			3	
		1	Downtown Investment Authority supporting the	
		2	conversion of 62,422 square feet of general	
	CITY OF JACKSONVILLE	3	office Phase I development rights within the	
	DOWNTOWN INVESTMENT AUTHORITY			
	BOARD MEETING	4	Southside component of the Consolidated	
		5	Downtown Development for Regional Impact to 150	
		6	multifamily units, utilizing the Land Use	
	Proceedings held on Wednesday, August 23, 2017,	7	Transportation Tradeoff provision identified in	
	commencing at 3:15 p.m., Ed Ball Building, 214 North	8	Supplement 1 of the Consolidated Downtown DRI	
	Hogan Street, Room 851, 8th Floor, Jacksonville,	9	Development Order; finding that the amended	
	Florida, before Diane M. Tropia, a Notary Public in and	10	plan of the development is consistent with the	
	for the State of Florida at Large.	11	DIA's Business Investment and Development plan;	
		12		
	BOARD MEMBERS PRESENT:		requesting that the Jacksonville City Council	
	JACK MEEKS, Vice Chair. OLIVER BARAKAT, Board Member.	13	approve the conversion of development rights,	
	DANE GREY, Board Member. BRENNA DURDEN, Board Member.	14	conditioned upon the Council's approval of	
	CRAIG GIBBS, Board Member. RON MOODY, Board Member.	15	conversion and other requirements of the DRI;	
	MARC PADGETT, BOard Member. BRAXTON GILLAM, Board Member.	16	allocating 150 multifamily units of development	
	BRAAION GILLAM, BOAIG MEMDEI.	17	rights to CDP Home Street, LLC, to be utilized	
	ALSO PRESENT:	18	on certain property more fully identified on	
	AUNDRA WALLACE, DIA, Chief Executive Officer.	19	Exhibit A; and authorizing the chief executive	
	TOM DALY, DIA, Redevelopment Analyst. GUY PAROLA, DIA, Redevelopment Manager.	20	0	
	JIM KLEMENT, DIA, Development Coordinator. JOHN SAWYER, Office of General Counsel.		officer to execute contracts or documents and	
	JOHNNY GAFFNEY, Office of the Mayor. JACKIE MOTT, DIA, Accountant.	21	otherwise take all necessary action in	
		22	connection therewith to effectuate the purposes	
		23	of this resolution.	
		24	Mr. Chairman, I will let Mr. Parola talk	
	Diane M. Tropia, Inc., P.O. Box 2375. Jacksonville, FL 32203	25	to you about this project.	
	(904) 821-0300		Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 322	203
			(904) 821-0300	
	2		4	
1	PROCEEDINGS	1	VICE CHAIRMAN MEEKS: Mr. Parola.	
-	August 23, 2017 3:15 p.m.			
2		2	MR. PAROLA: Through the Chair, I think	
_		3	the CEO said everything. So I'll just be here	
3	VICE CHAIRMAN MEEKS: So that meeting is	4	for questions.	
4	closed, and we will open our Downtown	5	VICE CHAIRMAN MEEKS: Wonderful.	
5	Investment Authority meeting.	6	In that case, if I could have a motion to	
6	5 6	7	approve this and a second.	
7	And, Mr. Wallace, I think that means that	8	BOARD MEMBER BARAKAT: So moved.	
	you're still up.	9	BOARD MEMBER PADGETT: Second.	
8	MR. WALLACE: Yes, sir.	10	VICE CHAIRMAN MEEKS: Okay. Starting with	
9	This brings us to Resolution 2017	11	you, Ms. Durden, any questions or comments	
10	VICE CHAIRMAN MEEKS: I've got to do the			
11	minutes, I suppose. I suppose I should do the	12	about this?	
12	minutes of July 19, 2017. Let's do that.	13	BOARD MEMBER DURDEN: Thank you,	
13	Do I have a motion to approve those	14	Mr. Chairman.	
14	minutes, July 19th?	15	My first question would be, on the	
15	BOARD MEMBER MOODY: So moved.	16	resolution itself, this is for the project that	
16	BOARD MEMBER GIBBS: Second.	17	we just approved for the REV Grant, so I am	
17	VICE CHAIRMAN MEEKS: Any comments or	18	just curious why we are suggesting or why the	
18	changes?	19	resolution suggests that we give 150 units	
19	BOARD MEMBERS: (No response.)	20	transfer 150 units as opposed to 143.	
20	VICE CHAIRMAN MEEKS: Okay. Hearing none,			
21	then, I think, by acclimation, those minutes	21	VICE CHAIRMAN MEEKS: Let's stop there.	
22	are approved.	22	Mr. Wallace, can you answer that question?	
23	Now, Mr. Wallace.	23	MR. WALLACE: Mr. Parola?	
24	MR. WALLACE: Resolution 2017-06-07. Give	24	MR. DIEBENOW: If I if I could,	
25	me a second here. This is a resolution of the	25	Mr. Chairman.	
	Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 322	203
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Down	- Jacksonville cown Investment Authority 		August 23, Uncertified Condensed
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1	VICE CHAIRMAN MEEKS: They seem to be	1	MR. WALLACE: Yes.
2	deferring to you.	2	MR. DIEBENOW: And, Mr. Chairman, if I
3	MR. DIEBENOW: Well, that's okay. We	3	could, and I really appreciate the indulgence,
4	talked about this, this morning, and I'll give	4	but just to step back for the broad picture,
5	you the full explanation.	5	because I know you have some new members and
6	Again, Steve Diebenow 1 Independent Drive,	6	some other folks that once the allocation
7	Suite 1200.	7	leaves here, they're not you may not know
8	So again, this project is in conceptual	8	what happens.
9	design. It's going to go through the DDRB	9	This resolution on the allocation of
0	review process as well. And so we would	10	development rights is actually going to have to
1	actually actually, we'd like to ask for 155	11	go to City Council as well because we're doing
2	units, the authority for the CEO to allocate up	12	a conversion. So the extra step also that's
3	to 155 units.	13	taking place is that there's going to be a
4	Just in abundance of caution, you may	14	traffic study that's performed in order to
5	recall, on that other one with the waterfront,	15	justify the conversion of the development
6	the true waterfront views, we came and asked	16	rights.
7	for a certain number, and then we ended up	17	If we did this traffic study for 143 units
8	having to come back to ask for a different	18	and then we ended up needing 144, we'd have to
9	number of units to be allocated.	19	go back and redo the whole traffic study and go
0	So 143 is the minimum that we're required	20	all the way back through City Council again.
1	to build under the REV Grant with the dollar	21	So that's again, I know it's more than you
2	amount that's been indicated. And so just in	22	really want to know, but that's why we're just
3	an abundance of caution, to prevent us from	23	taking this abundance of caution approach,
4	having to come back over a technicality in the	24	because after we're done here, assuming that
5	number of units, we would ask for that number	25	the board approves it, then we still have to do
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	(904) 821-0300		(904) 821-0300
	6		8
1	to go up to 155 units. And then that's the	1	a traffic study, and then we still have to take
2	range within which this project will be	2	that traffic study and this resolution to City
3	VICE CHAIRMAN MEEKS: Let me stop you	3	Council to get the conversion blessed and to
4	there and ask our staff. Mr. Wallace, are you	4	have the allocation completed.
5	agreeable to 155?	5	VICE CHAIRMAN MEEKS: Mr. Sawyer, it seen
6	MR. WALLACE: Guy.	6	that this would rise to the level of needing an
7	MR. PAROLA: Through the Chair, I think	7	amendment for the 155 versus the was it
8	the 155 is a conversion of about 3,000 more	8	did I hear 143 that's there now? Is that do
9	square feet of office, if my math is correct.	9	you agree with that?
0	That said and then I would, through the	10	MR. DIEBENOW: 150.
1	Chair to Ms. Durden, whatever unused rights	11	MR. WALLACE: 150 is here right now.
2	they have get kicked back to us anyway.	12	VICE CHAIRMAN MEEKS: I thought I heard
3	So if they want to make an abundance of	13	143 at some point. Anyway, we need a change to
4	caution decision, and we have to go through a	14	155. That seems like we need a resolution to
5	conversion of development rights of office, of	15	that effect.
5 6	which we currently have 446,000, so 10 acres	16	MR. SAWYER: Or just a motion to amend.
7	of, I don't see that we're putting a whole lot	17	VICE CHAIRMAN MEEKS: Yes. A motion to
7 8	of development rights at risk for the duration	17	amend, yes.
o 9	it takes for them to get a CO, especially in	10	BOARD MEMBER MOODY: I'll make that
9 0	light of the time that they have to perform.	19 20	motion.
1	And I go to Section 4 of the resolution for	21 22	VICE CHAIRMAN MEEKS: Okay. Second?
2	those performance requirements.	22	BOARD MEMBER PADGETT: Second.
3	VICE CHAIRMAN MEEKS: Okay. So I'm taking	23 24	VICE CHAIRMAN MEEKS: Let's discuss that.
24	that to mean, Mr. Wallace, you and your staff	24 25	Any questions or comments about that
25	are agreeable to 155; is that correct, sir?	25	amendment?
			Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 322
	Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300		(904) 821-0300

	own investment Autionty	r	
	9		11
1	BOARD MEMBER BARAKAT: One quick question	1	VICE CHAIRMAN MEEKS: Get this out of our
2	regarding the total density of the site. How	2	dais first. Gentlemen, any questions or
3	are you guys addressing parking? And what is	3	comments over here?
4	the ratio?	4	BOARD MEMBER GIBBS: No comments.
5	MR. DIEBENOW: Gosh, I really should have	5	BOARD MEMBER PADGETT: No.
	5		
6	been prepared for that question. I don't	6	VICE CHAIRMAN MEEKS: All right. I'm
7	remember the parking unit count off the top of	7	working my way to you, Ms. Durden. Make
8	my head. A hundred and forty-five is the total	8	sure
		-	
9	number of parking spaces under the current	9	BOARD MEMBER DURDEN: That's okay.
10	configuration that we have right now with	10	VICE CHAIRMAN MEEKS: These three
11	143 units.	11	gentlemen over here, any questions or comments?
12	BOARD MEMBER BARAKAT: All right. So it	12	BOARD MEMBER BARAKAT: No.
13	sounds like you're planning one per unit.	13	VICE CHAIRMAN MEEKS: All right.
14	MR. DIEBENOW: Correct.	14	Ms. Durden.
15	BOARD MEMBER BARAKAT: One space per unit.	15	BOARD MEMBER DURDEN: Thank you.
16	MR. DIEBENOW: And again, that's super	16	So what I want to try to understand is, we
17	conservative because we haven't done design	17	just gave we just approved a REV Grant for
	5		
18	drawings and really, you know, drilled down.	18	143 based upon the math associated with
19	You may recall on the waterfront project we	19	143 units. Based upon I mean, everything
20	have had before, we ended up adding an	20	that we did was based on 143 units.
21	additional 5 percent of parking just because,	21	I'd like to hear from staff, what does the
22	as you get further along in the construction	22	impact what is the impact if they have 155
23	drawing process, you know better what your	23	units? Because other than okay, 10 percent,
24	you know, what your site's going to look like.	24	obviously, I understand that, but what I'm
			-
25	But, yeah, 145 is the current parking	25	concerned about is the we granted this REV
	Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203
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	10		12
1	count for 143 units.	1	Grant, which will reduce their taxes over the
1		1 2	
2	count for 143 units. BOARD MEMBER BARAKAT: Thank you.	2	Grant, which will reduce their taxes over the next 15 years, but what will be the impact and
2 3	count for 143 units. BOARD MEMBER BARAKAT: Thank you. VICE CHAIRMAN MEEKS: Any more questions?	2 3	Grant, which will reduce their taxes over the next 15 years, but what will be the impact and how are they going to get these additional
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City of Jacksonville Downtown Investment Authority

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	13		15
1	BOARD MEMBER DURDEN: The analysis that	1	If the value of the property goes up, the
2	was done by staff based upon 143. Yes, I want	2	net percent value of the project will increase,
3	to know what is the impact. If they had done	3	and the rate of return would increase. I can't
4	the analysis for 155, what would be the impacts	4	foresee, on income-based approach, how the
5	of that change.	5	assessed value of the property would decrease
6	VICE CHAIRMAN MEEKS: Okay. So again, I'm	6	with additional units as the net income of the
7	just trying to clarify. Are you you're	7	property would be increasing.
8	interested in the math of the REV Grant	8	So in light of that, there's only a
9	calculation. Are you also interested in what	9	positive upside to the TID and the DIA from the
10	that would do to the rate of return and related	10	additional units from a financial standpoint.
11	items and how that interplayed with the REV	11	VICE CHAIRMAN MEEKS: I think that's a
12	Grant? Is that what you're asking?	12	I didn't realize that. I should have
13	BOARD MEMBER DURDEN: That and other	13	remembered that. So that's a critical concept,
14	things. Whatever it is that they've looked at.	14	it would seem to me, that we're capped on how
15	I mean, I know the rate of return, according to	15	much we are going to have as a REV Grant. So
16	Mr. Wallace, was 1.88. Is it going to go up if	16	to the extent that they end up with more rents,
17	they have more? What about the number of	17	more value and a higher tax base, that we're
18	units? What does that do to the net value in	18	going to ultimately collect more taxes.
19	assigning what is going to come to the City as	19	MR. DALY: Correct. And they may pay off
20	a result of the project?	20	faster, so our outflows would end sooner.
21	VICE CHAIRMAN MEEKS: All right. As best	21	VICE CHAIRMAN MEEKS: Yeah. Okay.
22	I understand and again, the rate of return	22	All right. Ms. Durden, any further
23	that was talked about was 6-and-a-half percent.	23	questions or comments about that?
	•		
24	So the way I would I think I understand your	24	BOARD MEMBER DURDEN: No, but I and
25	question would be, has the staff done any	25	maybe this is a comment to staff. Along the
	Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203
	(904) 821-0300		(904) 821-0300
	14		16
1	analysis as to what would be the effect on the	1	lines of what Mr. Barakat said earlier, that if
2	various mathematical calculations which would	2	we know and obviously, staff knew that
3	include but not be limited to the rate of	3	according to this resolution, that we were
4	return considering the REV Grant effects; has	4	going to be asked to give up to 150, or
5	the staff done anything to recalculate all	5	actually, now, 155, I think that it would be
6	those amounts using 155 units and the resulting	6	very helpful for staff to prepare documentation
7	cost, and revenues, and all those things, to	7	to show the difference between what the
	0		
8	see how all those various calculations would	8	amount that we're being asked to give in the
9	come out, if that was done? Is that getting	9	development rights in comparison to the
10	close to what you would like?	10	analysis that's done for the minimum number, if
11	BOARD MEMBER DURDEN: I expressed the way	11	you will, for the REV Grant for the future.
12	I wanted the question asked.	12	VICE CHAIRMAN MEEKS: Mr. Wallace.
13	VICE CHAIRMAN MEEKS: Do your best with	13	MR. WALLACE: Through the Chair to
14	it, then, gentlemen.	14	Ms. Durden, number one, I don't have a problem
15	MR. DALY: If I may, through the Chair to	15	with your comments, so we can do that in the
16	Ms. Durden, we've not done any particular	16	future, but you're not always dealing with an
17	analysis on 155 units. The REV Grant is kind	17	exact science.
18	of set at a minimum performance level of 143	18	They're preparing, just in case they go
19	units. That's and it's based off the	19	through DDRB, that whatever changes may come
20	construction costs.		about, they may have to move towards 144, 145,
		20	5 5
21	I haven't seen what the construction costs	21	or a number of different units, but their
22	might change to if it's 155 or 150 units, but	22	construction numbers that they give to us is
23	the REV Grant itself is capped at the	23	based off 143 units. And it's prudent for us
		24	to go off of that particular number. And I
24	\$2,530,000. So it may pay out sooner if the		-
24 25	\$2,530,000. So it may pay out sooner if the amount goes up.	25	don't know what this is going to be over here,
			-
	amount goes up.		don't know what this is going to be over here,

City of Jacksonville Downtown Investment Authority

 because that's through a design review process. And that's what I'm bringing to you, which is what they're basing things off of from the REV Grant standpoint. BOARD MEMBERS: Aye. BOARD MEMBERS: (No response.) BOARD MEMBERS: (No response.) BOARD MEMBERS: (No response.) BOARD MEMBERS: (No response.) MK. WALLACE: Mr. Konirga us to the capping at safe analysis, but we're capping at 2 close so we can vote on this amendment: MY Won't we, as a Finance Committee the neeting. Ithis, then, as a suggestion to bring this to a 2 close so we can vote on this amendment: MY Won't we, as a Finance Committee meeting. Mrch 30th, 2011, between the City of 3 Jacksonville. The Jacksonville Comomic and the Jacksonville Comomic and the Macksonville Comomic and the Macksonville Comomic and the Macksonville Comomic and the Macksonville. Mrch 30th, 2011, between the City of 3 Jacksonville. The Jacksonville Comomic and the Macksonville Comomic and the Macksonville. Mrch 30th, 2011, between the City of 3 Jacksonville. The Jacksonville Comomic and the Macksonville Comomic and authorize the composed of relaxing approve such an amendment: and authorize the 20 CFD of the DIA to negatiate the language and to support the Issue of these REV Grants, which 3 sort that a certain number of units versus what 4 they think they're going to build, given that can the activity investor is requiring that, which 3 so that's - that we cap the amount that can the finance Committee, so I want is the solar discover and the the lender 3 and/or equiry investor is requiring that, which 3 so that's - that we cap the amount that can the solar approving a manditic change as far as approving a manditic change as far as approving the solar ot active the solar discover the solar and the finance Committee, so I want is the very coupoing is a modifferent restrictions on it. 3 And the property i		Jacksonville own Investment Authority		August 23, 201 Uncertified Condensed Cop
 because that's through a design review process. And that's what I'm bringing to you, which is what they're basing things off of from the REV Grant standpoint. Built we were moving from 150 units of Built we were moving from 150 units of development rights to 175 units of development gene transplass, but we're copping at S2.5 million. VICE CHAIRMAN MEEKS: Okay. Mr. Wallace. Built we were moving from 150 units of development rights to 175 units of development s2.5 million. VICE CHAIRMAN MEEKS: Okay. Mr. Wallace. Built we ware an oute on this amendment: Why don't we, as a suggestion to bring this to a close so we can vote on this amendment: Why don't we, as a Finance Committee, the fact and we have a finance Committee, the fact and y and thick going particularly to fmext time whave finance Committee meeting. fact are have a finance Committee, the already doing, Mr. Wallace, sounds proty gene that sout to document that in terms adhered subject to that and that the lender and/or equing to bald, given that they think they're going to bald, given that they think they're going to bald, given that they doing to bald, given that they doing that ba edscard mendments and other adhered subject to that and that the lender and/or equing to bald, given that they doing that ba edscard mendments and other adhered subject to that and that the lender and/or equing to bald, given that they think they're going to		· · · · · · · · · · · · · · · · · · ·		· · · · · · · · · · · · · · · · · · ·
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Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 3220	24	So any public comments on this resolution?	24	particular desired goal, that they would like
	25	AUDIENCE MEMBERS: (No response.)	25	to lease on the property, and they want to flow
(904) 821-0300 (904) 821-0300		Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203
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	Jacksonville own Investment Authority		August 23, 2 Uncertified Condensed C
	21		23
1	the money back into the rehabilitation of one	1	MR. PAROLA: If I could, through the
2	of the actual buildings itself.	2	Chair. And I apologize, some of these are just
3	VICE CHAIRMAN MEEKS: Okay. Could I have	3	anecdotal conversations I've had about this,
4	a motion to that effect?	4	and that's about as much as I can offer you.
5	BOARD MEMBER MOODY: So moved.	5	The conversations we've had with other
6	VICE CHAIRMAN MEEKS: Second?	6	people and a council member in particular was
7	BOARD MEMBER PADGETT: Second.	7	that providing that this remained their
8	VICE CHAIRMAN MEEKS: Okay. Mr. Grey, any	8	home. Getting, too, on the nose with the
9	questions or comments?	9	square footage at this point, kind of to
10	BOARD MEMBER GREY: No.	10	Mr. Wallace's point, was kind of premature. So
11	VICE CHAIRMAN MEEKS: Mr. Padgett?	11	I'm not answering the question, I'm just kind
12	BOARD MEMBER PADGETT: No.	12	of trying to couch, again, the beginning
13	VICE CHAIRMAN MEEKS: Mr. Gibbs?	13	conversations that we had, that so long as this
14	BOARD MEMBER GIBBS: No, no comments.	14	was their home and they had it as their office
15	Thank you.	15	space, they were kind of meeting the overall
16	VICE CHAIRMAN MEEKS: Ms. Durden?	16	intent of why they got the money in the first
17	BOARD MEMBER DURDEN: Yes, I do have	17	place. And
18	just I'm in favor of the motion. I would	18	VICE CHAIRMAN MEEKS: Let me clarify,
19	like to have a little bit of information about,	19	then, if I might, just to be sure.
20	do we know how much of the building at 318	20	So the building we're talking about here
21	they're proposing? Do we know anything about	21	is what I call the old church building, where
22	the lease that they're requesting?	22	they have their offices now; is that correct?
23	MR. WALLACE: I'm sorry. You want to know	23	MR. WALLACE: Yes. Yeah. So the property
24	about the lease itself and how much of the	24	itself
25	property I think, right now, a determination	25	VICE CHAIRMAN MEEKS: Is that correct?
-0	Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 3220
	(904) 821-0300		(904) 821-0300
	22		24
1	of how much they would be able how much	1	MR. WALLACE: Yes.
2			
	they're going to lease of the building is	2	
3	they're going to lease of the building is unknown. They can't even go out and have that	2 3	VICE CHAIRMAN MEEKS: Okay. So, I mean,
3 4	unknown. They can't even go out and have that	3	VICE CHAIRMAN MEEKS: Okay. So, I mean, just just as a little background
4	unknown. They can't even go out and have that conversation because they don't even have the	3	VICE CHAIRMAN MEEKS: Okay. So, I mean, just just as a little background information, because I have been in that
4 5	unknown. They can't even go out and have that conversation because they don't even have the ability to do so thus far. So go ahead,	3 4	VICE CHAIRMAN MEEKS: Okay. So, I mean, just just as a little background information, because I have been in that building a number of times, that was formerly a
4 5 6	unknown. They can't even go out and have that conversation because they don't even have the ability to do so thus far. So go ahead, ma'am.	3 4 5 6	VICE CHAIRMAN MEEKS: Okay. So, I mean, just just as a little background information, because I have been in that building a number of times, that was formerly a church building. It was moved on that site.
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$\begin{array}{c} 4\\ 5\\ 6\\ 7\\ 8\\ 9\\ 10\\ 11\\ 12\\ 13\\ 14\\ 15\\ 16\\ 17\\ 18\\ 9\\ 20\\ 12\\ 23\\ 24\\ 23\\ 24\\ 22\\ 34\\ 24\\ 24\\ 24\\ 24\\ 24\\ 24\\ 24\\ 24\\ 24\\ 2$	unknown. They can't even go out and have that conversation because they don't even have the ability to do so thus far. So go ahead, ma'am. BOARD MEMBER DURDEN: Well, the reason I'm asking is because it's very specific in the resolution, that it allows for the lease of a portion of the building. And so, you know, is that actually what they want, just a portion of the building? And how much of I mean, how large is this building? I don't know anything about this building. And there's nothing there's no nothing in the packet that tells us. Is there somebody MR. WALLACE: I'm trying to think of the BOARD MEMBER DURDEN: Mr. Chairman, maybe there's somebody from MR. WALLACE: I'm trying to think of the size of the building itself. BOARD MEMBER DURDEN: the historical	3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24	VICE CHAIRMAN MEEKS: Okay. So, I mean, just just as a little background information, because I have been in that building a number of times, that was formerly a church building. It was moved on that site. It's a red brick building. It looks like a church. It was, I guess, decommissioned at some point in time. I was briefly on that board some years ago. They have in the back part of the building, the Historical Society has their offices. And the rest of the building is, for the most part, available for meetings and things. And so once a month or so, as an example, they will have meetings and have someone who makes a presentation. So it seems to be what they're saying here is that they have some extra space they would like to be able to lease as a portion of that building. As far as what they could do, it's got to be a fairly small portion, I would think, because I would I would imagine 80 percent or more of the building is in what I
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	25		21
1	Did that sound about right?	1	it, the old St. Luke's Hospital and the Florida
2	MR. WALLACE: So the building itself of	2	Casket Company building.
3	record is, roughly, a little over 12,000 square	3	VICE CHAIRMAN MEEKS: Well, neither of
4	feet of space. That's what it is. So the	4	those is a former church building, Ms. Durden.
5	amount that they occupy for their basic	5	So everything I've been saying about a church
6	offices, you are correct. The other portions,	6	building is inappropriate. I asked that
7	what they would be willing to talk about	7	question.
8	leasing out, but whom they would lease to, who	8	MR. WALLACE: Mr. Chairman, I indicated
	the entity is and the amount of square footage	9	St. Luke's Hospital and Florida Casket, and I
9		-	
10	that they would need is unknown at this	10	gave the addresses of 314 and 318.
11	particular point in time. We're granting them	11	VICE CHAIRMAN MEEKS: I'm sorry. I missed
12	the flexibility to do so is what is being asked	12	that. Let me retract all that I just said.
13	at this particular point in time.	13	MR. WALLACE: I didn't want to interrupt
14	VICE CHAIRMAN MEEKS: Well, I can also	14	you, but I just know what I read into the
15	imagine, now that I'm thinking about it a	15	record. And
16	little bit, that they could have different	16	VICE CHAIRMAN MEEKS: My apologies.
17	entities or people periodically lease their	17	MR. WALLACE: Okay.
18	what I'm going to call their public leasing	18	VICE CHAIRMAN MEEKS: So, you know, they
19	their public meeting space.	19	have yeah, that's another set of buildings.
20	I mean, that may be something they're	20	They have an old casket factory. And what was
21	they're anticipating doing in the interest of	21	the other one?
22	raising revenue. So I guess it may not just be	22	MR. WALLACE: It was the old St. Luke's
23	the leasing of some office space. It might be	23	Hospital.
24	people periodically using their public meeting	24	VICE CHAIRMAN MEEKS: The old St. Luke's
25	space.	25	Hospital. I don't think either of those
	Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203
	(904) 821-0300		(904) 821-0300
	26		28
1	26 So I can understand, as I'm thinking	1	28 buildings are either of those buildings
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	So I can understand, as I'm thinking		buildings are either of those buildings
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	29		31
1	MR. DALY: Only 318.	1	just have I have knowledge of a will of what
2	VICE CHAIRMAN MEEKS: Which is	2	they would like to do.
3	MR. WALLACE: Only 318.	3	VICE CHAIRMAN MEEKS: Mr. Moody.
	5	-	5
4	VICE CHAIRMAN MEEKS: Which is the	4	BOARD MEMBER MOODY: Just a question and
5	casket	5	then a comment. Is it safe to say that the
6	MR. WALLACE: The casket company.	6	Historical Society has the responsibility of
7	VICE CHAIRMAN MEEKS: Okay. Casket	7	maintaining the building?
8	okay.	8	MR. WALLACE: Yes.
9	I'm sorry for misleading you, Ms. Durden.	9	BOARD MEMBER MOODY: Okay. So these
10	BOARD MEMBER BARAKAT: If I may make a	10	5
	5		dollars they want to pour back into the
11	suggestion, I think we're open to the idea. I	11	building?
12	think there's a lack of a distinctive lack	12	MR. WALLACE: Yes.
13	of information here. It's a bit of an unusual	13	BOARD MEMBER MOODY: I may be just totally
14	request for this board. It's not one of our	14	wrong on this, on this, on this resolution, but
15	typical grants or incentives that we grant	15	I think it's Palmetto Street not Palmetto Road.
16	that we give.	16	Someone needs to check that.
17	So is it would it be a problem in the	17	VICE CHAIRMAN MEEKS: Okay.
18	timing of the negotiations with their tenant if	18	MR. WALLACE: Street. You're right.
	5 S		5
19	we deferred this to next month and received	19	VICE CHAIRMAN MEEKS: Street.
20	additional information?	20	BOARD MEMBER GIBBS: Mr. Chair, can we
21	MR. WALLACE: I mean through the Chair	21	call the question now?
22	to Mr. Barakat, this could have proceeded	22	VICE CHAIRMAN MEEKS: You can do that if
23	directly straight to Council, but it didn't.	23	you can get a second.
24	Okay? And a lot of the answers and a lot of	24	BOARD MEMBER PADGETT second.
25	the questions that you're asking, they're just	25	VICE CHAIRMAN MEEKS: In that case, we're
	Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203
	(904) 821-0300		(904) 821-0300
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	na ally y walke average layet this magneticity a mission is		
1	really unknown, but this restrictive piece is	1	going to vote on this subject to public
2	here, and they're unable they don't have a	2	going to vote on this subject to public comment.
	here, and they're unable they don't have a tenant right now.		going to vote on this subject to public comment. Again, I apologize for misleading you
2	here, and they're unable they don't have a	2	going to vote on this subject to public comment.
2 3	here, and they're unable they don't have a tenant right now.	2 3	going to vote on this subject to public comment. Again, I apologize for misleading you
2 3 4	here, and they're unable they don't have a tenant right now. I don't know what Dane Grey & Company	2 3 4	going to vote on this subject to public comment. Again, I apologize for misleading you about the nature of the building.
2 3 4 5	here, and they're unable they don't have a tenant right now. I don't know what Dane Grey & Company would want. Would they want the first floor, would they want the second floor, but what I do	2 3 4 5	going to vote on this subject to public comment. Again, I apologize for misleading you about the nature of the building. So all in favor, say aye. BOARD MEMBER PADGETT: Aye.
2 3 4 5 6 7	here, and they're unable they don't have a tenant right now. I don't know what Dane Grey & Company would want. Would they want the first floor, would they want the second floor, but what I do know is Dane Grey & Company can't even get	2 3 4 5 6 7	going to vote on this subject to public comment. Again, I apologize for misleading you about the nature of the building. So all in favor, say aye. BOARD MEMBER PADGETT: Aye. BOARD MEMBER GREY: Aye.
2 3 4 5 6 7 8	here, and they're unable they don't have a tenant right now. I don't know what Dane Grey & Company would want. Would they want the first floor, would they want the second floor, but what I do know is Dane Grey & Company can't even get anything at the present time because you, the	2 3 4 5 6 7 8	going to vote on this subject to public comment. Again, I apologize for misleading you about the nature of the building. So all in favor, say aye. BOARD MEMBER PADGETT: Aye. BOARD MEMBER GREY: Aye. BOARD MEMBER BARAKAT: Aye.
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(904) 821-0300

City of Jacksonville Downtown Investment Authority

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	Jacksonville own Investment Authority		August 23, 2017 Uncertified Condensed Copy
Sowitt	33		35
1	VICE CHAIRMAN MEEKS: I don't think we	1	roughly about 31,459.77 of eligible cost up
2	need public comment for that. I should	2	under the Retail Enhancement Program.
3	probably ask for public comment again on the	3	So for Braxton, who is new, the staff has
4	resolution.	4	gone through and reviewed this. You had to
5	AUDIENCE MEMBERS: (No response.)	5	have a minimum score of 25. They were able to
6	VICE CHAIRMAN MEEKS: And then hearing	6	reach a score of 26. From a job creation
7	none, we will now vote on the resolution. So	7	standpoint, they are going to be between almost
8	all in favor of the resolution, say aye.	8	5-and-a-half to 12 full-time equivalents.
9	BOARD MEMBER PADGETT: Aye.	9	And this particular grant is going to be
10	BOARD MEMBER GREY: Aye.	10	from a personal guarantee standpoint. However,
11	BOARD MEMBER BARAKAT: Aye.	11	as long as they remain operational for five
12	BOARD MEMBER GIBBS: Aye.	12	years, we forgive a portion of the debt each
13	BOARD MEMBER GILLAM: Aye.	13	year itself. So by the fifth year, including
14	BOARD MEMBER MOODY: Aye.	14	therein business operation, still have the same
15	VICE CHAIRMAN MEEKS: Aye.	15	number of employees, meeting those particular
16	All opposed?	16	obligations, the debt will be forgiven.
17	BOARD MEMBER DURDEN: No.	17	The applicant got obtained all
18	VICE CHAIRMAN MEEKS: So it's seven to	18	appropriate permits within six months of final
19	one. Mr. Gibbs and I will be pleased to take	19	program document approval and executed
20	ten minutes.	20	agreements with the DIA. They've got to have
21	Thank you.	21	all work completed within a six-month period
22	(Brief recess.)	22	for the final program document approval and
23	VICE CHAIRMAN MEEKS: Call the meeting	23	execution of agreements by the DIA. They can
24	back to order.	24	get a six-month period extension to comply with
25	MR. WALLACE: Mr. Chairman.	25	the final program documents. And as I
	Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203
	(904) 821-0300		(904) 821-0300
	34		36
1	VICE CHAIRMAN MEEKS: Mr. Wallace.	1	indicated, it is secured by a personal
2	MR. WALLACE: We have an REP, an acronym,	2	guarantee itself.
3	Retail Enhancement Program, Number 2017-001.	3	So this has already gone through
4	Mr. Chairman, the applicant is proposing	4	committee. I think Mr. Gibbs is one of the
5	to develop roughly 1,573 square feet of first	5	committee members, and Mr. Meeks.
6	floor retail space at 76 South Laura Street,	6	VICE CHAIRMAN MEEKS: Except I was I
7	which is the SunTrust building.	7	was out of town during that meeting. So
8	The applicant is proposing healthy, casual	8	MR. WALLACE: I'm sorry. Mr. Bailey.
9	fast food. The applicant's company's name is	9	VICE CHAIRMAN MEEKS: Mr. Bailey.
10	Tossgreen. They currently have a location on	10	MR. WALLACE: Mr. Bailey filled in.
11	the Southside. And I do Southside	11	VICE CHAIRMAN MEEKS: He's conspicuously
12	Boulevard. I do believe they are eventually	12	asking Mr. Wallace.
13	going to go into a location somewhere near the	13	MR. WALLACE: Mr. Bailey Mr. Gibbs
14	Town Center, but I would venture to say, from a	14	filled in for Mr. Meeks at that meeting.
15	healthy food standpoint, I frequent the	15	BOARD MEMBER GIBBS: I did.
16	Southside location on a regular basis. It	16	VICE CHAIRMAN MEEKS: Thank you,
17	doesn't look like it, but I do, you know, so I	17	Mr. Gibbs.
18	can vouch for, this would be a great addition	18	BOARD MEMBER GIBBS: You're quite welcome.
19	to our lunchtime venues within downtown itself	19	MR. WALLACE: Yes. So again, their
20	and one that's sorely needed from a from	20	product is salads, wraps, burrito warm bowls,
21	just a personal perspective.	21	you know, soups, fresh juices and smoothies.
22	But from the standpoint of their total	22	So if you're if you are so inclined to
23	project cost is roughly almost \$298,000.	23	approve this, hopefully, the applicant will get
24	They've got equity going in; roughly, almost	24	moving and doing tenant improvements at the
25	232,000. They're seeking an amount from us,	25	SunTrust building.
	Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203
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	own Investment Authority		Uncertified Condensed Copy
1	37		39
1	VICE CHAIRMAN MEEKS: All right. Could I	1	BOARD MEMBER BARAKAT: for retail
2	have a motion and a second for us to discuss	2	businesses. We're not funding tenant
	this?	3	0
3		-	improvements for retail businesses. We are
4	BOARD MEMBER MOODY: So moved.	4	going to fund elements of the build-out that
5	BOARD MEMBER GIBBS: Second.	5	can be used for future tenants in the event the
6	VICE CHAIRMAN MEEKS: All right.	6	business does not make it or relocates after
7	Mr. Barakat.	7	five years so that it stays as retail ready in
8	BOARD MEMBER BARAKAT: Just one	8	the marketplace for a long period of time.
_		_	
9	overreaching question, or overarching question	9	I support the project.
10	I should say by the way, I'm supportive of	10	VICE CHAIRMAN MEEKS: Okay. Just a
11	bringing healthy food downtown. We don't have	11	further comment, too, maybe this was apparent.
12	enough of it. So I like this project.	12	Mr. Gillam, we call these grants, but
13	And the space, as it is currently today,	13	they're really forgivable loans. They're
14	is in, I think, second generation office space;	14	forgiven at 20 percent a year as long as the
15	is that correct, the current existing	15	person the business stays in there. So if
16	conditions of the space that they are moving	16	the business does not, then if there's two
17	to?	17	years left on the lease, then there's going to
18	MR. WALLACE: It's on the first floor.	18	be 40 percent of the remaining amount owed back
19	You said second generation office space?	19	to us.
20	BOARD MEMBER BARAKAT: Sorry. That's an	20	Mr. Moody.
21	industry term. So it's currently built out as	21	BOARD MEMBER MOODY: Sounds like a good
22	office space?	22	addition to downtown Jacksonville. Looks like
23	MR. WALLACE: Okay.	23	a good menu. I'm for it.
24	BOARD MEMBER BARAKAT: Normally occupied	24	VICE CHAIRMAN MEEKS: Mr. Gillam.
25	as office space.	25	BOARD MR. GILLAM: I would agree, we could
	, Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203
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	38		40
1	MR. WALLACE: Okay.	1	certainly use more healthy options downtown. I
1 2	MR. WALLACE: Okay. BOARD MEMBER GREY: Yes, it is.	1 2	certainly use more healthy options downtown. I guess my only question again, this shows my
	5		
2	BOARD MEMBER GREY: Yes, it is. MR. WALLACE: Okay. It was the site that	2	guess my only question again, this shows my newness to the board is, how do you arrive
2 3 4	BOARD MEMBER GREY: Yes, it is. MR. WALLACE: Okay. It was the site that was we had previously approved a potential	2 3 4	guess my only question again, this shows my newness to the board is, how do you arrive at the amount relative to the you know, to
2 3 4 5	BOARD MEMBER GREY: Yes, it is. MR. WALLACE: Okay. It was the site that was we had previously approved a potential restaurant to go there. It's the same site,	2 3 4 5	guess my only question again, this shows my newness to the board is, how do you arrive at the amount relative to the you know, to the investment of the potential applicant to
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City of Jacksonville Downtown Investment Authority

City of Jacksonville Downtown Investment Aut	ority		August 23, 201 Uncertified Condensed Cop
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1 VICE C	HAIRMAN MEEKS: Mr. Gibbs.	1	that's fine.
	MEMBER GIBBS: My only question at	2	VICE CHAIRMAN MEEKS: We'll defer it.
	nhancement Committee meeting was	3	What I would say is, if maybe if this would
	not the market is ready for this	4	be okay, Mr. Wallace: If anyone has an
	g. And I was I said, you know,	5	interest on serving on a particular committee,
	rancisco or New York, that kind of		maybe let Mr. Wallace know that between now and
		6	5
	d I was glad to hear that the	7	the September meeting so there could be that
	oving in that direction, so I'm in	8	could be taken into account. Otherwise,
9 favor.		9	Mr. Bailey just may assign us to something that
	HAIRMAN MEEKS: Do we have any	10	may not be your first choice.
11 public comr		11	MR. WALLACE: Correct.
12 AUDIEN	ICE MEMBERS: (No response.)	12	VICE CHAIRMAN MEEKS: Mr. Wallace, it
13 VICE C	HAIRMAN MEEKS: Okay. Hearing	13	looks like you're still up for the Chairman's
14 none I th	nk the two owners are here with us	14	Report.
15 today. So i	you would like to come forward,	15	MR. WALLACE: Mr. Chairman, I'm going to
5	ecognized and receive our thanks	16	defer the Chairman's Report to Mr. Barakat who
	prtunity downtown.	17	has a document he can discuss with you all that
	ice members approach the podium.)	18	Mr. Bailey wanted discussed.
	TEL: Good evening, everyone. I'm	19	BOARD MEMBER BARAKAT: Thank you,
20 Satyen Pate	o b	20	Mr. Wallace.
5	 TEL: And I'm Manali Patel.	21	Mr. Chairman, if you recall, in the last
	TEL: Yes, I'm co-founder of	22	meeting, I reported to the board the results of
	nd she's the president and CEO.	23	Mr. Wallace's evaluation, which, at the time,
U U	•		
	ently, we have couple locations.	24	was still being inputted in the City's HR
	ne is off Southside, and another	25	system. And I mentioned I could bring back to
Diane IVI.	Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203
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4	42		44
	Johns Town Center. Both are	1	the board some more details, particularly some
	Ve started Tossgreen roughly around	2	of the board member comments, which I was
3 five years.		3	handed right before the meeting a copy of all
	HAIRMAN MEEKS: Well, thanks for	4	the comments.
	confidence for downtown. So we	5	So I think Ms. Durden I think
6 can now vo		6	Mr. Bailey wanted me to provide some examples
7 Allin fo	vor, please say aye.		
7 All in fa	vor, piedse say aye.	7	of some of the comments, and I'll just I'll
	MEMBERS: Aye.	7 8	of some of the comments, and I'll just I'll just randomly, just so just for edification
8 BOARD			5
8 BOARD	MEMBERS: Aye.	8	just randomly, just so just for edification
8 BOARD9 VICE C10 much.	MEMBERS: Aye.	8 9	just randomly, just so just for edification for all of you to understand what your other
8 BOARD 9 VICE C 10 much. 11 MS. PA	MEMBERS: Aye. HAIRMAN MEEKS: Well, thank you very	8 9 10	just randomly, just so just for edification for all of you to understand what your other board members reported regarding Mr. Wallace's
 8 BOARD 9 VICE C 10 much. 11 MS. PA 12 MR. PA 	MEMBERS: Aye. HAIRMAN MEEKS: Well, thank you very TEL: Thank you. Thank you, guys.	8 9 10 11	just randomly, just so just for edification for all of you to understand what your other board members reported regarding Mr. Wallace's evaluation and performance.
 8 BOARD 9 VICE C 10 much. 11 MS. PA 12 MR. PA 13 VICE C 	MEMBERS: Aye. HAIRMAN MEEKS: Well, thank you very TEL: Thank you. Thank you, guys. TEL: Thank you. HAIRMAN MEEKS: All right.	8 9 10 11 12	just randomly, just so just for edification for all of you to understand what your other board members reported regarding Mr. Wallace's evaluation and performance. So in the topic of Integrity, I'll give
 8 BOARD 9 VICE C 10 much. 11 MS. PA 12 MR. PA 13 VICE C 14 Mr. Wallace 	MEMBERS: Aye. HAIRMAN MEEKS: Well, thank you very TEL: Thank you. Thank you, guys. TEL: Thank you. HAIRMAN MEEKS: All right. since Mr. Bailey isn't here today,	8 9 10 11 12 13 14	just randomly, just so just for edification for all of you to understand what your other board members reported regarding Mr. Wallace's evaluation and performance. So in the topic of Integrity, I'll give you one example. One comment: Although he has a small staff and limited resources,
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1	to the DIA, parking has increased parking	1	don't know if these are available. I think
2	has increased enforcement, which has lowered	2	that these will be available to board members.
3	on-street congestion and has consistently	3	They are? Today? Okay.
4	stabilized the way it is managed.	4	So we have these copies that I can pass to
5	On to the more job-specific competencies,	5	each of you. And, you know, feel free to ask
6	as far as the topic of Effectively Negotiating	6	any questions, after you've reviewed it, to me
7	Deals and Packages, a couple of comments:	7	regarding the process at the next board
8	I've had the opportunity to be present in	8	meeting, but I think I've advised each of you
9	several negotiations and have been impressed	9	on the process that we did. And I thank all of
10	with his negotiation skills and timing.	10	you for your contributions. The evaluations
11	Mr. Wallace is not only well-versed in urban	11	were pretty comprehensive. You guys answered
12	planning practices, he knows the importance of	12	all the questions. And as you can see, we got
13	seeking knowledge and expertise of others.	13	a lot of comments.
14	I would agree with that statement even	14	So I'll be happy to answer any questions.
15	though I didn't make it. It sounds like I made	15	If not, Mr. Wallace, congratulations again on
16	it.	16	the exemplary report.
17	Establishes and maintains effective	17	MR. WALLACE: Thank you.
18	working relationships. Obviously, this is	18	VICE CHAIRMAN MEEKS: Well, Mr. Wallace, I
19	probably one of the more difficult and critical	19	guess that means if you're willing to keep us,
20	components of his job given the amount of	20	we're more than willing to keep you, I guess is
21	people that Mr. Wallace has to report to within	21	what that means.
22	government and, of course, this board.	22	Thank you for all that you do.
23	Mr. Wallace not only maintains his own	23	BOARD MEMBER BARAKAT: You need to respond
24	well-deserved relationships, he utilizes the	24	to that.
25	relationships of his board members.	25	MR. WALLACE: Yes.
_	Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203
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	46		48
1	Another comment, This aspect of the	1	BOARD MEMBER GIBBS: Any further comments,
2	position is very challenging. Mr. Wallace does	2	Mr. Chairman?
3	an excellent job of balancing the needs of the	3	MR. WALLACE: No, sir, not at the present
4	board members, political, civic and business	4	time. I'm thinking that we we have one
5	community. He's a master at it.	5	presentation that
6	I'll just give you a couple more. Most of	6	BOARD MEMBER GIBBS: I have a comment on
7	the comments were very you know, very	7	this.
8	complementary. There were a couple of	8	MR. WALLACE: Okay. I'm sorry.
9	comments I'm trying to find one that	9	BOARD MEMBER GIBBS: Is this the time
10	would require Mr. Wallace room for improvement.	10	where we talk money, raises, that sort of
11	Let me see if I can find that.	11	thing?
12	Let's see. Communicates sufficiently with	12	BOARD MEMBER BARAKAT: I mean, we can
13	me as a board member. Mr. Wallace not only	13	bring that up at any time. I think with the
14	listens well, he has an answer or offers a	14	new budget, all City staff just received a
15	deadline when he will provide a response.	15	raise, including Mr. Wallace. I don't remember
16	Mr. Wallace is very responsive and makes it a	16	the exact amount or percentage. Was it 3
17	point to call each board member at least once a	17	percent across the board?
18	month. If an inquiry is made at a meeting or	18	MR. WALLACE: Effective October 1st, it's
19	in conversation to Mr. Wallace and he does not	19	5 percent.
20	have the answer, he assures the board members	20	BOARD MEMBER BARAKAT: It's 5 percent.
21	that he will respond in due course.	21	Okay. So I think that I don't know if it's
22	Well, I'm trying to find one that requires	22	an issue for the Governance Committee, but
23	room for improvement. I know there were a	23	or maybe the Finance Committee, if we want to
24	couple, but there were very few. And that's	24	bring up the subject of additional raises
25	why I'm having a hard time finding it. So I	25	beyond what is proposed. Obviously, that would
	why I'm having a hard time finding it. So I Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300	25	beyond what is proposed. Obviously, that would Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300

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1	not only be a board member decision, it would	1	presentation with regard to their work. And
2	also go through the mayor's office and council	2	this gives us an opportunity to continue to
3	at the next at next year's budget.	3	work with them with regard to their support
4	VICE CHAIRMAN MEEKS: Mr. Wallace always	4	they're receiving for the National Endowment of
5	gives the increase to the Chair anyway, but	5	the Arts.
6	we'll continue.	6	So JoLynne.
7	So your Chairman's Report is complete,	7	Thank you.
8	Mr. Wallace, or do you have	8	(Audience member approaches the bench.)
9	MR. WALLACE: Yes.	9	AUDIENCE MEMBER: Thank you so much.
9 10	VICE CHAIRMAN MEEKS: anything else for	10	Vice CHAIRMAN MEEKS: If you would
			5
11	us?	11	introduce yourself.
12	Mr. Klement, your moment in the sunshine	12	AUDIENCE MEMBER: Yes, sir. Good
13	has come. We've just about emptied the room,	13	afternoon. I'm JoLynne Jensen. I'm the vice
14	though, before we got to you.	14	president and chief development officer at the
15	MR. KLEMENT: Very briefly, we actually	15	Jacksonville Symphony. And it's my pleasure to
16	have a DDRB meeting tomorrow, and we will be	16	report to you on a project that we did with
17	hearing Bank Barbecue has a special sign	17	your support called ImagiNATURE. It was a
18	permit application. They're located on Forsyth	18	multidisciplinary arts festival and
19	Street.	19	installation which took place on May the 3rd at
20	We have the Burlock & Barrel, which is a	20	Art Walk in Hemming Park. It honored the 100th
21	distillery point of service and operation in	21	anniversary of the National Park Service, and
22	the Brooklyn area, Forest Street area. They	22	Jacksonville's parks, and the 50th anniversary
23	also will be coming in with a waiver to reduce	23	of the National Endowment for the Arts.
24	that distillery production distance from a	24	There was a grant that was made, going
25	church or a school.	25	back to an application in 2015, to the National
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1	We also will then have the election of	1	Endowment for the Arts as part of their Imagine
2	officers. We did elect a new chairman at our	2	Your Parks themed program. The Downtown
3	last meeting. Mr. Joseph Loretta is the new	3	Investment Authority was one of our partners on
4	chairman. And they'll be they will be	4	that request to the National Endowment for the
5	coming to a committee tomorrow with	5	Arts, and we received funding for this project.
6	recommendations for the vice chair and	6	It is a wonderful collaborative program
7	secretary. And then our next meeting will be	7	where we had a dozen different community
	5		5
8	in September.	8	artists, organizations, composers, parks,
9	VICE CHAIRMAN MEES: Thank you, sir.	9	organizations, even the Mayo Clinic and the
10	Any questions or comments on that?	10	Jacksonville Public Library as part of this
11	BOARD MEMBERS: (No response.)	11	effort.
12	VICE CHAIRMAN MEEKS: Old business, do we	12	We have local artist Kathy Stark, who's
13	have any old business?	13	here with us today, who designed the placards
14	MR. WALLACE: Yes, Mr. Chairman. I have	14	to commemorate Northeast Florida's five state
15	Ms. JoLynne Jensen, who is here to give a brief	15	parks, and it includes the logos of the primary
16	presentation with regards to her work with the	16	community partners.
17	National Endowment of the Arts and with regards	17	We have brought one of those placards for
18	to Jacksonville itself. And I think that says	18	you all to see today. We brought one only
19	Fort Caroline	19	because there's five, and they are about
20	AUDIENCE MEMBER: It's ImagiNATURE.	20	60 pounds each. They are built to last quite a
21	MR. WALLACE: ImagiNATURE. And give	21	long time outside. They are still to be
22	give her your attention. This is something	22	mounted, and that's what Mr. Wallace referred
23	that Mr. Barakat and I had talked to you about	23	to as the continuing project, looking for the
 24	probably at your last board meeting. And what	24	right location to mount the five that have been
25	we asked JoLynne to do is come and give you a	25	constructed and then having them actually
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1	installed.	1	think the actual installation and kind of
2	The actual program night, May the 3rd,	2	debate over where these should be installed is
3	consisted of two concerts by the Jacksonville	3	what will be in front of us in the next several
4	Symphony in Hemming Park as part of the Art	4	meetings.
5	Walk. And it drew crowds of over 10,000 people	5	VICE CHAIRMAN MEEKS: Okay. Thank you,
6	that evening. You've got a report on it.	6	Mr. Barakat.
7	You've got some photographs. You've got some	7	MS. JENSEN: Thank you.
8	statistics. We were thrilled to be able to	8	VICE CHAIRMAN MEEKS: All right. New
9	present this as a real joint effort from local	9	business?
10	and statewide and even national partners.	10	BOARD MEMBERS: (No response.)
11	So we thank you all for partnering with us	11	VICE CHAIRMAN MEEKS: I've got one
12	at the very beginning in order to get this NEA	12	comment. And I think we ought to call if
13	grant. We thank you for continuing to partner	13	we're going to be doing this budget, let's call
14	with us and with local artists and musicians to	14	that to the Finance Committee because we have,
15	make projects like this possible. And we are	15	I think, a broader scope than just that.
16	so proud of local artist Kathy Stark for	16	One thing I'd like to have, so we remember
17	creating these wonderful placards to be seen by	17	this on the record and do this in our next
18	hundreds of thousands of people going forward.	18	Finance Committee meeting, that we take up
19	Are there any questions?	19	make sure that we get on the appropriate
20	VICE CHAIRMAN MEEKS: Questions or	20	calendar to review, as an example, the payments
21	comments?	21	that are made semiannually on the parking
22	BOARD MEMBERS: (No response.)	22	garages, that we review the documentation
23	VICE CHAIRMAN MEEKS: Hearing none, thank	23	that's sent in. And prior to when that
24	you.	24	documentation is received and prior to those
25	MS. JENSEN: Thank you.	25	payments being made, the Finance Committee has
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1	BOARD MEMBER BARAKAT: If I could just	1	a meeting to do that.
2	make some more clarity. Sorry, Mr. Meeks. I	2	There may be some other payments that we,
3	think the at some point, I think it's	3	as a Finance Committee, ought to approve. I'm
4	appropriate for this organization to decide	4	not sure what those what those are, but I
5	that these signs have a place downtown and	5	think as a minimum, given the attention that
6	where they have a place downtown. I don't	6	we've been putting on the parking, that we, as
7	think that conversation needs to occur today,	7	a Finance Committee, ought to at least I'm
8	but that conversation is going to be coming to	8	not sure "approve" is the right word, but at
9	US.	9	least ought to review those, that
10	And I thought that one of reasons why the	10	documentation, before those payments are made.
11	initial our intent was to attach ourselves	11	So if we could take that up in the Finance
12	to this program, was that downtown is a great	12	Committee, that would be good.
13	place for tourists and visitors. And a lot of	13	All right. Hearing no more new business,
14	our own residents are unaware of these great	14	are there any more public comments?
15	natural assets and that it would be	15	Mr. Oliver, you have a second bite at the
16	informative, perhaps on the Riverwalk or some	16	apple.
17	other area downtown, to educate about what some	17	(Mr. Oliver approaches the podium.)
18	of our best assets are and that few other	18	MR. OLIVER: Okay. So you all are letting
19	cities have similar to these.	19	me speak. Okay. My name's Carnell Oliver,
20	So I'm probably not articulating as well	20	address is on file, but, Mr. Chairman, I would
21	as some of you could, or Ms. Stark, who is a	21	like to finish off my comments about trying to
22	local artist and, obviously, a fantastic	22	increase minority participation when it comes
23	artist, but we thought this connected a lot of	23	down to the private sector coming, especially
23 24	dots, and downtown would be a great place for	24	when it comes down to construction projects. I
24 25	it. So that was why we supported it, but I	24 25	would like to put that on the next agenda for
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1	the next board meeting.	1	written by the Speaker of the House for the
2	VICE CHAIRMAN MEEKS: Help me out,	2	state of Florida, was not a very positive
3	Mr. Wallace. Do we intercept with that in any	3	article about community redevelopment agencies
4	way that would make that appropriate to have on	4	at all. And we saw that play out this past
5	our docket?	5	legislative cycle with regards to certain
6	MR. WALLACE: Mr. Chairman, you could,	6	desires
7	certainly under Old Business, have a dialogue	7	(Timer notification.)
3	with regards to the City's JSEP program. What	8	BOARD MEMBER MOODY: You're out of time.
9	I can do is invite Mario Rubio, who manages	9	MR. WALLACE: Yeah. So I'm just getting
)	that process for the City. I can invite him	10	there. Certain desires with regards to the
	here to the meeting, and he can give you an	11	existence and approval of new CRAs and trying
2	overview of the actual program so you're fully	12	to have the ones that are in place expire by
3	aware of the program itself.	13	2037 and being very restrictive of whether or
ŀ	And whenever we do contracts, particularly	14	not they were going to be able to operate
;	professional services contracts, there's always	15	within this upcoming fiscal year of 2017-2018.
;	a JSEP goal that's placed on those particular	16	Well, needless to say, that legislation
•	projects. And I'm going to have to turn to	17	didn't move very far in the Senate. It did get
;	John for a second.	18	some traction there in the House, but it didn't
	John, in redevelopment agreements, do we	19	get to a place where it got to conference or
)	have language in redevelopment agreements where	20	anything, and then there was a meeting of the
	we encourage JSEP	21	minds. But, nevertheless, that op-ed has
	MR. SAWYER: We do.	22	spurred another op-ed from a city council
	MR. WALLACE: participation?	23	person in Tampa that talked about all the good
ļ	So we can have a much more robust	24	that CRAs do and have done for the city of
	conversation with regards to that, but what	25	Tampa.
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1	Mr. Oliver is talking about, there's already	1	And so it's the conversation of do you
2	contractual language in a lot of what we're	2	throw the baby out with the bath water that's
3	what we're doing already, but we can certainly	3	going to come up again next cycle at the state
4	have a dialogue about it in our September	4	legislature. The House is going to have its
5	meeting.	5	it's going to have its opinion, and the
5	VICE CHAIRMAN MEEKS: Okay. Let's then	6	Senate's going to have its opinion. And we
7	let's have Mr. Rubio attend that meeting or	7	have the fortunate luxury of having the
3	MR. WALLACE: Certainly.	8	incoming Chair of the Florida Redevelopment
)	VICE CHAIRMAN MEEKS: the next most	9	Association sitting to my right, Ms. Durden.
)	convenient meeting for him.	10	I think that from a board standpoint,
	MR. WALLACE: Certainly.	11	making sure that we educate our Duval
2	VICE CHAIRMAN MEEKS: Okay. Thanks,	12	Delegation with regards to the importance of
;	Mr. Oliver.	13	CRAs to Duval County as a whole, but certainly
ļ	MR. WALLACE: Mr. Chairman, I do have one	14	to us and downtown, is a prudent conversation
5	other thing I'd like to bring up, and this is	15	to begin now, not January, when they're in
5	the time. Most recently, I read an article	16	session, because they're a little bit people
,	this one may have I read an article,	17	are a little bit more relaxed now than they
3	probably in the Tampa newspaper, that	18	are than they normally are come session, and
,)	referenced community redevelopment agencies.	19	have an educational process because it is an
,)	And it was a precursor to an article that I saw	20	election year next year. So, you know,
	in a USA Today with regards to community	20 21	conversations and things of that nature take
1 2		21 22	5
	redevelopment agencies within the state of		place.
3	Florida.	23 24	So I want to make sure that we are being
4 =	And the article was written the first	24 25	supportive of our board member in her role as
5	article written in the Tampa Tribune was Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203	25	Chair of the Florida Redevelopment Association
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1	to make sure that we get out ahead of that	1	BOARD MEMBER GILLAM: I just would say,
2	conversation.	2	Mr. Wallace, if you wanted to meet with
3	And one of the most important pieces, I	3	Paul Renner, I can certainly coordinate that.
4	think that's coming up, is Senator Bradley from	4	MR. WALLACE: Please. That would be
5	Duval County is going to be the Chair of the	5	great. That would be great.
6	Tourism and Economic Development Committee.	6	VICE CHAIRMAN MEEKS: Okay. Well, I think
7	The Senate president has appointed him to that.	7	we stand adjourned.
8	We need to make sure he's educated on this	8	Thank you.
9	particular topic.	9	
			(The above proceedings were adjourned at
0	Whatever happens in the House happens, but	10	4:32 p.m.)
1	if it doesn't move in the Senate, then it	11	
2	doesn't move anywhere. And I think that we	12	
3	need to make sure that that continues to be	13	
4	to be the case.	14	
5	VICE CHAIRMAN MEEKS: Do you have some	15	
6	thoughts about how we would arrange those types	16	
7	of meetings?	17	
8	MR. WALLACE: Through Ms. Durden.	18	
9	VICE CHAIRMAN MEEKS: Okay.	19	
20	All right. So I guess it sounds like we	20	
1	should do something, then, before the end of	21	
2	the year is what I'm hearing, or something or	22	
3	some things.	23	
4	MR. WALLACE: I think that I think I'll	24	
5	work with Ms. Durden, and through her	25	
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1	relationship at the broader state level, but	1	CERTIFICATE OF REPORTER
2	more so here, on the local level, of making	2	
2 3	more so here, on the local level, of making sure that she and I meet with Senator Bradley	2	
	sure that she and I meet with Senator Bradley	_	
3 4	sure that she and I meet with Senator Bradley and talk about the good of CRAs.	2 3	STATE OF FLORIDA)
3 4 5	sure that she and I meet with Senator Bradley and talk about the good of CRAs. I want to I'm a firm believer in the	3)
3 4 5 6	sure that she and I meet with Senator Bradley and talk about the good of CRAs. I want to I'm a firm believer in the following: If someone is doing something that	3 4	STATE OF FLORIDA)) COUNTY OF DUVAL)
3 4 5 6 7	sure that she and I meet with Senator Bradley and talk about the good of CRAs. I want to I'm a firm believer in the following: If someone is doing something that he shouldn't be, there's a process for that.	3 4 5)
3 4 5 6 7 8	sure that she and I meet with Senator Bradley and talk about the good of CRAs. I want to I'm a firm believer in the following: If someone is doing something that he shouldn't be, there's a process for that. Normally, it's a judicial process. And, you	3 4) COUNTY OF DUVAL)
3 4 5 6 7 8 9	sure that she and I meet with Senator Bradley and talk about the good of CRAs. I want to I'm a firm believer in the following: If someone is doing something that he shouldn't be, there's a process for that. Normally, it's a judicial process. And, you know, let that judicial process handle what	3 4 5 6)
3 4 5 6 7 8 9 0	sure that she and I meet with Senator Bradley and talk about the good of CRAs. I want to I'm a firm believer in the following: If someone is doing something that he shouldn't be, there's a process for that. Normally, it's a judicial process. And, you know, let that judicial process handle what it's doing, but I also recognize that as a	3 4 5 6 7) COUNTY OF DUVAL) I, Diane M. Tropia, Florida Professional Reporter, certify that I was authorized to and did
3 4 5 6 7 8 9 0 1	sure that she and I meet with Senator Bradley and talk about the good of CRAs. I want to I'm a firm believer in the following: If someone is doing something that he shouldn't be, there's a process for that. Normally, it's a judicial process. And, you know, let that judicial process handle what it's doing, but I also recognize that as a whole, you know, audits, strengthening what we	3 4 5 6 7 8) COUNTY OF DUVAL) I, Diane M. Tropia, Florida Professional Reporter, certify that I was authorized to and did stenographically report the foregoing proceedings and
3 4 5 6 7 8 9 0 1 2	sure that she and I meet with Senator Bradley and talk about the good of CRAs. I want to I'm a firm believer in the following: If someone is doing something that he shouldn't be, there's a process for that. Normally, it's a judicial process. And, you know, let that judicial process handle what it's doing, but I also recognize that as a whole, you know, audits, strengthening what we do, being fiscally prudent is important equally	3 4 5 6 7 8 9) COUNTY OF DUVAL) I, Diane M. Tropia, Florida Professional Reporter, certify that I was authorized to and did stenographically report the foregoing proceedings and
3 4 5 6 7 8 9 0 1 2	sure that she and I meet with Senator Bradley and talk about the good of CRAs. I want to I'm a firm believer in the following: If someone is doing something that he shouldn't be, there's a process for that. Normally, it's a judicial process. And, you know, let that judicial process handle what it's doing, but I also recognize that as a whole, you know, audits, strengthening what we	3 4 5 6 7 8 9) COUNTY OF DUVAL) I, Diane M. Tropia, Florida Professional Reporter, certify that I was authorized to and did stenographically report the foregoing proceedings and that the transcript is a true and complete record of m
3 4 5 6 7 8 9 0 1 2 3	sure that she and I meet with Senator Bradley and talk about the good of CRAs. I want to I'm a firm believer in the following: If someone is doing something that he shouldn't be, there's a process for that. Normally, it's a judicial process. And, you know, let that judicial process handle what it's doing, but I also recognize that as a whole, you know, audits, strengthening what we do, being fiscally prudent is important equally	3 4 5 6 7 8 9 10 11) COUNTY OF DUVAL) I, Diane M. Tropia, Florida Professional Reporter, certify that I was authorized to and did stenographically report the foregoing proceedings and that the transcript is a true and complete record of m
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3 4 5 6 7 8 9 0 1 2 3 4 5	sure that she and I meet with Senator Bradley and talk about the good of CRAs. I want to I'm a firm believer in the following: If someone is doing something that he shouldn't be, there's a process for that. Normally, it's a judicial process. And, you know, let that judicial process handle what it's doing, but I also recognize that as a whole, you know, audits, strengthening what we do, being fiscally prudent is important equally as well. And I would say if you I don't know. If there's 300 CRAs and there's five that are doing something bad, and those five	3 4 5 6 7 8 9 10 11 12 13 14 15) COUNTY OF DUVAL) I, Diane M. Tropia, Florida Professional Reporter, certify that I was authorized to and did stenographically report the foregoing proceedings and that the transcript is a true and complete record of m
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