those are not connected

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1 BOARD MEMBERS: (No response.)

2 THE CHAIRMAN: Thank you both. We look  
3 forward to working with you.

4 MS. MYRICK: Thanks.

5 MR. KELLEY: Thank you very much.

6 THE CHAIRMAN: All right. We have one  
7 other presentation today, JTA.

8 MR. WALLACE: Yes, sir.

9 A representative from -- Mr. Thoburn is  
10 here to talk about the efforts that have been  
11 ongoing with the U2C program. And I won't  
12 steal his thunder, but he will tell you about  
13 the Urban Land Institute right now.

14 MR. THOBURN: Thank you, members of the  
15 board and Mr. Chairman. Thanks for the  
16 opportunity to be here.

17 I know we presented earlier, so hopefully  
18 you're aware of the program. I wanted to take  
19 this opportunity to give you an update of where  
20 we are. And so, with that, I'll dive right in.

21 The Ultimate Urban Circulator or the U2C  
22 is the modernization and expansion of the  
23 Skyway from a -- the existing automated people  
24 mover system that's 2-and-a-half miles to  
25 approximately a 10-mile system that's based on

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1 to the existing system.

2 It does have high frequency for transit in  
3 general, but our observation is that 6- to  
4 8-minute frequencies in an urban setting with  
5 short trips, hot weather, and -- and starting  
6 with a walk to the station, you need probably  
7 even better than that. We would like to see a  
8 2- to 3-minute frequency in our system. And  
9 it's a cost-intensive, capital-intensive  
10 investment.

11 So as we discussed the future of the  
12 Skyway, in 2014 we began with an assessment of  
13 technology, what to do with the vehicles that  
14 were facing obsolescence and needed to be  
15 overhauled, and so we considered a variety of  
16 different options, including, you know, taking  
17 down the structure and terminating the Skyway,  
18 repurposing it for an elevated walkway or  
19 putting a like-kind vehicle or overhauling  
20 this -- the existing vehicles.

21 Following that, we engaged a group of  
22 stakeholders and established a committee of the  
23 JTA Board of Directors to develop a  
24 recommendation on the future of the Skyway.  
25 Mr. Grey and Mr. Wallace were both members of

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1 that advisory group. And the work of the  
 2 advisory group led to a JTA -- was taken into  
 3 consideration by the board, and they approved a  
 4 resolution to keep modernizing and expanding  
 5 the Skyway, recognizing a significant  
 6 investment, the importance to downtown, to the  
 7 image of the city, and the need for having a  
 8 downtown circulator system, especially in  
 9 support of the goals of the DIA.

10 So in making that recommendation, though,  
 11 one of the things that came out was a desire  
 12 for more flexibility in the system and that we  
 13 needed to be open to different opportunities  
 14 that may be out there. So staff went forward  
 15 and developed the Skyway modernization program.  
 16 We evaluated a variety of options out there.  
 17 We developed the system plan.

18 And the gist of this, though, is that, as  
 19 we were going through that process, we were  
 20 watching the rapid development of autonomous  
 21 vehicle technology, which was really spurred by  
 22 a tremendous amount of investment by the  
 23 industry, not only, you know, Uber -- excuse  
 24 me -- Google or Tesla, and now that the -- you  
 25 know, all the automobile manufacturers are

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1 investing, but we're also seeing some -- a  
 2 variety of different transit shuttles that were  
 3 being developed, one that actually had been in  
 4 operation since 2001 in -- the (inaudible)  
 5 business park in the Netherlands.

6 So we -- we started to see that as an  
 7 option. As we looked at it, we determined that  
 8 actually the ability -- it brought a lot of  
 9 characteristics that we needed to make the  
 10 system effective. So we really landed on AV  
 11 technology as -- as the right solution. We  
 12 presented it to our board, that option. They  
 13 adopted in 2017 the recommendation for the  
 14 creation of the Ultimate Urban Circulator and  
 15 directed staff to develop the program around  
 16 that.

17 So that is what we've been doing since  
 18 February of 2017. We've been engaging the  
 19 industry, finalizing the system plan, and  
 20 positioning the project for funding  
 21 opportunities.

22 So in that process, we did engage in a  
 23 great deal of community and stakeholder  
 24 involvement. We reached out and got feedback.  
 25 And, of course, we will always continue to do

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1 that throughout the process, but one of the key  
 2 things that we learned in the process -- that  
 3 has been consistent throughout this process is  
 4 that people want more frequent service to more  
 5 places and longer hours. So that's -- and  
 6 really a connectivity with existing development  
 7 and planned development, especially that north  
 8 corridor along the north side of the river,  
 9 between Five Points and the stadium district,  
 10 but also not forgetting about the opportunities  
 11 to connect to Springfield and San Marco as  
 12 well.

13 So the system plan that came out of our  
 14 community engagement and our analysis of demand  
 15 and existing and planned developments led us to  
 16 this approach, which was a 10-mile system. You  
 17 can see in orange the existing system and in  
 18 the green the planned expansions.

19 And then, of course, I mentioned the AV  
 20 technology. Some of the things that we really  
 21 like about this is the flexibility that allows  
 22 us to operate on the elevated system, get to  
 23 the ground level and get into the neighborhoods  
 24 that would otherwise resist an elevated system,  
 25 but also gives you some operational flexibility

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1 to run really high frequency or separate the  
 2 vehicles so they can operate as a train set  
 3 virtually or they can split up and have  
 4 high-frequency service that is so desired.

5 And then there's also a cost effectiveness  
 6 of this -- of the approach, just as -- you  
 7 know, we're -- there's a piecemeal -- nobody's  
 8 done this before, so there's some uncertainties  
 9 on the cost, but I -- we do know that the  
 10 vehicles are much less expensive, the elevated  
 11 versus the upgraded investments are going to be  
 12 less, the actual station areas, for example,  
 13 without the elevator and escalators in this  
 14 large -- the station areas will be less.

15 What will cost us more, likely, is the  
 16 operating system and the supervisory controls  
 17 and all the technology around it. So that's  
 18 part of what we're trying to get our head  
 19 around right now is what is needed for that  
 20 technology road map and the system -- and the  
 21 software and middleware that's needed to tie it  
 22 all together as a network.

23 So some of the activities that are  
 24 ongoing: We are doing a lot of work as it  
 25 relates to, as I mentioned, the technology and

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1 the vehicles. We are evaluating the conversion  
2 of the system -- of the elevated -- and  
3 including in that the expansion to Brooklyn.  
4 And then we are also preparing a grant  
5 opportunity to -- under the BUILD program,  
6 which is the former TIGER program, to do a  
7 (inaudible) extension to the sports complex and  
8 sports -- sports and entertainment district, as  
9 well as an initial conversion of the -- of a  
10 portion of the elevated structure.

11 When we talk about the programmed  
12 development and -- really, a key focus in --  
13 right now, is figuring out what to do with --  
14 you know, how to convert the elevated piece and  
15 get into Brooklyn.

16 So we were fortunate that the Florida DOT  
17 provided us some funding to do -- it's called  
18 the Transit Concepts and Alternatives Review.  
19 Essentially -- and this will -- this is for the  
20 elevated and Brooklyn extension, and what it --  
21 more than anything, it really sort of checks  
22 the box and prepares us for competing for state  
23 and federal funds. It also requires a level of  
24 stakeholder coordination and then that  
25 confirmation that we're on the right track in

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1 terms of mode alignment, which is fairly simple  
2 because we have an existing alignment. The  
3 mode is -- and the mode has been recommended,  
4 so --

5 So some of the key things, though -- and  
6 this kind of gives you a sense of where it is  
7 in the process, in project development -- for  
8 actual project development, where we go into  
9 the environmental (inaudible) process.

10 And TCAR -- this is a busy slide, but  
11 essentially it is a state process that replaces  
12 a federal process that used to be in place  
13 that's part of the New Starts program. And so  
14 it really is a critical step for us to make  
15 sure that this -- and what happens is, if we  
16 can compete for New Starts funding, FDOT New  
17 Starts funding, the State actually provides a  
18 match of the nonfederal share. So it's  
19 important we're in the process with the State  
20 on that.

21 Some of the things, when we talk about  
22 alternatives, really is going to focus on the  
23 actual structure and how to convert it and how  
24 to properly accommodate autonomous vehicles, so  
25 we're going to look at -- we've already

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1 assessed the structural ability to remove the  
2 guide beam, and we know we can do that, but it  
3 also requires some modifications of station  
4 areas and then how -- and assessing the safety  
5 issues related to the existing barrier walls  
6 and whether they can withstand an impact from  
7 the -- from one of these vehicles or if they  
8 need to be fortified or -- or if there's, you  
9 know, more extensive requirements as it relates  
10 to those walls.

11 And then, of course, in Brooklyn, we're --  
12 we have a -- we have property there. There may  
13 be some questions about alignment, but we  
14 generally have a location that we know we want  
15 to get to.

16 This just gives you a sense of what we're  
17 looking at doing from the -- you know, removal  
18 of the beam and creating a flat running  
19 surface. And so, as you can see on the left,  
20 the vehicle that's there today is riding a  
21 little bit higher, so the approach is the  
22 station area at a higher point, and so we have  
23 to figure out how, when we drop the vehicle  
24 down in the -- the so-called "bathtub" we call  
25 it, the -- that it still arrives at the station

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1 at level -- level boarding.

2 And then we have shown you here the  
3 concept -- a concept for getting into Brooklyn.  
4 This is property owned by JTA. I know you all  
5 have folks coming to you for development  
6 opportunities right next door.

7 This is, again, you know -- and something  
8 that we're going to be working on. JTA owns  
9 this property. We own some property to the --  
10 on the other side of Magnolia, and so likely we  
11 would try to do some sort of joint-use  
12 development. So we may not just simply try to  
13 put a station in there, but we would work with  
14 you all to see if there's some -- a development  
15 opportunity concurrent with it so you can  
16 integrate it into the -- into the system.

17 We are, you know, working -- we have two  
18 different options. We could be running down  
19 Riverside or we could actually run down  
20 Magnolia. We have one of the Riverside -- 200  
21 Riverside development, actually, as part of our  
22 agreement in swapping out a -- an easement --  
23 an aerial easement. They provided a  
24 (inaudible) easement for a station on Magnolia,  
25 and so we'll consider that option as well.

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1 This is an elevated view of that (indicating).  
 2 As part of our process, we'll have  
 3 extensive outreach continuing. So we have  
 4 presentations like this where we're seeking  
 5 your feedback. We will have a session on the  
 6 25th and the 26th, one at the Riverside YMCA  
 7 and then the main library. And at the same  
 8 time, we are -- we are doing -- you're familiar  
 9 with the Test and Learn facility that is down  
 10 by the stadium, which is -- it's on -- it's  
 11 actually on City property, the roadway that  
 12 runs by the Shipyards property, and -- and so  
 13 we've been working -- we've actually got the --  
 14 our second vehicle there is -- it's an  
 15 EasyMile, (inaudible), and then we're going to  
 16 be working on getting another vehicle in the  
 17 fall. We're going to have a -- an (inaudible)  
 18 vehicle, which is the -- similar, but another  
 19 version of an AV shuttle.

20 This gives us an opportunity to test  
 21 different vehicles, to train our staff and get  
 22 public input. We actually had one of our staff  
 23 members who's been formally trained by  
 24 Transdev, who's the operator of the vehicle.  
 25 It gives us a chance to work with different

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1 operators too. So Transdev is the operator for  
 2 the -- this EasyMile vehicle -- or actually,  
 3 First Transit will be working with us on the  
 4 (inaudible) vehicle. So if there's an  
 5 opportunity, you want to tour this or you have  
 6 a group of folks that -- a group that you're  
 7 maybe associated with, please contact us and  
 8 we're happy to set up that opportunity.

9 The visualization we have is about five  
 10 minutes, and I know -- we're happy to show it.  
 11 If anybody hasn't seen it -- I think we've been  
 12 pretty good about getting this out into the  
 13 public, but -- I don't know -- any preference?

14 THE CHAIRMAN: Is it a video?

15 MR. THOBURN: Yes.

16 MR. WALLACE: I'm not sure if it has sound  
 17 to it or not. Does it?

18 MR. THOBURN: It does have sound.

19 MR. WALLACE: I'm not sure we're capable  
 20 of sound in here. If you want -- it's your  
 21 pleasure. I can take this from Brad and send  
 22 it to you or --

23 MR. THOBURN: We can give you a link to it  
 24 too.

25 (Simultaneous speaking.)

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1 MR. WALLACE: -- (inaudible) after this  
 2 meeting and link it --

3 MR. THOBURN: Yeah. It's about five  
 4 minutes, and it really kind of gives you a  
 5 better visualization of what we're trying to  
 6 do. And I know that sometimes I -- when we try  
 7 to explain what we're doing, I get questions  
 8 that clearly show we missed it a little bit,  
 9 and so the visualization does help.

10 THE CHAIRMAN: We'll look for that link.

11 MR. THOBURN: So, with that, obviously,  
 12 I'm happy to take any questions as we continue  
 13 to move forward.

14 We'll be working with you this week. As  
 15 Aundra mentioned, we have ULI in town for its  
 16 advisory service panel. And it's a little  
 17 different -- now, some of you may be familiar  
 18 with the TAP, which is sort of a smaller  
 19 version of this, but we've got a panel of  
 20 experts in a variety of different areas;  
 21 transportation planning, land use planning,  
 22 housing, economic development, and they are  
 23 examining the system, looking at downtown.  
 24 They interviewed 54 stakeholders yesterday and  
 25 have -- and then they are going to report

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1 out -- initial report out on Friday, and then  
 2 provide a more formal report, which is really  
 3 about -- to us, is how do you take a public  
 4 investment like this and use it to leverage  
 5 economic development in support of a vision for  
 6 downtown. So that's our hope, and they're  
 7 going to give us some -- some insights into how  
 8 we can better do that.

9 THE CHAIRMAN: Thank you, Mr. Thoburn.  
 10 Any questions for Brad?

11 Yes, Mr. Moody.

12 BOARD MEMBER MOODY: I applaud your  
 13 efforts. This is pretty exciting for the  
 14 future of Jacksonville.

15 In the event that the Cathedral District  
 16 was pulled into the master plan, would any of  
 17 the routes consider a change?

18 MR. THOBURN: So one of the nice things  
 19 about this system is that it is -- it has a  
 20 level of flexibility. So our thought is that  
 21 when we get in -- especially, you know, get on  
 22 the ground level. And when we get the  
 23 operating system, the expansions become more  
 24 cost effective because you have that central  
 25 control system, and then it's adding vehicles,

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1 and then the -- they can operate in mixed  
 2 traffic easily. It makes it easier to do that  
 3 too. So it's certainly something we can look  
 4 at.  
 5 There are probably some nice opportunities  
 6 along Newnan Street that you can get out pretty  
 7 easily. And so we've certainly -- you know,  
 8 our intent is to design this in a way that has  
 9 a level of flexibility and the expansions  
 10 become a lot easier.  
 11 THE CHAIRMAN: It's certainly easier than  
 12 making changes to the current system.  
 13 MR. THOBURN: Yes.  
 14 THE CHAIRMAN: All right. Any other  
 15 questions?  
 16 BOARD MEMBERS: (No response.)  
 17 THE CHAIRMAN: All right. Brad, thank you  
 18 for the update.  
 19 MR. THOBURN: Thank you. Appreciate your  
 20 time.  
 21 THE CHAIRMAN: All right. Mr. Wallace,  
 22 that's all of our new business, correct?  
 23 MR. WALLACE: That is correct, sir.  
 24 THE CHAIRMAN: Okay. Any public comment?  
 25 I don't have any speakers cards, so I  
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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  
 13  
 14  
 15 DATED this 1st day of July 2018.  
 16  
 17 \_\_\_\_\_  
 18 Diane M. Tropa  
 Florida Professional Reporter  
 19  
 20  
 21  
 22  
 23  
 24  
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1 assume there is no public comment.  
 2 AUDIENCE MEMBERS: (No response.)  
 3 THE CHAIRMAN: So, with that, we will  
 4 close the meeting.  
 5 Thank you all. We'll see you next month.  
 6 (The above proceedings were adjourned at  
 7 3:30 p.m.)  
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