

CITY OF JACKSONVILLE
DOWNTOWN INVESTMENT AUTHORITY
BOARD MEETING

Proceedings held on Tuesday, April 18, 2017,
commencing at 3:45 p.m., Ed Ball Building, 214 North
Hogan Street, 8th Floor, Jacksonville, Florida, before
Diane M. Tropa, a Notary Public in and for the State of
Florida at Large.

BOARD MEMBERS PRESENT:

JAMES BAILEY, Chairman.
JACK MEEKS, Vice Chair.
OLIVER BARAKAT, Board Member.
BRENNAN DURDEN, Board Member.
CRAIG GIBBS, Board Member.
RON MOODY, Board Member.
MARC PADGETT, Board Member.

ALSO PRESENT:

AUNDRY WALLACE, DIA, Chief Executive Officer.
LORI BOYER, City Council President.
TOM DALY, DIA, Redevelopment Analyst.
GUY PAROLA, DIA, Redevelopment Manager.
JIM KLEMENT, DIA, Development Coordinator.
JOHN SAWYER, Office of General Counsel.
JOHNNY GAFFNEY, Office of the Mayor.
KAREN UNDERWOOD-EILAND, Executive Assistant.

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1 BOARD MEMBERS: (No response.)
2 THE CHAIRMAN: Now, let's move on.
3 Item 2017-03-01 has been deferred until
4 the next meeting. So we're on Resolution
5 2017-04-03, allocation of development rights.
6 MR. PAROLA: Thank you, Mr. Chairman.
7 Resolution 2017-04-03 --
8 THE CHAIRMAN: If you can pull that up
9 closer to you so --
10 MR. PAROLA: -- is 43,000 square feet of
11 general office development rights. I realize
12 in the resolution that was provided in the
13 packet we left the number of square feet blank.
14 I had to shore that up with JTA. These
15 development rights go to the Regional
16 Transportation Center in LaVilla as identified
17 on the map above. So this is -- they're pretty
18 far along in the project. This is kind of
19 shoring up their development rights. There's a
20 memo that I provided as a cover to this.
21 The result of the Phase I remaining
22 development rights -- after this is approved
23 there will remain 1,189,294 square feet of
24 general office development rights just in the
25 northeast DRI component area, so there's a good
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1 P R O C E E D I N G S
2 April 18, 2017 3:45 p.m.
3 - - -
4 THE CHAIRMAN: Okay. We are going to
5 convene our DIA meeting. This meeting is now
6 called to order.
7 I'd like to welcome Council President
8 Lori Boyer who's with us today.
9 Thank you.
10 Mr. Wallace stepped out, so in his place
11 Guy Parola will be responding with any
12 questions or comments.
13 Let me catch up here.
14 Okay. Did everyone see the minutes from
15 the March DIA meeting? Any motion for the
16 minutes of the DIA meeting?
17 BOARD MEMBER GIBBS: Move to approve.
18 THE CHAIRMAN: Second?
19 BOARD MEMBER MOODY: Second.
20 THE CHAIRMAN: Any comments from any
21 members?
22 BOARD MEMBERS: (No response.)
23 THE CHAIRMAN: Okay. With that, all in
24 favor, say aye.
25 BOARD MEMBERS: Aye.
THE CHAIRMAN: Any opposed, like sign.
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1 bit of development rights left.
2 And I'm here for any questions.
3 Thank you.
4 THE CHAIRMAN: Okay. With that, do we
5 have any questions from members?
6 Mr. Padgett, any questions?
7 BOARD MEMBER PADGETT: No questions.
8 THE CHAIRMAN: Ms. Durden.
9 BOARD MEMBER DURDEN: No questions.
10 THE CHAIRMAN: Mr. Gibbs.
11 BOARD MEMBER GIBBS: No questions.
12 THE CHAIRMAN: Mr. Meeks.
13 VICE CHAIR MEEKS: No questions.
14 THE CHAIRMAN: Mr. Barakat.
15 BOARD MEMBER BARAKAT: None.
16 THE CHAIRMAN: And Mr. Moody.
17 BOARD MEMBER MOODY: No, sir.
18 THE CHAIRMAN: Okay. Can I get a motion
19 on 2017-04-03?
20 BOARD MEMBER MOODY: So moved.
21 THE CHAIRMAN: Second?
22 BOARD MEMBER GIBBS: Second.
23 THE CHAIRMAN: Okay. Do we have any
24 comments from the public? Anyone here want to
25 speak on this resolution?
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1 BOARD MEMBERS: (No response.)
2 THE CHAIRMAN: Seeing none, with that, all
3 in favor of Resolution 2017-04-03, say aye.
4 BOARD MEMBERS: Aye.
5 THE CHAIRMAN: Opposed, like sign.
6 BOARD MEMBERS: (No response.)
7 THE CHAIRMAN: Guy, I think you should
8 have taken a little longer. You're going to
9 have to do some more discussion here.
10 Now, let's move on to -- we don't have to
11 discuss our transcript. So one thing I would
12 like to -- before we jump to our CEO report --
13 we don't have any presentations today, do we?
14 Nothing on the agenda?
15 MR. PAROLA: No.
16 THE CHAIRMAN: Jim, how about giving us an
17 update on DDRB? I know you've got a meeting
18 tomorrow, Thursday afternoon at 2 o'clock.
19 MR. KLEMENT: Yes, sir.
20 Members of the board, meeting April 20th,
21 2 p.m., and we have the following items that
22 we'll be looking at -- we, the DDRB, Downtown
23 Development Review Board. Wine Decadence is
24 coming in with a waiver of liquor distance.
25 They have -- want to go to on-site sales at
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1 their facility right now, and this is a
2 procedural requirement to get them what they
3 need to have so that they can do on-site sales.
4 THE CHAIRMAN: By the glass or by the
5 bottle or --
6 MR. KLEMENT: By the glass. Open
7 container, so to speak, yes, sir.
8 THE CHAIRMAN: It wouldn't be a full bar,
9 just --
10 MR. KLEMENT: They talk about -- so that
11 they can serve their parties and sell a glass
12 at a per-unit basis, so --
13 THE CHAIRMAN: For anyone who doesn't
14 know, Wine Decadence is the street-level space
15 in the Carling, on the ground level, where they
16 sell --
17 MR. KLEMENT: Wine.
18 THE CHAIRMAN: -- wine. Steve Wallace,
19 Wally Lee and some others started that a while
20 back. And I think they -- were they not the
21 Retail Enhancement group? Went through Retain
22 Enhancement?
23 VICE CHAIR MEEKS: They did.
24 THE CHAIRMAN: Very good.
25 MR. KLEMENT: The next item -- one of the
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1 other items is Doro -- we refer to it as Doro,
2 which is the reuse and redevelopment of the
3 Doro buildings in the entertainment district
4 down by the stadium. They're coming in with a
5 mixed-use product. So they'll be coming in,
6 presenting that to the Board with the
7 architectural and schematic designs of how
8 they're going to refurbish those buildings in
9 that area down there.
10 We have LaVilla Lofts, which is in the
11 LaVilla area. Lee Street, Monroe Street, and I
12 believe Adams Street area. They're coming in
13 with a final development of around 120 units,
14 similar to their project just south of there
15 that's in front of the Prime Osborn center area
16 there. They'll be coming in with their --
17 again, all of their architectural, their
18 development and compliance commitments to the
19 Board.
20 We have a new project that's coming up for
21 conceptual review in the Brooklyn area. It's
22 called the Burlock & Barrel, which is going to
23 be a distillery and a future one -- one point
24 of sale operation. It's west or south side of
25 Forest Street. Forest runs north-south there
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1 off of -- right in front of 220, residential
2 area, and that big park, recreational facility.
3 It has frontage, I believe, on Magnolia and May
4 Street. They're kind of dead-end streets where
5 they do not come through onto Forest Street,
6 but they're looking at taking a -- about a
7 9,000-square-foot building and refurbishing
8 that now vacant building and putting a more
9 entertainment-type facility into that
10 operation.
11 And then the last facility is a complement
12 to the Chophouse. It's actually coming in with
13 some unique and special signage to kind of show
14 off their restaurant facility on the corner of
15 Ocean and Bay Street right there. It's the
16 steak house that's now under construction, the
17 historic -- they had to come through and get
18 some special sign exceptions so that they could
19 comply with both the City's requirements and
20 the Certificate of Appropriateness with regard
21 to the historic needs. So they've got those.
22 They are putting up an exciting -- I think it's
23 kind of exciting to see some of the blade signs
24 and some of the new designs. It's very well
25 done and very tastefully done.
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1 THE CHAIRMAN: And Burlock & Barrel is
 2 also Mr. Klempf's, right?
 3 MR. KLEMENT: Sir?
 4 THE CHAIRMAN: Burlock & Barrel is another
 5 Klempf project, isn't it?
 6 MR. KLEMENT: That's my understanding,
 7 yes. They're looking at coming in, yes.
 8 THE CHAIRMAN: Okay. Very good. That's
 9 great to see.
 10 Can you answer -- you might know this. At
 11 the corner of -- we were just discussing it --
 12 at the corner of Forsyth and Jefferson -- was
 13 it Forsyth and Jefferson where they put the
 14 fence up around a piece of property -- a
 15 chain-link fence recently? And it looks like a
 16 construction trailer is going on there. What
 17 is that?
 18 MR. PAROLA: That's the -- through the
 19 Chair, that's the staging area for Beneficial
 20 Communities, the 72 units, I believe.
 21 THE CHAIRMAN: Okay. Very good. That
 22 makes sense.
 23 Okay. Any questions of Mr. Klement?
 24 VICE CHAIR MEEKS: Yes, sir, I do.
 25 THE CHAIRMAN: Mr. Meeks.
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1 VICE CHAIR MEEKS: Mr. Klement, I think it
 2 was our last meeting, a gentlemen came before
 3 our group and was asking for an allocation of
 4 development for -- I think it was 40 units over
 5 in what's styled the Cathedral District. And
 6 there were six or seven old 1900s or early
 7 1900s homes that were on the -- that were on
 8 that -- that are on that property. And I asked
 9 a question or two about historic significance.
 10 The gentlemen who was here sort of -- at
 11 least in my view, in sort of a glib sort of way
 12 dismissed their historic significance. I went
 13 and looked and I think those homes do have
 14 historic significance. And they are not large.
 15 Two are actually bungalows. And so assuming
 16 that that project will eventually make its way
 17 to your DDRB, one of the things that I would
 18 certainly like to have considered as part of
 19 that development is that there be an
 20 opportunity to have those homes moved.
 21 As an example, I know we have a variety
 22 of -- or a number of vacant lots in historic
 23 Springfield where those homes, I think,
 24 could -- or those houses could find a new home.
 25 So those -- at any rate, in my view, those
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1 houses do have a historic significance, they
 2 should not be torn down.
 3 MR. PAROLA: If I could respond to that, I
 4 think the property owner is on the same mind
 5 set. I don't think he's opposed to that at
 6 all. I know he has approached Historic
 7 Preservation. I think he's gotten instruction
 8 from the Historic Preservation section that
 9 they most likely would take this to committee.
 10 So before it goes to Jim's shop, DDRB, I
 11 would imagine there's a resolution somewhere
 12 before that as to what to do with those
 13 properties. And when it moves through, we will
 14 keep you informed. I know you have a special
 15 interest in that.
 16 VICE CHAIR MEEKS: Thank you.
 17 THE CHAIRMAN: Mr. Klement, you had
 18 another comment?
 19 MR. KLEMENT: You all -- a reminder, we
 20 have one other project that's actually in the
 21 Southbank, which is a multifamily project,
 22 which is Holmes Street and Louisa Street, which
 23 is a conceptual multifamily project coming in.
 24 So that will be coming in at the very early
 25 stages this Thursday.
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1 THE CHAIRMAN: So it won't be conceptual?
 2 It will just be --
 3 MR. KLEMENT: It will be conceptual.
 4 THE CHAIRMAN: Oh, it will be?
 5 MR. KLEMENT: Yes.
 6 VICE CHAIR MEEKS: One more.
 7 THE CHAIRMAN: Yes, Mr. Meeks.
 8 VICE CHAIR MEEKS: I appreciate your
 9 indulgence.
 10 THE CHAIRMAN: Carry on.
 11 (Mr. Wallace reenters the proceedings.)
 12 VICE CHAIR MEEKS: I'm not sure this is
 13 the right place, Mr. Klement, to ask you or
 14 perhaps Mr. Parola or even our illustrious CEO,
 15 who has rejoined us. I just heard the other
 16 day that -- and maybe you gentlemen know this,
 17 that we now have a different owner for what I
 18 would style the -- sometimes it's called the
 19 old JEA building. I guess before that it was
 20 the -- if I understand it correctly, the
 21 Independent Life building, before what was the
 22 Independent Life building that was built here
 23 at the foot of Bay Street about 1975 or so. At
 24 any rate, that building stands in front of the
 25 old Vassar Hotel, but I've heard that there's
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1 now a new owner of that property. The other
2 property owner was foreclosed on and the
3 property has been sold. I just wondered if
4 that had bubbled up to your DDRB or up to our
5 DIA staff. Has that -- it could be a
6 significant project for downtown.
7 THE CHAIRMAN: That was purchased by
8 Chris Hionides and it went into foreclosure.
9 VICE CHAIR MEEKS: That's correct.
10 MR. KLEMENT: DDRB has not heard anything
11 on that location, any information on it.
12 VICE CHAIR MEEKS: Are you aware of that?
13 Is that -- that might be.
14 MR. WALLACE: I apologize, I was looking
15 at Senate Bill 1770 and recognized that it died
16 today, so I was a little happy. So, I'm sorry,
17 can you tell me what that question was?
18 VICE CHAIR MEEKS: Well, I think Mr. Moody
19 has an answer.
20 THE CHAIRMAN: The old JEA building.
21 MR. WALLACE: The old JEA building. That
22 was -- so it was owned by IberiaBank at one
23 particular point in time and that group out of
24 Atlanta purchased it. And I most recently
25 talked to a developer out of Minneapolis,
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1 Minnesota that was looking to try to acquire
2 that property, Dominion Development. So I
3 provided them with the contact information of
4 the group in Atlanta. So I'm not certain where
5 it has gone since I gave them that information
6 probably last month.
7 VICE CHAIR MEEKS: Very impressive.
8 THE CHAIRMAN: Mr. Moody, did you have
9 anything to add?
10 BOARD MEMBER MOODY: Mr. Wallace's answer
11 was way better than what I was going to tell
12 you.
13 THE CHAIRMAN: Okay. With that -- thank
14 you, Jim, for the DDRB briefing.
15 Ms. Durden, I'm sorry.
16 BOARD MEMBER DURDEN: Thank you.
17 I have a question through the Chair to
18 Mr. Klement.
19 THE CHAIRMAN: Okay.
20 BOARD MEMBER DURDEN: In regard to the
21 project -- the Burlock & Barrel project --
22 MR. KLEMENT: Yes.
23 BOARD MEMBER DURDEN: -- since it's in
24 that area where we've had trouble with parking,
25 and we've talked a lot about that in the past,
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1 do you know whether their proposal has parking
2 on site? And are they proposing adequate
3 parking?
4 MR. KLEMENT: Through the Chair, it does
5 have parking on site and I believe it actually
6 meets their requirement. Their initial
7 requirements are more along the manufacturing
8 line, which aren't the full entertainment, but
9 at this point in time they do show parking
10 availability.
11 BOARD MEMBER DURDEN: Thank you.
12 THE CHAIRMAN: Thank you.
13 Any other comments?
14 Mr. Barakat.
15 BOARD MEMBER BARAKAT: Just a process
16 clarification on these historic buildings.
17 So we are in a national historic district,
18 not a local historic district. If a building
19 is not locally landmarked, does the Historic
20 Preservation Commission have purview over those
21 buildings in the event a private owner wants to
22 demolish the building? (Inaudible) whatsoever
23 if the buildings are not locally landmarked?
24 MR. PAROLA: Through the Chair, this is my
25 understanding of it. We went through this with
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1 a couple of buildings. We'll get you a more
2 definitive answer.
3 The minute you hit the 50-year-old mark on
4 your demolition permit, it gets routed to
5 Historic Preservation. And I think at that
6 point in time, the staff can recommend taking
7 it to the Commission. And if the Commission
8 wants to designate it with an unwilling
9 landowner, then the number of criteria it needs
10 to meet is raised from two, if you had a
11 willing owner, to some other number.
12 VICE CHAIR MEEKS: Four.
13 MR. PAROLA: Four is that number.
14 Do I have that almost right, Mr. Meeks?
15 VICE CHAIR MEEKS: I remember it being
16 four with a previous excursion in that realm.
17 MR. PAROLA: Thank you.
18 BOARD MEMBER BARAKAT: So is that -- the
19 50-year-old hurdle, is that citywide or is that
20 in downtown or in the historic districts?
21 MR. PAROLA: I, quite frankly, don't know
22 the answer. It might be anywhere.
23 BOARD MEMBER BARAKAT: Does anybody know
24 the answer?
25 Ms. Boyer --
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1 THE CHAIRMAN: Ms. Durden is saying
 2 anywhere, but I --
 3 BOARD MEMBER DURDEN: Through the Chair, I
 4 think it is anywhere. I remember an excursion,
 5 as you called it, with an old schoolhouse, and
 6 it was anywhere. Any building over -- older
 7 than 50 years.
 8 BOARD MEMBER BARAKAT: Okay. It has to go
 9 through the Historic --
 10 BOARD MEMBER DURDEN: It has to go through
 11 the assessment.
 12 BOARD MEMBER BARAKAT: That would be news
 13 to me.
 14 Ms. Boyer has a comment.
 15 COUNCIL PRESIDENT BOYER: So this is all
 16 governed by the ordinance code sections that
 17 address historic preservation, the local
 18 historic preservation ordinance, and they apply
 19 countywide and they apply regardless of whether
 20 you are a national district or not a national
 21 district.
 22 So they have their definitions of what is
 23 eligible. And if you are an eligible building
 24 and you apply, then it often gets forwarded
 25 to -- and I think it's always perhaps, to your
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1 is higher if you are doing so over the
 2 objection of the property owner. So that's
 3 kind of the normal scenario.
 4 And, yes, it would apply anywhere. It
 5 probably would be more likely if you were --
 6 you know, if you're reading the tea leaves, if
 7 you're evaluating the likelihood that staff
 8 would consider something to be worthy of
 9 designation and forward it to the Commission --
 10 if it's a contributing structure in the
 11 national historic district, I think they're
 12 probably going to take more notice of it than
 13 just a 50-year-old building somewhere else
 14 that's not part of the historic fabric of the
 15 community.
 16 BOARD MEMBER BARAKAT: Thank you for that
 17 explanation.
 18 I think in the context of providing
 19 development rights -- I didn't see anything
 20 regarding the historic relevance or whether
 21 they were historically relevant or not because
 22 I'm not sure if that was part of the
 23 conversation as to whether we allocate
 24 development rights or not, whether that's
 25 appropriate criteria. And if it is appropriate
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1 point, flagged and supposed to be forwarded to
 2 staff, but that does not mean that the Historic
 3 Preservation Commission takes action to suggest
 4 that they be landmarked.
 5 The demolition permit would only be
 6 evaluated and turned down if the Historic
 7 Preservation Commission voted to landmark the
 8 site. If they don't vote to landmark the site
 9 or staff doesn't suggest that the site be
 10 landmarked and they don't take any action, then
 11 the demolition permit would just proceed. It
 12 doesn't automatically get landmarked.
 13 So first staff has to say, There's some
 14 significant things here, take it to the
 15 Historic Preservation Commission. The Historic
 16 Preservation Commission has to say, We want you
 17 to do the research; we believe it should be
 18 landmarked. If they take that action, then
 19 there's a time frame that it's held in abeyance
 20 and that you don't issue the demolition permit
 21 while that action is being reviewed. Then the
 22 Historic Preservation Commission can vote to
 23 landmark something.
 24 All of this can be done, and the criteria
 25 for landmarking is -- obviously, the standard
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1 criteria, I think we ought to know that. But I
 2 think we were relying upon this developer, who,
 3 I agree with Mr. Meeks, was very flippant about
 4 these hundred-year-old buildings. And what I
 5 would like to avoid is demolition and
 6 subsequently nothing happening and we end up
 7 with another empty lot.
 8 So what the developer is proposing could
 9 occur in a myriad other lots in the city, in
 10 downtown, and why -- you know, of all the lots,
 11 you take four houses that are 100 years old
 12 each and choose to demolish those -- I don't
 13 know why that lot was chosen, but that's --
 14 that's their own business. But I think from
 15 our standpoint, we want to avoid another empty
 16 lot.
 17 Anyway, it was a comment and also a
 18 question whether -- when we provide development
 19 rights, is the demolition of historic property
 20 part of the criteria we should consider?
 21 MR. PAROLA: Through the Chair, I think
 22 this kind of goes back to whether or not you
 23 want to see a development plan before you
 24 allocate development rights conversation that I
 25 think we had settled a few months back.
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1 I think what I've heard is that -- at
2 least from whether or not you want to see a
3 development plan before you give an allocation
4 of development rights is that the allocation of
5 development rights kind of gives them the first
6 level of comfort to start spending money.
7 So I think there are enough safeguards and
8 other boards that are specifically designed to
9 protect the land that another layer effectuated
10 through retaining development rights or not
11 assigning them is -- I don't know how that
12 helps.
13 BOARD MEMBER BARAKAT: Okay. I think I
14 agree with you. I just wanted to make sure.
15 What I don't want is that the granting of
16 those rights is implied by someone at the
17 Historic Preservation Commission that we
18 approved -- that we simply approved the
19 demolition of the building. That could be a
20 message that someone inadvertently -- that
21 someone infers on that commission, and maybe we
22 can approve those rights subject to a message.
23 I'm not sure how to skin that cat, but I just
24 wanted to air that out with the board members
25 since our historic inventory has been slowly
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1 demolished over the past 30 years. And, you
2 know, to the extent we can keep what we still
3 have, that would be helpful in the economic
4 development of downtown.
5 VICE CHAIR MEEKS: I certainly echo those
6 comments.
7 THE CHAIRMAN: And not defending him, but
8 if you know Mr. Caldera, that was not flippant.
9 The communication is difficult and he didn't
10 intend that to be flippant at all, I'm sure.
11 But he was past chair of the DDRB, wasn't
12 he?
13 MR. PAROLA: (Nods head.)
14 MR. WALLACE: Yes.
15 THE CHAIRMAN: But we passed that
16 resolution unanimously, I believe, last month,
17 so -- but yes, if it does anything, it gives
18 everyone a heads-up.
19 Good. Thank you.
20 We're moving on to old business.
21 Jim, anything else?
22 MR. KLEMENT: No.
23 THE CHAIRMAN: Any other questions to
24 Mr. Klement, DDRB related?
25 MR. KLEMENT: You all -- again, just a
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1 reminder, y'all should be receiving those
2 packets, so --
3 THE CHAIRMAN: Everyone does get the DDRB
4 minutes and packets and information and the
5 agenda.
6 Okay. We're on to old business. I've got
7 a couple of things I want to bring up, and I --
8 actually, they're not old, but they're not new.
9 We have spent a lot of time in the last
10 couple of weeks with the comp plan and,
11 fortunately, we've had Mr. Gibbs and
12 Mr. Barakat attending these meetings. We've
13 probably spent six hours so far. The meeting
14 on Thursday has been changed. And it's been
15 eye-opening to us, what we've learned and what
16 we've gleaned from this and the relationship
17 with other entities and departments and so on,
18 that I think -- I'd like to go back to when I
19 became chair, I wanted to have ten minutes
20 every meeting for education. And it could be
21 Jeff Sheffield from TPO to someone that can
22 help at least educate us so when we're going
23 through the comp plan, we're not spending so
24 much time educating -- if someone walked in
25 right now, we'd start over with another six
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1 hours and be back where we are now.
2 It's been enlightening, it's been very
3 helpful, but I'd like to include someone each
4 meeting for just information only, education,
5 for ten minutes. And they need to know it's
6 going to be ten minutes. We can ask questions
7 if we want, but I think we've got these
8 meetings down to where we're getting through in
9 a reasonable time now.
10 But I think Jeff would be a great one to
11 start with. He might not be able to do it in
12 ten minutes, but it opens the door so we can
13 have a future conversation. So he would be a
14 good one to start with, and I think everyone
15 would be pleased with what they learn.
16 Two, I need everyone to mark their
17 calendar for May 11th. Please put it on there
18 for the Jacksonville Historic Preservation
19 Commission's awards at the library. The DIA is
20 getting an award. I think it's the result of
21 many things, but it's the hard work of our
22 former chairman, Mr. Barakat. And I've asked
23 him to be there to accept the award with
24 Mr. Wallace. And I would like as many members
25 there as possible. It's 6 p.m. at the library
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1 on the 11th.
2 VICE CHAIR MEEKS: I think it starts at
3 5:00 at MOCA.
4 THE CHAIRMAN: Six o'clock.
5 VICE CHAIR MEEKS: There's something else
6 that starts at 5:00.
7 THE CHAIRMAN: Well, I hope you can make
8 this.
9 VICE CHAIR MEEKS: I'm trying to do both.
10 BOARD MEMBER BARAKAT: There's a
11 pre-reception at 5 o'clock.
12 THE CHAIRMAN: Oh, okay.
13 And, with that, is there any other old
14 business to discuss?
15 VICE CHAIR MEEKS: I've got a comment.
16 Mr. Daly, since I keep bugging you about
17 this at every meeting, have we gotten a
18 response about those related party transactions
19 and the financial statements of the -- what I
20 style the parking garages?
21 MR. DALY: We have not.
22 VICE CHAIR MEEKS: Have you sent a second
23 letter?
24 MR. DALY: We have sent a second letter.
25 We've also contacted the associated entities
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1 under the same umbrella company to try to move
2 this along faster.
3 THE CHAIRMAN: And what's their response?
4 MR. DALY: That they will take that up the
5 chain.
6 VICE CHAIR MEEKS: Can we let them know in
7 a nice sort of way, if this is appropriate,
8 that -- they will be coming to us at some point
9 in time in the next few months to get funding
10 for July 1 through December 31st; is that
11 correct?
12 MR. DALY: That is correct.
13 Let's be careful on what we want to push,
14 though. Let's not exercise rights that we may
15 or may not have under the contract.
16 VICE CHAIR MEEKS: I was getting to that
17 point.
18 MR. WALLACE: Mr. Chairman.
19 THE CHAIRMAN: Mr. Wallace.
20 MR. WALLACE: I will put that on my plate,
21 to reach out to the top principal of the
22 company to get us what we need. I'll take care
23 of that so you can stop asking me that
24 question.
25 VICE CHAIR MEEKS: Wonderful.
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1 Thank you, young man.
2 THE CHAIRMAN: Very good.
3 BOARD MEMBER BARAKAT: Mr. Chairman.
4 THE CHAIRMAN: Yes.
5 BOARD MEMBER BARAKAT: A quick update on
6 the Laura Trio. Would you --
7 MR. WALLACE: We are trying to get to MBRC
8 on April the 25th, which is Tuesday of next
9 week. I'm pushing John hard on the documents,
10 and we need some quick turnaround on the other
11 side. If we can get this introduced -- if we
12 can get through MBRC and get this introduced,
13 we're looking at a time frame getting out of
14 council hopefully mid June. I certainly want
15 to get it out before our illustrious council
16 president leaves.
17 COUNCIL PRESIDENT BOYER: What's this on?
18 THE CHAIRMAN: Trio.
19 MR. WALLACE: Trio and Barnett.
20 That's what we're trying to do. We had
21 to -- the first draft that we got from them, we
22 had to go back to the drawing board and say,
23 Mr. Sawyer, I need you to draft it this way and
24 do a number of cross-collateral positions on
25 the project. Since I can read the tea leaves
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1 pretty good, I kind of think I know where it
2 needs to be out of this meeting before it got
3 to her level. So we're trying to make sure we
4 dot all our Is and cross all the Ts.
5 THE CHAIRMAN: Very good.
6 Any other questions or comments?
7 BOARD MEMBERS: (No response.)
8 THE CHAIRMAN: Okay. Under old business.
9 How about new business?
10 Mr. Wallace, do you want to go back to the
11 chief executive officer's report? And do you
12 have anything new to discuss?
13 MR. WALLACE: No.
14 THE CHAIRMAN: Okay. How about new
15 business? I think we have a proposal to
16 present or --
17 MR. WALLACE: We do?
18 THE CHAIRMAN: Were you going to present
19 the partnership proposal that --
20 MR. WALLACE: Oh, yes.
21 Mr. Bailey and I met with the Times-Union
22 last week. And the Times-Union is going to be
23 doing a quarterly magazine fixated upon nothing
24 but just downtown. And I'm sure they will be
25 interviewing possibly the council president and
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1 others. And it is their objective to do
2 similar to what they did in terms of supporting
3 the pension, which is raising the stakes of the
4 conversation about, the only thing holding
5 Jacksonville back is making sure that we have a
6 vibrant downtown. And I think that being part
7 of this is going to be very good for us.

8 They're offering us a sponsorship opportunity
9 that we're certainly going to look at.

10 With also that sponsorship opportunity
11 comes the ability to be part of the think tank,
12 for the most part, with regards to the content
13 and things that they need to talk about within
14 the actual magazine. And that is offered to
15 sponsors at the highest level. The highest
16 level of sponsorship is roughly about \$20,000
17 annually. The second one is about 12- and then
18 the third level is about \$8,000. That platinum
19 sponsorship gives us access to making sure we
20 have access to the publisher, Mr. Nusbaum, to
21 the editorial board itself.

22 So I think that it's -- I think it's a
23 very good thing that the T-U came to us because
24 they acknowledged that a lot of the work that
25 we've done over the last four years as a board

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1 and as a management team is now really laying
2 the groundwork for a lot of conversation,
3 positively, about, hey, look, let's get
4 downtown going. You have an entity that is
5 doing a lot of work. We need to really make
6 sure that the entity has the capital, both
7 financially and human capital, to do what they
8 need to do to carry out this 381-page document
9 sitting right here.

10 So I thought it was a very pleasant
11 conversation, and we're going to look within
12 our budget right now to make sure that we're
13 able to purchase that particular sponsorship
14 within that magazine and definitely want to be
15 something that is targeted in the first edition
16 that comes out.

17 I've seen some drafts of it. It looks
18 really, really good. And the content and the
19 things that they're talking about is letting
20 all of Jacksonville, all of Northeast Florida
21 know about what's going on in downtown and why
22 it's important. I think, more importantly, why
23 it's important.

24 And if you talk to people, there's a
25 different feel. And I wasn't here beforehand,

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1 but there is this feel that's out there that
2 things are happening and people are trying to
3 figure out, well, why is it happening and who's
4 behind making it happen. And I don't really
5 want to be known for who's behind it, but I
6 just want to make sure that we're all a part of
7 what's going on and everyone recognizes that
8 downtown is definitely important.

9 Mr. Chairman, did I miss anything from the
10 conversation?

11 THE CHAIRMAN: You probably saw it a
12 little differently than I did.

13 I imagine when it was over Mr. Nusbaum
14 wished he hadn't invited me because we had a
15 lot of fun going back and forth about what he
16 could, should be doing and how he could do it
17 and what he should be writing and how he should
18 be writing it.

19 MR. WALLACE: I'm not a publisher, so --

20 THE CHAIRMAN: And I think he got the
21 message loud and clear.

22 Look, I think it's a wonderful thing. I
23 think it's great for the city. I think
24 quarterly is not enough for everything that's
25 going on. It is different, what's happening at

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1 this point, and I think people are -- you get
2 an awful lot of opinions about what's going on.

3 So if they use the right resources and
4 talk to the right people and can be creative, I
5 think they have a nice publication toward
6 downtown. It is to downtown, about downtown,
7 and will be distributed to their subscribers
8 and downtown people. And there's a lot of
9 miscellaneous things that can go along with it
10 to fill in the gaps between the quarterly that
11 aren't promised, you can't promise, and nobody
12 ever should promise, but it opens the door to
13 giving us an opportunity to -- for a platform
14 in between those quarterly publications.

15 It doesn't take anything away from the
16 media and what they do and how they do it. He
17 still has to do that every day, just as the
18 Business Journal and everybody else does, but I
19 think it could be good for our city. I think
20 it's -- it's going to be well-received. So I
21 think it will be helpful.

22 But we talked about it two years ago,
23 about our small staff trying to do everything
24 we do and trying to get this message out as
25 much as possible. It's not easy to do. You

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1 could hire a PR person or an on-staff press
2 person that can actually get information out to
3 the public. It's going to cost a lot more than
4 anything we could do in this kind of scale. So
5 I think anything we can do can be a big help.
6 There's always a question about how we
7 position ourself in that discussion with other
8 civic leaders. So we have to be mindful of
9 that, but I think it's a -- money well spent
10 for this organization and talking about the
11 future and things that are going on in our
12 city.
13 So I assume the position is, we will -- we
14 will get more detail, find out more, and get
15 back to the board --
16 MR. WALLACE: Absolutely.
17 THE CHAIRMAN: -- and have that discussion
18 at another meeting.
19 Okay. Any other new business?
20 Mr. Moody.
21 BOARD MEMBER MOODY: None.
22 THE CHAIRMAN: Mr. Barakat.
23 BOARD MEMBER BARAKAT: None.
24 THE CHAIRMAN: Mr. Gibbs.
25 BOARD MEMBER GIBBS: None.
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1 THE CHAIRMAN: Ms. Durden.
2 BOARD MEMBER DURDEN: I just have a
3 question about the topic of the quarterly.
4 Would that -- would those dollars be
5 coming out of -- which pot of money? Would you
6 bring that back to us --
7 MR. WALLACE: I'll bring it back to you.
8 I'm going to take it out of somewhere within my
9 administrative budget.
10 BOARD MEMBER DURDEN: Thank you.
11 VICE CHAIR MEEKS: From Mr. Wallace's
12 personal account you said?
13 MR. WALLACE: My personal account ain't in
14 the contract.
15 THE CHAIRMAN: Mr. Padgett.
16 BOARD MEMBER PADGETT: My only comment on
17 the magazine, I feel like the magazine needs to
18 have us on board with them as much as the other
19 way around. And maybe they should give us some
20 consideration on the price of that. Maybe we
21 could meet in the middle or some type of
22 negotiation there, but I think for us to -- for
23 the DIA to be on board with their magazine is a
24 good benefit for them, and we're a very, very
25 good resource for them for the information and
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1 the news they're going to report.
2 I mean, I'd like to see them donate a
3 section of their magazine to us, to be honest
4 with you, instead of us paying 30 grand to be
5 in the magazine. I understand they're trying
6 to make money, but I would also like to see if
7 we could negotiate something on behalf of -- a
8 little better than 30,000 bucks.
9 THE CHAIRMAN: Their meeting -- twenty
10 thousand. And their meeting was about a
11 partnership with us because they really do need
12 us.
13 BOARD MEMBER PADGETT: Right.
14 THE CHAIRMAN: And you're right, and this
15 whole thing really was about that partnership
16 for information.
17 If there's a -- anything in the
18 publication that we control editorially, that's
19 an advertorial, and I don't know that we would
20 even pay for an advertorial. So I think this
21 is kind of a hybrid to try to get -- to make
22 sure that the message they're getting out there
23 is correct, and they're using the resource of
24 this organization to do that. But the
25 conversation really was about a partnership
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1 with us.
2 MR. WALLACE: Yes, absolutely.
3 THE CHAIRMAN: So the other was, and
4 here's how we make all this work. They are
5 looking for their partners. There's 20 in each
6 one, each category that they're trying to get,
7 but I don't think -- I don't think the
8 publication has the same value if we're not
9 part of that, so --
10 BOARD MEMBER PADGETT: I agree.
11 THE CHAIRMAN: So I think they recognize
12 that. If anything, we would make their job
13 easier, a lot easier.
14 BOARD MEMBER PADGETT: That's all I have.
15 THE CHAIRMAN: Thank you. And I like
16 this. It looks good.
17 BOARD MEMBER PADGETT: Thank you.
18 THE CHAIRMAN: Mr. Meeks, any comments?
19 VICE CHAIR MEEKS: No, sir.
20 THE CHAIRMAN: Okay.
21 MR. WALLACE: Mr. Chairman, do you have
22 any comments?
23 THE CHAIRMAN: No.
24 MR. WALLACE: Okay. Well, I have two
25 things. This upcoming Friday, Bold City
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1 Brewery will open. So that is right next to
2 the Cowford Chophouse.
3 THE CHAIRMAN: Oh, my gosh.
4 MR. WALLACE: Come on down. We can have a
5 beer on Friday afternoon.
6 THE CHAIRMAN: I wasn't planning on being
7 here Friday, but, you know, that's -- it's
8 three doors down from my office.
9 MR. WALLACE: And the second thing is, if
10 you haven't gone by to look at the space -- I
11 was about to call it something else --
12 Bellwether. I was about to call it Black Sheep
13 II. Bellwether. That space is nicely done.
14 That restaurant should probably be opening in
15 the month of May. Please take a look at it.
16 Both of these projects are your retail
17 enhancement money at work. So I'm very
18 interested in having lunch there and very
19 interested for this upcoming happy hour this
20 coming Friday at Bold City.
21 THE CHAIRMAN: And while we're at that
22 point, I want to recognize two guys sitting on
23 the front row out here. David, who is new with
24 the Daily Record; and Derek, who's been with
25 the Business Journal do a tremendous job with
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1 the stories you've done. I just saw a story
2 about Bellwether last week. And you guys keep
3 up with things, and you do a great job, and we
4 appreciate you being here. Y'all get the word
5 out and you recognize that we want y'all to
6 understand what we're doing and how we're doing
7 it. But we really do thank you all for being
8 here. These guys have done a tremendous job in
9 the media business, so I appreciate it.
10 Council President.
11 COUNCIL PRESIDENT BOYER: One new business
12 item that I'll just bring to your attention.
13 You're probably all aware of it, but just in
14 case anyone is not, at our last council meeting
15 we had a substantial contingency of downtown
16 restauranteurs who were very concerned about
17 the -- what they're considering to be an
18 explosion of food trucks and the impact on
19 their business.
20 And I can tell you that there are council
21 members who are working with them, going to be
22 setting up a special committee meeting, but you
23 should expect that there's going to be an
24 additional regulatory framework coming out with
25 respect to food truck vendors downtown. So if,
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1 as the DIA, you view them as an activation
2 element or whatever else, you should engage in
3 that conversation. That's --
4 THE CHAIRMAN: And just to update
5 everyone, I attended their meeting of the
6 restaurant owners, the meeting prior to
7 creating the Restaurant Association. And it
8 wasn't -- it's more about -- they understand
9 the value of food trucks, just how and when and
10 what. And you can't take food trucks and put
11 them everywhere and the restaurants, the bricks
12 and mortar, survive.
13 A story was done about Mike Fields, who
14 has been working on these food trucks. And I
15 think the key -- the line in that whole story
16 was, hey, we're going to try it; if it doesn't
17 work, we're going to pack up and leave. That's
18 exactly the problem with food trucks. Bricks
19 and mortar can't pack up and leave because
20 things aren't good. So --
21 And there's a lot of good points that the
22 restaurants are bringing up. There's a time
23 and a place for food trucks, but it doesn't
24 mean competing on a daily basis. Food trucks
25 don't -- you shut bricks and mortar down, and
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1 you don't have to have -- and food trucks can
2 show up when the weather is great, when things
3 are good. But if it's raining or if it's cold,
4 they don't have to. So all they want is a
5 level playing field, and I think they're
6 correct.
7 MR. WALLACE: Mr. Chairman, I met last
8 Friday with Mr. Larry Hazouri and had a very
9 good conversation. I know that myself, as well
10 as Mr. Parola, we've had some conversations
11 with Councilman Scott Wilson, and I know that
12 we're going to be involved in the conversation
13 of food trucks with regards to downtown.
14 They are important, just as our brick and
15 mortar is equally as important because when you
16 begin to think about it -- I just gave you two
17 restaurants opening that we invest in. One's a
18 restaurant and one's a brewery, but the brewery
19 is important too, so -- as well as the actual
20 restaurant, so ...
21 THE CHAIRMAN: Very good.
22 Well, when that legislation was drafted
23 last year or two years ago for the food trucks,
24 they had a tremendous turnout, and the
25 Restaurant Association really didn't do
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1 anything. The restaurants, the bricks and
 2 mortar didn't show up, didn't contest, didn't
 3 do anything, so -- you turn around and go, wow,
 4 look what happened. And I think it's --
 5 they've done their research and they understand
 6 what they do in other cities and I think it's
 7 time to address that and look at it.
 8 BOARD MEMBER BARAKAT: Real quick,
 9 Mr. Chairman.
 10 To Ms. Boyer's point, I think whatever
 11 legislation comes out of City Council, I think
 12 we want our fingerprints on it.
 13 THE CHAIRMAN: Oh, yeah. Absolutely.
 14 BOARD MEMBER BARAKAT: And it sounds like
 15 staff is involved, but the question is, is this
 16 board going to state a particular policy or
 17 position on food trucks and their development
 18 downtown or are we just going to rely on staff
 19 to have dialogue with both sides and help City
 20 Council write their own legislation.
 21 So you don't have to answer that right
 22 now. I don't know the timing of this, but I do
 23 think we need to be sensitive to the City
 24 Councilperson writing the legislation who may
 25 not be in the trenches downtown like we are,
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1 Any other comments, concerns, questions,
 2 new business?
 3 BOARD MEMBERS: (No response.)
 4 THE CHAIRMAN: Any comments from the
 5 public? Jake? Anybody?
 6 AUDIENCE MEMBERS: (No response.)
 7 THE CHAIRMAN: No comments from the
 8 public.
 9 With that, this meeting is adjourned.
 10 Thank you for attending.
 11 (The above proceedings were adjourned at
 12 4:22 p.m.)
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1 and the outcome could be something with
 2 unintended consequences.
 3 THE CHAIRMAN: Well, the council rep from
 4 downtown attended their meeting -- the meeting
 5 where they formed their association, and I
 6 think he is aware of it, but there's still more
 7 work to do.
 8 MR. WALLACE: Through the Chair, yes,
 9 there's more work to do.
 10 Councilman Gaffney has reached out on this
 11 to me. I'm not certain if it's going to be
 12 Councilman Gaffney and Councilman Wilson coming
 13 together to lead this, but there are a number
 14 of different people that -- from the council --
 15 probably council as a whole, that's going to
 16 take it up. It's something that -- I'd
 17 probably say it's going to be in -- it would
 18 probably be the NCIS Committee, maybe another
 19 committee. So -- at least NCIS, but we're
 20 going to work with Councilman Wilson and
 21 Councilman Gaffney, and we will certainly keep
 22 this board abreast of what the legislation
 23 looks like. And if you need to weigh in, we'll
 24 make sure of that.
 25 THE CHAIRMAN: Very good. Thank you.
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1 CERTIFICATE OF REPORTER
 2
 3 STATE OF FLORIDA)
 4)
 5 COUNTY OF DUVAL)
 6
 7 I, Diane M. Tropia, 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 30th day of April 2017.
 16
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 20 Florida Professional Reporter
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