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| | 1 | BOARD MEMBER WORSHAM: In favor. |
| CITY OF JACKSONVIL | LE 2 | THE CHAIRMAN: Bill Adams. |
| DOWNTOWN INVESTMENT AUT | CHORITY 3 | BOARD MEMBER ADAMS: In favor. |
| BOARD MEETING | 4 | THE CHAIRMAN: Jim Citrano. |
| | 5 | BOARD MEMBER CITRANO: In favor. |
| | 6 | THE CHAIRMAN: Todd Froats. |
| Videotaped proceedings h | | BOARD MEMBER FROATS: In favor. |
| July 15, 2020, commencing at 3:05 | n m via Zoom | |
| Videoconference, in Jacksonville, | Florida. | THE CHAIRMAN: Craig Gibbs. |
| | 9 | BOARD MEMBER GIBBS: In favor. |
| BOARD MEMBERS PRESENT: | 10 | THE CHAIRMAN: David Ward. |
| RON MOODY, Chairman. | 11 | BOARD MEMBER WARD: In favor. |
| BRAXTON GILLAM, Vice Chair. CAROL WORSHAM, Secretary. | 12 | THE CHAIRMAN: And Ron Moody also is in |
| WILLIAM ADAMS, Board Member. JIM CITRANO, Board Member. | 13 | favor. |
| TODD FROATS, Board Member. CRAIG GIBBS, Board Member. | 14 | So let the record reflect, it was eight |
| DAVID WARD, Board Member. | 15 | ayes, no nays. |
| ALSO PRESENT: | 16 | Okay. Let's go to Resolution 2020-07-07, |
| LORI BOYER, Chief Executive Off | | the DPRP program. Ms. Boyer, would you tee |
| GUY PAROLA, DIA, Operations Man STEVE KELLEY, DIA, Director of | Development. 18 | that up, please. |
| INA MEZINI, DIA, Marketing and LORI RADCLIFFE-MYERS, Redevelop | oment Coordinator. | |
| JOHN CRESCIMBENI, Regulatory Co LeANNA CUMBER, City Council Lia | lison. | MS. BOYER: Yes. Thank you, Mr. Chairman. |
| KAREN UNDERWOOD-EILAND, Executi | | Resolution 2020-07-07 is a |
| | 21 | recommendation is a resolution from the DIA |
| | 22 | recommending that City Council adopt this new |
| | 23 | program that we are referring to as DPRP, which |
| | 24 | stands for Downtown Preservation and |
| Diane M. Tropia, Inc., P.O. Box 2375, Jac | ksonville, FL 32203 | Revitalization Program. And the attachment to |
| (904) 821-0300 | | Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 |
| | | (904) 821-0300 |
| | 2 | 4 |
| 1 PROCEEDINGS | 1 | the resolution is Exhibit A, which would |
| | 5 p.m. 2 | potentially form the attachment to a future |
| 3 | 3 | piece of legislation that Council might adopt. |
| | | piece of legislation that council might doopti |
| THE CHAIDMAN' Let's go pou | v to the | So this has taken quite a hit of staff |
| 4 THE CHAIRMAN: Let's go nov | | So this has taken quite a bit of staff |
| 5 Downtown Investment Authority. | 5 | time over the last month, but let me tell you |
| 5 Downtown Investment Authority. 6 Let's deal with the let's deal | al with the 6 | time over the last month, but let me tell you the intent of the program and explain its basic |
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| 1 | percentages of construction costs. That | 1 | So this has a historic preservation |
| 2 | combination really made it inadequate to meet | 2 | element that would be funded only for buildings |
| 3 | the needs of many of the properties downtown. | 3 | that are historically designated landmarks. It |
| 4 | So what you saw in resolutions that have come | 4 | has a code compliance element which landmarks |
| 5 | before you over the last five years or so were | 5 | could apply for but could also be applied to |
| 6 | resolutions that asked the City Council to | 6 | properties that are not landmarks. And that's |
| | | - | |
| 7 | approve grants larger than a million dollars, | 7 | an important nuance that we've created and |
| 8 | waiving the million dollar cap, but still | 8 | allowed as a new opportunity. |
| 9 | trying to stay within the other percentage | 9 | And then another portion that is a nuance |
| 10 | requirements. | 10 | that's new is that we require an actual gap |
| 11 | Several examples of those might be the | 11 | loan that is 20 percent, and the gap loan is |
| 12 | Jones Brothers' transaction, Ambassador Hotel, | 12 | interest bearing and balloons in ten years. So |
| 13 | Barnett and Trio. But you also recognize that | 13 | the gap loan is a piece that both stays out for |
| 14 | many of those projects still didn't happen. | 14 | a longer term and somewhat ensures that if the |
| 15 | Even with that grant award, construction didn't | 15 | rents do come alive, because many of these |
| 16 | begin. So we were tasked with looking at what | 16 | properties get renovated, then we will receive |
| 17 | would it really take to make these happen, how | 17 | funds back as a result of that loan repayment. |
| 18 | would we move the needle and change the face of | 18 | And if the property were sold in the ten-year |
| 19 | downtown to the adaptive reuse buildings. | 19 | period, that loan would have to be repaid. So |
| | | | |
| 20 | And the proposal that we have before you | 20 | the market comes back more quickly, and in year |
| 21 | and the new program is what we think it will | 21 | five or six, they want to sell it, then the gap |
| 22 | take. So it really becomes a policy decision | 22 | loan portion would be repaid at that time. |
| 23 | for City Council as to whether they support a | 23 | The basic structure contemplates that |
| 24 | program like this and whether this structure, | 24 | the developer equity has to be a minimum of |
| 25 | on an individual basis, they would be willing | 25 | 10 percent. And if the developer equity is |
| | Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 | | Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 |
| | (904) 821-0300 | | (904) 821-0300 |
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| | 6 | | 8 |
| 1 | 6 to approve the level of funding that may be | 1 | 8 between 10 and 15 percent, then the City's |
| 1 | C C | 1 2 | |
| | to approve the level of funding that may be required to fill actual gaps. | | between 10 and 15 percent, then the City's |
| 2 | to approve the level of funding that may be required to fill actual gaps. So very simply, the gap is the difference | 2 | between 10 and 15 percent, then the City's portion of the transaction would not exceed 40 percent. If the developer equity is greater |
| 2 3 4 | to approve the level of funding that may be required to fill actual gaps. So very simply, the gap is the difference between the construction cost to bring one of | 2 3 4 | between 10 and 15 percent, then the City's portion of the transaction would not exceed 40 percent. If the developer equity is greater than 15 percent, the City portion could go up |
| 2 3 4 5 | to approve the level of funding that may be required to fill actual gaps. So very simply, the gap is the difference between the construction cost to bring one of these old buildings up to new, renovated, | 2 3 4 5 | between 10 and 15 percent, then the City's portion of the transaction would not exceed 40 percent. If the developer equity is greater than 15 percent, the City portion could go up to 50 percent. So that's a lever. That's a |
| 2 3 4 5 6 | to approve the level of funding that may be required to fill actual gaps. So very simply, the gap is the difference between the construction cost to bring one of these old buildings up to new, renovated, revitalized use and what they can actually | 2 3 4 | between 10 and 15 percent, then the City's portion of the transaction would not exceed 40 percent. If the developer equity is greater than 15 percent, the City portion could go up to 50 percent. So that's a lever. That's a cap on the very top, a limit, that the City |
| 2 3 4 5 6 7 | to approve the level of funding that may be required to fill actual gaps. So very simply, the gap is the difference between the construction cost to bring one of these old buildings up to new, renovated, revitalized use and what they can actually achieve in rent. And it is that lower rent | 2 3 4 5 6 7 | between 10 and 15 percent, then the City's portion of the transaction would not exceed 40 percent. If the developer equity is greater than 15 percent, the City portion could go up to 50 percent. So that's a lever. That's a cap on the very top, a limit, that the City would never be in for more than 50 percent of |
| 2 3 4 5 6 7 8 | to approve the level of funding that may be required to fill actual gaps. So very simply, the gap is the difference between the construction cost to bring one of these old buildings up to new, renovated, revitalized use and what they can actually achieve in rent. And it is that lower rent rate downtown that really stresses the | 2 3 4 5 6 7 8 | between 10 and 15 percent, then the City's portion of the transaction would not exceed 40 percent. If the developer equity is greater than 15 percent, the City portion could go up to 50 percent. So that's a lever. That's a cap on the very top, a limit, that the City would never be in for more than 50 percent of the total development costs of the project as |
| 2 3 4 5 6 7 8 9 | to approve the level of funding that may be required to fill actual gaps. So very simply, the gap is the difference between the construction cost to bring one of these old buildings up to new, renovated, revitalized use and what they can actually achieve in rent. And it is that lower rent rate downtown that really stresses the construction budget. We all know that the | 2 3 4 5 6 7 8 9 | between 10 and 15 percent, then the City's portion of the transaction would not exceed 40 percent. If the developer equity is greater than 15 percent, the City portion could go up to 50 percent. So that's a lever. That's a cap on the very top, a limit, that the City would never be in for more than 50 percent of the total development costs of the project as you're looking at it. |
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City of Jacksonville Downtown Investment Authority

2 of 20 sheets

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| 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 9 20 21 22 23 24 25 | ⁹ City Council can simply award it, and it becomes an obligation of the General Fund. It's not an obligation of the CRA or the Tax Increment District. It's not an obligation of the trust fund. It is, instead, a General Fund obligation, much like other economic development incentives. So if we approve a qualified target industry match for job creation, that is an obligation when the City Council approves it, it becomes an obligation of the General Fund in future years. So that's the way we are treating these incentives in this program above and beyond the balance of the trust fund. And, in fact, that's the way they have been treated in the last few years as they have come through City Council. So we still retain that piece, but it is only for small things. Let me return a little bit to the qualifying expenses and explain the qualifying expenses differently than how they differ from the current program. So the current program contemplates that you could receive up to 50 percent of the cost of exterior restoration and rehabilitation. | 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 | 11 Right now, it's 30 percent. We recognize that on both historic and nonhistoric buildings, code compliance costs are often major obstacles to rehabilitation of the building. The reason we included this for nonhistoric and we tried to be very careful that we were still incentivizing and encouraging and providing a carrot to someone to designate and become a local landmark, but we were not excluding an old building that did not want to designate from the code compliance piece. And the reason here was, if we have an older building that needs fire safety improvements and sprinklers and a fire escape in order to be able to put back into service, better that it be put back into service even if it is not fully restored and designated as a landmark. So that's why we included that element. If you are going for code compliance only, not designated, you are now limited to 25 percent of total development costs as opposed to the 40 or 50 you could be eligible for if you were designated. We still have to have the loan component. So a piece of it |
| | Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 | | Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 |
| | (904) 821-0300 | | (904) 821-0300 |
| | 10 | | 12 |
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| 1 2 3 | That number was increased to 75 percent. From a policy perspective, we felt the exterior was particularly important to other businesses, | 1 2 3 | still has to be repaid even if you are only doing the code compliance pieces. And it's a very lengthy program. I will |
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City of Jacksonville Downtown Investment Authority July 15, 2020 Uncertified Condensed Copy

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| 1 | THE CHAIRMAN: Okay. Thank you, Lori. | 1 | far exceed that, the 75 percent of the exterior |
| 2 | So Resolution 2020-07-07, relating to the | 2 | and all, but you're limited by the gap. So in |
| 3 | Downtown Preservation and Revitalization | 3 | their case, you're talking you may see some. |
| 4 | Program, what's your pleasure, Board? I need a | 4 | We may see some that are in the 1- to |
| 5 | motion. | 5 | \$3 million range. I think you're going to see |
| 6 | BOARD MEMBER GILLAM: Move to approve. | 6 | others that are in the 7-, to 10-, to \$12 |
| 7 | BOARD MEMBER GIBBS: Second. | 7 | million range. |
| 8 | THE CHAIRMAN: Okay. Mr. Gillam moved to | 8 | And we're (inaudible). And we tried to |
| 9 | approve. I have a second through Mr. Gibbs. | 9 | determine if there was a pattern, whether it |
| 10 | Okay. Let's have some questions and | 10 | was, oh, it's the exterior, or is it small |
| 11 | discussion. I'm going to work backwards this | 11 | buildings, because in some ways smaller |
| 12 | time. | 12 | buildings are proportionally more challenged |
| 13 | David Ward, any questions or comments? | 13 | because they can't get as much rent out of |
| 14 | BOARD MEMBER WARD: Nothing from me. | 14 | them, but the dollar value, then, is not |
| 14 | Thank you. | 14 | necessarily high, but it's proportionately |
| 16 | THE CHAIRMAN: Mr. Gibbs. | 16 | higher. |
| - | BOARD MEMBER GIBBS: I seconded the motion | | - |
| 17 | | 17 | BOARD MEMBER CITRANO: I know that was a |
| 18 | because this is a great project, and it's great | 18 | loaded question. I just I look at the depth |
| 19 | to have policy that undergirds anything that we | 19 | and the amount of work that you guys have put |
| 20 | take. And because of that, I appreciate the | 20 | into it, and I'm just curious as to your |
| 21 | CEO and Mr. Kelley's work on this. So I second | 21 | comment applied to that (inaudible) deal or the |
| 22 | and am in favor. | 22 | same deal. |
| 23 | THE CHAIRMAN: Okay. Mr. Froats. | 23 | So thank you. |
| 24 | BOARD MEMBER FROATS: I have no comments. | 24 | THE CHAIRMAN: Okay. Mr. Bill Adams, |
| 25 | Really, just I'm in favor of this. I | 25 | comments or questions? |
| | Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 | | Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 |
| | (904) 821-0300 | | (904) 821-0300 |
| | 14 | | 16 |
| | 14 | | |
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| 2 | think there are, you know, a lot of projects that can be done, a lot of historical projects. | 2 | BOARD MEMBER ADAMS: Sure. Thank you. And I guess I would echo the comments of |
| 2 3 | think there are, you know, a lot of projects that can be done, a lot of historical projects. Unfortunately, we don't see them get done | 2 3 | BOARD MEMBER ADAMS: Sure. Thank you. And I guess I would echo the comments of the other board members. I'd like to extend my |
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| Down | town Investment Authority 17 | | Uncertified Condensed Copy 19 |
| 1 | being set by the board at the time, they get | 1 | hard work that's been put into this, but, you |
| 2 | the money, and it goes to them. And so, you | 2 | know, I'm not going to vote in support of the |
| 3 | know, I think that's important to remember. | 3 | resolution. |
| 4 | Because they're grants, I've been thinking | 4 | Thank you. |
| 5 | about this in terms of what it is that we are | 5 | THE CHAIRMAN: Okay. Carol Worsham, |
| 6 | trying to accomplish. And, obviously, we're | 6 | please. |
| 7 | trying to get people to come into downtown and | 7 | BOARD MEMBER WORSHAM: Thank you. |
| 8 | take on projects and do them and build them. | 8 | I really am amazed at the amount of work |
| 9 | And if they do so, we give them potentially | 9 | you all put through this, especially to |
| 10 | very large sums of money to under some set | 10 | revitalize this program that's been probably |
| 11 | conditions. | 11 | not very effective since 2002, so thank you for |
| 12 | I have concerns about the amortization | 12 | that effort. |
| 13 | approach over the course of time. It seems to | 13 | And I'm interested in the \$100,000 limit |
| 14 | me that if our objective is to make sure a | 14 | and that we could approve or that doesn't have |
| 15 | builder complies with code, doesn't sell the | 15 | to go to City Council. If the Council chooses |
| 16 | building, you know, is making investments, they | 16 | to hopefully approve the program, why 100,000, |
| 17 | ought to do that for the full five-year period | 17 | and should we be considering anything at a |
| 18 | so that the taxpayers get the return on their | 18 | is it a funding proposition for us, as the DIA, |
| 19 | money because I feel sure that there is, at | 19 | to keep it that low since the obligation would |
| 20 | some point, a curve where the repayment plus | 20 | be for the General Fund, or did you consider |
| 21 | the sale gains cross. And those are that | 21 | upping that? I mean, 100,000 can go pretty |
| 22 | gain is ours, it's not the developer's. | 22 | quickly in some of these buildings. |
| 23 | So I would encourage the City Council to | 23 | MS. BOYER: So the current limit in the |
| 24 | think about that in their deliberations along | 24 | current program is 50,000. |
| 25 | these lines as well because we're dedicating | 25 | BOARD MEMBER WORSHAM: Fifty, right. |
| | Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 | | Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 |
| | (904) 821-0300 | | (904) 821-0300 |
| 1 | 18 | | 20 |
| 1 | large sums of taxpayer dollars to a private | | |
| 1 | • • • • | 1 | MS. BOYER: So we doubled it. |
| 2 | project. If there is a default, I think there | 2 | BOARD MEMBER WORSHAM: Right. |
| 2 3 | project. If there is a default, I think there ought to be default interest that's applied on | | BOARD MEMBER WORSHAM: Right. MS. BOYER: And the intent here is that |
| 3 4 | project. If there is a default, I think there ought to be default interest that's applied on that amount because we have foregone other | 2 3 4 | BOARD MEMBER WORSHAM: Right. MS. BOYER: And the intent here is that those grants would be funded from the available |
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| - | fJacksonville | | July 15, 2020 |
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| Down | town Investment Authority 21 | | Uncertified Condensed Copy 23 |
| 1 | is actually completed and needed, at which time | 1 | comments. I have concerns. This is a very |
| 2 | then it would be funded from the General Fund. | 2 | expensive proposition for the City. I mean, |
| 3 | In the case of anything funded that is DIA | 3 | ultimately, it's going to City Council anyway. |
| 4 | authority only, it has to be in the trust fund | 4 | We don't have the authority to you know, how |
| | up front. And when we approve it, it gets | 5 | we can recommend it or resolve to recommend it, |
| 5 | | - | but I you know, there's a lot of policy |
| 6 | encumbered. So now it's going to sit there for | 6 | |
| 7 | however long it takes this person to finish | 7 | here. And I do think it's policy that may be |
| 8 | that project and get the disbursement. And so | 8 | above our pay grade as DIA board members if |
| 9 | I'm trying to be responsible, not putting too | 9 | City Council wants to decide they want to make |
| 10 | much in there that gets encumbered. | 10 | this kind of investment. It is potentially a |
| 11 | BOARD MEMBER WORSHAM: Well, there are a | 11 | tremendous investment, though. |
| 12 | lot of things I like about the program. And I | 12 | And I think your comments, Ms. Boyer, I |
| 13 | do like the code compliance where folks can get | 13 | think are right on when you talked about some |
| 14 | some things done and bridge that gap. I think | 14 | of these might be, you know, ten-plus million |
| 15 | that was a wise addition to the program. | 15 | dollar projects. Not projects, our |
| 16 | So I don't have any other questions. | 16 | contribution under this program. And so it's a |
| 17 | Thank you. | 17 | lot of money. We're not looking at that. |
| 18 | THE CHAIRMAN: Okay. Mr. Gillam. | 18 | I will tell you, I personally have a |
| 19 | BOARD MEMBER GILLAM: I know we've been | 19 | problem from a fiscal responsibility |
| 20 | here a long time today, but I've got a few | 20 | standpoint. If renovation of a supposedly |
| 21 | comments and concerns on this one, too. | 21 | historic building is going to cost five times |
| 22 | I have one question for Ms. Boyer. | 22 | as much as building new construction of like |
| 23 | The minimum of 10 percent equity for the | 23 | quality, I have a real problem with using, you |
| 24 | developer portion, can that be the value of the | 24 | know, our funding our government funding to |
| 25 | land? So if a developer buys a historic | 25 | support that. That's a failing project, and |
| | Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 | | Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 |
| | (904) 821-0300 | | (904) 821-0300 |
| | 22 | | 24 |
| 1 | building that's in bad shape and then puts | 1 | |
| | building that's in bad shape and then pats | | we're putting money there that doesn't need to |
| 2 | together a program to revitalize it consistent | 2 | be put there, in my opinion. |
| | | | |
| 2 | together a program to revitalize it consistent | 2 | be put there, in my opinion. |
| 2 3 | together a program to revitalize it consistent with the requirements of the code and also the | 2 | be put there, in my opinion. Except and I guess, I'm talking out of |
| 2 3 4 | together a program to revitalize it consistent with the requirements of the code and also the Historic Preservation guidelines, could their | 2 3 4 | be put there, in my opinion. Except and I guess, I'm talking out of both sides of my mouth. Except to the extent |
| 2 3 4 5 | together a program to revitalize it consistent with the requirements of the code and also the Historic Preservation guidelines, could their contribution of the property be their | 2 3 4 5 | be put there, in my opinion. Except and I guess, I'm talking out of both sides of my mouth. Except to the extent that when the government stands in and says you must you must repair/renovate this property |
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| City of | f Jacksonville | | July 15, 2020 |
|------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Down | town Investment Authority 25 | | Uncertified Condensed Copy 27 |
| 1 | great, but, I mean, somebody's got to pay for | 1 | direction. Even when I think of some of the |
| 2 | it. And, obviously, it's not worked so far | 2 | historic buildings that have really been |
| 3 | for you know, for private enterprise to pay | 2 | brought back look at the Chophouse. Look at |
| 4 | for it, so the government stands in. | 3 4 | the Barnett Bank. Which, by the way, I was |
| 5 | I do at some point, I've got a problem. | 4 5 | reading this week that they now have a hundred |
| 6 | It's just like somebody else discussed earlier | 6 | percent occupancy of their residential. Look |
| 7 | today, saying there's no ceiling to it gives me | 7 | at the City Hall, the old May Cohen's place. |
| 8 | great concern. We need to be more fiscally | 8 | So, guys, if this system can work, if this |
| 9 | responsible. If a building is gone, if it's | 9 | system can get us closer to making a |
| 10 | beyond repair, then saying the historic | 9 10 | difference, then I think it's probably |
| | meaning, we've got to keep it, I have a problem | 11 | something that we ought to strongly look at. |
| 11 12 | with that. But again, I acknowledge that's | 12 | So let's go ahead. We've got the |
| | | | Resolution 2020-07-07, we have a motion and |
| 13 | probably beyond my pay grade. | 13 | |
| 14 | I ultimately will support this resolution | 14 | second. What is your pleasure, Board? Let me run down the list. |
| 15 | because I know a lot of hard work was put into | 15 | |
| 16 | it by Ms. Boyer and Mr. Kelley in trying to | 16 | Mr. Gillam. |
| 17 | respond to really what City Council has asked | 17 10 | BOARD MEMBER GILLAM: I'll vote in favor. |
| 18 | of us, which is put together a program that | 18 | THE CHAIRMAN: Okay. Carol Worsham. |
| 19 | will respond to resolving the vacant, | 19 20 | BOARD MEMBER WORSHAM: In favor. THE CHAIRMAN: Bill Adams. |
| 20 | unproductive, supposedly historic buildings downtown. | 20 21 | BOARD MEMBER ADAMS: I'm opposed. |
| 21 | | | THE CHAIRMAN: Jim Citrano. |
| 22 | And it's just not the program is not | 22 23 | BOARD MEMBER CITRANO: In favor. |
| 23 | working. The program has failed. So we have to do something different if we want to | 23 24 | THE CHAIRMAN: Mr. Froats. |
| 24 | succeed. And this is what we're being told | 24 25 | BOARD MEMBER FROATS: In favor. |
| 25 | 5 | 25 | |
| | Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 | | Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 |
| | (904) 821-0300 26 | | (904) 821-0300 28 |
| 1 | might succeed. And again, the ultimate | 1 | THE CHAIRMAN: Mr. Gibbs. |
| 2 | decision on that is going to be City Council. | 2 | BOARD MEMBER GIBBS: In favor. |
| 3 | For those reasons, I'll support it, but | 3 | THE CHAIRMAN: David Ward. |
| 4 | it's a reluctant support. | 4 | |
| - | | | BUARD MEMBER WARD: IN TAVOR. |
| 5 | | 5 | BOARD MEMBER WARD: In favor. THE CHAIRMAN: All right, So let the |
| 5 6 | THE CHAIRMAN: Okay, Mr. Gillam. Thank | 5 6 | THE CHAIRMAN: All right. So let the |
| 6 | THE CHAIRMAN: Okay, Mr. Gillam. Thank you for your comments. | 6 | THE CHAIRMAN: All right. So let the record reflect that on Resolution 2020-07-07 |
| 6 7 | THE CHAIRMAN: Okay, Mr. Gillam. Thank you for your comments. Folks, let me just say a few things real | - | THE CHAIRMAN: All right. So let the record reflect that on Resolution 2020-07-07 that we have seven ayes and we have one |
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| 1 | for them, then, because all or any upside would | 1 | standards. |
| 2 | be absorbed by this. | 2 | So if you go to the Sections section of |
| | So I think there's a balance that we have | 3 | the of this resolution, you see we have a |
| 3 | | - | |
| 4 | to get to there, and I'm sure this will be a | 4 | couple of performance standards in there, one |
| 5 | conversation at City Council. And if they want | 5 | of them being that they commence construction |
| 6 | to move some or all of it to either a repayment | 6 | within 120 [sic] days. This gives time for |
| 7 | obligation or a 10-year term consistently | 7 | them to get through the entire permitting |
| 8 | rather than the amortization-type version that | 8 | process. The permitting process may take a |
| 9 | they have right now, what we did was, we | 9 | little longer right now given that, you know, |
| 10 | followed the current program which has the | 10 | people may be working from home or something. |
| 11 | five-year amortization on the historic | 11 | And we just want to give them ample time to |
| 12 | preservation element. | 12 | succeed. |
| 13 | So I thank him for his comments and his | 13 | I think you can kind of go through the |
| 14 | thought, and it may well be that some or all of | 14 | rest of the sections to figure out any of the |
| | | | performance standards. That's the main |
| 15 | that gets incorporated when it gets to the next | 15 | • |
| 16 | stage. | 16 | operative one. |
| 17 | THE CHAIRMAN: Okay. Thank you. | 17 | I do want to say that in Section 2, we |
| 18 | MS. BOYER: Thank you. | 18 | reference Resolution 2018-08-04. If we can |
| 19 | THE CHAIRMAN: All right. Let's go to the | 19 | treat that as a scrivener's error, we'll |
| 20 | next, Resolution 2020-07-08, allocation of | 20 | correct it by the time this resolution gets |
| 21 | development rights. I'm going to ask Guy | 21 | executed. |
| 22 | Parola, our operations manager, to tee that one | 22 | Again, I'm here for any questions. And |
| 23 | up. | 23 | again, I think I saw Shawn Wilson on here, the |
| 24 | MR. PAROLA: Thank you. | 24 | developer, if you have any questions for him as |
| 25 | Good afternoon. | 25 | well. |
| | Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 | | Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 |
| | (904) 821-0300 | | (904) 821-0300 |
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| 1 | Resolution 2020-07-08 allocates or | 4 | THE CHAIRMAN: Mr. Parola, on Section 4, |
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| • | really aster in this instance 120 units of | • | |
| 2 | reallocates in this instance, 120 units of | 2 | you said commence construction within you |
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City of Jacksonville Downtown Investment Authority July 15, 2020 Uncertified Condensed Copy

| City o | f Jacksonville | | July 15, 2020 |
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| Down | town Investment Authority 33 | | Uncertified Condensed Copy 35 |
| 1 | BOARD MEMBER ADAMS: Nothing from me. | 1 | the Governance Committee and Strategic |
| 2 | THE CHAIRMAN: Mr. Citrano. | 2 | Implementation Committee, contributing to the |
| 3 | BOARD MEMBER CITRANO: No comments. | 3 | direction and focus of the DIA, as well as |
| 4 | THE CHAIRMAN: Mr. Froats. | 4 | faithfully attending board meetings. |
| 5 | BOARD MEMBER FROATS: No comment. | 5 | And whereas, as an experienced and |
| 6 | THE CHAIRMAN: And Mr. David Ward. | 6 | well-respected business owner and general |
| 7 | BOARD MEMBER WARD: None for me. | 7 | contractor, and more particularly, as a |
| 8 | Thank you. | 8 | contractor for multifamily construction, |
| 9 | THE CHAIRMAN: All right. Let's call for | 9 | Mr. Padgett's technical and financial knowledge |
| 10 | the question. I'll go right down the list. | 10 | of construction both informed and then guided |
| 11 | Mr. Gillam, on 2020-07-08, how are you | 11 | public investment by the DIA. |
| 12 | are you in favor or against? | 12 | And whereas, Mr. Padgett generously gave |
| 13 | BOARD MEMBER GILLAM: In favor. | 13 | of his time, skills, and knowledge to the |
| 14 | THE CHAIRMAN: Okay. Carol Worsham. | 14 | Downtown Investment Authority. |
| 15 | BOARD MEMBER WORSHAM: In favor. | 15 | Now, therefore, be it resolved by the |
| 16 | THE CHAIRMAN: Okay. Bill Adams. | 16 | Downtown Investment Authority, the Downtown |
| 17 | BOARD MEMBER ADAMS: In favor. | 17 | Investment Authority recognizes and commends |
| 18 | THE CHAIRMAN: Jim Citrano. | 18 | Mr. Padgett for his years of dedicated service |
| 19 | BOARD MEMBER CITRANO: In favor. | 19 | to the DIA. |
| 20 | THE CHAIRMAN: Todd Froats. | 20 | This is just a thank you for his five |
| 21 | BOARD MEMBER FROATS: In favor. | 21 | years of service on the board. |
| 22 | THE CHAIRMAN: Mr. Gibbs. | 22 | THE CHAIRMAN: Board, what is your |
| 23 | BOARD MEMBER GIBBS: In favor. | 23 | pleasure on Resolution 2020-07-09? |
| 24 | THE CHAIRMAN: David Ward. | 24 | BOARD MEMBER FROATS: I move to approve. |
| 25 | BOARD MEMBER WARD: In favor. | 25 | THE CHAIRMAN: Mr. Froats moved to |
| | Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 | | Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 |
| | (904) 821-0300 | | (904) 821-0300 |
| | 54 | | 36 |
| 1 | THE CHAIRMAN: And Ron Moody, likewise, in | 1 | approve. |
| 1 2 | THE CHAIRMAN: And Ron Moody, likewise, in favor. | 1 | approve. Second? |
| | THE CHAIRMAN: And Ron Moody, likewise, in favor. Let the record reflect that 2020-07-08 has | 1 2 3 | approve. Second? BOARD MEMBER GIBBS: I'll second. |
| 2 | favor. Let the record reflect that 2020-07-08 has | 2 | Second? BOARD MEMBER GIBBS: I'll second. |
| 23 | favor. | 2 3 | Second? |
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| City o | f Jacksonville | | July 15, 2020 |
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| - | town Investment Authority | | Uncertified Condensed Copy |
| | 37 | | 39 |
| 1 | to the board in making determinations and | 1 | It was nice to have his input at the meetings. |
| 2 | during our deliberation. And we appreciate his | 2 | Ms. Boyer, who will be our new liaison? |
| 3 | busy schedule, but he managed to find time to | 3 | MS. BOYER: LeAnna Cumber. |
| 4 | attend each board meeting. | 4 | THE CHAIRMAN: Okay. And she is is she |
| 5 | THE CHAIRMAN: All right. Are there any | 5 | in the |
| 6 | other comments before you call for the | 6 | MS. BOYER: She is not in the meeting. |
| 7 | question? | 7 | Her assistant was in the meeting for a while, |
| 8 | BOARD MEMBERS: (No response.) | 8 | but has not been lately. I thought Ms. Cumber |
| 9 | THE CHAIRMAN: All right. All in favor of | 9 | was going to join. |
| 10 | this motion? | 10 | COUNCIL MEMBER CUMBER: I am actually |
| 11 | Mr. Gillam. | 11 | this is Council Member Cumber. I am here. |
| 12 | BOARD MEMBER GILLAM: I'm in favor of this | 12 | MS. BOYER: Oh, wonderful. |
| 13 | motion. | 13 | COUNCIL MEMBER CUMBER: Hello. I just am |
| 14 | THE CHAIRMAN: Carol Worsham. | 14 | not my face is not on, but I have been |
| 15 | BOARD MEMBER WORSHAM: In favor. | 15 | listening to I got on before you had your |
| 16 | THE CHAIRMAN: Bill Adams. | 16 | visitor and it got shut down. |
| 17 | BOARD MEMBER ADAMS: In favor. | 17 | MS. BOYER: Oh, my. You've been here a |
| 18 | THE CHAIRMAN: Jim Citrano. | 18 | long time. |
| 19 | BOARD MEMBER CITRANO: In favor. | 19 | COUNCIL MEMBER CUMBER: Yes. I have been |
| 20 | THE CHAIRMAN: Todd Froats. | 20 | quietly listening intently to all of the |
| 21 | BOARD MEMBER FROATS: In favor. | 21 | debate. |
| 22 | THE CHAIRMAN: Craig Gibbs. | 22 | MS. BOYER: Thank you so much for |
| 23 | BOARD MEMBER GIBBS: In favor. | 23 | participating. |
| 24 | THE CHAIRMAN: And Mr. Ward. | 24 | MS. PATAKY: And her assistant is on as |
| 25 | BOARD MEMBER WARD: In favor. | 25 | well, and I have been on the whole time. |
| | Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 | | Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 |
| | (904) 821-0300 | | (904) 821-0300 |
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| 1 | BOARD MEMBERS: Aye. | 1 | criticism of the DIA because we don't have a |
| 2 | THE CHAIRMAN: Are there any opposed? | 2 | master plan, and I have stated and you have |
| 3 | BOARD MEMBERS: (No response.) | 3 | also heard we have a 300-and-some-page document |
| 4 | THE CHAIRMAN: Okay. Let the record | 4 | that is our master plan, but we need a |
| 5 | reflect that 2020-07-10 passes, eight in favor, | 5 | condensed graphic illustration version that we |
| 6 | zero against. | 6 | can share with the public, we can share with |
| 7 | So thank you. | 7 | developers. And so that's a task in the CRA |
| 8 | All right. Our next item of business is | 8 | update, to ensure that we have that |
| 9 | our CEO informational briefing. | 9 | deliverable. |
| 10 | Ms. Boyer. | 10 | And those are the primary focus areas. |
| | - | 11 | We have our budget hearing scheduled for |
| 11 | MS. BOYER: I'm going to be very brief in | | u u |
| 12 | the briefing, so to let you know that our | 12 | August 14th before the City Council Finance |
| 13 | two-way street conversion design project has | 13 | Committee, and our next board meeting is |
| 14 | been advertised and is open for bids right now. | 14 | August 19th. We have a number of items that |
| 15 | So we're in the process of receiving bids on | 15 | are people are presenting to us and talking |
| 16 | that. | 16 | to us about that we may expect to have on our |
| 17 | I mentioned earlier that we hope to have | 17 | August 19th agenda, so anticipate that it is |
| 18 | our BID and CRA plan update into Procurement in | 18 | likely that we will have both an REPD and a |
| 19 | the next few weeks. It has four primary tasks, | 19 | Strategic Implementation meeting in the week |
| 20 | and I wanted to share those with you. | 20 | two weeks prior to the board meeting. |
| 21 | Number one is incentive updates. So to | 21 | That's my quick report. |
| 22 | look at the various incentives we offer, make | 22 | THE CHAIRMAN: Okay. Thank you. |
| 23 | sure they are correctly positioned. Some of | 23 | The last item is the chair's report. I |
| 24 | the questions that have risen here are exactly | 24 | have just a couple of real quick comments. |
| 25 | the type of things that we want to correct in | 25 | I am currently chair of the Strategic |
| | Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 | | Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 |
| | (904) 821-0300 | | (904) 821-0300 |
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| | 42 | | 44 |
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| 2 | the underlying programs that are part of the plan. | 2 | Implementation Committee. I'm going to need to appoint a new person and then also on our new |
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| 2 3 4 5 | the underlying programs that are part of the plan. The second element is the parks plan. We talked to you about that last year. And our concern is, as we are bringing more residents | 2 3 4 5 | Implementation Committee. I'm going to need to appoint a new person and then also on our new Downtown Preservation and Revitalization Program, I'm thinking, unless Ms. Boyer corrects me, that we should have a chair for |
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(904) 821-0300

City of Jacksonville Downtown Investment Authority

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| 45 47 2 And the last bing, Ms. Boyer, We'd like to hear from you. 47 3 And the last bing, Ms. Boyer, you know, withen I took this job as chair, I'm nat sure I 3 5 realized we would be doing, like, ten 2 6 resolutions. Are we going to do the every meeting, 10 or 15? 3 7 meeting, 10 or 15? 45 8 MS. BOYER: Well, it just meens that downtown is busy, despite the pandemic, which is a good thing. 6 11 THE CHARMAN: All right. 7 12 DBARD MERER FROATS: I'm K. Moody, can I 1 13 BOARD MERER FROATS: I'm K. Moody, can I 1 14 DOARD MERER FROATS: I'm K. Moody, can I 1 15 THE CHARMAN: Yes, sir. 1 16 BOARD MERER FROATS: I'm K. Moody, can I 1 17 commend M. Merini for handing the situation to day. She handled it very quickly. 1 18 MS. MEZINI: Thank you. 1 20 BOARD MERER FROATS: I'm and you quick 2 21 Thank you. 1 22 BOARD MERER FROATS: I'm and you quick 2 24 Thank you. 1 25 Dame M. Tropia, Inc., P.O. Box 2975, Jacksonville, FL 3203 (004) 821-0300 46 <tr< th=""><th>City of Jac Downtowr</th><th>sksonville n Investment Authority</th><th></th><th>July 15, 2020 Uncertified Condensed Copy</th></tr<> | City of Jac Downtowr | sksonville n Investment Authority | | July 15, 2020 Uncertified Condensed Copy |
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| a MS. BOVER: Well, it just means that downtown is busy, despite the pandemic, which is a good thing. 6 I. Diane M. Tropia, Florida Professional Reporter, certify that I was authorized to and did stengraphically reports the foregoing proceedings and that the transcript is a true and complete in record of my stenographic notes. 11 THE CHAIRMAN: Xell right. 12 12 Okay, folks BOARD MEMBER FROATS: Mr. Moody, can I 13 14 make one comment? 13 15 THE CHAIRMAN: Yes, sir. 14 16 BOARD MEMBER FROATS: I just want to commend Ms. Mezilni for handling the situation today. She handled it very quickly. 14 18 DOARD MEMBER FROATS: And 1 applaud her for that. I'm sure she's going to be busy (904) 821-0300 16 14 reaction to that. 14 15 Thank you. 14 16 BOARD MEMBER KWORSHAM: Well-done. Thanks. 16 17 MS. MEZINI: Thank you. 20 20 46 20 21 Thank you. 21 23 Thank you. 20 24 24 25 26 Thank you. 20 26 Thank you. 20 26 | | | | COUNTY OF DUVAL) |
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