

CITY OF JACKSONVILLE
DOWNTOWN INVESTMENT AUTHORITY
BOARD MEETING

Proceedings held on Wednesday, December 12, 2018,
commencing at 2:15 p.m., City Hall, Lynwood Roberts
Room, 1st Floor, 117 West Duval Street, Jacksonville,
Florida, before Diane M. Tropia, FPR, a Notary Public in
and for the State of Florida at Large.

BOARD MEMBERS PRESENT:

- CRAIG GIBBS, Chairman.
- RON MOODY, Secretary.
- OLIVER BARAKAT, Board Member.
- DANE GREY, Board Member.
- TODD FROATS, Board Member.
- MARC PADGETT, Board Member.
- CAROL WORSHAM, Board Member.

ALSO PRESENT:

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

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1 2018-12-03.

2 MR. HUGHES: To review for staff,

3 Mr. Chairman, I'm going to pass it to

4 Mr. Parola.

5 THE CHAIRMAN: Thank you.

6 MR. PAROLA: Thank you.

7 Through the Chair to the board, in August

8 of this past year the DIA board allocated 120

9 multifamily units to Blue Sky Communities.

10 They are an affordable housing builder, who, at

11 the time, were applying for some low-income

12 housing tax credits. As they went through the

13 process, they were encouraged to go for another

14 program, the State Apartment Incentive Loan

15 program or SAIL program. So they have done

16 that.

17 The effect of that is they now have a

18 deadline or a decision point that is moving

19 from January to March. So the SAIL award would

20 be determined in March. The original

21 resolution -- and that was 2018-08-04 -- which

22 the current resolution seeks to amend, had

23 performance -- or sunset provisions inside

24 of it. Those are Sections 4 and 5.

25 In order to afford Blue Sky Communities an
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1 PROCEEDINGS

2 December 12, 2018 2:15 p.m.

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4 THE CHAIRMAN: We open the Downtown

5 Investment Authority board meeting. The first

6 item is the minutes.

7 Has everyone had an opportunity to review

8 our minutes?

9 BOARD MEMBER MOODY: I move they be

10 accepted.

11 THE CHAIRMAN: Thank you.

12 BOARD MEMBER WORSHAM: Second.

13 THE CHAIRMAN: Properly moved and

14 seconded.

15 Any discussion?

16 BOARD MEMBERS: (No response.)

17 THE CHAIRMAN: Any public discussion?

18 AUDIENCE MEMBERS: (No response.)

19 THE CHAIRMAN: Hearing none, all those in

20 favor of the minutes signify by saying aye.

21 BOARD MEMBERS: Aye.

22 THE CHAIRMAN: Any opposition by like

23 sign.

24 BOARD MEMBERS: (No response.)

25 THE CHAIRMAN: Thank you.

The next item on the agenda is Resolution
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1 opportunity to have the determination of SAIL

2 awards, we're just requesting that the board

3 approve the extension of -- pardon me -- an

4 allocation from February 1st, 2019, which would

5 have been the LIHTC outside date, to April 1st,

6 2019, which would be their SAIL award outside

7 date. And within 12 months of receiving the

8 SAIL award, they have to go ahead and start

9 pulling building permits. So we've extended

10 that deadline as well in Section 5.

11 Section 4 and Section 5 strike-through and

12 underline language can be found on Page 2 of

13 the resolution, and I'm here to answer any

14 questions.

15 I believe a blue speaker card was filled

16 out by one of their representatives, who I

17 believe is here to answer any questions as

18 well.

19 Thank you.

20 THE CHAIRMAN: Thank you.

21 Any members of the DIA want to give a

22 motion on this particular resolution?

23 BOARD MEMBER BARAKAT: I make a motion to

24 approve.

25 BOARD MEMBER MOODY: I second.
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1 THE CHAIRMAN: Properly moved and
 2 seconded.
 3 Any discussion by DIA members?
 4 BOARD MEMBERS: (No response.)
 5 THE CHAIRMAN: You said we had a speaker
 6 here that could answer questions?
 7 MR. PAROLA: To the Chair, yes, sir.
 8 THE CHAIRMAN: Okay. And that would be?
 9 MR. PAROLA: Mark Scruby.
 10 THE CHAIRMAN: Mark Scruby, please come
 11 forward.
 12 (Audience member approaches the podium.)
 13 THE CHAIRMAN: Please identify yourself.
 14 AUDIENCE MEMBER: My name is Mark Scruby.
 15 I'm an attorney with Rogers Towers. Office is
 16 at 1301 Riverplace Boulevard, Jacksonville.
 17 I'm really just here to answer any
 18 questions. I've already worked with Mr. Parola
 19 on this project and would recommend its
 20 approval.
 21 THE CHAIRMAN: Okay. Thank you.
 22 Any questions for Mr. Scruby?
 23 BOARD MEMBERS: (No response.)
 24 THE CHAIRMAN: No one?
 25 Any questions from the public?
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1 AUDIENCE MEMBERS: (No response.)
 2 THE CHAIRMAN: Seeing none, all those in
 3 favor of the resolution, please signify by
 4 saying aye.
 5 BOARD MEMBERS: Aye.
 6 THE CHAIRMAN: Any opposition by like
 7 sign.
 8 BOARD MEMBERS: (No response.)
 9 THE CHAIRMAN: Hearing none, the
 10 resolution is approved.
 11 Thank you, Mr. Scruby.
 12 MR. SCRUBY: May I be excused?
 13 THE CHAIRMAN: Yes. Thank you.
 14 The next item on the agenda is Resolution
 15 2018-12-04.
 16 Mr. Hughes.
 17 MR. HUGHES: I'll pass for staff reading
 18 by Mr. Parola.
 19 THE CHAIRMAN: Thank you.
 20 MR. PAROLA: Through the Chair to the
 21 board, this is a rather unique, I think,
 22 situation. I don't think the board, frankly,
 23 has dealt with this before.
 24 Currently, inside of the development order
 25 for the DRI it states that the -- what we
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1 commonly refer to as the shipyards, is entitled
 2 for X number of marina slips, residential. All
 3 their entitlements are actually listed in the
 4 first paragraph of the cover memorandum. It's
 5 limited by the geographical boundary.
 6 A couple of points of interest: When we
 7 reissued the Notice of Disposition for the
 8 shipyards that was ultimately awarded to
 9 Iguana, we expanded that geographical boundary
 10 to include Met Park. Throughout the last
 11 couple of years we've seen that there's been
 12 statements of intent to build on Lot J as well.
 13 All of these properties are controlled by the
 14 City and the entitlements are to the City.
 15 In order to set the City up for success in
 16 redevelopment, a couple of things are happening
 17 that are companion to this. First, there's an
 18 ordinance making its way through City Council
 19 to rezone the shipyards and Met Park and that
 20 portion of Lot J to CCBD, which is the primary
 21 zoning district in downtown. That is pretty
 22 familiar to us. We did that, actually, for
 23 Berkman II to help that property get
 24 redeveloped. We removed the planned unit
 25 development.
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1 Companion to that rezoning is this
 2 resolution, 2018-12-04, and what that does is
 3 it -- it's going to, in effect, take the
 4 entitlements that are occurring on the
 5 shipyards and mirror the geographical boundary
 6 of the rezoning. So it would take the
 7 entitlements on it, and then we said you can
 8 use them on the shipyards, Met Park, or Lot J.
 9 There are a couple of things this doesn't
 10 do. This does not hand the entitlements to a
 11 third party. They remain with the City to use
 12 as the City sees fit or to allocate as the City
 13 sees fit. You'll recall that all allocations
 14 do come through DIA as the master developer.
 15 So in moving (inaudible), there is a
 16 third-party developer. You will see them
 17 again, if not for a redevelopment agreement,
 18 certainly you will see them for the allocation
 19 of development rights.
 20 The entitlements, again, remain with the
 21 City. There's actually a map that was included
 22 in the packet that shows what the expanded
 23 shipyards and Met Park and Lot J look like.
 24 The amended language, I believe, is also inside
 25 of it as well.
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1 I'm here for any questions, but I think
 2 the important take-away from this and the
 3 important effect of it is that it's prime
 4 City-owned property for future redevelopment
 5 but does not allocate any development rights to
 6 anybody but us, and I'm here for any questions.
 7 THE CHAIRMAN: Thank you, Mr. Parola.
 8 Could we get a motion on 2018-12-04?
 9 BOARD MEMBER PADGETT: So moved.
 10 BOARD MEMBER MOODY: Second.
 11 THE CHAIRMAN: And now discussion.
 12 Would you start, Mr. Moody?
 13 BOARD MEMBER MOODY: No real questions,
 14 but to me this makes logical sense. It
 15 positions this site to be used for its highest
 16 and best use, and I think that's important. I
 17 like the safeguards that it will have, so I
 18 think it's a good move.
 19 THE CHAIRMAN: Thank you.
 20 Mr. Padgett.
 21 BOARD MEMBER PADGETT: I've got no
 22 questions. I can't see a downside to it,
 23 so I've got no questions at all.
 24 THE CHAIRMAN: Mr. Barakat.
 25 BOARD MEMBER BARAKAT: I have a couple of
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1 maybe it's a stupid question, but --
 2 MR. PAROLA: Through the Chair, currently,
 3 the majority of the other properties, they
 4 don't have necessarily development rights and
 5 they don't have a historic use to them beyond a
 6 park or beyond a surface lot. So by extending
 7 the development rights, we, quite frankly,
 8 mirror the rezoning and, as somebody said, we
 9 set ourselves up for success.
 10 The other side of the coin, we protect the
 11 existing non-encumbered, non-allocated
 12 development rights by saying that these parcels
 13 we will use from this bucket instead of the
 14 unencumbered bucket. So, in other words, the
 15 unencumbered development rights that we
 16 allocate throughout the normal course of
 17 development remain unaffected, and then
 18 development of any of these properties will go
 19 through the existing bucket that's already been
 20 accounted for in our DRI.
 21 BOARD MEMBER BARAKAT: Okay. And there's
 22 plenty of room left within the different phases
 23 of the DRI for these uses, for other
 24 properties?
 25 MR. PAROLA: Through the Chair, yes, sir.
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1 questions. One, if the rights are allocated to
 2 these parcels, does it in any way inhibit us
 3 from dividing these parcels in the future?
 4 MR. PAROLA: Through the Chair, no, sir.
 5 It doesn't actually apply any development
 6 rights to any particular square footage. So as
 7 a development plan comes before this board or
 8 comes before the City, you will go through your
 9 typical review against the BID plan and
 10 allocate accordingly.
 11 BOARD MEMBER BARAKAT: So if we divide the
 12 property up, we would allocate from what we
 13 are -- from within -- or from what we are
 14 currently allocating today?
 15 MR. PAROLA: Yes, sir.
 16 BOARD MEMBER BARAKAT: We would determine
 17 at that time which parcel gets which of these
 18 400 marina slips, 662 residential units,
 19 et cetera?
 20 MR. PAROLA: Through the Chair, that is
 21 correct.
 22 BOARD MEMBER BARAKAT: Okay. And then one
 23 other question. If we own the property and we,
 24 as a City, are responsible for development
 25 rights, why do we need to do this? I mean,
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1 These rights have been subtracted from the
 2 overall bucket since -- I guess it's 20 years
 3 now.
 4 BOARD MEMBER BARAKAT: All right. Thank
 5 you.
 6 MR. PAROLA: Yes, sir.
 7 THE CHAIRMAN: Thank you, Mr. Barakat.
 8 Mr. Grey.
 9 BOARD MEMBER GREY: No comment.
 10 THE CHAIRMAN: Ms. Worsham.
 11 BOARD MEMBER WORSHAM: I guess Oliver
 12 asked one of the questions I had. I just had a
 13 question -- just a point of information. The
 14 rezoning was already on that park or is that --
 15 is that rezoning going through City Council
 16 now?
 17 MR. PAROLA: Through the Chair, the
 18 rezoning is going through City Council right
 19 now. I believe it's Ordinance 2018-771.
 20 BOARD MEMBER WORSHAM: And just as a
 21 matter of information for myself, what happens
 22 to the deed restrictions that were on Met Park
 23 for public use? And, I mean, that's probably
 24 already been discussed somewhere. I'm just
 25 not -- don't know the answer to that.
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1 MR. PAROLA: This is rather agnostic to
 2 anything else going on with the properties.
 3 MR. HUGHES: This and the rezoning don't
 4 speak to that. And it's a function of ongoing
 5 discussions, not the deed restrictions.
 6 BOARD MEMBER WORSHAM: All right.
 7 Thank you.
 8 THE CHAIRMAN: Mr. Froats.
 9 Oh, Ms. Boyer. Welcome.
 10 COUNCIL MEMBER BOYER: May I comment?
 11 THE CHAIRMAN: Yes.
 12 COUNCIL MEMBER BOYER: So the discussion
 13 of the rezoning -- just so everyone is clear,
 14 the rezoning bill has -- there was a couple of
 15 elements of what's going on. Number one is
 16 within CCBD, recreation and open space is being
 17 added as a permissible use. And then when this
 18 is being rezoned to CCBD, it's still allowed to
 19 be recreation and open space in a park.
 20 So the fact that it's being rezoned
 21 doesn't impair its ability to continue to be
 22 used as a park, consistent with those covenants
 23 forever. All it's doing is it's to the point
 24 of setting it up. It is a potential that it
 25 could be used for something else if the

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1 covenants were addressed.
 2 BOARD MEMBER WORSHAM: I understand.
 3 Thank you.
 4 COUNCIL MEMBER BOYER: Thank you.
 5 THE CHAIRMAN: Thank you.
 6 Mr. Froats.
 7 BOARD MEMBER FROATS: No comments.
 8 THE CHAIRMAN: And I'd like to welcome
 9 Councilwoman Boyer and Dr. Gaffney to the
 10 meeting.
 11 DR. GAFFNEY: Thank you.
 12 THE CHAIRMAN: Any further discussion?
 13 BOARD MEMBERS: (No response.)
 14 THE CHAIRMAN: Hearing none, any
 15 discussion or comments from the public?
 16 AUDIENCE MEMBERS: (No response.)
 17 THE CHAIRMAN: Hearing none, all those in
 18 favor of Resolution 2018-12-04, please signify
 19 by saying aye.
 20 BOARD MEMBERS: Aye.
 21 THE CHAIRMAN: Any opposition by like
 22 sign.
 23 BOARD MEMBERS: (No response.)
 24 THE CHAIRMAN: The resolution passes.
 25 The next item on the agenda looks like the

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1 Chief Executive Report, as we close the
 2 Downtown Investment Authority board meeting.
 3 MR. HUGHES: I just have one item, and
 4 it's almost a repeat of last time. When I last
 5 spoke to you, the board members, the thought
 6 was that you had already given the authority to
 7 the CEO for the purpose of engaging the search
 8 firm.
 9 In an abundance of caution and legal
 10 advice, I would ask that you support an
 11 authorization for me to engage the contract,
 12 sign it. And what that will empower is what I
 13 hope would have started already, which is
 14 discussions with the firm that had won the RFP
 15 process and the ability to start to get them on
 16 the schedule for future board meetings to work
 17 with us to engage in such.
 18 THE CHAIRMAN: We have Resolution
 19 2018-12-05 in that regard. Could we get a
 20 motion?
 21 BOARD MEMBER PADGETT: So moved.
 22 THE CHAIRMAN: Second?
 23 BOARD MEMBER BARAKAT: Second.
 24 THE CHAIRMAN: Properly moved and
 25 seconded.

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1 Any further discussion from DIA? Any
 2 board members?
 3 BOARD MEMBERS: (No response.)
 4 THE CHAIRMAN: Hearing none, how about
 5 from the public?
 6 AUDIENCE MEMBERS: (No response.)
 7 THE CHAIRMAN: Hearing none, all those in
 8 favor of Resolution 2018-12-05 signify by
 9 saying aye.
 10 BOARD MEMBERS: Aye.
 11 THE CHAIRMAN: Any opposition by like
 12 sign.
 13 BOARD MEMBERS: (No response.)
 14 THE CHAIRMAN: Hearing none, the
 15 resolution passes.
 16 The chair's report. I have no report. I
 17 was invited to chair this meeting when I walked
 18 in, so I'm sorry, I have no report.
 19 DDRB briefing. Mr. Klement.
 20 MR. KLEMENT: Yes, sir, Mr. Chairman,
 21 members of the board.
 22 Briefly, we will be meeting tomorrow for
 23 our December meeting. We've combined one of
 24 the items that was actually a late November
 25 application to be heard briefly. It's

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1 house-cleaning in a sort of kind of way. The
2 Forsyth parking garage is coming in to modify
3 their design.

4 The building at 225 Laura Street is coming
5 in for what we refer to as a facade treatment
6 review. That's adjacent to the book store.
7 They're looking at doing some retail on the
8 first floor and doing some residential within
9 the interior of the building itself, four
10 units.

11 We also have -- the Jacksonville Regional
12 Transportation Center received approval early
13 on in the year and they have been directed to
14 bring the pedestrian overpass back to the board
15 for their architectural review to get their
16 final approval on the pedestrian overpass
17 design. The building itself keeps the same
18 footprint, same design, things of that nature.
19 So it's strictly attacking the pedestrian
20 design.

21 There's also a recommendation that we will
22 be hearing with respect to -- and you heard
23 portions of it -- the shipyards rezoning.
24 We've been working in hand with the Planning
25 and Development Department. They received the
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1 application. We worked with them in terms of
2 the report, and we concur with their findings
3 in their report, and we will be presenting that
4 to the board, the Downtown Development Review
5 Board, who acts as the Planning Commission for
6 those items that are within the Downtown
7 Overlay district.

8 The board will also entertain a couple of
9 workshop items. We're looking at -- presently,
10 we meet the third Thursday of each month.
11 We're looking at getting concurrence from the
12 board to go to the second Thursday of the
13 month. We've had some potential conflicts with
14 the professionals on our board meeting in
15 different agencies that meet on that Thursday
16 and there's been some general discussions, so
17 we'll try and get compliance or confirm that
18 that is a good meeting date and then begin to
19 set our schedules for the 2019 program.

20 VyStar is coming in to share with us some
21 information. They're looking at coming back to
22 the board to remove the condition of the retail
23 portion of their parking garage now that they
24 are now the owners of the building and the
25 parking garage, and there will be some
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1 discussion at our meeting with that aspect.

2 The last item that requested a workshop
3 discussion, and really don't have too much
4 information on it, we've opened the board for a
5 quick 15-minute participation to share with the
6 applicant on how they may or may not fit into
7 the fabric of the Downtown Overlay district.
8 They're at 530 Union Street, and they're just
9 looking at, again, some discussion with the
10 board members and how they might respond to
11 what they bring in in terms of some of their
12 design criteria.

13 And that's it. The meeting is tomorrow at
14 2 p.m. in this room here.

15 THE CHAIRMAN: Thank you.

16 Any questions or comments for Mr. Klement?

17 BOARD MEMBERS: (No response.)

18 THE CHAIRMAN: Hearing none, next item on
19 the agenda is Old Business. None?

20 Mr. Hughes.

21 MR. HUGHES: I have none.

22 THE CHAIRMAN: Okay. New Business?

23 Anyone? Yes, Councilwoman Boyer.

24 COUNCIL MEMBER BOYER: Thank you.

25 I just have two things. One is, you
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1 should have received a notice from
2 Ms. Underwood -- I think they went out
3 yesterday -- regarding a lunch-and-learn
4 next -- a week from Wednesday, December 19th,
5 at noon. And that is on the Downtown Zoning
6 Overlay that we've been talking about.

7 Just a couple of preview bullet points for
8 you to start digesting and thinking about:

9 Number one is a suggestion that all of
10 downtown be rezoned to CCBD.

11 Number two is that we are kind of -- we
12 would go in and modify the prohibited uses in
13 CCBD, but basically what it is, is it is taking
14 the patchwork of existing zonings that all have
15 different use categories and saying basically
16 here's the palliative uses you've been doing
17 with downtown. So kind of eliminating that,
18 whether you happen to be on this side of the
19 street or this corner, analysis that has to be
20 done right now.

21 Doing a similar thing with respect to
22 height. We've come up with some new district
23 boundaries, fewer districts, and boundaries
24 that are more relevant to today's delineation
25 of different areas, but the heights no longer

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1 go with the zoning, the heights go with the
2 district. So in many of the districts, it's
3 unlimited height. But there are height
4 restrictions as you step up from the waterways
5 and there are height restrictions in LaVilla,
6 Brooklyn and the Cathedral District. I believe
7 those are the three districts that have, by
8 virtue of their own master plans, requested
9 lower heights and -- out of respect for other
10 buildings within the area.

11 And then other than that, it is kind of
12 going through the existing code provisions that
13 deal with form, both the buildings and public
14 road improvements, and updating them to more
15 current standards, trying to make them more
16 clear so that somebody can read them and know
17 what they're supposed to do.

18 And also providing built-in alternatives
19 to how you satisfy things. So I'll give you an
20 example of that, it is that -- right now
21 there's something -- there's a requirement of a
22 build-to line so that you're supposed to build
23 to the street frontage. But without having to
24 get a deviation, you could not build to the
25 street frontage if what you were doing was

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1 providing urban open space, like a plaza that
2 had a fountain in it, or something. So as long
3 as it's still kind of inviting the public and
4 expanding the public realm, you don't have to
5 build to the line.

6 So there's several examples of that where
7 we tried to have some automatic flexible
8 options without having a need for a deviation.
9 There's still deviations and there are still
10 criteria for deviations, so it's not like you
11 can't deviate from anything that's in there,
12 but we tried to make them less necessary, that
13 you didn't have to get a deviation every time
14 you tried to build something.

15 So that's kind of the concept. So that's
16 next Wednesday -- or Wednesday the 19th.

17 And the second thing I wanted to bring to
18 your attention is that there is legislation
19 that is going through City Council that has
20 been introduced that came out of the Tourist
21 Development Council recommending some
22 improvements at the Times-Union Performing Arts
23 Center, and that legislation does two things.
24 One is, it -- interior to the building, creates
25 a small visitors center along the Riverwalk

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1 there, which is really -- we've heard some
2 public comment last night. It is not trying to
3 be a Savannah or a St. Augustine large visitor
4 center with a large parking lot. That's not
5 the concept. The concept here is, visitors
6 that are staying at the Omni and the Hyatt and
7 they're downtown and might be using the
8 Riverwalk, to provide a visitors center that is
9 easy access for those individuals in town.

10 Kind of part of the response to
11 Mr. Moody's strategic implementation discussion
12 about entertainment and activation is we're
13 adding wayfaring signage that will be
14 implemented along the Riverwalk. Come
15 February, putting this visitors center there in
16 that corner kind of provides a way for people
17 to find out places to go and things to do. So
18 that's one piece of it.

19 The other piece of that legislation is to
20 implement an outdoor venue, and I'm going to
21 use the term "Wallcast," but I think that's a
22 trademark term that Miami Beach owns. So if
23 you look at the Miami Beach Symphony Hall, this
24 is modeled after that, where they have a park
25 outside they call SoundScape Park that's just a

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1 grassed area surrounded by speakers and then
2 they live-stream performing arts performances
3 and symphony performances and they do recording
4 content, they do Art Basel on that wall. So
5 it's a big, blank wall that they project these
6 various evening events on, and then you can sit
7 on the lawn and watch these events.

8 So that appropriation to fund the
9 implementation of that at the Performing Arts
10 Center with the projection going onto the CSX
11 building wall, which is the blank screen that
12 already exists, is going through council right
13 now and will be in January of -- it may be out
14 before your January meeting, I don't know, but
15 I just wanted to share that with you if anybody
16 had any comments and wanted to participate.

17 THE CHAIRMAN: Thank you.
18 Comments on the lunch-and-learn or the
19 wall, anyone?

20 BOARD MEMBERS: (No response.)

21 THE CHAIRMAN: Thank you for that.
22 The next item on the agenda is public
23 comments. I have a card from -- is that
24 Richard Carr?

25 AUDIENCE MEMBER: Yes.

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1 THE CHAIRMAN: Mr. Carr, if you want to go
2 to the podium or sit here.

3 AUDIENCE MEMBER: I'll use the podium, if
4 you don't mind.

5 THE CHAIRMAN: You have three minutes for
6 public comment.

7 AUDIENCE MEMBER: Yes, sir. Thank you for
8 the time.

9 We have been having trouble trying to get
10 a lot of lists owned by the DIA.

11 THE CHAIRMAN: Excuse me, could you
12 identify yourself?

13 AUDIENCE MEMBER: My name is Richard Carr.
14 I work with American Realty.

15 We've been having trouble working --
16 trying to find a list of City -- of DIA-owned
17 properties that we can purchase and what we
18 need to purchase these properties through two
19 weeks now of working with -- trying to work
20 with people at the City and the real estate
21 office and stuff like that. We've had issues
22 with not wanting to -- to sell right away or
23 City Council votes.

24 Do you want to --

25 AUDIENCE MEMBER: My name is Theresa
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1 Brunke.

2 (Inaudible.)

3 THE CHAIRMAN: Get very close to the
4 microphone, please.

5 MS. BRUNKE: All right. The issue that
6 we're asking is that -- we're with American
7 Realty and Management. We have represented
8 several investment companies that have come in
9 and purchased vacant lots, distressed
10 properties, in order to rehab them. They're
11 looking at some of the lands available that are
12 in the downtown area that fall under a special
13 ordinance, 122.467.

14 We're having a little bit of a difficult
15 time getting what's available so that these
16 investors can purchase them, in order for them
17 to build some of the low-income and affordable
18 housing. They want to go into multi-units.

19 So we came down to find out from the
20 downtown, you know, authority -- you guys want
21 to invest in downtown and bring people into
22 there, and we have investors that are willing
23 to invest millions of dollars, if we can get
24 the land and start on some of these projects.
25 There's been a handful of people coming in, but

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1 we just -- we don't feel they've been
2 successful, and some of our investors have seen
3 their projects and their reluctance to come
4 into downtown.

5 So I don't know how to present it to you
6 to -- other than to let you know that we have
7 interest, they have the funds, they're agreeing
8 to come in and build affordable apartments.
9 There's some that are down by the convention
10 center that have been built. And we're just
11 having a difficult time getting the City's land
12 available list. So I don't know if anyone has
13 any suggestions for investors.

14 THE CHAIRMAN: Thank you.

15 Our staff will comment on that.

16 MR. HUGHES: Thank you, Mr. Chairman.

17 I don't think we met. I'm Brian Hughes.

18 In addition to interim CEO here, I'm the
19 mayor's chief of staff. I'll get your
20 information when we're done and I commit that
21 we will get the appropriate staff to figure out
22 who you've talked to already and how to get you
23 the information you need.

24 MS. BRUNKE: Appreciate that.

25 Thank you.

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1 THE CHAIRMAN: Thank you for your
2 comments.

3 We have a card here, a public comment from
4 Ryan Hoover with Vestcor.
5 (Mr. Hoover approaches the podium.)

6 THE CHAIRMAN: Three minutes.

7 MR. HOOVER: Apologize for my handwriting.
8 Ryan Hoover, 3030 Hartley Road, with
9 Vestcor.

10 I just wanted to give the board an update
11 on some of our existing developments and wanted
12 to thank all who were able to come to our grand
13 opening, Lofts at Monroe, last week, both board
14 members and staff. Had a great turnout. Not
15 sure if everyone knew, but we did get CO at the
16 end of October and we were 100 percent occupied
17 by the end of November, 30 days, all 108 units
18 were leased and moved into. Definitely a
19 record for us. And if you remember Lofts at
20 LaVilla was 45 days from CO. Slightly larger,
21 but we see the demand is still there.

22 And Lofts at Jefferson, which is our third
23 community that you all supported, is well
24 underway construction-wise. You can now see
25 things coming out of the ground, the columns.

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1 We're still scheduled for October completion.
 2 We have not started leasing that one yet. And
 3 if you recall, that is the first -- the newest
 4 incoming development.
 5 And, finally, Lofts at Brooklyn, which was
 6 the fourth development you guys supported, has
 7 been submitted to the State, the application
 8 for our tax credits, and we should know
 9 something by the end of January. As far as
 10 approval from the State, we've already begun
 11 our design and everything that we need to do to
 12 get moving, and we'll probably be talking to
 13 Jim and the DDRB the first quarter of 2019.
 14 So, again, we thank you for your support,
 15 continued support, and we'll keep you updated
 16 going forward.
 17 THE CHAIRMAN: Thank you, Mr. Hoover.
 18 You guys do great work at Vestcor.
 19 MR. HOOVER: Thank you.
 20 THE CHAIRMAN: Anyone else, comments?
 21 BOARD MEMBERS: (No response.)
 22 THE CHAIRMAN: Seeing none -- do we need a
 23 motion to adjourn?
 24 BOARD MEMBER GREY: So moved.
 25 BOARD MEMBER PADGETT: Second.
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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 23rd day of December 2018.
 16
 17 _____
 18 Diane M. Tropa
 Florida Professional Reporter
 19
 20
 21
 22
 23
 24
 25
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1 THE CHAIRMAN: Very good.
 2 Thank you.
 3 (The above proceedings were adjourned at
 4 2:45 p.m.)
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