

CITY OF JACKSONVILLE  
COMMUNITY REDEVELOPMENT AGENCY  
BOARD MEETING

Proceedings held on Wednesday, December 20, 2023,  
commencing at 3:09 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:

JIM CITRANO, Chair.  
CRAIG GIBBS, Board Member.  
BRAXTON GILLAM, Board Member.  
SONDRA FETNER, Board Member.  
JOE HASSAN, Board Member.  
PATRICK KRECHOWSKI, Board Member.  
MICAH HEAVENER, Board Member.

ALSO PRESENT:

LORI BOYER, DIA, Chief Executive Officer.  
GUY PAROLA, DIA, Operations Manager.  
STEVE KELLEY, DIA, Director of Development.  
INA MEZINI, Strategic Initiatives Coordinator.  
TODD HIGGINBOTHAM, Parking Strategy Coordinator.  
JOHN CRESCIMBENI, Contract/Regulatory Compliance.  
JOHN SAWYER, Office of General Counsel.  
JOELLE DILLARD, Office of General Counsel.  
AVA HILL, Administrative Assistant.

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1 board member.  
2 THE CHAIRMAN: Jim Citrano, DIA board  
3 member.  
4 BOARD MEMBER KRECHOWSKI: Patrick  
5 Krechowski, DIA board member.  
6 BOARD MEMBER HASSAN: Joe Hassan, DIA  
7 board member.  
8 MS. BOYER: Lori Boyer, CEO.  
9 MR. KELLEY: Steve Kelley, DIA staff.  
10 MR. HIGGINBOTHAM: Todd Higginbotham, DIA  
11 staff.  
12 MS. DILLARD: Joelle Dillard, Office of  
13 General Counsel.  
14 THE CHAIRMAN: Thank you very much.  
15 Next agenda item, Ms. Hill, do we have any  
16 public comments today?  
17 MS. HILL: Yes, we do have a request for  
18 public comment. We'll start with Carnell  
19 Oliver.  
20 (Audience member approaches the podium.)  
21 MS. HILL: Please state your name and  
22 address for the record.  
23 AUDIENCE MEMBER: Yes. My name is Carnell  
24 Oliver. Address is on file.  
25 I can't repeat my comments like what I  
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1 PROCEEDINGS  
December 20, 2023 3:09 p.m.  
2 - - -  
3 THE CHAIRMAN: Good afternoon.  
4 I'm going to call the December 20th  
5 Downtown Investment Authority board meeting to  
6 order.  
7 Before we get into our agenda items, if  
8 you would please stand and let's all say the  
9 Pledge of Allegiance.  
10 (Recitation of the Pledge of Allegiance.)  
11 THE CHAIRMAN: Again, thank you,  
12 everybody.  
13 For the record, if we can go around the  
14 room with introductions. We'll start with  
15 Ms. Hill.  
16 MS. HILL: Ava Hill, DIA staff.  
17 MR. CRESCIMBENI: John Crescimbeni, DIA  
18 staff.  
19 BOARD MEMBER GIBBS: Craig Gibbs, DIA  
20 board member.  
21 BOARD MEMBER GILLAM: Braxton Gillam, DIA  
22 board member.  
23 BOARD MEMBER HEAVENER: Micah Heavener,  
24 DIA board member.  
25 BOARD MEMBER FETNER: Sondra Fetner, DIA  
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1 said in the last workshop or committee. We've  
2 got a housing problem. We have an economic  
3 system problem that is not working very fairly  
4 with the people in this community.  
5 January 18th is the next Jacksonville  
6 Housing Finance Corporation [sic] meeting. If  
7 I get the words mixed up -- I think that a lot  
8 of y'all as board members and people who are  
9 developers, contractors, you need to show up  
10 and show out because we need to secure some  
11 funding from (inaudible) that can help  
12 alleviate a lot of the housing issues because a  
13 lot of what we're dealing with now is a lot of  
14 economic disparity. And these economic  
15 disparities are due to poor policies that have  
16 moved in a regressive process.  
17 We've lost the middle class. There's only  
18 two classes of people now, the very rich and  
19 the very poor. And one of the things that  
20 really bothers me right now is that when I'm  
21 looking at the market -- I actually pay  
22 attention to the stock market and I look at  
23 commodities, natural resources, lumber, labor,  
24 things of that nature. If we don't get a  
25 handle on -- locally, on the social issues in  
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1 our community, I feel like we're going to have  
2 a civil war in our country because there's a  
3 potential possibility that the market may crash  
4 because simple fact is that the Federal  
5 Government, state, and local government won't  
6 take natural responsibility that it needs to  
7 take to alleviate a lot of personal  
8 deficiencies in people's lives.

9 Not many of us come from wealthy class.  
10 Many of us have been ina to a broken system  
11 that's based on racism, but this is the moment  
12 in time which we need to take responsibility  
13 and try to turn this ship around because by  
14 July, when the construction field starts to  
15 kick back up, you're going to clearly see the  
16 disparities of economic mobility of those at  
17 the bottom, and I don't want to see things get  
18 worse. I want to see it get better, even if  
19 that means local government has to step up and  
20 take more responsibility for economic outcomes.

21 And I yield my time.

22 THE CHAIRMAN: Mr. Oliver, thank you for  
23 your care and concern for our city. It's much  
24 appreciated.

25 Okay. Any more public comments?

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1 MS. HILL: There are no more requests for  
2 public comment.

3 THE CHAIRMAN: Okay. Before we get into  
4 our CRA agenda, I want to acknowledge several  
5 new board members. And since this is the  
6 actual board meeting, if we could just spend a  
7 minute and have each new board member introduce  
8 themselves and just give a brief background,  
9 starting with Mr. Heavener.

10 BOARD MEMBER HEAVENER: Thank you.

11 My name is Micah Heavener. I was born and  
12 raised here in Jacksonville. I grew up in  
13 Arlington. I've lived in San Marco, for the  
14 most part, for the past ten years. I'm very  
15 passionate about Jacksonville. I want to see  
16 it become a city, driving downtown just like  
17 many of the other cities around the country.

18 When I was approached about this role, it  
19 was very exciting to me to be able to put in my  
20 effort to continue the momentum that Lori and  
21 the team has got going here, so nice to meet  
22 you all.

23 THE CHAIRMAN: Thank you.

24 Ms. Fetner.

25 BOARD MEMBER FETNER: Sondra Fetner.

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1 I'm very happy to be here. I'm a land use  
2 lawyer. I'm also an urbanist. I have my urban  
3 planning degree. I currently work at the  
4 Jessie Ball duPont Fund, and I previously  
5 worked with Lori Boyer and the team at DIA, so  
6 this was really a goal that I had long term,  
7 and I feel very grateful to be here at this  
8 point in my career, so thank you.

9 THE CHAIRMAN: Fantastic. Thank you.  
10 P.K.

11 MR. KRECHOWSKI: Thank you, Mr. Chairman.

12 Patrick Krechowski. I'm a water and dirt  
13 lawyer here in Jacksonville, former chair of  
14 ULI North Florida, and I'm board certified by  
15 the Florida Bar in City, County, and Local  
16 Government, so I'm very familiar with these  
17 types of meetings and all of the machinations  
18 we have to go through. I've known Lori and her  
19 staff for years, and I'm very honored and  
20 pleased to be here.

21 THE CHAIRMAN: Great. Thank you.

22 I'll just note this is the first time  
23 we've had this many new board members join all  
24 at once. So as you get ramped up, lean on the  
25 staff. They have been very, very helpful.

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1 I've been on the board for four years. I still  
2 call them the week before the board meeting to  
3 ask questions and comments. And because of  
4 Sunshine Laws, this really is the forum where  
5 we do get to talk openly, and so don't feel bad  
6 about asking for clarification on a particular  
7 incentive or if there's anything you don't  
8 understand. We've all gone through that  
9 ramp-up period, so I encourage everybody to use  
10 this time because it's really the only time  
11 that we can, as a group, really get to know the  
12 incentives and the programs as best we can, so,  
13 again, welcome everybody.

14 Okay. I'm going to go ahead and open up  
15 the CRA portion of our meeting, and we're going  
16 to start with our first item. We did have a  
17 voting conflict disclosure at committee.

18 I'll ask Joelle. Does that need to be  
19 reread for this board meeting?

20 MS. DILLARD: Yeah, let's go ahead and --  
21 yes.

22 THE CHAIRMAN: Okay.

23 MS. HILL: Pursuant to Section 112.3143 of  
24 the Florida Statutes, a Form 8B, Memorandum of  
25 Voting Conflict, as filed by Board Member

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1 Patrick Krechowski prior to this meeting, must  
2 be read publicly at the next meeting, after the  
3 form was filed. Pursuant to that requirement,  
4 Board Member Krechowski declared a conflict of  
5 resolution -- a conflict on Resolution  
6 2023-12-06 for the following reasons: Legal  
7 representation by myself and my law firm, Balch  
8 & Bingham, LLP, of Regions Bank before the City  
9 of Jacksonville's Downtown Investment Authority  
10 on a previous board and agency action related  
11 to Resolution 2023-12-06.

12 THE CHAIRMAN: Thank you.  
13 Since it has been read into the record,  
14 can you confirm that he is eligible to vote  
15 today.

16 MS. DILLARD: Yes. That matter is a CRA  
17 matter even though it's under the DIA portion  
18 of the agenda, so you are permitted to vote.

19 MR. KRECHOWSKI: Thank you.

20 MS. BOYER: Mr. Chairman, in that regard,  
21 Ms. Dillard commented that we had talked about  
22 moving it up on the agenda into the CRA  
23 portion. I see that that is not the case on  
24 the actual board agenda, but if you would like  
25 to do that, then that clears the way for him to

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1 vote because the Form 8B allows you to vote on  
2 CRA matters.

3 THE CHAIRMAN: I'm happy to do that. I  
4 believe that came out of committee on  
5 consent --

6 MS. BOYER: It did.  
7 THE CHAIRMAN: -- is that correct? So we  
8 don't need to talk about it again.

9 MS. BOYER: Correct. And it doesn't  
10 change the committee that handled it or the  
11 vote on it. It simply is just the portion of  
12 the meeting at which you're voting on.

13 THE CHAIRMAN: We're going to first ask  
14 for a motion on last month's CRA meeting  
15 minutes. Are there any questions or comments  
16 from the board members?

17 BOARD MEMBER GILLAM: Move to approve.

18 BOARD MEMBER GIBBS: I'll second.

19 THE CHAIRMAN: We have a motion and  
20 second.

21 All in favor, please say aye if you're in  
22 favor of last month's board meeting minutes.

23 BOARD MEMBERS: Aye.

24 THE CHAIRMAN: Any nays?

25 BOARD MEMBERS: (No response.)

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1 THE CHAIRMAN: The minutes pass.  
2 Okay. Moving to Resolution 2023-12-06,  
3 Regions, out of the DIA agenda up to the CRA  
4 agenda. We have two resolutions, 2023-012-05  
5 and 2023-12-06, that were approved unanimously  
6 in committee without amendment. Those are on  
7 consent, so I'll ask, do I need a motion for  
8 consent?

9 MS. BOYER: (Nods head.)

10 BOARD MEMBER GILLAM: Move to approve the  
11 consent agenda, the two items that were  
12 included and referenced by the Chair.

13 BOARD MEMBER GIBBS: I'll second.

14 THE CHAIRMAN: We have a first and a  
15 second. Let's just go around the room.

16 Mr. Gibbs, how do you vote?

17 BOARD MEMBER GIBBS: (No response.)

18 THE CHAIRMAN: Mr. Gibbs, how do you vote  
19 on the CRA consent?

20 BOARD MEMBER GIBBS: In favor.

21 THE CHAIRMAN: Mr. Gillam.

22 BOARD MEMBER GILLAM: In favor.

23 THE CHAIRMAN: Mr. Heavener.

24 BOARD MEMBER HEAVENER: In favor.

25 THE CHAIRMAN: Ms. Fetner.

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1 BOARD MEMBER FETNER: In favor.

2 THE CHAIRMAN: Ms. Worsham is no longer  
3 here. I should have noted that. She had to  
4 leave due to an illness.

5 So, P.K.

6 BOARD MEMBER KRECHOWSKI: In favor.

7 THE CHAIRMAN: And Mr. Hassan.

8 BOARD MEMBER HASSAN: I'm in favor.

9 THE CHAIRMAN: I'm also in favor. So the  
10 CRA consent agenda passes unanimously.

11 I'm going to go ahead now and close out  
12 the CRA portion, and we will now open up the  
13 Downtown Investment Authority portion of the  
14 meeting.

15 (The foregoing proceedings were adjourned  
16 at 3:21 p.m.)

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1 CERTIFICATE OF REPORTER

2

3 STATE OF FLORIDA)

)

4 COUNTY OF DUVAL )

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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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15 DATED this 3rd day of January 2024.

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Diane M. Tropa  
Florida Professional Reporter

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CITY OF JACKSONVILLE  
DOWNTOWN INVESTMENT AUTHORITY  
BOARD MEETING

Proceedings held on Wednesday, December 20, 2023,  
commencing at 3:21 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:

JIM CITRANO, Chair.  
CRAIG GIBBS, Board Member.  
BRAXTON GILLAM, Board Member.  
SONDRA FETNER, Board Member.  
JOE HASSAN, Board Member.  
PATRICK KRECHOWSKI, Board Member.  
MICAH HEAVENER, Board Member.

ALSO PRESENT:

LORI BOYER, DIA, Chief Executive Officer.  
GUY PAROLA, DIA, Operations Manager.  
STEVE KELLEY, DIA, Director of Development.  
INA MEZINI, Strategic Initiatives Coordinator.  
TODD HIGGINBOTHAM, Parking Strategy Coordinator.  
JOHN CRESIMBENI, Contract/Regulatory Compliance.  
JOHN SAWYER, Office of General Counsel.  
JOELLE DILLARD, Office of General Counsel.  
AVA HILL, Administrative Assistant.

- - -

Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
(904) 821-0300

3

1 THE CHAIRMAN: We have a motion and a  
2 second.  
3 All in favor of passage of the consent  
4 agenda under the DIA portion, please say aye.  
5 BOARD MEMBERS: Aye.  
6 THE CHAIRMAN: Any nays?  
7 BOARD MEMBERS: (No response.)  
8 THE CHAIRMAN: So that resolution passes  
9 unanimously.  
10 The one item that was discussed at  
11 committee that did have an amendment is the  
12 2023-12-02, Armada Parking resolution. That  
13 did pass unanimously but with an amendment, and  
14 so I'll ask for, first, a motion.  
15 BOARD MEMBER GILLAM: Move to approve  
16 2023-12-02.  
17 BOARD MEMBER HASSAN: Second.  
18 THE CHAIRMAN: We have a motion and a  
19 second. Since it is not on consent, does any  
20 board member have any questions, comments?  
21 BOARD MEMBERS: (No response.)  
22 THE CHAIRMAN: Hearing none, I will call  
23 for a vote.  
24 Mr. Gibbs, how do you vote?  
25 BOARD MEMBER GIBBS: In favor.  
Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
(904) 821-0300

2

1 P R O C E E D I N G S  
December 20, 2023 3:21 p.m.

2 - - -

3 THE CHAIRMAN: I'm going to go ahead now  
4 and close out the CRA portion, and we will now  
5 open up the Downtown Investment Authority  
6 portion of the meeting. Again, we'll start  
7 with the minutes approval from last month.  
8 All in favor, say aye --  
9 BOARD MEMBER GIBBS: I move to approve the  
10 minutes.  
11 BOARD MEMBER GILLAM: Second.  
12 THE CHAIRMAN: We have a motion and a  
13 second.  
14 All in favor, please say aye.  
15 BOARD MEMBERS: Aye.  
16 THE CHAIRMAN: Any nays?  
17 BOARD MEMBERS: (No response.)  
18 THE CHAIRMAN: No. So the minutes pass.  
19 Let's go ahead and knock out -- there was  
20 one item on consent. That was 2023-12-01, the  
21 FSCJ loan. Motion on that?  
22 BOARD MEMBER GILLAM: Move to approve the  
23 one item on the consent agenda, 2023-12-01.  
24 THE CHAIRMAN: Can I get a second?  
25 BOARD MEMBER HASSAN: Second.

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1 THE CHAIRMAN: Mr. Gillam, how do you  
2 vote?  
3 BOARD MEMBER GILLAM: In favor.  
4 THE CHAIRMAN: Mr. Heavener, how do you  
5 vote?  
6 BOARD MEMBER HEAVENER: In favor.  
7 THE CHAIRMAN: Ms. Fetner.  
8 BOARD MEMBER FETNER: In favor.  
9 THE CHAIRMAN: P.K.  
10 BOARD MEMBER KRECHOWSKI: In favor.  
11 THE CHAIRMAN: And Mr. Hassan.  
12 BOARD MEMBER HASSAN: In favor.  
13 THE CHAIRMAN: I, too, am in favor. So  
14 2023-12-02 passes unanimously.  
15 The last one has been deferred, so we're  
16 not going to talk about the Florida Theatre  
17 Volunteer Parking, correct?  
18 MS. BOYER: Correct.  
19 THE CHAIRMAN: Any old or new business to  
20 discuss today?  
21 Ms. Boyer.  
22 MS. BOYER: I have no old business to  
23 discuss. Mr. Chairman, you may have a matter  
24 you wish to discuss under new business.  
25 (Mr. Sawyer enters the proceedings.)  
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1 (Ms. Dillard exits the proceedings.)  
2 THE CHAIRMAN: We do.  
3 Shortly before the meeting, there was a  
4 walk-in resolution. This resolution,  
5 2023-12-07, it has to do with the Laura Street  
6 Trio. I'm going to let Ms. Boyer give a  
7 summary of the resolution. I will just say,  
8 and especially for the new board members that  
9 were not present, we were presented with a  
10 draft resolution. We were -- a proposed  
11 incentive package for the Trio project back in  
12 June.

13 Ultimately, and because the incentive  
14 package, in totality, did not meet the minimum  
15 requirements of the DIA's program, an alternate  
16 resolution was crafted and voted on to send the  
17 resolution -- or send it to City Council  
18 without a recommendation from DIA.

19 Last Friday, on December 8th, legislation  
20 was filed for the Trio. That legislation  
21 differed meaningfully from the resolution in  
22 the staff package that we reviewed.

23 And so I'll turn it over to Ms. Boyer to  
24 explain what this resolution speaks to. And I  
25 think the goal here is to have a vote on this

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1 today.

2 MS. BOYER: Thank you, Mr. Chairman.

3 The explanation was a good foundation for  
4 what we are going to be talking about. And let  
5 me just say that we attempted to draft this  
6 resolution simply and not to overreach because  
7 I did not want to ask any of you to consider  
8 anything that you hadn't had time to review or  
9 to think about.

10 So, really, the essence of the resolution  
11 is that the legislation pending before Council  
12 is voting on an entirely different incentive  
13 structure than the one that was presented to  
14 this board, and yet, the resolution that the  
15 board provided is being used as an attachment  
16 to the package as if the board is authorizing  
17 Council to make the decision and that they had  
18 considered it.

19 So what we're really just trying to do is  
20 clarify that what is pending is a different  
21 deal and that this board has not yet taken any  
22 action on that deal and its terms, and so if  
23 you get down -- I mean, from a whereas clause  
24 standpoint, it simply references that there was  
25 a resolution, 06-02, adopted in June, and then

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1 it goes down, and it literally quotes in the  
2 third whereas clause what that resolution did.

3 So this is a direct quote out of the prior  
4 resolution, and then it acknowledges -- and I  
5 will say Mr. Sawyer is here, can attest to the  
6 change. He's been involved in drafting the  
7 documents. I have reviewed them, can attest to  
8 the change. And Mr. Citrano has reviewed them.  
9 So three of us have looked at -- and so has  
10 Mr. Gillam. So four of us have looked at the  
11 new package and can tell you that it is a  
12 substantially different package than the one  
13 you had seen, the prior board had seen.

14 And in the new documents, the DIA is  
15 assigned oversight responsibility and  
16 authorized to execute all those documents, so  
17 it's not like we are disengaged or not  
18 involved. We would still be the responsible  
19 agency for implementing it if it were approved  
20 by Council or if it is approved by Council.

21 So here's the operative language. The  
22 operative language is "DIA expresses its  
23 position that the action taken in Resolution  
24 2023-06-02 should not be construed as  
25 applicable to the pending legislation before

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1 Council which differs materially from the  
2 proposal reviewed by DIA in June."

3 So all you're saying is don't construe  
4 this as our approval or denial or action on  
5 what you have before you. It's different.

6 Section 5 [sic] is "DIA suggests that City  
7 Council consider referral of this new proposal  
8 to the DIA board for review and  
9 recommendation."

10 That's a separate thought, which you may  
11 or may not agree with, but that I have  
12 discussed with several of the board members.

13 And then the following section: "The  
14 Chief Executive Officer is hereby authorized to  
15 review and analyze the proposed legislation and  
16 provide analysis and advice to City Council  
17 thereon; and to assist with negotiation and  
18 finalization of a proposed Redevelopment  
19 Agreement and associated documents, and  
20 otherwise take all necessary action in  
21 connection therewith to effectuate the purposes  
22 of this Resolution."

23 The reason that paragraph is included is  
24 the prior one told me to help OGC in review of  
25 the agreement and negotiation of documents,

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1 which I have done, but I have been asked to  
2 present on this particular proposal at a  
3 committee of the whole meeting of City Council  
4 on January 4th. So I did not want to do that  
5 without making the board aware that I am being  
6 asked to review and analyze the new proposal  
7 and present on it. I don't think it would have  
8 been appropriate to try to give you all that  
9 information and ask you to take a position on  
10 it without adequate notice and consideration.

11 So all I'm saying is that you know I'm  
12 going, you know staff is reviewing it as  
13 requested by City Council and are authorizing  
14 us to do so. So what I was trying to do is, as  
15 I said, be as limited in scope of what this  
16 resolution includes, but it does make it clear  
17 that you would either like to see it be  
18 referred so that you have a chance to consider  
19 it or at least have Council be aware that what  
20 they are voting on is not what you considered.

21 THE CHAIRMAN: Thank you.

22 I would like to ask if there are any  
23 public comments relative to this proposed  
24 resolution.

25 BOARD MEMBER GILLAM: Can I make a motion  
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1 bit more higher.

2 I want at least 45 percent of those units  
3 that are in that building to be 45 percent  
4 below the AMI. That's the threshold I want,  
5 and anything outside of that, I care less for  
6 it, but you held on to this project since  
7 Aundra Wallace was the CEO. I think that the  
8 rubber meets the road now. As much as I want  
9 to see this project done, I feel like we have  
10 the wrong developer trying to get this project  
11 done.

12 And if you can't raise the bar on them --  
13 that's what I'm really trying to do. I'm  
14 trying to force him out of Dodge. He's left me  
15 with no other choice because if you're giving  
16 me the bare minimum so that you can enrich  
17 yourself because you've had -- this is the  
18 evidence, folks. He's prosecuting himself.  
19 He's held this project since 2015. He hasn't  
20 broken ground on nothing.

21 And if I can't get 45 percent below the  
22 AMI, what the hell are we doing making a deal  
23 with somebody that doesn't have the money in  
24 the bank to do a project? I'm asking y'all as  
25 adults to raise the bar. Amend it. That's all  
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1 first?

2 THE CHAIRMAN: Sure.

3 BOARD MEMBER GILLAM: I move to approve  
4 resolution 2023-12-07.

5 THE CHAIRMAN: Since we have a first, is  
6 there a second?

7 BOARD MEMBER HEAVENER: Second.

8 THE CHAIRMAN: We have a first and a  
9 second. Before we get into the discussion, we  
10 do have a public comment.

11 Mr. Oliver.

12 (Audience member approaches the podium.)

13 MR. OLIVER: Yes. My name is Carnell  
14 Oliver.

15 I think that this project goes back all  
16 the way to 2015. I had a brief discussion with  
17 Mr. Steve Atkins, and I asked him how much in  
18 affordable housing are you going to be  
19 providing to the community with coming, asking  
20 for a new deal. He told me 30 percent. Since  
21 2015, he's not been able to secure the  
22 natural -- the actual dollar amount to get this  
23 project off the ground. As much as I want to  
24 see this project done, he walked away from it  
25 because he knows my expectations are a little

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1 I have to say.

2 And I yield my time.

3 THE CHAIRMAN: Thank you, Mr. Oliver.

4 We do have a motion and a second. I will  
5 open it up for questions and comments, starting  
6 with Mr. Hassan.

7 BOARD MEMBER HASSAN: No comments.

8 BOARD MEMBER KRECHOWSKI: Same.

9 THE CHAIRMAN: Ms. Fetner.

10 BOARD MEMBER FETNER: Can we talk about  
11 the Section 3? That's the one you said  
12 about -- that it would come back to the DIA  
13 after. So how would that work after your  
14 January 4th presentation?

15 MS. BOYER: Through the Chair to  
16 Ms. Fetner, the suggestion is not that it come  
17 back to DIA after Council votes it out and  
18 approves it if that is the action. The  
19 suggestion is that you're advising Council you  
20 would like to consider it. So much like on the  
21 recent Ambassador extension, it was in Council  
22 committees, Council deferred action.

23 Is Mr. Diebenow still here?

24 Council deferred action in committee for  
25 two cycles to allow DIA to consider it at their

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1 board and submit back a recommendation to them.  
2 So the concept here is that if they -- if they  
3 want to seek DIA's recommendation or use DIA's  
4 recommendation, then send us back the package  
5 they are reviewing right now so that what our  
6 board actually votes on and makes a  
7 recommendation about the package that they are  
8 considering.

9 THE CHAIRMAN: Anything else?

10 BOARD MEMBER FETNER: No.

11 THE CHAIRMAN: Mr. Heavener.

12 BOARD MEMBER HEAVENER: No comment.

13 THE CHAIRMAN: Mr. Gillam.

14 BOARD MEMBER GILLAM: Thank you,  
15 Mr. Chair.

16 You know, I'm glad we have this  
17 opportunity today for this issue to be before  
18 us because it appears to me there's been a  
19 miscommunication at the Council the first time.  
20 You know, it -- more flavor for how we get here  
21 is important.

22 This project goes back quite a bit before  
23 2015, like Mr. Oliver reminded us. It is a  
24 longstanding potential project, and this  
25 developer is in control of it for a long time.

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1 When this issue came before us, it came with a  
2 request for approval of new incentives that  
3 basically double the project and -- but it  
4 didn't fit with any of our programs, and for  
5 that reason, we weren't willing to support it.

6 But just -- you know, again, for the sake  
7 of the new members, a City Council person  
8 attended the meeting and asked for the  
9 opportunity -- I think analogy to football --  
10 analogy to carry the football to City Council  
11 and sell this project to Council.

12 And, I mean, I'll speak for myself. I  
13 didn't think it was a project that I could  
14 support based on the numbers that were  
15 presented. It didn't make sense within the  
16 framework of what we were trying to do (audio  
17 failure) development project in town (audio  
18 failure).

19 But also, the City Council person asked  
20 for the opportunity to present it to that body,  
21 which is a policy body elected by the citizens  
22 of Jacksonville. I was in support of giving  
23 him that opportunity. We voted, all of us  
24 voted in favor of passing the matter to City  
25 Council for the City's (audio failure) look at

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1 the issue themselves. That recommendation  
2 (audio failure), I felt like, or anybody  
3 sitting on the board felt like we could  
4 support.

5 We all voted in favor of allowing  
6 Mr. Carlucci, Councilman Carlucci to do that,  
7 except for our chair (audio failure) because he  
8 would have voted -- not voted against it  
9 altogether.

10 I know since then, it's been City Council  
11 people in favor who have suggested, you know,  
12 why did you do this, why did you not give us a  
13 recommendation? I will tell you I thought we  
14 were saying, you know, pretty loudly we didn't  
15 recommend the project. The City Council wanted  
16 to do it anyway. They're the elected officials  
17 by the citizens of the city of Jacksonville.  
18 If they want to spend the money, they can do  
19 that. We certainly shouldn't be preventing  
20 them from doing what they think is appropriate  
21 as elected officials, and that was the thought  
22 process with which I voted.

23 And I want to be clear to the Council  
24 President who seems to have been concerned  
25 about that, you know, for the record. That's

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1 why I voted the way I did last time.  
2 Councilman Carlucci wanted the opportunity to  
3 talk to his peers about the project, and I  
4 didn't want to stand in the way of that, but I  
5 did not support the project then, and I  
6 certainly won't support the current legislation  
7 because it looks nothing like what we were  
8 asked to look at. It actually asks for more  
9 public support beyond which they sought last  
10 time, and so, yeah, I'm not in favor of this  
11 project at this level.

12 Thank you.

13 THE CHAIRMAN: Mr. Gibbs.

14 BOARD MEMBER GIBBS: 2015 was not the  
15 first time that I saw this project. I first  
16 saw this project in 2007 as a member of the  
17 Jacksonville Economic Development Commission.  
18 It sounded like a great project. But as  
19 Mr. Oliver pointed out, maybe this is the wrong  
20 person for this project. So we did vote to  
21 allow City Council, as the policy-maker, to  
22 look at this project once again. But maybe  
23 it's time to pull the plug and get somebody  
24 else into this project because the well will  
25 continue to pour water into a project that

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1 maybe this developer should not be doing.  
 2 Thank you.  
 3 THE CHAIRMAN: Did I miss anybody?  
 4 Okay. So let me just finish up. I did  
 5 vote against sending that resolution to Council  
 6 without a recommendation because I did want to  
 7 make a recommendation, and I said, during the  
 8 June meeting, I am not against providing  
 9 incentives for the Trio. I thought, at the  
 10 time, the incentive package that he was  
 11 requesting was too much. There was not enough  
 12 private capital coming into the project. I  
 13 felt like, as a sponsor and developer, he  
 14 should have been shoring up more of the in  
 15 instead of putting the onus on the City.  
 16 Having said that, that request had a  
 17 finite dollar value assigned to it for what the  
 18 City would have been in for from incentives.  
 19 The legislation that Matt Carlucci filed, we  
 20 don't know how much we're in for. And with the  
 21 structure that they're proposing, which is  
 22 effectively asking the City of Jacksonville to  
 23 guarantee a private developer's construction  
 24 loan, puts the City in a position to fund,  
 25 annually, some amount of money over the 25-year

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1 term of that loan. How much is that?  
 2 And if you look at the ordinance, if I  
 3 read it correctly, they are asking to waive  
 4 future years' appropriations because they don't  
 5 know how much it is. I think that's reckless  
 6 and financially irresponsible. And at the end  
 7 of the day, the reason that we're bringing this  
 8 is that is what makes this legislation  
 9 different than what we looked at. It  
 10 potentially puts the City to start funding  
 11 millions and millions of dollars. At least the  
 12 last one had a finite number that we could all  
 13 either live with or not.  
 14 But I believe that DIA staff needs to  
 15 review the applicant's projected revenue  
 16 sources and expenses to determine the viability  
 17 of being able to serve as the debt that we're  
 18 being asked to guarantee. I think the only way  
 19 to do that is to hire an independent consultant  
 20 to do a market study and/or appraisal,  
 21 independent, not somebody hired by the  
 22 applicant. That needs to come back to the DIA.  
 23 We need to do our job, let staff render a  
 24 conclusion and opinion and then send it.

And at least, when it gets to City  
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1 Council, they will have transparency from what  
 2 this agency -- which it's our job to do that,  
 3 what our recommendation is. And so I believe  
 4 this is critical for this body, for this agency  
 5 to vote on today to send to City Council so  
 6 that they understand what we looked at in the  
 7 summer is not what they are being asked to vote  
 8 on next month.  
 9 That's it for me.  
 10 MS. BOYER: Mr. Chairman, would you -- you  
 11 had a motion and a second. Would you like to  
 12 take a vote?  
 13 THE CHAIRMAN: Yes. Okay. Mr. Hassan,  
 14 how do you vote?  
 15 BOARD MEMBER HASSAN: Can you kind of  
 16 restate what it is we're voting on as far as  
 17 the resolution?  
 18 THE CHAIRMAN: If you look at Sections 1  
 19 through 5, starting at the bottom of Page 1,  
 20 Joe, it basically says that the resolution that  
 21 we were asked to consider in the summer is not  
 22 what the City Councilman who is introducing  
 23 this bill is presenting, that we believe that  
 24 it should come back to DIA for full analysis  
 25 under our normal protocol for normal processes

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1 so that it can be sent back to City Council  
 2 with a DIA recommendation.  
 3 BOARD MEMBER HASSAN: I'm in favor.  
 4 BOARD MEMBER KRECHOWSKI: I, too, am in  
 5 favor.  
 6 THE CHAIRMAN: Ms. Fetner.  
 7 BOARD MEMBER FETNER: In favor.  
 8 THE CHAIRMAN: Mr. Heavener.  
 9 BOARD MEMBER HEAVENER: In favor.  
 10 THE CHAIRMAN: Mr. Gillam.  
 11 BOARD MEMBER GILLAM: I'm in favor.  
 12 There's an extra period in Section 3 that  
 13 probably needs to be cleaned up.  
 14 THE CHAIRMAN: Mr. Gibbs.  
 15 BOARD MEMBER GIBBS: I'm in favor.  
 16 THE CHAIRMAN: I am also in favor. And so  
 17 Resolution 2023-12-07 passes unanimously.  
 18 MS. BOYER: Thank you, Mr. Chairman.  
 19 There is one other matter of new business  
 20 that I am going to ask you to hold on for just  
 21 a minute. It's more ceremonial. But I have  
 22 someone going to pick up copies of that  
 23 resolution, which did not make it in your  
 24 packet. If we could go ahead with the CEO  
 25 report and the monthly update in the meantime

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1 while they are getting copies of that over  
2 here, I would appreciate it.  
3 Do I have your permission to move forward?  
4 THE CHAIRMAN: You do.

5 MS. BOYER: Okay. So I'm going to start  
6 with the CEO -- Ava, do you have the monthly  
7 update of -- so you can show it without Ina  
8 being here, the PowerPoint presentation part?

9 MS. HILL: Yes, I do.

10 MS. BOYER: Let's start with the pictures.  
11 We always like to start with pictures.

12 So for the new board members who have not  
13 attended, what we try to do in this is give you  
14 some pictures that show what's happened over  
15 the last month, progress that's been made  
16 downtown, and then in addition to that, the CEO  
17 report goes through, from a staff perspective,  
18 a whole list of things that we're working on so  
19 you have that update.

20 So we're going to start here with Home2  
21 Suites. So Home2 Suites, you can see the  
22 progress that has been -- this is the hotel  
23 property and restaurant on Park Street, and you  
24 can see the latest progress that's been made.  
25 The exterior, in many ways, looks like it's

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1 mostly complete, and they are beginning  
2 interior work.  
3 Next slide.  
4 One Riverside Avenue continues to make  
5 really fast progress on the residential on the  
6 riverfront. So you can see the difference  
7 between November and December with December  
8 appearing that the building is topped out, at  
9 least on the right-hand side of the screen, on  
10 the eastern portion of that.

11 Steve, am I correct?

12 It certainly looks like it is to me from  
13 the structure that I'm seeing. And I know that  
14 the garage has had a lot of work going on on  
15 the garage, and you can see that here as well.

16 What you can't see in the picture -- and  
17 we'll make sure we get it next month -- is -- I  
18 also know that the crane is on site as well for  
19 the McCoys Creek project, and work is underway  
20 on the McCoys Creek project on this section.  
21 So you can see both of those from it.

22 Next.

23 This is Artist Walk. So Artist Walk is  
24 the park space under the Fuller Warren  
25 overpass. This is between Riverside Avenue and

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1 Park Street, and this is the skate park that  
2 you see under construction, on schedule, going  
3 really well. The team has been in working on  
4 it, but as you can see, significant progress  
5 being made on that.

6 Next.

7 Johnson Commons. Johnson Commons  
8 townhomes, you can see we have one building  
9 that is nearing completion, and there were  
10 foundations poured on two others, and you can  
11 see framing has begun. So those are moving  
12 forward. There will also be a little bit in  
13 the CEO update on the status of that as well.

14 Next.

15 Lift Ev'ry Voice and Sing Park. What you  
16 see is the relocation of one of the three  
17 shotgun houses. You will recall that we  
18 restored two of them on site where they were  
19 located previously, and then the one house, the  
20 third of the historically designated  
21 structures, was relocated to Lift Ev'ry Voice  
22 and Sing Park. And you can see in the -- you  
23 can see the green roof where the house is  
24 located facing -- actually, the narrow end of  
25 it faces Lee Street, and the side of the house

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1 faces the lifted lawn, which was already there.  
2 And so that is now in place.

3 Next is the Emerald Trail LaVilla Link  
4 that we used to refer to as the Model Mile. So  
5 the fun thing here is you're starting to see  
6 surfacing going in, and we had hoped that we  
7 would be complete by the end of December. I'm  
8 hearing that it's going to be more like January  
9 and certainly within the first quarter, but you  
10 can see where it now goes up over the bridge at  
11 the overpass near the Convention Center, and in  
12 front of properties along Lee Street, we still  
13 have landscaping being installed and some  
14 additional pieces to complete where it goes  
15 around the FDOT retention pond near Monroe.

16 Next.

17 Catherine Street extension. Catherine  
18 Street is complete. Nice to finally have that  
19 project checked off, smaller project, but we  
20 were happy that we were able to complete it on  
21 time. We had committed to the Orleck that we  
22 would try to have it done by the end of  
23 December, and it is now finished, so their  
24 parking spaces are available for their use in  
25 the paved parking area, and the water and sewer

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1 lines were extended down so that they have  
2 actual permanent utility service connections  
3 available. That also provides utility  
4 connection availability to the Fire Museum  
5 because, previously, we did not have  
6 electricity or water and sewer available to the  
7 Fire Museum, so that is now in place and allows  
8 us to get that facility back up and running  
9 again.

10 Next.

11 Decca Live. All the metal work is in, and  
12 they are beginning interior work soon. So you  
13 see all the framing structure is there.

14 Next.

15 Lofts at -- I think that is Lofts at  
16 Cathedral. They're about 60 percent complete  
17 with windows. Third floor framing is complete,  
18 and they're beginning framing on the second  
19 floor next week.

20 This is on the renovation of the historic  
21 building. On the new building, they're setting  
22 third floor trusses and should begin framing  
23 the third floor walls next week, tracking on a  
24 June completion.

25 And this is for those of you who have not  
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1 worked with Vestcor before. We have  
2 consistently had success with on-time delivery  
3 of the various projects that they have  
4 undertaken downtown.

5 Next.

6 Union Terminal, on track for a summer 2024  
7 completion. You can see a lot of the windows  
8 are now being installed, and they are starting  
9 interior work as well.

10 Next.

11 Doro. So this is the apartment property,  
12 mixed-use building, across from the baseball  
13 grounds next to Manifest, and they have  
14 installed the resident mail center, courtyard  
15 landscaping, resident sport lounge, corridor  
16 sconces you can see here. Last month, we had  
17 showed you they were working on the roof,  
18 installing the pool and other rooftop  
19 amenities. So they are getting very, very  
20 close to completion on this building.

21 Next. Is there another?

22 RiversEdge. RiversEdge is a good story.  
23 You can see all the roads are now in and paved.  
24 They are working on getting power to the first  
25 parcel, which is a Toll Brothers townhome site

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1 that they were hoping to close before year end.  
2 It looks like it will be early January when  
3 they get to a closing now because they have to  
4 have power to the site before Toll Brothers  
5 will close.

6 All of the parks are now under  
7 construction and due to be complete by year  
8 end. So within the next 12 months, we will  
9 have all the parks. There's about 4 acres of  
10 parks in this area.

11 The bulkhead is about 90 percent in.  
12 There's about 10 percent of the bulkhead  
13 remaining. You can see that little box area  
14 that protrudes into the river. That's the  
15 segment where we have not completed the  
16 bulkhead because they are working on some  
17 permitting for that area and hope to be able to  
18 cover that and use that as a restaurant pad or  
19 a future site. So putting the bulkhead in  
20 there would be premature until we get the  
21 permitting for the entire little box area done.

22 Next.

23 Artea on the Southbank. Construction also  
24 moving along well there. And I believe there  
25 was not -- in our photographs, but I believe

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1 there was, in the media, information about --  
2 and a conversation I had with JTA about an  
3 additional Corner Lot project that was approved  
4 on the Southbank in this vicinity, another  
5 multifamily TOD-type project in this vicinity.

6 Next.

7 Finally, just a few media articles about  
8 different things going on. I don't want to go  
9 through and read those because they will steal  
10 the thunder of some of the things I'm going to  
11 tell you about in the CEO report, but they are  
12 continuing to show progress on any number of  
13 things that Ina included in some pictures of  
14 her LaVilla Heritage Trail event that was  
15 really well-attended.

16 And I hear that Board Member Krechowski  
17 attended. Thank you.

18 Next.

19 Thanks so much. That's the picture show  
20 for this month.

21 Okay. Starting with mayoral priorities,  
22 we are in discussion with potential -- so,  
23 Allan DeVault.

24 Allan, stand up.

25 MR. DEVAULT: (Complies.)

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1 MS. BOYER: I think I had mentioned that  
2 we had a new hire coming on board at the last  
3 board meeting, but we hadn't signed all the  
4 paperwork and gotten that approved through MBRC  
5 yet. Allan DeVault is back at DIA. Many of  
6 you know Allan, but Allan has a great -- brings  
7 a great restaurant operation and small business  
8 background to our staff, and one of the mayor's  
9 priorities is both working on small business  
10 initiatives -- which I mentioned at Strategic  
11 Implementation. It's kind of where we're  
12 focused right now.

13 But he's also working with us on how we  
14 can streamline applications for and review of  
15 as well as better connect with applicants for  
16 small business opportunities, so outreach on  
17 that side, as well as making the process easier  
18 for those applicants.

19 The other mayoral priority is kind of just  
20 efficiency of permitting, streamlining  
21 permitting. We have a bill that we have filed  
22 with amendments to Chapter 656, which is the  
23 City Zoning Code provision, which just  
24 streamlines some of the DDRB, Downtown  
25 Development Review Board, processes that would

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1 allow some of those decisions to be staff only  
2 and provide some clarity for that just to cut  
3 out that time frame for applicants and  
4 developers.

5 Next topic is the budget. We would  
6 normally have had a December Finance Committee  
7 meeting where we take up the first quarter of  
8 activity and talk about what carried over from  
9 last year. We didn't have all of that  
10 information yet completed as a result of the  
11 City's kind of delays in booking all of the  
12 information. We're going to have that in early  
13 January, so that will be coming up, and then  
14 we'll also be talking about -- for those of you  
15 new to the budget, every year, there is a  
16 portion of our budget on both the Northbank and  
17 Southbank that's in a category called  
18 "unallocated" where we leave an increment  
19 usually in the vicinity of \$500,000 that we  
20 decide during the year what we're applying it  
21 to. You will get that recommendation at the  
22 January Finance Committee meeting, the first  
23 recommendation, and start making decisions  
24 about how we're going to move that and whether  
25 we want to reallocate things between programs

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1 at the January meeting.  
2 Some CIP conversations going on regarding  
3 funds needed to finish Riverfront Plaza and  
4 Shipyards West. You have heard in the past  
5 that on both of those major capital  
6 investments, major City projects, and in both  
7 cases, we are talking about -- I think  
8 Riverfront Plaza, we think, is somewhere in the  
9 vicinity of 20 to 25 million short of fully  
10 funded for Phase 2, and Shipyards West is  
11 closer to 35 or 40 million short to be fully  
12 funded for the entire park.

13 But I had a meeting with the City Council  
14 this week. They are engaged in that initiative  
15 as well and looking at what those needs are in  
16 trying to assess how we get that all completed.

17 Legislation for the sidewalk cafes is now  
18 on the top of OGC's list for code changes. So  
19 we treat code changes differently than we treat  
20 development agreements, different people in OGC  
21 working on it, and we kind of keep a rolling  
22 list of what is the next top of mind from a  
23 code change standpoint.

24 So this is the sidewalk cafe legislation  
25 you've heard us talk about. The specialty zone

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1 legislation is already before City Council.  
2 And the Chapter 56 -- 656 amendments I just  
3 mentioned are being filed. So next, we're  
4 getting sidewalk cafes, and then after that, we  
5 have in the pipeline changes to the parking  
6 code provisions. There's any number of  
7 things that are outdated and we need to  
8 maintain in the -- or we need to make some  
9 changes in the parking code.

10 Next, the parking RFP. So you voted on  
11 the parking RFP last month in your meeting.  
12 Procurement has now reviewed that, has made  
13 some changes in the form, and that is ready to  
14 be issued, so that will be on the street soon.

15 We had a very interesting grant meeting  
16 earlier this week where the new mayor -- Mayor  
17 Deegan's administration has been very focused  
18 on how we actually access some the state and  
19 federal grant opportunities that we may not  
20 have had in the past. There was a meeting with  
21 several lobbyists and grant writers, both  
22 local, state, and federal, to talk about  
23 various opportunities and programs, and we were  
24 each asked -- each department was asked to  
25 present three different things.

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1 So we collaborated with Public Works, and  
 2 we used McCoys Creek as one of the downtown  
 3 projects even though it's mostly CIP funded.  
 4 The other two downtown projects that I provided  
 5 in order to provide kind of a broader spectrum  
 6 of what we do, one was celebrating  
 7 Jacksonville's history and connecting  
 8 culturally, broad umbrella, but the idea is to  
 9 pick up things like the LaVilla Heritage Trail  
 10 that Ina is working on, the historic markers  
 11 that we're working on. The projections show  
 12 that will be shown on the Performing Arts  
 13 Center building and on Friendship Fountain.  
 14 That content is about who we are as  
 15 Jacksonville and our future. So trying to have  
 16 one that was more arts and culture related,  
 17 that there might be funding opportunities  
 18 there.

19 The other thing I said, that it was  
 20 parking modernization, to talk about the whole  
 21 array of things that need to be done both on  
 22 street and in the parking garages. More  
 23 digital apps, EV charging station, solar panels  
 24 for a variety of things, go to digital kiosks  
 25 rather than the meters that we have, allow

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1 dynamic pricing. So that is a more mobility  
 2 funding, different -- again, different bucket  
 3 of grant money that we were looking for. So  
 4 that's what I submitted.  
 5 From the standpoint of RFPs, professional  
 6 services that we are working on, I do have  
 7 detail that I could share with you now, but I  
 8 won't do that, and what I'll do is I'll send it  
 9 out.  
 10 On the performance measures, we have had a  
 11 consulting team working on both performance  
 12 measures and benchmarks, so we're comparing  
 13 when the CRA plan was updated as of  
 14 December 31st, '21, and June of 2022, because  
 15 it was in that window, to where we are as of  
 16 June of this year and then also as of December.  
 17 So when I send that out in January, I'll give  
 18 you those comparisons on all of those  
 19 benchmarks.

20 I can share with you that the good news  
 21 is, doing really well on the vacant number of  
 22 storefronts downtown, the increase in the  
 23 number of bars and restaurants downtown. Those  
 24 are actually tracking quite ahead of where we  
 25 envisioned we would be. Residential units

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1 continuing to track well. And actually some  
 2 interesting information on hotels, not on the  
 3 occupancy rate, but we did better than we had  
 4 been on the average daily rate and RevPAR, so  
 5 that was good. We need those to track up, and  
 6 we need occupancy to track up in order to  
 7 really support new investment in hotels. So  
 8 some interesting information in the benchmarks.

9 The CRA plan update, so this is kind of a  
 10 technical/legal thing that we are doing where  
 11 we are looking to make sure that -- there's  
 12 some recent opinions out of the State and the  
 13 Auditor General that our CRA plan document  
 14 doesn't contain any language that it shouldn't  
 15 and make sure that if we are doing those things  
 16 and we still want to do those things downtown,  
 17 we do them in the capacity of DIA as the  
 18 economic development agency, hence the reason  
 19 there's two parts of a board meeting.

20 In addition, the urban art plan. We have  
 21 finally signed our contract with the Cultural  
 22 Council. And as a result of signing that  
 23 contract, we had a kickoff meeting, and we're  
 24 looking for that art plan to be developed by  
 25 summer. DE-ZYN continues to work on the

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1 nightly projection show.  
 2 Shipyards West design of the food hall and  
 3 restaurant to 60 percent. That, we are not  
 4 doing any more on the design on the CRA part  
 5 until we do this bid for architectural  
 6 services. So we voted last month to put out an  
 7 RPF for architectural services for someone who,  
 8 on a continuing basis, could design a food and  
 9 beverage establishment for us. We have drafted  
 10 that as a preliminary draft. That will be  
 11 going to Procurement by the end of this month,  
 12 and we hope to have it issued and on the street  
 13 mid to late January. Pretty tight time frame  
 14 on when we would like to select someone and  
 15 have them begin work, but that leads us into  
 16 the fact that we have Street Sense out of DC  
 17 doing the market study on the viability of  
 18 these different establishments and what they  
 19 should look like and what their menu should  
 20 look like, et cetera.

21 They're going to be ready to present, and  
 22 we'll be holding a public workshop on  
 23 January 5th from 1:00 to 5:00 for all of you,  
 24 but it's a workshop, so we don't have to have a  
 25 quorum. We would love you to participate, but

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1 you can participate by Zoom if you can't be  
2 here in person. And Street Sense, I believe,  
3 is participating by Zoom. My recollection and  
4 what I saw on the emails is they would not be  
5 here in person, but we will have plenty of time  
6 that afternoon to discuss that and for the  
7 public to comment and weigh in. So that's all  
8 scheduled, and then that leads right up to the  
9 selection of an architect to keep working.

10 LaVilla Heritage Trail. Ina's team had a  
11 great outreach meeting last week to receive  
12 public feedback. Really well-attended, and  
13 they're moving forward with implementation.

14 Capital projects update. Park Street.  
15 Park Street is trying to edge out the Trio for  
16 the longest running project on our list. Park  
17 Street has been bid multiple times, but the  
18 good news is that Public Works is moving  
19 forward using Coxwell as design-build  
20 contractor to complete the project. They're  
21 going to be starting work in the first quarter,  
22 and they need additional funding, but Public  
23 Works has identified the additional funding and  
24 is going to start work on the first part of the  
25 street and then secure the rest of it, so it

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1 will actually get underway.  
2 There's an adjacent development that some  
3 of you may not be familiar with, but we had  
4 talked about that it's gone through some  
5 preliminary review in DDRB that has been  
6 waiting for this project because they were not  
7 going to start on the private development until  
8 we got the road project underway.

9 Riverfront Plaza construction on  
10 Independent Drive continues to be underway, but  
11 we're looking forward to work mobilizing on the  
12 bulkhead in early January. So you're going to  
13 see more cranes and work mobilizing on the  
14 bulkhead part, and then as soon as team that is  
15 building the Independent Drive -- and I know  
16 Mr. Gillam is very interested to see  
17 Independent Drive completed. I'm told it's  
18 definitely going to be completed by March, but  
19 maybe sooner, maybe as early as January. When  
20 they get off that corner, then we'll be able to  
21 start work on the cafe and the playground area,  
22 which is in that corner, but we can't do that  
23 until the construction of the street  
24 improvements are finished.

25 Two-way Forsyth and Adams was awarded to  
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1 EltonAlan. The kickoff meeting was held. Work  
2 will begin in the first quarter. And we have  
3 been advised by the contractor, and talking to  
4 them regularly, just saying, we need at least  
5 30 days advance notice of any street closure  
6 impacts or -- impacts to business so we can  
7 work with those businesses prior to that  
8 happening, and they have assured us that they  
9 will not close any block entirely. Nothing  
10 will be closed, and it will all be open, but it  
11 may be open with only one lane rather than two  
12 lanes while they are working. Initial work is  
13 a lot of signal work, which won't impact the  
14 flow of traffic at all. It will just be in the  
15 intersections where they are doing work on the  
16 signals.

17 McCoys Creek, I mentioned. That  
18 construction has now begun. The crane was  
19 delivered about two weeks ago. We are getting  
20 a temporary construction easement from JTA that  
21 I got a text on yesterday, and it's moving  
22 forward, and so that is still on target to be  
23 complete -- substantially complete March of  
24 '25, totally complete October of '25. And we  
25 continue to work with the development team on

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1 the implications of that for their project.  
2 Development updates. Gateway received  
3 final DDRB approval, and it received approval  
4 of this board. It's in OGC for drafting of  
5 documents.

6 Ambassador received their extension and  
7 has not executed, John, correct? Still have --  
8 so it went through Council. OGC prepared the  
9 amendment based on what you recommended,  
10 Council voted on. The developer has not signed  
11 the documents. I think we have until the end  
12 of the month to sign them?

13 MR. CRESCIMBENI: Until the 31st.  
14 MS. BOYER: They have until December 31st  
15 to execute. So this is where we were giving  
16 them the 90 days -- I know Mr. Gillam is  
17 shaking his head -- to work things out. We'll  
18 see if that happens.

19 I-Life, 404, and Furchgott's are all  
20 somewhat stalled by current economic conditions  
21 and running up against deadlines in their  
22 performance schedules. I am not optimistic  
23 about them moving forward right now with where  
24 we are.

25 LaVilla Townhomes. We are making good  
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1 progress. We showed you the pictures of that.  
 2 However, we are not keeping up with the  
 3 performance schedule that was included in the  
 4 original award, and we have notified the  
 5 developer that we'll be collecting our  
 6 \$100-a-day liquidated damages after their  
 7 January deadline.  
 8 MOSH. SCAPE is continuing to work on the  
 9 park design and is on schedule on the park  
 10 design.  
 11 As far as the MOSH building itself and our  
 12 ground lease, they had a December 31  
 13 fund-raising deadline in the documents that we  
 14 entered into. They also had a December 31st  
 15 commencement of construction deadline and the  
 16 redevelopment agreement. I have met with them.  
 17 They are doing quite well on their  
 18 fund-raising, but they are not there, and  
 19 because they are doing quite well on the  
 20 fund-raising, I have agreed to provide them a  
 21 six-month CEO extension. So I am doing that  
 22 for the fund-raising.  
 23 Unfortunately, they have not done so well  
 24 on their design and permitting of the building.  
 25 They made a decision, internally, to wait while  
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1 they were fund-raising and not proceed with the  
 2 design of the building. So they were asking me  
 3 for something in the vicinity of an 18-month  
 4 extension for commencement of construction.  
 5 It's not within my authority to grant, not  
 6 within your authority to grant. That is way  
 7 beyond the time frames that we can provide.  
 8 That would require going to City Council. So  
 9 you will see that in January. It will be  
 10 coming to this board in January once we refine,  
 11 a little bit more, the nature of the ask and  
 12 provide some intermediate benchmarks that we  
 13 can kind of keep an eye on how that's going.  
 14 Jones Brothers. New construction is in  
 15 Steve's shop, as is the Greenleaf commercial  
 16 revitalization incentive.  
 17 And legislation pending is the second  
 18 amendment to One Riverside that's being  
 19 deferred by the developer, the Chapter 55  
 20 amendments I mentioned.  
 21 Melinda Powers appointment, who would  
 22 replace Craig Gibbs, our longstanding member,  
 23 Craig.  
 24 Specialty centers. This is the to-go  
 25 beverages on the Riverwalk, and then the  
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1 Chapter 55 amendments as well as this -- that's  
 2 all. Again, more of that technical,  
 3 clarifying, what we do in our CRA hat versus  
 4 what we do in our DIA hat. So that's what  
 5 staff is working on in December.  
 6 And happy to answer any questions, but if  
 7 not, Mr. Chairman, I think you may have a copy  
 8 of a resolution in front of you that was handed  
 9 out that is our last piece of new business.  
 10 Was that just handed to me? Everybody got  
 11 them?  
 12 BOARD MEMBER GIBBS: Yes.  
 13 MS. BOYER: So this is Resolution  
 14 2023-12-04. And, frankly, I will defer to the  
 15 Chair who may want to read the resolution. And  
 16 I see Mr. Barakat is in the audience.  
 17 THE CHAIRMAN: Can I just freestyle it, or  
 18 do I have to read the resolution?  
 19 MS. BOYER: You can freestyle.  
 20 THE CHAIRMAN: We opened up our meeting  
 21 today with the introduction of multiple new  
 22 board members, and that's really important. A  
 23 full board really provides the best and the  
 24 most robust conversations, and the best answer  
 25 or conclusion always comes out when you have  
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1 many active board members contributing.  
 2 Over the years, at least during my tenure  
 3 as a board member, nobody contributed with more  
 4 insightful, precise, thoughtful recommendations  
 5 and thoughts about what is in the best interest  
 6 of not only downtown but the city of  
 7 Jacksonville than Oliver Barakat. He is a  
 8 longstanding board member. I think he was the  
 9 longest standing board member. In my opinion,  
 10 his contributions really have been  
 11 immensurable.  
 12 I always did not agree with Oliver, but  
 13 Oliver is truly a great friend, personal  
 14 friend. I look up to him from a business  
 15 standpoint as one of the smartest people I've  
 16 ever met. He's short on words, somewhat like  
 17 me, but when he does talk, you know, what he  
 18 really has to offer to this body, again, is  
 19 immensurable, and his contributions to the City  
 20 of Jacksonville, to the DIA, both the board  
 21 members and the staff, has been phenomenal.  
 22 We truly are sad to lose you, Oliver. It  
 23 has been a long time, so I'm sure you're  
 24 relieved at this point, and so on behalf of the  
 25 staff, the board, and, really, the entire City,  
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1 I wanted to say thank you for your  
 2 contributions to the DIA. And so we have  
 3 something for you if you would come up, and if  
 4 you have a phone, then maybe you could take a  
 5 picture.  
 6 And, Lori, would you come up?  
 7 BOARD MEMBER GILLAM: While you're doing  
 8 that, I want add, Mr. Chairman, a few things.  
 9 THE CHAIRMAN: Let's do this. If any  
 10 board members would like to make any comment,  
 11 please feel free.  
 12 Mr. Gibbs.  
 13 BOARD MEMBER GIBBS: Thank you.  
 14 Formally, I would like to approve  
 15 Resolution 2023-12-04.  
 16 BOARD MEMBER GILLAM: Second.  
 17 THE CHAIRMAN: All in favor, say aye.  
 18 BOARD MEMBERS: Aye.  
 19 BOARD MEMBER GIBBS: I do so because in  
 20 2015, I think, when I was appointed, Oliver and  
 21 I had lunch. Okay? So we better do this  
 22 before Sunshine gets to us. And so that was  
 23 the beginning of my education with regard to  
 24 real estate. Oliver is a library of real  
 25 estate knowledge, and we will sincerely miss  
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1 you here on this board. Thank you for your  
 2 service.  
 3 BOARD MEMBER GILLAM: So I think I met  
 4 Oliver at a JCCI board event at World Golf  
 5 Village sometime in the late '90s. I think we  
 6 were both married, and we didn't have any kids,  
 7 or if we did have kids, they were babies. We  
 8 got to know each other better after that  
 9 because our kids grew up together.  
 10 But I will say that I've always been  
 11 impressed with his insight, I mean, as far as  
 12 what's going on and how he would look at what  
 13 numbers really -- how the numbers really add  
 14 up. I always felt behind until he spoke, and  
 15 I'll say I appreciate your friendship too, but  
 16 I also appreciate, you know, what you brought  
 17 to this board, to the City. It's been  
 18 fantastic, and thank you.  
 19 THE CHAIRMAN: Anyone else?  
 20 BOARD MEMBER HASSAN: The first time I  
 21 came in front of Oliver with the DIA, I was  
 22 actually on that side of the room, and he  
 23 actually denied my request, which I didn't  
 24 appreciate at the time, but I fully understood  
 25 it. And watching him in here on this side of  
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1 the table, I actually appreciate his  
 2 contribution even more. And I do business with  
 3 Oliver out in the real estate world, and I have  
 4 a great appreciation for him, and I look  
 5 forward to continuing to learn from you. Thank  
 6 you for your contribution.  
 7 BOARD MEMBER KRECHOWSKI: I'll just say  
 8 real quick, I don't know Oliver that well, but  
 9 I was recently pushed in his direction for some  
 10 advice, and I called him, and he was very  
 11 gracious with his time, and he could not have  
 12 been more spot-on, so I just -- I appreciate  
 13 that. And, obviously, his reputation precedes  
 14 himself, and so I'm just grateful to be a part  
 15 of something he helped start.  
 16 BOARD MEMBER HEAVENER: I also don't know  
 17 Oliver extremely well, but I am very  
 18 appreciative as I was going through the process  
 19 of trying to decide if I wanted to be on this  
 20 or not, that he took the time out of his day to  
 21 spend with me to talk through this board and  
 22 the impact that it makes. And I can tell you,  
 23 you know, from the brief time that I spent with  
 24 him, the passion that he still has for this  
 25 city is not unnoticed, so thank you.  
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1 BOARD MEMBER FETNER: And I will just also  
 2 jump on everyone else's comments. But also, I  
 3 remember working at the DIA, and you were  
 4 just -- you always had such great comments and  
 5 great feedback, and I think it has made a huge  
 6 impact on how downtown has been developed, so  
 7 thank you for that, you know, charting the path  
 8 for the next group.  
 9 THE CHAIRMAN: Let me just read this.  
 10 It says, Downtown Investment Authority  
 11 presented to Oliver Barakat, Downtown  
 12 Investment Authority 2012 to 2023, in  
 13 appreciation for your outstanding leadership on  
 14 the DIA board and for your steadfast dedication  
 15 to downtown Jacksonville.  
 16 So, Mr. Barakat, I present this to you.  
 17 Thank you very, very much for your service.  
 18 (Applause.)  
 19 THE CHAIRMAN: Mr. Barakat is going to say  
 20 a few words.  
 21 MR. BARAKAT: Thank you. I'll try to be  
 22 brief.  
 23 I really appreciate the sincere words from  
 24 all of you. I'll try not try to choke up as I  
 25 experience all this. I will say I was walking  
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1 over here and had a little bit of sorrow and  
2 regret that I was coming here as an audience  
3 member and not in your shoes. And then when I  
4 walked in here, I heard the Laura Trio  
5 conversation. There was no more sorrow and  
6 regret.

7 I just want to give just some brief  
8 history because I think it's unusual to be a  
9 part of a volunteer organization for 11 or  
10 12 years, whatever the number is. When we  
11 first were involved with DIA, after ten months,  
12 I was asked to be Chair, and this was before we  
13 had staff. We had no CEO. And so we were  
14 asked to lean on the mayor's staff, Office of  
15 Economic Development, and there was some real  
16 animosity at that time between the then-mayor  
17 and City Council, and the DIA was put in the  
18 middle of that.

19 And we had a meeting where there was a  
20 resolution to ask the head of the Economic  
21 Development Agency, Ted Carter, to negotiate  
22 deals on our behalf until Aundra Wallace showed  
23 up. He was our new chosen CEO. He had not yet  
24 arrived. I remember going -- walking into that  
25 meeting, and there were TV cameras lined up

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1 took many, many years. We also inherited a  
2 downtown that was losing money compared to the  
3 downtown today.

4 The Laura Trio conversation that you had  
5 today reminds me of that independence. We've  
6 had some victories along the way. Getting the  
7 parking division within DIA was a big step  
8 towards more independence, and that built  
9 credibility so we could attract those like  
10 Lori Boyer, Steve Kelley, keeping Guy Parola  
11 here for as many years as he's been here. So  
12 you're stepping into an agency and an  
13 organization that's got a great track record  
14 now, but still has probably some occasional  
15 independence issues, particularly when it comes  
16 to developing the public realm.

17 This organization needs more independence  
18 and authority in developing the parks, public  
19 works, bike trails, you name it. Whatever  
20 public realm is needed, it needs to be met. It  
21 needs to match the private development. And  
22 I'll just leave it at that because it's kind of  
23 a provocative statement, but why not make a  
24 provocative statement on your way out?

25 So thank you all. Congratulations to the  
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1 outside City Hall, and I asked myself, I wonder  
2 what's going on in City Hall today? And then I  
3 walked to the Lynwood Roberts Room, and it was  
4 80 percent full already even though it was 15  
5 minutes before the meeting started.

6 By the time the meeting started, it was  
7 standing room only. During public comment,  
8 it -- before this resolution, to give the  
9 mayor's Economic Development leader the powers  
10 to negotiate on our behalf till our CEO  
11 arrived. We got an hour of public comment of  
12 people chastising us, ridiculing us, that we  
13 were losing our independence. And the thing --  
14 the pragmatist that many of us was, and I was,  
15 I thought they were crazy. They thought we  
16 were crazy. Even the late Don Redman stood up  
17 as a City Councilman and said, you lost your  
18 way as an organization. We voted for that  
19 resolution despite all that, and after that,  
20 there was talk about disbanding DIA.

21 I say all this to inform you that the DIA  
22 went through a very touchy period where we had  
23 no credibility, no track record. And when  
24 Aundra Wallace arrived, we started on a long  
25 path towards rebuilding that credibility. It

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1 new board members. It is a privilege to serve  
2 this city. You've got a great position.  
3 Please take advantage of it, give it all you've  
4 got. And again, thank you for this. I really  
5 appreciate it. Thank you. I enjoyed serving  
6 with all of you.

7 (Applause.)

8 THE CHAIRMAN: Thank you, Oliver.  
9 Do we have something else?

10 MS. BOYER: Mr. Chairman, it's not really  
11 for the meeting, but after we adjourn the  
12 meeting, we're having a little gathering over  
13 at Hardwicks to say thanks to Oliver, and  
14 anyone who -- any board member, anyone who's,  
15 you know, been part of this process, more than  
16 welcome to join over there.

17 THE CHAIRMAN: Great. Thank you.

18 With that, I don't think we have anything  
19 else to discuss today, so we're going to  
20 adjourn the meeting.

21 Thank you very much, everyone.

22 (The foregoing proceedings were adjourned  
23 at 4:24 p.m.)

24 - - -

25

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1 CERTIFICATE OF REPORTER

2

3 STATE OF FLORIDA)

)

4 COUNTY OF DUVAL )

5

6

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

12

13

14

15 DATED this 3rd day of January 2024.

16

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

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