

CITY OF JACKSONVILLE  
COMMUNITY REDEVELOPMENT AGENCY  
BOARD MEETING

Proceedings held on Wednesday, August 17, 2022,  
commencing at 2:00 p.m., Jacksonville Public/Main  
Library, Multipurpose Room, 303 North Laura Street,  
Jacksonville, Florida, before Diane M. Tropa, FPR, a  
Notary Public in and for the State of Florida at Large.

BOARD MEMBERS PRESENT:

CAROL WORSHAM, Chair.  
JIM CITRANO, Vice Chair.  
STEPHANIE BURCH, Secretary.  
OLIVER BARAKAT, Board Member.  
CRAIG GIBBS, Board Member.  
BRAXTON GILLAM, Board Member, via Zoom.  
DAVID WARD, Board Member.

ALSO PRESENT:

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

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1 board member.  
2 BOARD MEMBER BARAKAT: Oliver Barakat,  
3 board member.  
4 MS. BOYER: Lori Boyer, CEO.  
5 MR. KELLEY: Steve Kelley, DIA staff.  
6 MR. PAROLA: Guy Parola, DIA staff.  
7 MR. SAWYER: John Sawyer, Office of  
8 General Counsel.  
9 THE CHAIRWOMAN: Thank you.  
10 Mr. Chisholm, do we have any public  
11 comment?  
12 MR. CHISHOLM: Yes, Madam Chair.  
13 First we have Carnell Oliver.  
14 THE CHAIRWOMAN: And I'm sorry, I did not  
15 know that Mr. Gillam is on Zoom, not a voting  
16 member but attending via Zoom. Since he's not  
17 here, he won't vote today.  
18 (Audience member approaches the podium.)  
19 AUDIENCE MEMBER: Hello.  
20 THE CHAIRWOMAN: You have to press the --  
21 thank you.  
22 AUDIENCE MEMBER: Yes. My name is Carnell  
23 Oliver. Address is on file.  
24 Over the last couple of days, I've been  
25 going to the City Council budget hearings, and  
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1 PROCEEDINGS  
2 August 17, 2022 2:00 p.m.  
3 - - -  
4 THE CHAIRWOMAN: Good afternoon.  
5 I'd like to call the Downtown Investment  
6 Authority meeting for Wednesday August 17th at  
7 2 o'clock to order.  
8 Before we do anything else, we will stand  
9 and say the Pledge.  
10 (Recitation of the Pledge of Allegiance.)  
11 THE CHAIRWOMAN: Thank you.  
12 Let's do our introductions at the table  
13 before we move on. Mr. Chisholm, starting with  
14 you.  
15 MR. CHISHOLM: Xzavier Chisholm, DIA  
16 staff.  
17 MR. POSEY: Antonio Posey, DIA staff.  
18 BOARD MEMBER WARD: David Ward.  
19 I promise I'm paying attention.  
20 BOARD MEMBER GIBBS: Craig Gibbs, board  
21 member.  
22 BOARD MEMBER CITRANO: Jim Citrano, board  
23 member.  
24 THE CHAIRWOMAN: Carol Worsham, board  
25 member.  
BOARD MEMBER BURCH: Stephanie Burch,  
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1 I had the opportunity to talk to a woman by the  
2 name of Ms. Dorothy Whetstone. She owns a  
3 piece of property in the Urban Core, and one of  
4 the things that she's made a complaint about  
5 me -- to me about is that -- she owns two  
6 pieces of property along Broad Street. And one  
7 of the things that she's been dealing with --  
8 and she told me that another property on [sic]  
9 the downtown is dealing with is Code  
10 Enforcement is constantly coming out there as  
11 an attack dog.  
12 And, you know, I had a good,  
13 straightforward conversation with this woman,  
14 and one of the things I told you, when there's  
15 a lot of economic development and it's starting  
16 to spur, they're going to be trying to push you  
17 to sell your property. And one of the things  
18 that she told me is that there's a piece of  
19 property right there before you get to the  
20 block of where Clara White is, it's an old  
21 building. She wants to -- she wants to  
22 redevelop that property. And it's a two  
23 stories [sic] building. It's been there so  
24 long, I can't even -- I can't even count, but I  
25 was trying to find her address.  
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1 But she's been complaining about -- she's  
2 been paying into Downtown Vision and she's not  
3 seeing a return on her investment, and she's  
4 starting to already feel those crunches coming  
5 from different governmental attack dogs.

6 And if there's any kind of way to provide  
7 incentives -- if y'all ever had any contact  
8 with her -- she's told me that she's worked  
9 with Matt Carlucci before with trying to help  
10 deal with some issues around her property. She  
11 wants to keep her property and she wants to  
12 redevelop that property.

13 I just wish I could give you a -- her  
14 property address, but I don't want to see  
15 somebody that's owned property for so long just  
16 lose it because of natural free-market  
17 principles.

18 THE CHAIRWOMAN: Thank you, sir.  
19 Any others?

20 MR. CHISHOLM: That's all, Madam Chair.

21 THE CHAIRWOMAN: All right. Thank you.

22 Then we'll move into our CRA meeting. I'd  
23 like -- everyone had a chance to review the  
24 minutes? I need a motion to approve.

25 BOARD MEMBER CITRANO: I'll move.

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1 BOARD MEMBER BARAKAT: Second.

2 THE CHAIRWOMAN: All right. How do you  
3 vote, Mr. Ward?

4 BOARD MEMBER WARD: In favor.

5 THE CHAIRWOMAN: Mr. Gibbs.

6 BOARD MEMBER GIBBS: I'm in favor.

7 THE CHAIRWOMAN: Mr. Citrano.

8 BOARD MEMBER CITRANO: In favor.

9 THE CHAIRWOMAN: Ms. Burch.

10 BOARD MEMBER BURCH: In favor.

11 THE CHAIRWOMAN: Mr. Barakat.

12 BOARD MEMBER BARAKAT: In favor.

13 THE CHAIRWOMAN: All right. And I too am  
14 in favor. The minutes pass as distributed.

15 Our next item is our consent agenda.  
16 These items on the consent -- before we do --  
17 one thing, we are moving item number 3 --  
18 number 4 in the consent -- no, I'm sorry.  
19 Number 5, 22-08-10. It was amended in  
20 committee. We are removing that from the  
21 consent agenda and adding it down under item E.  
22 And we'll just add that into our regular  
23 agenda.

24 So our consent agenda comes to us from our  
25 committees with no amendments. And by our new

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1 bylaws, or code, we can vote on the consent  
2 agenda as a whole unless someone would like to  
3 pull an item for any further discussion.

4 Do we have any comments on the consent  
5 agenda?

6 BOARD MEMBERS: (No response.)

7 THE CHAIRWOMAN: Seeing none, then I would  
8 need a motion to approve the consent agenda as  
9 amended.

10 BOARD MEMBER WARD: I'll move to approve  
11 the consent agenda with the removal previously  
12 stipulated.

13 BOARD MEMBER BARAKAT: Second.

14 THE CHAIRWOMAN: All right. Moved and  
15 seconded.

16 Mr. Ward.

17 BOARD MEMBER WARD: In favor.

18 THE CHAIRWOMAN: Mr. Gibbs.

19 BOARD MEMBER GIBBS: I'm in favor.

20 THE CHAIRWOMAN: Mr. Citrano.

21 BOARD MEMBER CITRANO: I'm in favor.

22 THE CHAIRWOMAN: Ms. Burch.

23 BOARD MEMBER BURCH: In favor.

24 THE CHAIRWOMAN: Mr. Barakat.

25 BOARD MEMBER BARAKAT: In favor.

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1 THE CHAIRWOMAN: And I'm also in favor, so  
2 the consent agenda, as amended, passes.

3 We're now moving on to Item C, Resolution  
4 2022-08-03, MOSH site plan approval. And it  
5 was amended in committee, so I'll turn that  
6 over to staff for comment.

7 MS. BOYER: Madam Chair, if you will give  
8 me just a minute to turn a lot of pages in our  
9 packet to get to the right resolution.

10 Thank you, Madam Chair.

11 So at the REPD Committee, there was  
12 considerable discussion on the MOSH resolution  
13 that was presented to the committee that both  
14 recommended approval of the site plan and also  
15 delegated authority to the CEO to make some  
16 discretionary modifications and adjustments in  
17 the location of the museum parcel and (audio  
18 failure).

19 Pursuant to the conversation and questions  
20 from a number of board members, there was  
21 concern expressed that the site plan was not  
22 sufficiently developed to allow the board to  
23 take action at that point in time, and the  
24 request was that I separate the resolution.

25 So what you have before you is a

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1 resolution that now contemplates -- you are  
 2 approving the location of the museum parcel  
 3 only.  
 4 (Audio failure) as depicted -- there we  
 5 go; it's back -- as depicted on Exhibit A. And  
 6 if you looked at the Exhibit A, I just took one  
 7 of the excerpt pages out of the MOSH  
 8 presentation, which does have the actual  
 9 physical dimensions of the parcel size on it.  
 10 The second thing that the resolution does  
 11 is it indicates -- again, it delegates to the  
 12 CEO the authority to work with MOSH to move  
 13 that museum parcel slightly. So it has some  
 14 parameters and guidelines around that. It's  
 15 still two-and-a-half acres, but it could move  
 16 closer to Bay Street, it could be slightly  
 17 narrower, it could be slightly wider, et  
 18 cetera.  
 19 And then the third thing the resolution  
 20 does is it establishes the fact that we will  
 21 have a workshop. That was a discussion at the  
 22 meeting, and MOSH actually included that in the  
 23 resolution. So that's now in Section 4 of the  
 24 resolution, that we will have the workshop  
 25 prior to October 19th. October 19th is your  
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1 October board meeting. So we just said between  
 2 now and the October board meeting we will have  
 3 that workshop. The sooner the better from  
 4 their perspective, so look for a phone call  
 5 trying to set that up.  
 6 And it is my intention to invite DDRB  
 7 members to that meeting as well because I think  
 8 it would be helpful for them to participate in  
 9 the discussion, hear the discussion, et cetera.  
 10 And then, finally, Section 5 of the  
 11 resolution extends the time frame for, then,  
 12 the submittal of the site plan that requires  
 13 your approval to March 31st. So that was a  
 14 time frame that was agreed upon with MOSH at  
 15 that REPD meeting, and I think that gives them  
 16 adequate time to do this.  
 17 Just kind of high level, if you think  
 18 about the site plan approval, what I believe  
 19 the board is envisioning -- and for MOSH's  
 20 benefit -- is, when you do a disposition of  
 21 properties, such as you did with the courthouse  
 22 site or with the Riverfront Plaza site or the  
 23 LaVilla townhome site, you are normally  
 24 expecting the developer to present you a site  
 25 plan that shows what they intend to do with the  
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1 property that you are providing.  
 2 And so the level of detail that we are  
 3 contemplating, it was outlined in the original  
 4 term sheet, and it's typical of what you see in  
 5 other dispositions. We're not asking for more  
 6 than that. We're asking for something typical  
 7 of what we see in the dispositions that we have  
 8 done over the last two years.  
 9 So that's the substantive provisions of  
 10 this resolution. That's all it does at this  
 11 point. So we'll have a workshop to talk more  
 12 about design, probably late September, and --  
 13 or maybe even early September, and we will then  
 14 see a revisited site plan in March.  
 15 THE CHAIRWOMAN: Thank you.  
 16 I'll call for a motion and then we'll have  
 17 our discussion.  
 18 BOARD MEMBER CITRANO: I'll move it.  
 19 BOARD MEMBER GIBBS: I'll second.  
 20 THE CHAIRWOMAN: All right. Then we'll  
 21 open the floor up for discussion. Again, this  
 22 had a pretty healthy discussion at our  
 23 committee meeting the other day.  
 24 I'll start with Mr. Barakat. Do you have  
 25 any comments or questions?  
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1 BOARD MEMBER BARAKAT: I think I'm okay  
 2 with the resolution as presented. I think  
 3 that -- my concern was -- I wanted to make sure  
 4 we are staying true to the original deal we had  
 5 with MOSH that was approved at our February  
 6 board meeting, I believe, and so that they are  
 7 delivering what we expected them to deliver  
 8 with this -- within this time frame, at the  
 9 same time we're not asking them to do more or  
 10 trying to augment the requirements compared to  
 11 what we asked for back in February.  
 12 So as long as the parties are staying true  
 13 to our original agreement, which, based on the  
 14 resolution it does appear that way, and based  
 15 on what Ms. Boyer just said it does appear that  
 16 way, and I'm in favor of this resolution.  
 17 THE CHAIRWOMAN: Thank you.  
 18 Ms. Burch.  
 19 BOARD MEMBER BURCH: No comments from me.  
 20 THE CHAIRWOMAN: Mr. Citrano.  
 21 BOARD MEMBER CITRANO: I don't have any  
 22 comments either.  
 23 THE CHAIRWOMAN: Mr. Gibbs.  
 24 BOARD MEMBER GIBBS: No comments.  
 25 THE CHAIRWOMAN: Mr. Ward.  
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1 BOARD MEMBER WARD: Nothing from me.  
 2 Thank you.  
 3 THE CHAIRWOMAN: Thank you.  
 4 As I said, we had a pretty good discussion  
 5 about this at our committee meeting, which is  
 6 why it came off consent and came to the board.  
 7 So with that, I'll call for a vote.  
 8 Mr. Ward.  
 9 BOARD MEMBER WARD: In favor.  
 10 THE CHAIRWOMAN: Mr. Gibbs.  
 11 BOARD MEMBER GIBBS: I'm in favor.  
 12 THE CHAIRWOMAN: Mr. Citrano.  
 13 BOARD MEMBER CITRANO: I'm in favor.  
 14 THE CHAIRWOMAN: Ms. Burch.  
 15 BOARD MEMBER BURCH: In favor.  
 16 THE CHAIRWOMAN: And Mr. Barakat.  
 17 BOARD MEMBER BARAKAT: In favor.  
 18 THE CHAIRWOMAN: And I'm also in favor.  
 19 So Resolution 22-08-03 passes.  
 20 Thank you very much. And thank you to the  
 21 MOSH representatives.  
 22 BOARD MEMBER GIBBS: Ms. Chairman,  
 23 Mr. Gillam may have some comments.  
 24 THE CHAIRWOMAN: I'm sorry. I forgot  
 25 about you, Mr. Gillam. I know you can't vote,  
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1 but did you have any additional comments you  
 2 would like to render?  
 3 BOARD MEMBER GILLAM: I don't. Thank you  
 4 very much.  
 5 THE CHAIRWOMAN: Thank you, Mr. Gibbs.  
 6 I could see you. You're there on my  
 7 computer screen. I'll look at you next time.  
 8 Now we're going to move on to Resolution  
 9 2022-08-07. This also came out of committee  
 10 with an amendment. It's a budget -- it's for  
 11 the Southside budget amendment. I'll ask for a  
 12 motion and then we'll move to discussion.  
 13 BOARD MEMBER BURCH: Move to approve.  
 14 BOARD MEMBER BARAKAT: Second.  
 15 THE CHAIRWOMAN: All right. Let's start  
 16 with Mr. Ward.  
 17 Do you have any comments or questions on  
 18 08-07?  
 19 BOARD MEMBER WARD: I do not.  
 20 Thank you.  
 21 THE CHAIRWOMAN: Mr. Gibbs.  
 22 BOARD MEMBER GIBBS: No comments.  
 23 THE CHAIRWOMAN: Mr. Citrano.  
 24 BOARD MEMBER CITRANO: None for me either.  
 25 THE CHAIRWOMAN: Ms. Burch.  
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1 BOARD MEMBER BURCH: I'm good.  
 2 Thank you.  
 3 THE CHAIRWOMAN: Mr. Barakat.  
 4 BOARD MEMBER BARAKAT: I'm (inaudible).  
 5 THE CHAIRWOMAN: Great. Again, we had  
 6 some amendments during the committee meeting,  
 7 so we wanted to make sure that came out too.  
 8 And we had good attendance at the meeting as  
 9 well, so we'll call for the vote.  
 10 Mr. Barakat.  
 11 BOARD MEMBER BARAKAT: Approve.  
 12 THE CHAIRWOMAN: Ms. Burch.  
 13 BOARD MEMBER BURCH: Approve.  
 14 THE CHAIRWOMAN: Mr. Citrano.  
 15 BOARD MEMBER CITRANO: I'm in favor.  
 16 THE CHAIRWOMAN: Mr. Gibbs.  
 17 BOARD MEMBER GIBBS: I'm in favor.  
 18 THE CHAIRWOMAN: And Mr. Ward.  
 19 BOARD MEMBER WARD: In favor.  
 20 THE CHAIRWOMAN: And I'm also in favor, so  
 21 2022-08-07 passes.  
 22 We'll go to Resolution 2022-08-09. It's  
 23 the Northbank budget amendment.  
 24 I'd like a motion.  
 25 BOARD MEMBER BURCH: Move to approve.  
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1 BOARD MEMBER BARAKAT: Second.  
 2 THE CHAIRWOMAN: Thank you.  
 3 Any comments from the -- any of the board  
 4 members? Maybe I'll just start that way since  
 5 this came out of the committee with a healthy  
 6 discussion.  
 7 Does anyone have any comments?  
 8 BOARD MEMBER BARAKAT: What was the  
 9 healthy discussion? Just curious.  
 10 THE CHAIRWOMAN: Well, we amended the  
 11 distribution into the Northbank. I'm trying to  
 12 remember which one we talked about. The  
 13 Northbank, we -- Ms. Boyer, you can tell us.  
 14 MS. BOYER: Through the Chair to  
 15 Mr. Barakat, so there were probably two pieces  
 16 of the discussion at the board meeting -- or at  
 17 the committee meeting.  
 18 When I presented the resolution to the  
 19 committee, I presented several alternative uses  
 20 of the funds that were being freed up, that  
 21 were available. And the committee's discussion  
 22 was to select the Shipyards West CRA portion,  
 23 to apply the 629,760 to that use.  
 24 The discussion was the alternatives of do  
 25 we use McCoy's Creek; do we put the McCoy's  
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1 Creek part -- do we use it for the commercial  
 2 revitalization program? You'll see the next  
 3 resolution recommends that, and Mr. Froats had  
 4 indicated he wanted the board to have some  
 5 discussion about the allocation and use of the  
 6 funds.  
 7 So at the committee meeting, I think  
 8 the -- the reason we leaned towards Shipyards  
 9 West, and the reason staff recommended  
 10 Shipyards West, is we have Agency designing  
 11 that. You'll recall there is a CIP portion of  
 12 that that the City is designing and there's a  
 13 CRA portion that has integrated private  
 14 development and public uses, things like maybe  
 15 a food truck court or an entertainment venue.  
 16 And what we were trying to do is start setting  
 17 aside funds so that at least along perhaps Bay  
 18 Street, which is where we were envisioning the  
 19 food court truck and that was in that original  
 20 duPont design, maybe we could start  
 21 implementing that sooner rather than later to  
 22 activate that corridor for folks walking down  
 23 to the stadium. That's what -- was the nature  
 24 of the conversation at the committee.

25 THE CHAIRWOMAN: Thank you.  
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1 Anything else further, Mr. Barakat?  
 2 BOARD MEMBER BARAKAT: No. My only  
 3 question is, Riverfront Plaza, is that a -- is  
 4 that project, from a design standpoint, fully  
 5 funded?  
 6 MS. BOYER: From a design standpoint, it  
 7 is fully funded.  
 8 BOARD MEMBER BARAKAT: Thank you.  
 9 THE CHAIRWOMAN: So now we're ready for  
 10 our vote?  
 11 Mr. Barakat.  
 12 BOARD MEMBER BARAKAT: Yeah, I'm done.  
 13 Thank you.  
 14 I'm in favor.  
 15 THE CHAIRWOMAN: Ms. Burch.  
 16 BOARD MEMBER BURCH: In favor.  
 17 THE CHAIRWOMAN: Mr. Citrano.  
 18 BOARD MEMBER CITRANO: I'm in favor.  
 19 THE CHAIRWOMAN: Mr. Gibbs.  
 20 BOARD MEMBER GIBBS: I'm in favor.  
 21 THE CHAIRWOMAN: Mr. Ward.  
 22 BOARD MEMBER WARD: In favor.  
 23 THE CHAIRWOMAN: And I'm also in favor, so  
 24 the resolutions passes.

25 Now we are looking at 2022-08-08. That's  
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1 the one we moved down, correct? No. We moved  
 2 2022-08-10. That's what we're going to  
 3 discuss. That's the north -- am I -- that's  
 4 the one we're looking at now?  
 5 MS. BOYER: (Nods head.)  
 6 THE CHAIRWOMAN: Right. So I'm looking  
 7 for 2022-08-10, the Northbank additional  
 8 appropriations, that we just took out of the  
 9 consent agenda for discussion.  
 10 MS. BOYER: Madam Chair, if I may explain  
 11 the amendment beforehand.  
 12 So this was not amended by committee, but  
 13 I asked that it be pulled because there is a  
 14 staff-recommended amendment that is coming to  
 15 you that happened between the committee meeting  
 16 and now.  
 17 So if you'll look on your resolution page  
 18 where you have Exhibit A and the list of  
 19 unappropriated revenue, there was an  
 20 addition --  
 21 Actually, I'm not seeing it on the copy I  
 22 have here, Mr. Chisholm. You've got a  
 23 different copy to hand out. Got it.  
 24 Hold on, everyone.

25 (Mr. Chisholm distributes documents to the  
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1 board.)  
 2 MS. BOYER: Okay. If you will look at the  
 3 last item in the From column on the exhibit, it  
 4 shows E'clate, Satisfaction of Judgment. So  
 5 there is an additional \$76,403.62 of  
 6 unappropriated revenue in the Northbank that we  
 7 had not identified as of the time the agenda  
 8 was published in the original committee  
 9 meeting.  
 10 So this is an old forgivable loan  
 11 agreement where someone had defaulted. We had  
 12 acquired a judgment. It has now been paid off.  
 13 So we have some additional revenue, so we  
 14 simply rolled that into the total. And as a  
 15 result, this resolution recommends an increased  
 16 amount by that 76,000 to the Commercial  
 17 Revitalization Program on the Northbank, which  
 18 is now an appropriation of 515,269.23.  
 19 In this resolution, we also identify that  
 20 additional monthly revenue to be earned from  
 21 the courthouse garage, retail tenants from the  
 22 courthouse garage, Churchwell Lofts parking.  
 23 Those additional revenues would be appropriated  
 24 by Council to the Shipyards West Park CRA  
 25 portion.

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1 So this resolution does both. It puts  
2 this 515- in the commercial revitalization, and  
3 then the remainder, the balance that occurs  
4 through the year, to the Shipyards West CRA  
5 portion.

6 And this resolution will require  
7 legislation. So once action is taken by the  
8 board, we will then begin the process of MBRC  
9 drafting legislation and filing it with  
10 council, which we do not envision will -- would  
11 come out of Council until next fiscal year.

12 THE CHAIRWOMAN: Great. Thank you very  
13 much.

14 I'll ask -- look for a motion for approval  
15 of 2022-08-10, and then we'll have any  
16 discussion.

17 BOARD MEMBER BURCH: Madam Chair, I don't  
18 think this one has been moved yet.

19 THE CHAIRWOMAN: I'm looking for a motion,  
20 right.

21 BOARD MEMBER BURCH: Move to approve.

22 BOARD MEMBER GIBBS: I'll second.

23 THE CHAIRWOMAN: Thank you.

24 Now we can ask for any comments.

25 Mr. Ward, any comments from you?

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1 to put more in it because that is enough to  
2 cover what has been potential overages of  
3 particular obligations that we have, et cetera.  
4 That's enough of a cushion for us on our  
5 financial obligations on an annual basis.

6 So that's the answer to the financial  
7 obligation part.

8 As far as how we prioritize about other  
9 things, the first thing we're doing is we're  
10 looking at what are the funds available. So we  
11 use -- at that meeting, we use the budget  
12 balance spreadsheet.

13 Was the board provided a copy of the large  
14 size budget balance --

15 So we'll make sure you have one of those  
16 to look at, but they're handed out at that  
17 meeting. They're emailed to you.

18 We look at that to see what balance is  
19 available in various programs. So if we have a  
20 large, accumulated balance -- for example,  
21 facade grants has a relatively large balance  
22 and it's only being used in small increments.  
23 That would not be something we would  
24 prioritize. On the other hand, if there's a  
25 particular account where we have pledged or

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1 BOARD MEMBER WARD: Nothing from me.  
2 Thank you.

3 THE CHAIRWOMAN: Mr. Gibbs.

4 BOARD MEMBER GIBBS: Nothing from me.

5 THE CHAIRWOMAN: Mr. Citrano.

6 BOARD MEMBER CITRANO: I did not make the  
7 Finance Committee meeting, which I wish now I  
8 had because I just learned that I'm now the  
9 chairman of the Finance Committee.

10 But if you can, if staff can just share if  
11 there is generally or specifically a priority  
12 when we have an instance like this where we  
13 have unexpected revenue or cost savings, is  
14 there a priority for, in general, what we do  
15 with that? Is it future years debt reduction  
16 first, is it special projects first, or is it  
17 just whatever's right in front of us is what we  
18 are recommending?

19 MS. BOYER: Through the Chair to  
20 Mr. Citrano, great question.

21 So the answer is on both the North- and  
22 Southbank we try to keep somewhere in the  
23 vicinity of \$200,000 in future year debt  
24 reduction. If I have a balance of 200,000-plus  
25 in future year debt reduction, I will tend not

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1 committed a lot out of it and we are depleting  
2 the balance, that might be a high priority to  
3 restore the balance to what we consider a  
4 regular operating level.

5 My example on that would be, when we went  
6 into the budget process this year on Northbank  
7 loans, loans that we give to match on  
8 affordable housing are usually in the 6- to  
9 \$750,000 range. We only had a balance of 450-  
10 or something in there. So in the budget we put  
11 250- in. We might have had 500- and we put  
12 250- in. But we want to make sure we've got  
13 enough in there you could do one loan.

14 And then -- so that's the first tier of  
15 the analysis.

16 And then I would say the second approach  
17 is, then we go to the Years table that's in our  
18 plan and we look at the prioritized  
19 implementation of the programs in the plan and  
20 whether we have allocated to date as much  
21 funding as we hope to in the Years table. So  
22 if any one of those projects is short and that  
23 we were unable to put as much in as we had  
24 envisioned, that would be the next priority,  
25 that you would try to get it up to where we had

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1 planned in the Years table.  
 2 If we happen to be lucky enough that we've  
 3 checked all those boxes, then it becomes a  
 4 matter of just prioritizing what do we do next,  
 5 what do we engage first.  
 6 BOARD MEMBER CITRANO: Okay. That's a  
 7 fantastic response. I appreciate it.  
 8 THE CHAIRWOMAN: Thank you.  
 9 Ms. Burch, any questions or comments?  
 10 BOARD MEMBER BURCH: No, thank you.  
 11 THE CHAIRWOMAN: Mr. Barakat.  
 12 BOARD MEMBER BARAKAT: Just curious.  
 13 The forgivable loan that was paid back,  
 14 was that the first time we've had to claw-back  
 15 a forgivable loan in this program?  
 16 MS. BOYER: Through the Chair to  
 17 Mr. Barakat, we didn't actually do this. The  
 18 judgment itself -- I mean, "we," meaning DIA  
 19 since I've been there. And I don't think it  
 20 was DIA since 2019. I think it was probably  
 21 OGC on behalf of JEDC sometime earlier. So  
 22 this is a judgment that may have been  
 23 outstanding for ten years, but there was a  
 24 change in the family situation that  
 25 precipitated their desire to pay off the lien

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1 MS. BOYER: No.  
 2 THE CHAIRWOMAN: Seeing none, we'll close  
 3 the Community Redevelopment Agency meeting and  
 4 move into our DIA meeting.  
 5 (The foregoing proceedings were adjourned  
 6 at 2:27 p.m.)  
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1 and judgment that had been in existence for  
 2 some time.  
 3 So I'm not aware of any situation in which  
 4 we have actually gone to litigation to get a  
 5 judgment -- gone to court to get a judgment on  
 6 a forgivable loan since I've been involved with  
 7 DIA.  
 8 BOARD MEMBER BARAKAT: Okay. Thank you.  
 9 THE CHAIRWOMAN: All right. We'll proceed  
 10 to a vote.  
 11 Mr. Ward.  
 12 BOARD MEMBER WARD: In favor.  
 13 THE CHAIRWOMAN: Mr. Gibbs.  
 14 BOARD MEMBER GIBBS: I'm in favor.  
 15 THE CHAIRWOMAN: Mr. Citrano.  
 16 BOARD MEMBER CITRANO: I'm in favor.  
 17 THE CHAIRWOMAN: Ms. Burch.  
 18 BOARD MEMBER BURCH: In favor.  
 19 THE CHAIRWOMAN: Mr. Barakat.  
 20 BOARD MEMBER BARAKAT: In favor.  
 21 THE CHAIRWOMAN: And I'm in favor also.  
 22 Thank you. That resolution passes.  
 23 Are there any other matters to be added to  
 24 this agenda before we move on to the DIA  
 25 meeting?

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1 CERTIFICATE OF REPORTER  
 2  
 3 STATE OF FLORIDA)  
 4 )  
 5 COUNTY OF DUVAL )  
 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 28th day of August 2022.  
 16  
 17  
 18 \_\_\_\_\_  
 19 Diane M. Tropa  
 20 Florida Professional Reporter  
 21  
 22  
 23  
 24  
 25

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CITY OF JACKSONVILLE  
DOWNTOWN INVESTMENT AUTHORITY  
BOARD MEETING

Proceedings held on Wednesday, August 17, 2022,  
commencing at 2:27 p.m., Jacksonville Public/Main  
Library, Multipurpose Room, 303 North Laura Street,  
Jacksonville, Florida, before Diane M. Tropa, FPR, a  
Notary Public in and for the State of Florida at Large.

BOARD MEMBERS PRESENT:

CAROL WORSHAM, Chair.  
JIM CITRANO, Vice Chair.  
STEPHANIE BURCH, Secretary.  
OLIVER BARAKAT, Board Member.  
CRAIG GIBBS, Board Member.  
BRAXTON GILLAM, Board Member, via Zoom.  
DAVID WARD, Board Member.

ALSO PRESENT:

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

- - -

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3

1 have minutes to approve -- we do not have  
2 anything on our consent agenda.  
3 The next item is Resolution 2022-08-05,  
4 Jones Brothers stormwater credit purchase.  
5 I'll turn it over to staff.  
6 MS. BOYER: Mr. Parola.  
7 MR. PAROLA: Thank you.  
8 Resolution 2022-08-05 approves the sale of  
9 about three-quarters of a credit acre for  
10 stormwater for the Jones Brothers project. And  
11 by "project," I mean the new construction as  
12 well as the two existing buildings.  
13 They've received conceptual approval about  
14 six months ago, they're applying for final  
15 approval now, and this is just part of that  
16 whole development plan approval process.  
17 THE CHAIRWOMAN: All right. Thank you.  
18 I'll look for a motion to approve. May I  
19 have one?  
20 BOARD MEMBER BARAKAT: Move to approve.  
21 BOARD MEMBER BURCH: Second.  
22 THE CHAIRWOMAN: Thank you.  
23 Any discussion on this matter, the  
24 stormwater credits?  
25 Mr. Barakat.  
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2

1 PROCEEDINGS  
August 17, 2022 2:27 p.m.  
2 - - -  
3 THE CHAIRWOMAN: We'll close the Community  
4 Redevelopment Agency meeting and move into our  
5 DIA meeting.  
6 First order of business is the Downtown  
7 Investment Authority board meeting minutes from  
8 July 20th.  
9 If anyone has any comments --  
10 BOARD MEMBERS: (No response.)  
11 THE CHAIRWOMAN: If not, I'll seek a  
12 motion to approve the minutes as distributed.  
13 BOARD MEMBER CITRANO: I'll move.  
14 BOARD MEMBER BURCH: Move to approve.  
15 THE CHAIRWOMAN: And we need a second.  
16 Somebody second.  
17 BOARD MEMBER CITRANO: I'll second.  
18 THE CHAIRWOMAN: All right. Any  
19 questions, comments?  
20 BOARD MEMBERS: (No response.)  
21 THE CHAIRWOMAN: Seeing none, all those in  
22 favor of the minutes being approved, signify by  
23 saying aye.  
24 BOARD MEMBERS: Aye.  
25 THE CHAIRWOMAN: All right. We do not  
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1 BOARD MEMBER BARAKAT: No questions.  
2 THE CHAIRWOMAN: Ms. Burch.  
3 BOARD MEMBER BURCH: No, thank you.  
4 THE CHAIRWOMAN: Mr. Citrano.  
5 BOARD MEMBER CITRANO: I have no  
6 questions.  
7 THE CHAIRWOMAN: Mr. Gibbs.  
8 BOARD MEMBER GIBBS: No comments.  
9 THE CHAIRWOMAN: Mr. Ward.  
10 BOARD MEMBER WARD: Nothing from me.  
11 Thank you.  
12 THE CHAIRWOMAN: All right. Thank you.  
13 We'll move to a vote.  
14 Mr. Ward, how do you vote?  
15 BOARD MEMBER WARD: In favor.  
16 THE CHAIRWOMAN: Mr. Gibbs.  
17 BOARD MEMBER GIBBS: I'm in favor.  
18 THE CHAIRWOMAN: Mr. Citrano.  
19 BOARD MEMBER CITRANO: In favor.  
20 THE CHAIRWOMAN: Ms. Burch.  
21 BOARD MEMBER BURCH: In favor.  
22 THE CHAIRWOMAN: Mr. Barakat.  
23 BOARD MEMBER BARAKAT: In favor.  
24 THE CHAIRWOMAN: And I'm also in favor, so  
25 that resolution passes. 2022-08-05 has passed.  
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5

1 Our next resolution, 2022-08-06, marina  
 2 slips allocation. Before we move into it, we  
 3 have one little typo, I think. I'll ask for  
 4 a -- before we bring it up, Mr. Parola, I think  
 5 the resolution states the Southbank. Are we  
 6 really supposed to be on the Northbank?  
 7 MR. PAROLA: Understood.  
 8 THE CHAIRWOMAN: So on page -- before we  
 9 move on, it's in the fourth paragraph. It  
 10 references the Southbank Riverwalk. It should  
 11 be the Northbank; is that correct?  
 12 MR. PAROLA: Yes.  
 13 THE CHAIRWOMAN: Okay. Thank you.  
 14 So before we move on, I'll look for a  
 15 motion for Resolution 2022-08-06 to approve the  
 16 resolution, and then we'll have our discussion.  
 17 BOARD MEMBER WARD: Move to approve.  
 18 BOARD MEMBER BURCH: Second.  
 19 THE CHAIRWOMAN: Let's open it for  
 20 discussion.  
 21 Mr. Ward.  
 22 BOARD MEMBER WARD: Nothing from me.  
 23 Thank you.  
 24 THE CHAIRWOMAN: Mr. Gibbs.  
 25 BOARD MEMBER GIBBS: No comments.

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1 THE CHAIRWOMAN: Mr. Citrano.  
 2 BOARD MEMBER CITRANO: I have no comments.  
 3 THE CHAIRWOMAN: Ms. Burch.  
 4 BOARD MEMBER BURCH: No comments.  
 5 THE CHAIRWOMAN: Mr. Barakat.  
 6 BOARD MEMBER BARAKAT: Just a question.  
 7 How many marina slips are left after  
 8 (inaudible)?  
 9 MR. PAROLA: Through the Chair, there are  
 10 400 the DIA controls but are currently assigned  
 11 to the Shipyards property that can be  
 12 reallocated anywhere in downtown pending  
 13 Council approval. And there are 77 slips that  
 14 are unallocated post this resolution that can  
 15 be allocated anywhere without needing to go to  
 16 Council. So 477 in total.  
 17 MR. BARAKAT: All right. Thank you.  
 18 THE CHAIRWOMAN: Did we vote? Do we have  
 19 any other comments?  
 20 BOARD MEMBERS: (No response.)  
 21 THE CHAIRWOMAN: Anyone?  
 22 BOARD MEMBER CITRANO: I'll just ask one  
 23 question out of curiosity. I know that there's  
 24 a Manatee Protection Plan and I know that  
 25 there's riparian rights. And so us granting

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1 these slips, do they still have to go through a  
 2 process to get other agency approvals to  
 3 actually build the slips?  
 4 MS. BOYER: Absolutely.  
 5 THE CHAIRWOMAN: I'm also in favor.  
 6 So Resolution 2022-08-06, the marina slips  
 7 allocation, passes.  
 8 (Inaudible discussion.)  
 9 THE CHAIRWOMAN: I did not, but -- did I  
 10 not vote? We were just talking. Does anyone  
 11 have any -- we didn't have any other comments.  
 12 So, Mr. Barakat, how do you vote?  
 13 BOARD MEMBER BARAKAT: I'm in favor.  
 14 THE CHAIRWOMAN: Ms. Burch.  
 15 BOARD MEMBER BURCH: In favor.  
 16 THE CHAIRWOMAN: Mr. Citrano.  
 17 BOARD MEMBER CITRANO: I'm in favor.  
 18 THE CHAIRWOMAN: Mr. Gibbs.  
 19 BOARD MEMBER GIBBS: I'm in favor.  
 20 THE CHAIRWOMAN: Mr. Ward.  
 21 BOARD MEMBER WARD: In favor.  
 22 THE CHAIRWOMAN: Well, now I'm also in  
 23 favor, so thank you so much.  
 24 That resolution, 2022-08-06, passes  
 25 unanimously.

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8

1 Do we have any other matters for the  
 2 Downtown Investment Authority meeting?  
 3 MS. BOYER: Madam Chair, I do have the  
 4 CEO's report when you get ready for that, but I  
 5 don't have any for the agenda for voting.  
 6 THE CHAIRWOMAN: All right. Well, we will  
 7 close the DIA meeting and we'll move on, then,  
 8 to -- any old business?  
 9 (No response.)  
 10 THE CHAIRWOMAN: New business?  
 11 (No response.)  
 12 THE CHAIRWOMAN: If not, we'll turn it  
 13 over to Ms. Boyer for her CEO report.  
 14 Thank you.  
 15 MS. BOYER: Thank you, Madam Chair.  
 16 And as we went through the meeting, it  
 17 occurred to me that there are things that I  
 18 have not included in my report that I probably  
 19 should because as we now are operating with a  
 20 consent agenda, there are discussions that  
 21 don't come up at the board that otherwise would  
 22 have. So as I'm going through this, if I catch  
 23 something, I will try to elaborate on it.  
 24 We also have some slides I want to show  
 25 you.

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1 And, Xzavier, do you have access to those?  
 2 MR. CHISHOLM: Yes.  
 3 MS. BOYER: So do we want to start with  
 4 the slides perhaps? If you want to start --  
 5 This is just a progress update on things  
 6 in case you don't get to drive around to all of  
 7 the different projects in downtown. I know  
 8 some of you are there all the time, but others  
 9 may not be.

10 So if you will start running through these  
 11 for us.

12 So FIS headquarters, as you know -- by the  
 13 way, the garage is not curved. That is the  
 14 shape of the camera. That is a permanent  
 15 recording that's going on.

16 But as you can see, the building is  
 17 nearing completion. From an exterior  
 18 standpoint, they are now working on landscaping  
 19 and other site work around it, but it's pretty  
 20 much all interior work at this point and very  
 21 much on schedule.

22 Next.

23 One Riverside Avenue. This gives you a  
 24 good indication of the state of demolition.  
 25 The old building, the Times-Union building that

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1 was on the west side of the creek, is  
 2 completely gone. The bottom right slide gives  
 3 you a pretty good illustration of -- you can  
 4 see the mouth of the creek, so you understand  
 5 where the creek is in relation to the  
 6 demolition that is ongoing.

7 And the railroad track would be on the far  
 8 right of that slide. So about half of that  
 9 building is now down and they're pretty much on  
 10 schedule. We do have legislation going through  
 11 Council to extend their time frame for  
 12 completion by 30 days just in case we need it.  
 13 They've had some material delays, but pretty  
 14 close to on schedule.

15 Lift Ev'ry Voice and Sing Park, if you  
 16 haven't been by on Lee Street, ground has been  
 17 broken. They are beginning earthwork to create  
 18 the lifted lawn. So work is in progress on  
 19 that.

20 There's also -- I don't know that we have  
 21 it. I'll see if we have a Johnson Commons  
 22 slide in here, but work has also begun on --  
 23 earthwork on Johnson Commons, which is the  
 24 private development behind this park. I think  
 25 it's on -- the picture I've seen is on Stuart

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1 Street and LaVilla Center Drive, to see that  
 2 there's earthwork going on there, on the  
 3 townhome site.

4 Next.

5 The shotgun houses. So you see the  
 6 construction fencing is up. They began work  
 7 clearing out all of the debris that was in and  
 8 under the houses and are starting work on the  
 9 repairs to the roofs and siding, et cetera. So  
 10 that contract has been executed and work is  
 11 underway.

12 Next.

13 JEA headquarters, almost complete. My  
 14 understanding is they're talking about a  
 15 September move-in date, so that's pretty soon.  
 16 And I think that building has been quite  
 17 well-received by most downtown businesses and  
 18 residents, that they are happy with the way it  
 19 turned out.

20 Next.

21 Federal Reserve and the Baptist Convention  
 22 building. So these are across the street from  
 23 City Hall. Active work is going on on these  
 24 every day. As I drive into the office, I get  
 25 to see that. But they are moving forward quite

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1 rapidly.

2 And I think, Mr. Kelley, we're envisioning  
 3 a September/October completion on those?

4 MR. KELLEY: I believe we're looking at  
 5 October for the Federal Reserve building and  
 6 December for the Baptist Convention building.

7 MS. BOYER: So that's all the interior  
 8 work as well. So you can see those are --  
 9 progress is being made here.

10 Keep going.

11 Next is the Ambassador Hotel. You can see  
 12 some slides showing where we are in terms of  
 13 making progress on that, but active work is  
 14 going on daily on this site as well.

15 And I think we have -- the next slide  
 16 might be the Independent Life building. And  
 17 Independent Life is also under construction,  
 18 active work occurring here on a daily basis.

19 Next.

20 Forsyth parking garage. This is the  
 21 VyStar garage going on and -- gone up  
 22 relatively quickly, but you can see the outside  
 23 cladding is starting to go on. And they're  
 24 looking at, again, a September/October  
 25 completion on that.

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1 Next.

2 Performing Arts Center bulkhead. If you

3 haven't been by, a lot of work has been done on

4 this. They're also nearing completion and

5 we're getting close to starting the work on the

6 roadway between the CSX building and the

7 Performing Arts Center. That's kind of the

8 next phase of that project that relocates the

9 turnaround and the access for CSX to allow the

10 expansion of the Performing Arts Center lawn or

11 venue on the riverfront to where the seating

12 will be for projection events that are

13 projecting on the side of the CSX building.

14 Ms. Burch may be interested to know, the

15 license agreement was finally signed. I got a

16 copy of the signed agreement, so -- that seemed

17 to take us a while, but we do have it, so we're

18 moving forward with that as well and getting

19 ready to move into the next phase, which is the

20 road and then the actual lawn space on the back

21 that the Parks Department is doing.

22 Next.

23 Ashley Square senior housing. So the

24 construction fencing just came down, I believe,

25 last week or the week before. They're starting

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1 to work on sidewalks and landscaping, but,

2 again, construction has, you know, progressed

3 nicely. And you see that the building is

4 nearing completion, at least from an exterior

5 standpoint.

6 Next.

7 Doro. These are some in-progress photos

8 of what is happening down in the Sports &

9 Entertainment District with the Doro project.

10 The garage went up first, of course, and now we

11 are under construction on the residential

12 units, and they are moving on schedule with

13 that.

14 I haven't heard anything about a new time

15 frame. Do you have any new information?

16 MR. PAROLA: (Shakes head.)

17 MS. BOYER: No?

18 So, I mean, there's no delay and it is

19 just progressing on schedule.

20 Next.

21 Four Seasons. If you haven't been down

22 there, the construction fencing is up for the

23 Four Seasons. And they, too, are beginning

24 site work. So we're happy to see that making

25 progress.

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1 Next.

2 RiversEdge on the Southbank. Most of my

3 staff took a tour last week and spent a bunch

4 of time out there on the project. This shows

5 you some of the work in progress. Not as

6 complete as I think it looks when you're on

7 site.

8 The bulkhead is 80 percent complete,

9 Mr. Parola?

10 I mean, it is substantially complete, and

11 they're working now on underground utilities,

12 drainage, those types of facilities. So that's

13 part of what you're seeing over here on the

14 bottom right section.

15 Riprap is in, where the riprap protection

16 on the eastern edge of the property is the

17 shoreline as opposed to bulkhead, but most of

18 that part is nearly complete. And we're

19 expecting them to be, in this phase, where

20 they're moving forward with the roadwork in the

21 coming months so that before the end of the

22 year we're going to see actual work on that.

23 Next.

24 The Related former River City Brewing

25 site. As you can see, River City Brewing

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1 building is no longer there. We now have a

2 graded, flat site. And the fencing is back up,

3 but the potential hazard that was created by

4 the old vacant building and those who are

5 hanging out there has been eliminated.

6 Next.

7 That's it. So that's a few. There are

8 many more, but -- I'm going to try to do this

9 on a monthly basis so that you get to see some

10 of the progress that's going on on the projects

11 that you've worked on because I know otherwise

12 you may not get out to them and actually see

13 them in progress.

14 Okay. So my update. The DIA and the

15 Office of Public Parking's budget hearing is

16 this coming Friday at 1 p.m. before City

17 Council. If any of you, as board members,

18 would like to attend and participate and

19 represent us, we would welcome your attendance.

20 We do have -- the Public Works budget, I

21 will say that from the DIA budget standpoint,

22 we've worked with the Council auditors on it.

23 I am not expecting, in our administrative

24 budget, any particular issues that I see, nor

25 in the CRA budgets.

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1 I will say two cautionary notes that are  
 2 in the auditor's report. One is, on the  
 3 administrative budget, they point out the value  
 4 of obligations that have been incurred that  
 5 will require future appropriation. Primarily  
 6 these are for historic building renovations.  
 7 And they occur over the next two to five years,  
 8 as those projects are completed, but they  
 9 pointed out in the discussion of our budget --  
 10 perhaps suggesting that we should be funding  
 11 those in some way; however, they exceed the  
 12 value of our budget.

13 The one comment that I would have on that  
 14 is, in the past -- there is a separate fund  
 15 called the Downtown Economic Development Fund,  
 16 which historically the City funded on an annual  
 17 basis. They have not funded it at all since  
 18 2019. There really has not been a need for  
 19 them to fund it since our resources are  
 20 sufficient for us to continue to do our work  
 21 now in the CRAs.

22 So we have not advocated for or asked for  
 23 funding into the Economic Development Fund.  
 24 And, in fact, these particular projects that  
 25 are being funded by the General Fund totally

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1 supplant the need to put things -- I mean,  
 2 it -- it's a tradeoff, right? And you could  
 3 put that money in the Economic Development Fund  
 4 and make us prioritize within it. Instead, we  
 5 are allowing City Council to prioritize when  
 6 they vote on the individual projects.

7 So I don't think that's going to be an  
 8 issue, but I'm telling you it's in their  
 9 commentary on our budget.

10 The other thing that is a comment that  
 11 will come up on our budget is in the Northbank  
 12 where we have the excess proceeds from the  
 13 Lynch payoff that is projected. So we talked  
 14 about this during our budget process. There's  
 15 about \$4 million net revenue to the CRA as a  
 16 result of the money coming in, paying off the  
 17 balloon payment, and then our obligation to pay  
 18 off the underlying self-insurance fund loan.

19 It may be suggested that that be put in  
 20 reserve or put in the Economic Development Fund  
 21 or some other action be taken with that. I  
 22 don't know. It doesn't -- there's not a  
 23 recommendation at the moment.

24 That's our budget.  
 25 I want to point out that in the Public

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1 Works budget, which is the following week, the  
 2 Public Works budget includes enhanced funding  
 3 for downtown maintenance on an operational  
 4 basis. So I think from DIA's perspective,  
 5 if -- if as board members you have occasion to  
 6 talk to council members or anyone else, that's  
 7 certainly something we're very supportive of.  
 8 We're appreciative that the mayor included that  
 9 because one of the changes we've had is the  
 10 level of maintenance of sidewalks and tree  
 11 wells and other things downtown.

12 They provided a staff person -- Mr. Famy  
 13 is here -- who has been working on inventorying  
 14 that and assessing those problems, but in this  
 15 year's budget he'll actually have funding  
 16 available to make improvements or make changes  
 17 when he sees that they're needed. So we're  
 18 appreciative and supportive of that.

19 From a staffing perspective, we receive --  
 20 in the budget, there's a recommendation that we  
 21 receive one additional position. That is the  
 22 property disposition and procurement manager  
 23 combined. So we had asked for two for those,  
 24 and it was given to us as one, combined, in the  
 25 budget.

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1 We also asked for an administrative  
 2 assistant position, which we did not get.  
 3 We are interviewing right now for the  
 4 first two positions, which are the strategic  
 5 initiatives coordinator and the parking  
 6 strategy coordinator. So this is our parking  
 7 person that is going to help us run the MPS  
 8 garages and how we are going to, you know,  
 9 increase use of those, revenue, et cetera.

10 And then strategic initiatives are all of  
 11 these various programs that have been approved  
 12 in the plan and funded and that are not  
 13 necessarily underwriting of incentives. So  
 14 we've got to have someone else working on  
 15 those. So we're interviewing on those right  
 16 now.

17 As far as the City CIP, big news on that.  
 18 I'm sure you've read about it in the paper.  
 19 Downtown projects are receiving, in the mayor's  
 20 proposed budget, \$125 million of additional or  
 21 new funding in the CIP this year.

22 If you have the opportunity, express your  
 23 appreciation to the mayor's office and the  
 24 administration for that. It's a big help to  
 25 our work. And, again, welcome your support

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1 with council members or even attending the CIP  
 2 committee meeting before City Council if you  
 3 feel so inclined.  
 4 I've advised several downtown developers  
 5 they may want to do the same thing because it's  
 6 important for the Council to know that we don't  
 7 just take it for granted, that this is really  
 8 important to us and we want to see this  
 9 investment in downtown parks, downtown roads,  
 10 et cetera.  
 11 In addition -- and that doesn't include --  
 12 there's 40 million in addition to that going to  
 13 the baseball grounds, the performance center,  
 14 the convention center, the Ritz Theatre. So  
 15 this is just the first 125- as bulkheads,  
 16 parks, Riverwalk, two-way conversions, those  
 17 kinds of things.  
 18 All of the major riverfront parks, the  
 19 bulkhead improvement on the North- and  
 20 Southbank and the Riverwalk extensions are  
 21 included, some are future phases of funding.  
 22 So this kind of goes to Mr. Barakat's question  
 23 about Riverfront Plaza.  
 24 Downtown lighting. A small number, but  
 25 downtown lighting made it in the budget this

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1 year, which allows us to implement  
 2 recommendations of the study we did a year and  
 3 a half ago, I think.  
 4 So we have a lighting study that  
 5 recommends some places that are too dark that  
 6 need additional streetlights. Now we have the  
 7 capital funding to do that.  
 8 Two-way conversion of Julia and the Monroe  
 9 Street Road Diet are included. And the timing  
 10 is coordinated with private development of  
 11 adjacent sites.  
 12 So from a DIA standpoint, the CIP is a  
 13 huge success and a huge complement to the work  
 14 we're doing. By far, the not only largest  
 15 dollar value investment, but the most  
 16 coordinated effort with our plans and with the  
 17 private development that's associated, so --  
 18 something that we're very pleased to have.  
 19 Programming. As far as downtown  
 20 programming, we found this year that we were  
 21 not able to use all the funds that had been  
 22 previously budgeted. We were directed to work  
 23 with the Parks Department on implementation.  
 24 They simply didn't have the bandwidth to  
 25 implement the kind of programming we wanted to

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1 see on the Riverwalk and adjacent parks. There  
 2 is now going to be -- next year, I believe --  
 3 an employee on loan that the duPont Fund has  
 4 helped provide, and we think that that will get  
 5 that project moving and off the ground. So  
 6 we're hopeful that that's going to happen.  
 7 We are going to create a -- for the  
 8 engineers in the room -- an MOT. Point being,  
 9 a time frame that shows what parts of the  
 10 Riverwalk are going to be open when and what  
 11 are not. So if you think about, for example,  
 12 we're just finishing the FIS construction, and  
 13 the Riverwalk will be open up to One Riverside,  
 14 and then we're about to tear up the Riverwalk  
 15 for the construction of McCoy's Creek, so you  
 16 won't be able to cross McCoy's Creek, but you  
 17 will now have the Times-Union bulkhead --  
 18 Riverwalk open again because we'll finish it  
 19 there.  
 20 So I think there's a real sequencing  
 21 effort that needs to go on where we figure out  
 22 what parts will be open, how we provide access  
 23 to them, and how we activate the parts that are  
 24 because the whole construction process will be  
 25 a little painful for a couple of years as

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1 different parts are out of service at different  
 2 times.  
 3 Now let's talk about a few projects.  
 4 Iguana. No other offers were received on  
 5 the office parcel and we are in negotiation of  
 6 details on the term sheet, plan to have this to  
 7 the board in September. So you will expect  
 8 that to come to the REPD Committee as well as  
 9 to the board in September.  
 10 American Lions. We met with the team  
 11 yesterday. We are finalizing the term sheet  
 12 and plan to have that to the board in  
 13 September. And I think that we're going to get  
 14 there. I'm really quite confident with where  
 15 our current status of discussion and  
 16 negotiation is, that we'll be presenting  
 17 something to you.  
 18 The MOSH term sheet. So this goes a  
 19 little bit to Mr. Barakat's question. MOSH has  
 20 requested a number of revisions in that  
 21 original term sheet that they want to change.  
 22 We had intended to bring a revised term sheet  
 23 to you this month, and that's what our original  
 24 resolution had contemplated. They asked that  
 25 we not do that. They weren't ready. And so

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1 we're going to be bringing that revised term  
2 sheet to you in the September meeting.  
3 That, at least we're very hopeful, is  
4 going to get done. We want it to be done  
5 because we can't process the agreements.  
6 Mr. Sawyer can't draft the agreements. We  
7 can't get them approved by City Council. We  
8 can't get them a final blessing, get anything  
9 signed until we can nail down a term sheet that  
10 they're in agreement with. So that -- it's a  
11 step that has to happen to be able to move on.

12 AR Polar. This is the property on the  
13 other side of WJCT. We are working through  
14 land values, encroachments, and construction  
15 costs. We are hopeful to get that to the board  
16 in September as well, so ...

17 MPS, kind of a budget report on that. You  
18 saw it a little bit hidden in your resolutions.  
19 But when we did the settlement agreement back  
20 in February, we were projecting \$2 million a  
21 year net savings. The budget that we have  
22 submitted for next year, and the auditor's  
23 comments on it, indicate we are in excess of  
24 \$3 million a year net savings. So it was a  
25 painful process, took a lot of our time, but

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1 clearly well worth it, and has made a big  
2 budget difference for us.  
3 Trio. I'm preempting Mr. Barakat's  
4 question. I had breakfast with Mr. Atkins, and  
5 we may have a proposal for your consideration  
6 soon, maybe as early as September, probably  
7 more likely October. He has secured a lender's  
8 commitment that would pay off the LISC loan.  
9 So that was kind of the initial step that has  
10 to happen to be able to move on with the next  
11 part of the project.

12 USS Orleck, we had a meeting with them  
13 this morning. They would like to stay in their  
14 current location for a year or more while the  
15 park is being designed. So at the moment they  
16 have not identified specifically what changes  
17 they would like to see in the current form of  
18 redevelopment agreement and license agreement.

19 They have indicated to us that they wanted  
20 to see changes. And it expires October 1st if  
21 they don't exercise the license and move the  
22 ship by then, which they will not now be able  
23 to do because there are physical improvements  
24 they have to make; putting in dolphins for the  
25 ship, et cetera, before that, and that's not

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1 going to happen between now and October 1st.  
2 So this agreement will expire and we will  
3 just be in the posture of having to come up  
4 with a new agreement, but in the meantime our  
5 instruction to them is, as far as staying in  
6 front of the Hyatt and locating there, that's a  
7 conversation they need to have with the Parks  
8 Department and the administration. It's not  
9 DIA land or submerged land; it's a -- the  
10 Riverwalk is a -- you know, City parks. That's  
11 where that one stands.

12 Our disposition schedule, Mr. Kelley keeps  
13 nudging me about this. We had indicated that  
14 we were going to try to get both Snyder and the  
15 Sax Seafood site out for disposition this  
16 fiscal year. Not happening.

17 Snyder is delayed pending completion of  
18 the renovation work that's going on. So you  
19 may have seen -- we should add that to the  
20 picture list -- that Public Works is -- a  
21 contractor that's doing a bunch of work to  
22 stabilize the property; some of it's roofing,  
23 some of it is fire safety, but there is an  
24 active construction project going on right now,  
25 so we will not be putting it out for an RFP for

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1 at least several months until that project is  
2 completed because no one can really go in the  
3 building to see it in the meantime.

4 And the Sax Seafood site I would love to  
5 get on the market sooner rather than later.  
6 The challenge that we have with that right now  
7 is, if we are getting this new person whose job  
8 it will be to do property dispositions and help  
9 us write those RFP conditions for it and  
10 everything, I'd really like to wait for them in  
11 October rather than start the process and then  
12 bring them on board and they have to kind of  
13 take over mid-stream. So in light of  
14 everything else we have, I think that's going  
15 to be October or November before we can get to  
16 that.

17 Pending legislation. We have one, two,  
18 three, four -- six bills pending before council  
19 right now. Johnson Commons, a supplemental  
20 purchase price for One Riverside, Furchgott's,  
21 two budget bills on investment pool earnings  
22 from prior years, and 1001 Kings Avenue.

23 The LaVilla Heritage Trail markers and  
24 gateways. We created a committee of community  
25 members and advocates who have been weighing in

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1 and advising on what they want to see in terms  
 2 of the locations for the Heritage Trail  
 3 markers, their content, et cetera. So we're  
 4 meeting once a month. Ennis Davis is chairing  
 5 that group, and, you know, narrowing it down.  
 6 They're wanting to do a call to artists to  
 7 come up with a logo that is more authentically  
 8 generated by the community, so we're helping  
 9 with that as well.

10 And then, finally, on the commercial  
 11 revitalization program, I just wanted to share,  
 12 for your benefit -- I'm going to share it with  
 13 City Council -- that in our BID Plan, we  
 14 contemplated that we would ask the City General  
 15 Fund -- Mr. Barakat will remember this  
 16 discussion, that we were going to be looking to  
 17 the General Fund to help fund that as they had  
 18 previously done in the Downtown Economic  
 19 Development Fund.

20 We were able, out of the MPS million-nine  
 21 savings back in February, to seed it with  
 22 \$500,000. You just put another 539- in it.  
 23 And we're putting 500- in it in our new budget  
 24 that will go through in '22/'23. So,  
 25 basically, we will have completely provided the

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1 funds needed for that program to start and get  
 2 rolling. And that's the program where we want  
 3 to really help to recruit commercial tenants to  
 4 downtown office buildings to help backfill  
 5 vacancies.

6 So very pleased that we were able to --  
 7 I'm going back to how do we prioritize -- that  
 8 we were able to set aside funds to get that up  
 9 to where we want it to be without having to ask  
 10 the City General Fund to participate in that.

11 That's your CEO's report for now.

12 THE CHAIRWOMAN: Fantastic update. Thank  
 13 you.

14 There is so much going on and I think the  
 15 monthly report of just the status of projects  
 16 is fabulous, so thank you for the effort you  
 17 took to put that together.

18 I mean, I drove around the other day,  
 19 since I'm -- I'm not walking around as much as  
 20 I used to, and it's very impressive, what's  
 21 going on. I think we should all be pleased  
 22 with what the board has done.

23 Do you have a comment?

24 BOARD MEMBER CITRANO: I'd like to ask  
 25 Ms. Boyer a question.

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1 The incentives that we offer that are  
 2 funded through the General Fund that were the  
 3 subject of the auditor's comments -- so my  
 4 question is, do you feel that those could be in  
 5 jeopardy or what -- what's the implication  
 6 there of -- of their comments?

7 MS. BOYER: Through the Chair to  
 8 Mr. Citrano, I don't think they're in jeopardy.  
 9 I mean, these are contractual obligations. If  
 10 you want to say "in jeopardy," I will think --  
 11 I am seeing council members express more  
 12 awareness of the order of magnitude as more and  
 13 more of these have come through and they're  
 14 accumulating. I think there's a sensitivity.

15 So it is possible that we'll see a --  
 16 either pushback on approval of new requests or  
 17 that we will see a request to modify the  
 18 program to perhaps make it -- whether the  
 19 percentage of funding available would go down;  
 20 don't know how that would actually shake out,  
 21 but I am seeing maybe an increasing reluctance.  
 22 We're getting more questions on projects than  
 23 we were initially.

24 So these particular ones are not in  
 25 jeopardy that have already been approved that

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1 we have a contractual obligation on. I think  
 2 the real issue is the appetite to continue with  
 3 the program at its current level and whether  
 4 there is a growing concern that maybe it's too  
 5 much.

6 I will say the task was, get these  
 7 derelict buildings moving. They've been  
 8 sitting derelict for years. Figure out what  
 9 needs to happen to make people be willing to  
 10 invest in them and get them back in service.  
 11 It's what Mr. Kelley and I spent a bunch of  
 12 time on, kind of end of COVID, trying to come  
 13 up with that program. Council was willing to  
 14 adopt that program. The mayor's office helped  
 15 us in the process, supported it. It's working,  
 16 right? We did exactly what we said, so ...

17 BOARD MEMBER CITRANO: It's my opinion --  
 18 you know, I -- and I know that when the first  
 19 couple of applications came in, there was a lot  
 20 of discussion amongst the board about the  
 21 dollar amount and the percentage of the total  
 22 project, and rightly so. It's -- but when you  
 23 do the analysis -- and I know Steve does -- and  
 24 you solve for the economic gap that exists, I  
 25 don't how anybody could look at it and say that

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1 it's not the right dollar amount, at least --  
2 at least today.

3 And so what I would say to the City  
4 Council is, we had a program where a set of  
5 incentives were not being used because they  
6 weren't effective; they were modified. And a  
7 lot of the projects that we just saw on your  
8 presentation were the direct result of those  
9 incentives. And so is there a time to look at  
10 the -- the incentive itself to draw it down a  
11 little bit? Absolutely, but I don't think it's  
12 today.

13 I think we still have a lot of work to do  
14 to get some of these buildings that are not in  
15 service back in service and then we can always  
16 come back and take a look at the incentive  
17 package and tweak it because, you know, just  
18 conceptually at that point that we put it in  
19 the market -- and less incentive is needed, and  
20 so I think --

21 I think that in the last two years that  
22 incentive has done a great deal of -- it  
23 created a great deal of success and momentum  
24 for our downtown, so I'd hate to see that get  
25 tweaked or reduced or anything else.

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1 I don't think anyone disputes the fact  
2 that the trust fund has been helpful and those  
3 incentives have been helpful. It's really just  
4 when you fund it. Do you fund it ahead of time  
5 or do you wait until you know it's an actual  
6 obligation? Which, for any government, it  
7 would be until there's an actual obligation,  
8 so ...

9 BOARD MEMBER CITRANO: Yeah. And then if  
10 we're getting into, you know, a developer  
11 expertise, qualifications, economic viability,  
12 then that's our job on the front end. And that  
13 should be part and parcel with the dollar  
14 amount that goes into it, so --

15 But, again, I think so far I -- I think  
16 that the -- that the program has been very,  
17 very helpful to downtown.

18 MS. BOYER: Through the Chair, if I may.

19 One of the things that came up this week  
20 in questions, with respect to the Furchgott's  
21 building in particular, was questions about  
22 ultimate end users and concerns about whether  
23 the retail space would be leased, or -- and did  
24 we have anything in the agreement with the  
25 developer regarding the time frame of that or

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1 And I do get that it is -- it is a lot of  
2 money. I'm not saying that it's not, but I  
3 just think it's been extremely effective so  
4 far.

5 BOARD MEMBER BURCH: Madam Chair, could I  
6 comment about the comments from Mr. Citrano?

7 THE CHAIRWOMAN: Yes.

8 BOARD MEMBER BURCH: So through the Chair  
9 to Mr. Citrano, just to provide a little bit  
10 more background, it's really been the last few  
11 years, kind of a philosophical question on this  
12 one. There are some people who believe that  
13 the Historic Preservation Trust Fund should  
14 have money sitting in it, ready to fund  
15 projects. However, the other side of the coin  
16 is that when we sign an agreement for a  
17 historic preservation project, we don't know if  
18 it's ever going to get done. It may never be  
19 final. And those projects are not funded from  
20 the trust fund until they're completed.

21 So it's kind of like -- it's kind of a  
22 chicken-and-egg situation. And so why would we  
23 encumber City dollars if we don't know that the  
24 project is ever going to be completed? So it's  
25 really been kind of a philosophical question.

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1 clawbacks of the incentive or anything, which  
2 we don't in this program.

3 This program is all about delivering the  
4 renovated building and the upgraded building  
5 space. It is not about showing me up front  
6 that you have tenants and end users. And  
7 particularly in the retail case where the  
8 retail, to me, is ancillary space to whatever  
9 the primary use is in these buildings, I mean,  
10 they're doing residential units or they're  
11 doing something else; commercial, office. But  
12 doing retail on the first floor, if -- if we  
13 started having a requirement of preleasing, I  
14 think you've just killed the program, so ...

15 THE CHAIRWOMAN: Agreed. Thank you.

16 Any other comments from the board?

17 BOARD MEMBERS: (No response.)

18 THE CHAIRWOMAN: Agreed. I think it's one  
19 of the best programs that we have, and you all  
20 did a great job on that, as evidenced by the  
21 presentation.

22 One last question for you. The budget, is  
23 that -- Friday at 1:00, is that in City Council  
24 Chambers?

25 MS. BOYER: That's correct.

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1 Are you joining us? Thank you.  
 2 THE CHAIRWOMAN: I will join you.  
 3 Any other comments from the board?  
 4 BOARD MEMBERS: (No response.)  
 5 THE CHAIRWOMAN: If not, we'll stand  
 6 adjourned.  
 7 Thank you.  
 8 (The above proceedings were adjourned at  
 9 3:05 p.m.)

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1 CERTIFICATE OF REPORTER

2  
 3 STATE OF FLORIDA)  
 4 )  
 5 COUNTY OF DUVAL )  
 6

7 I, Diane M. Tropa, Florida Professional  
 8 Reporter, certify that I was authorized to and did  
 9 stenographically report the foregoing proceedings and  
 10 that the transcript is a true and complete record of my  
 11 stenographic notes.

12  
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14  
15 DATED this 28th day of August 2022.

16  
17 \_\_\_\_\_  
 18 Diane M. Tropa  
 Florida Professional Reporter

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