

CITY OF JACKSONVILLE
COMMUNITY REDEVELOPMENT AGENCY
BOARD MEETING

Proceedings held on Wednesday, June 21, 2022,
commencing at 2:32 p.m., Jacksonville Public/Main
Library, Multipurpose Room, 303 North Laura Street,
Jacksonville, Florida, before Diane M. Tropia, FPR, a
Notary Public in and for the State of Florida at Large.

BOARD MEMBERS PRESENT:

BRAXTON GILLAM, Chairman.
JIM CITRANO, Secretary.
OLIVER BARAKAT, Board Member.
TODD FROATS, Board Member.
DAVID WARD, Board Member.
RON MOODY, Board Member.

ALSO PRESENT:

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

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1 MR. SAWYER: John Sawyer, Office of
2 General Counsel.
3 THE CHAIRMAN: Mr. Chisholm, do we have
4 any public comments today?
5 MR. CHISHOLM: Yes, Mr. Chair. We have
6 Carnell Oliver.
7 (Audience member approaches the podium.)
8 AUDIENCE MEMBER: Thank you.
9 MR. CHISOLM: That one stays on
10 automatically.
11 AUDIENCE MEMBER: Can you hear me?
12 Carnell Oliver. Address is on file.
13 I just want to just be very
14 straightforward, as I am with the City Council.
15 There are three critical issues that I think
16 that the DIA board needs to take a good look at
17 reforming. I sat there for maybe an hour and a
18 half and I saw peace-making deals to try to
19 give this board more independence. And being
20 independent, I'm trying to look at the charter
21 and reform it as a whole, to give trust back
22 into government.
23 (Board Member Barakat enters the
24 proceedings.)
25 MR. OLIVER: But to use this board and
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1 PROCEEDINGS
June 21, 2022 2:32 p.m.
2 - - -
3 THE CHAIRMAN: We'll call June 21, 2022,
4 Downtown Investment Authority meeting to order.
5 I'd ask everyone to stand and join me with
6 the Pledge of Allegiance.
7 (Recitation of the Pledge of Allegiance.)
8 THE CHAIRMAN: Thank you, Mr. Chisholm.
9 Before we get started today, I want to
10 have everyone at the head table introduce
11 themselves, starting with you, Mr. Chisholm.
12 MR. CHISOLM: Xzavier Chisholm, DIA staff.
13 BOARD MEMBER WARD: David Ward, DIA board
14 member.
15 BOARD MEMBER MOODY: Ron Moody, board
16 member.
17 THE CHAIRMAN: Braxton Gillam, board
18 member.
19 BOARD MEMBER CITRANO: Jim Citrano, board
20 member.
21 BOARD MEMBER FROATS: Todd Froats, board
22 member.
23 MS. BOYER: Lori Boyer, CEO.
24 MR. KELLEY: Steve Kelley, DIA staff.
25 MR. PAROLA: Guy Parola, DIA staff.
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1 this department as an example, I want you to
2 review maybe putting a set-aside of maybe
3 25 percent of housing that's been built in this
4 community provided with 25 percent set-asides
5 for the low- and moderate-income community,
6 because I'm seeing all this development in the
7 Urban Core and all the power and people who
8 have money are going to be concentrating in one
9 area. While on the other side, people who are
10 poor are going to be all concentrated in one
11 part of our community. That allows JSO to know
12 where the crime is.
13 But we need to start integrating
14 communities. It shouldn't be based on
15 somebody's income that we build something
16 better. It's about -- it's about showing each
17 other that we do -- that we -- we may have our
18 differences, but we can bring everyone together
19 to build something better.
20 And for me, I think this is a critical
21 issue that we need to take up because I'm
22 seeing it -- I'm seeing the growth. I like the
23 growth, I'm for it, but you need a balance.
24 You're trying to do your best you can to
25 create more affordable housing, but I'm a
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1 person that believes in direct legislative
 2 action which involves maybe 25 percent set
 3 aside. Now, that's a direct action approach.
 4 I'm not a kind of person that works around the
 5 issue. If I see an issue, I want the direct
 6 action on it because right now I'm seeing
 7 what's going on in this community.
 8 When we're dealing with critical issues,
 9 everybody wants to work around it. Yes, it's
 10 an effective approach, but it does not get us
 11 where we need to be. We're trying to build a
 12 better community because, to me, what's going
 13 on in this housing market in the downtown
 14 community is redlining, and it's systematically
 15 orchestrated. If you don't have the money, you
 16 won't get an opportunity to see a quality of
 17 life you want.
 18 THE CHAIRMAN: Thank you, Mr. Oliver.
 19 MR. CHISHOLM: That's all, Mr. Chair.
 20 THE CHAIRMAN: Thank you, Mr. Chisholm.
 21 Ms. Boyer, we talked about moving our new
 22 business item, the presentation on the downtown
 23 maintenance, the Public Works issues, to the
 24 front of our agenda. I think we have got
 25 people here to speak.

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1 Do you want to introduce this issue?
 2 MS. BOYER: I can, Mr. Chairman.
 3 Thank you. And let the record reflect
 4 that Mr. Barakat has joined us, so you do now
 5 have a quorum.
 6 THE CHAIRMAN: Thank you.
 7 MS. BOYER: As you know, in our budget
 8 process for actually two years, we have talked
 9 about wishing that we had an increased level of
 10 maintenance for our downtown streetscapes, for
 11 our downtown parks, et cetera, being concerned
 12 about the way things looked and how we could
 13 improve that.
 14 So from a DIA perspective, we had set
 15 aside money in our budget. We had approached
 16 the administration about potentially having a
 17 staff person work on this. The administration
 18 funded a position in the Public Works
 19 Department, who is Mr. Famy, who is here, Noel.
 20 And he's been attending our meetings all
 21 year, and one of the things that came out of
 22 that was a need to have a really good inventory
 23 of what particular properties we were
 24 maintaining; what ponds we were maintaining;
 25 what parks we were maintaining; what

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1 streetlights; what -- you know, what are all
 2 the assets that require maintenance; who is
 3 responsible to maintain them; what cycle are
 4 they on; what contract do we have to be able to
 5 then say, okay, what's the next step? What do
 6 we need to change, where do we want to apply
 7 resources to provide that enhanced level?
 8 So in the process, Mr. Parola and Mr. Famy
 9 have worked with ETM. And you're going to see
 10 a presentation on a software program that we
 11 took to the board, and you helped fund our
 12 acquisition of, and where we are to date on
 13 creating that inventory and providing that
 14 information.
 15 And I think you'll be pleased with how
 16 robust it is and how far we've come, even
 17 though you don't see the on-the-ground change
 18 in the level of maintenance yet. We're working
 19 on that, but we had to get this first.
 20 With that, I'll turn it over to Mr. Famy,
 21 if you're okay.
 22 THE CHAIRMAN: Thank you, Ms. Boyer.
 23 Mr. Famy.
 24 MR. FAMY: Yes. Noel Famy, Public Works,
 25 Office of the Director.

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1 Just a little, quick intro about me. I
 2 come from a background of 22 years in the
 3 Marine Corps as an aviation maintenance
 4 engineer, so I've managed maintenance. What I
 5 did in the Marine Corps was manage all aspects
 6 of maintenance to get aircraft from the ground
 7 into the air to get rounds down range on time
 8 and on target.
 9 And coming aboard, when I joined the City
 10 in January, Director Pappas tasked me with
 11 leading the charge from Public Works to ensure
 12 that we achieve the mayor's vision of downtown,
 13 making sure that it's a more vibrant, walkable,
 14 healthier, safer downtown. And in this task,
 15 I'm very aligned with DIA staff and especially
 16 Mr. Parola.
 17 To help keep our goals aligned,
 18 we've partnered with ETM, as Ms. Boyer said, in
 19 creating a system that we're calling the DREAM
 20 System: Downtown Revitalization Enterprise
 21 Asset Management System. So as you can see,
 22 there's a long acronym and sometimes it's hard
 23 for Marines like me to remember. So we toyed
 24 around with taking out some of those words.
 25 Revitalization -- or "downtown" we knew had to

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1 stay there; "revitalization" we kind of played
2 with. But it was imbuing life and vibrancy
3 back into something. We maybe said, maybe take
4 that E out of there because he can't remember
5 it, but "enterprise" was a product -- or
6 project that takes a lot of hard work and a lot
7 of initiative and resourcefulness to
8 accomplish, so maybe that will stay in there.

9 At the end of the day, we realized that if
10 we took out the R and the E, that we would just
11 have a barrier that kept back, temporarily, the
12 flood of items that needed to be addressed, so
13 we would have had D-A-M, or a barrier that
14 holds back floods. So we knew we couldn't have
15 that. We knew we couldn't have that. So we
16 bring to you the DREAM System, the DREAM
17 System.

18 Now, as we got into the program, we did
19 identify a couple of things, as Ms. Boyer kind
20 of alluded to --

21 Next slide, please.

22 -- that we had to do before we could
23 actually start making changes and making real
24 changes to what the downtown area looked like
25 and kind of doing maintenance actions that it

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1 required to meet this mission. So we laid out
2 the focus, all the perceived challenges that we
3 came across, and of course the outcome of the
4 project. We found that what really needed to
5 be addressed ranged from not knowing what
6 assets we had to not knowing who owned the
7 assets and really what work we were currently
8 engaged in.

9 And that's not to say that Public Works
10 wasn't managing it. It's definitely being
11 managed. It was just that it was hard for
12 someone like me to come in and see what was
13 actually going on because it was in all of the
14 departments' kind of data siloed up and in all
15 the institutional knowledge.

16 So we believe that this program
17 centralizes all of that information and allows
18 everyone to see what's really going on and
19 allows everyone to kind of work together to
20 accomplish one bigger goal.

21 So we started with asset management. The
22 first piece of the system for asset management
23 is called Cartegraph. With this system, there
24 are over a thousand municipalities that use it
25 to manage their assets. And it really helps us

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1 identify historical records. It helps us do
2 actual maintenance on -- on items -- on assets.
3 It helps us estimate costs if we were going to
4 upgrade certain items. It's really a robust
5 system that allows us to do a lot of neat
6 things as we get into it.

7 So for the last month or so --

8 Next slide.

9 In the last month or so, what can you see
10 on your screen there is what we have
11 inventoried, over 3,000 new assets, and
12 combined those with assets that were already in
13 the system to create a very big database that
14 represents the downtown area. Every single
15 asset laid out from park areas all the way down
16 to an ashtray you can see depicted here on this
17 map.

18 And the reason that we needed every asset
19 laid out was that was the way we were going to
20 be able to do work. Each segment of this can
21 be drilled down into -- all the way down to the
22 asset.

23 In this example that you see on your
24 screen is Brooklyn. Inside of Brooklyn you can
25 see every single asset. And if I wanted to

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1 pick out one asset or if I was riding by one
2 asset or walking by one asset, I could go into
3 that asset's history. I would want to go into
4 that asset's history in case it was broken,
5 dirty, damaged, and needed some sort of
6 maintenance on it.

7 The type of maintenance I could do on it
8 is -- is from preventative maintenance to
9 reactive maintenance, something as simple as
10 picking up trash. I could -- I could do that
11 through a hand-held device and notify somebody,
12 that "Hey, there's a big pile of trash right
13 here that needs to be picked up."

14 As far as drilling down into a specific
15 asset, this is an example. We have a light
16 that a user sees the tree has smashed the
17 globes. That user can then create a task.
18 That task is then sent to the appropriate
19 department for maintenance. And at the end of
20 the life cycle of that maintenance, whoever did
21 the maintenance can sign it off and allow
22 whoever submitted it proof that the maintenance
23 was completed.

24 So kind of an example life cycle of a
25 maintenance gripe right there.

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1 And we did want to kind of show it in real
2 life so you could see how easily it could be
3 done. So we kind of have a real-life demo set
4 up for you.

5 So say a DVI ambassador is walking along.
6 He sees --

7 AUDIENCE MEMBER: (Inaudible.)

8 MR. FAHY: Or it could be anybody, any
9 user of the system sees this pile of trash just
10 laying about (trash thrown on the floor for
11 demonstration purposes) in the area.

12 Mr. Jones took a picture of it, created a
13 task. I receive that task on my phone
14 immediately. What I can do is pick up the
15 trash or complete the task, take a picture of
16 it, log my hours. And what that will do is
17 show a completed task, along with a picture,
18 along with how much it cost my man-hours to do
19 that specific task in the system. All real
20 time, all based off of this cell phone and his
21 cell phone, so many users.

22 And we can do that with any type of
23 discrepancy, whether it be a broken streetlight
24 to litter on the ground to crashed-into
25 bollards at the VA house over at Beaver and

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1 Broad. All of that can be done simply with
2 your cell phone taking care of it.

3 And that's where we spent 80 percent of
4 our time up to this point, but there are other
5 things that the system can do. One of the
6 things we found was it was really hard to
7 figure out where all the capital improvement
8 projects were taking place, especially from an
9 outsider like me who has never had any kind of
10 public sector time or even known about the
11 developments of downtown Jax.

12 So we needed something to where anybody
13 could see everything that was going on at
14 the -- at a glance. So we added this layer of
15 capital improvement projects into the system.

16 Again, in Brooklyn you can see every
17 public capital improvement project, every park
18 project, and every private development. In
19 this, you can click on any development -- in
20 this example, Forest Street -- and find the
21 data related. So you can use Esri; you can use
22 Cartegraph. And in this case, the solution
23 that we found that's going to work well is
24 Basecamp.

25 Inside of Basecamp you can see everything

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1 related to the project. So as you see here,
2 there's all the legislation related to the
3 project, all the contracts and agreements, all
4 the plans -- everything that's ever existed and
5 will exist can go right inside of this project.

6 And it's all geospatially located so you
7 don't have to search around for it in your
8 email in-box or some hard drive somewhere or
9 some server somewhere. It's all -- you point
10 to the project, click on it, and you can get
11 right to all the information that you need.
12 Making decisions with this tool will also come
13 in handy as we do future developments.

14 What you see on your screen on the next
15 slide here is a digital twin of the downtown
16 area. What you also see kind of up in the
17 Sports & Entertainment District is a little
18 green block that represents what could be the
19 Four Seasons area there.

20 If we had exact dimensions of that
21 project, we could lay the exact dimensions onto
22 this, and the type of information that you
23 could glean from this is what shade is casting
24 on surrounding infrastructure, how surrounding
25 infrastructure interacts with it, how many

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1 trees are around the area, what temperature
2 it's going to be. Just a host of information
3 you can gather just by having this digital twin
4 in place. And the more we utilize this system,
5 the more data we get into the system, the more
6 useful the system will be.

7 As we continue to develop this system, not
8 only would I -- would I -- I, once again, would
9 like to send gratitude to Ms. Boyer for
10 allowing Public Works to partner with ETM on
11 this project, but I would ask for continued
12 support and to not let this system go unused
13 and become obsolete because the system can
14 become obsolete if we fail to put data in it,
15 if we fail to train new users, if we just fail
16 to implement it. The data can become obsolete
17 and not of the same value that it is right now
18 when it's fresh.

19 With that, that's the end of our
20 presentation, and I welcome any questions.

21 THE CHAIRMAN: Thank you, Mr. Famy.
22 Any questions, board members?
23 Mr. Froats.

24 BOARD MEMBER FROATS: Thanks for the
25 presentation. That was pretty cool.

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1 A couple of questions. So the City is not
 2 using this now; is that correct?
 3 MR. FAMY: Through the Chair to
 4 Mr. Froats, there are some departments that are
 5 using it, but not all the departments.
 6 BOARD MEMBER FROATS: That was my next
 7 question: What are they using right now? And
 8 it doesn't really pertain to us, but to the
 9 extent it's downtown, it does. I think it's a
 10 great software tool, and I was just curious
 11 what they use now. It doesn't sound like it's
 12 as robust as this.

13 I know there's a blight program where you
 14 take a picture of something on the street and
 15 you can send that in and that gets dealt with,
 16 similar to this. I don't know what backs that
 17 up, but this sounds like a great software tool.

18 The question then becomes, who should own
 19 it? Should the City own it? Should DIA own
 20 it? To me, it sounds like something the City
 21 should have. And, again, I don't know what
 22 they use right now, but if it's not as robust
 23 as this, this could be a great tool.

24 But question for you: Is the public able
 25 to take that picture like you just did here in
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1 the auditorium? Can they take that picture and
 2 send it in? And then if they can, do they
 3 automatically get a notification saying this is
 4 outside of the DIA?

5 MR. FAMY: Great question.

6 Through the Chair to Mr. Froats, in its
 7 current build-out, the public is not allowed
 8 to -- or not able to get in there. They're
 9 still using MyJax, which is similar, just not
 10 as user friendly as this. But they could. It
 11 is a feature that is available.

12 BOARD MEMBER FROATS: Thanks for the
 13 presentation.

14 THE CHAIRMAN: Thank you, Mr. Famy.

15 MS. BOYER: Mr. Chairman, if I may add to
 16 Mr. Famy's presentation, the part he didn't
 17 tell you. On the next step, which I know as
 18 staff we're very excited about, is -- he has
 19 also spoken to us about the professional
 20 service dollars necessary to go ahead and draft
 21 the RFP, the scope that we would need for an
 22 enhanced streetscape maintenance contract.

23 So if we were to rebid just downtown on
 24 mowing and maintenance of streetscapes, he's
 25 got a firm drafting what the criteria would be

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1 in that scope. And the idea is that we would
 2 have a base level of service and then a menu of
 3 alternates. So we could add additional
 4 mulching or we could add additional --
 5 installing irrigation or whatever it might be
 6 to that, and that is also in process. So he's
 7 just started that.

8 So I think that will be really helpful
 9 because we want to, hopefully by October 1,
 10 next fiscal year, be able to bid that and have
 11 a new contract and be able to add those
 12 enhanced levels.

13 THE CHAIRMAN: Thank you, Ms. Boyer.

14 I mean, it's one of those things -- we had
 15 this long list of things we need to do, and
 16 it's nice to see some of it ongoing while we're
 17 trying to manage all these opportunities, other
 18 opportunities that are presented to the board.
 19 So I think it's great, and I do appreciate the
 20 hard work.

21 We talk constantly about trying to be a
 22 little bit more transparent, find better
 23 opportunities for the public to understand what
 24 we're doing and seeing what's going on and the
 25 opportunity here. I mean, even the face of it,

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1 even the computer illiterate at the head table
 2 could see that I could probably use this and
 3 make it work, so I think it's really great. I
 4 think it's a wonderful opportunity.

5 Thank you very much.

6 With that, we'll move into the Community
 7 Redevelopment Agency meeting.

8 First, in your packets today we have
 9 meeting minutes from the May 18, 2022, meeting.

10 Has everyone had chance to review them?

11 Do I hear a motion?

12 BOARD MEMBER MOODY: So moved.

13 BOARD MEMBER CITRANO: Second.

14 THE CHAIRMAN: All in favor?

15 BOARD MEMBERS: Aye.

16 THE CHAIRMAN: Any opposed?

17 BOARD MEMBERS: (No response.)

18 THE CHAIRMAN: Okay. So those minutes are
 19 approved.

20 We have two items on the consent agenda
 21 today. They come from Budget. It's the budget
 22 amendments for the Northbank and Southbank TID.
 23 They come from a standing committee. It
 24 doesn't need a second and it's on the consent
 25 agenda.

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1 I'll take a voice vote for approval. All
 2 those in favor, say aye.
 3 BOARD MEMBERS: Aye.
 4 THE CHAIRMAN: Any opposed?
 5 BOARD MEMBERS: (No response.)
 6 THE CHAIRMAN: Thank you very much.
 7 Next item on the agenda is Resolution
 8 2022-06-04, Vista Shipyards office parcel
 9 disposition.
 10 Ms. Boyer, are you going to handle this or
 11 Mr. Kelley?
 12 MS. BOYER: Hold on. I just touched my
 13 computer and --
 14 Thank you, Mr. Chairman.
 15 I'll go ahead and handle it. This is not
 16 on consent, but it did go to REPD, so you may
 17 want to ask Mr. Barakat, in addition, regarding
 18 the REPD vote on it. However, it did have
 19 amendments at REPD Committee, which is why it's
 20 not on consent.
 21 So what -- this resolution, 2022-06-04, is
 22 a resolution authorizing the publication of a
 23 disposition notice for the 1.05-acre parcel at
 24 the Shipyards that was part of the Iguana
 25 disposition and is what we refer to as the
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1 It indicates we will consider a fee simple
 2 disposition subject to leases, encumbrances,
 3 easements of record. It will have a covenant
 4 of record -- restrictive covenant on it to
 5 ensure elimination of blight and proper
 6 maintenance over time, and its taxable status
 7 so that it would not be sold to a tax-exempt
 8 entity, and a right of reversion of
 9 construction if the vertical improvements are
 10 not commenced on a mutually agreeable schedule.
 11 So those would be the restrictions to the
 12 transfer of the ownership. It's the 1.05-acre
 13 parcel.
 14 There was an amendment at REPD on the use
 15 of the building. We previously had indicated a
 16 Class A office building, and the word "office"
 17 was deleted to simply say we'll solicit offers
 18 for a Class A building with approximately
 19 150,000 gross square feet or greater and at
 20 least 9,000 square feet of which shall be
 21 ground-floor retail. So we're still looking
 22 for that ground-floor retail from anyone.
 23 Minimum private capital investment of
 24 48-and-a-half million. Proposals need to
 25 identify the purchase price someone is willing
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1 office parcel.
 2 So if you scroll down, Xzavier, in the
 3 resolution or you look forward to, I think,
 4 Exhibit A, you'll see it's the parcel outlined
 5 in red called "Office Building Parcel."
 6 That parcel right now is subject to a
 7 ground lease in favor of Iguana, and they have
 8 requested the opportunity to purchase the
 9 parcel outright for its appraised value. So
 10 they are not asking for a donation of the land.
 11 They are asking for the ability to purchase it
 12 at its appraised value.
 13 This resolution is not asking you to
 14 approve the term sheet and not asking you to
 15 approve incentives or the terms of disposition
 16 but rather to approve -- authorize the
 17 publication of the 30-day Notice of Disposition
 18 so we can solicit other offers for the
 19 property.
 20 So if you'll turn to Exhibit C. And
 21 Exhibit C is where the amendments were made.
 22 And those are -- that's really the salient
 23 information regarding what will be in the
 24 Notice of Disposition that is published. So it
 25 describes the particular property.
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1 to pay in cash at closing and any financing
 2 contingencies. They must identify if the
 3 developer/tenant is exempt from ad valorem
 4 taxes, the commencement of construction date
 5 and completion, and they must comply with the
 6 zoning overlay and downtown design standards.
 7 So those are the terms that would be
 8 included in the notice we publish in the Daily
 9 Record.
 10 THE CHAIRMAN: So I'm not sure if this
 11 should be directed at you, Ms. Boyer, or
 12 Mr. Barakat, so whoever is the appropriate
 13 person to respond.
 14 My recollection is when we get a request
 15 from the public to acquire a parcel we own,
 16 that we have this process for a public
 17 disposition, and it usually mirrors the offer.
 18 I mean, is it a mirror of what's been asked of
 19 us and we're just putting it out under
 20 different terms?
 21 I forget the outline of our own regulation
 22 on that, if you can help me.
 23 MS. BOYER: Yes. To the Chair, we have
 24 both a negotiated disposition, an
 25 unsolicited-proposal process, and then we can
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1 do a on-our-own-volition bid process where we
2 open it up and we set terms, as we did for the
3 Hardwick proposal or Riverfront Plaza.
4 So this is essentially a negotiated
5 disposition in the sense that they came to us
6 and made an offer regarding a purchase of it in
7 fee simple. And they do have the current
8 ground lease on the property; however, we were
9 not in a position to bring to you the full
10 negotiated term.

11 So we're handling this very much -- it
12 mirrors the MOSH disposition we did, where we
13 came back to you after the disposition period
14 closed and then presented to you the terms.

15 THE CHAIRMAN: Thank you, Ms. Boyer.

16 Mr. Barakat, do you have anything further
17 to add on this resolution?

18 BOARD MEMBER BARAKAT: Not really,
19 Mr. Chairman. It was a unanimous approval from
20 the committee with some of the modifications
21 Ms. Boyer described.

22 We did discuss that we would like to see
23 or understand the change-in-ROI impact to the
24 City, the difference being where we continue to
25 own the property in the last development

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1 agreement with Iguana versus now where we would
2 sell the property. We'll get tax revenue, but
3 we'll obviously not participate in the asset
4 appreciation over time.

5 And we didn't really get into how our
6 staff calculated the ROI in that regard last
7 time, but we do want to understand the
8 difference when Ms. Boyer brings the term sheet
9 back to us, assuming, in our next meeting.

10 THE CHAIRMAN: Thank you, Mr. Barakat.

11 I'm not sure who among us was there. I
12 missed your meeting.

13 I'll ask people who were at the meeting
14 first, do you have any questions?

15 Mr. Ward, I'm not sure if you were there
16 or not.

17 BOARD MEMBER WARD: I was there. I do not
18 have any questions.

19 THE CHAIRMAN: Mr. Moody.

20 BOARD MEMBER MOODY: I was curious, who
21 did the appraisal?

22 MS. BOYER: Patrick Phipps. It was an
23 appraisal completed in March.

24 BOARD MEMBER MOODY: It looked like it was
25 at the right value.

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1 Remind me, Ms. Boyer. When we put this
2 back out for 30 days, can someone come in and
3 offer just a hundred dollars more, and then all
4 of a sudden we're having to negotiate with two
5 parties? Or what's the -- what's the format?

6 MS. BOYER: We have the opportunity to
7 evaluate all offers received. And if we
8 received three other offers and they were at
9 different prices, you would be looking not only
10 at the price offered for the land, but what is
11 the value of the building they're proposing,
12 what is its use, how does it fit with our plan,
13 what kind of tax revenue we're going to
14 receive.

15 We're going to look at it from the big
16 picture perspective to decide which one we want
17 to negotiate with and pursue.

18 BOARD MEMBER MOODY: Okay. Thank you.

19 THE CHAIRMAN: Mr. Citrano.

20 BOARD MEMBER CITRANO: I was at the
21 meeting, and I think Mr. Barakat kind of gave a
22 good summary, so I don't have any comments.

23 THE CHAIRMAN: Mr. Froats.

24 BOARD MEMBER FROATS: No questions.

25 THE CHAIRMAN: Anything else, Ms. Boyer?

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1 MS. BOYER: (Shakes head.)

2 THE CHAIRMAN: I'll ask for a vote then.

3 Mr. Ward, how do you vote?

4 BOARD MEMBER WARD: In favor.

5 THE CHAIRMAN: Mr. Barakat.

6 BOARD MEMBER BARAKAT: In favor.

7 THE CHAIRMAN: Mr. Moody.

8 BOARD MEMBER MOODY: In favor.

9 THE CHAIRMAN: Mr. Citrano.

10 BOARD MEMBER CITRANO: I'm in favor.

11 THE CHAIRMAN: And Mr. Froats.

12 BOARD MEMBER FROATS: In favor.

13 THE CHAIRMAN: I'm also in favor.

14 So that's unanimous, six in favor, none
15 against. Thank you very much.

16 Ms. Boyer, I don't see anything else on
17 our CRA agenda for today. Do you have any
18 adds?

19 MS. BOYER: I do not. That's correct.

20 THE CHAIRMAN: So we'll close the CRA
21 meeting.

22 (The foregoing proceedings were adjourned
23 at 2:56 p.m.)

24 - - -

25

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1 CERTIFICATE OF REPORTER

2

3 STATE OF FLORIDA)

)

4 COUNTY OF DUVAL)

5

6

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

12

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14

15 DATED this 4th day of July 2022.

16

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Diane M. Tropa
Florida Professional Reporter

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CITY OF JACKSONVILLE
DOWNTOWN INVESTMENT AUTHORITY
BOARD MEETING

Proceedings held on Wednesday, June 21, 2022,
commencing at 2:56 p.m., Jacksonville Public/Main
Library, Multipurpose Room, 303 North Laura Street,
Jacksonville, Florida, before Diane M. Tropa, FPR, a
Notary Public in and for the State of Florida at Large.

BOARD MEMBERS PRESENT:

BRAXTON GILLAM, Chairman.
JIM CITRANO, Secretary.
OLIVER BARAKAT, Board Member.
TODD FROATS, Board Member.
DAVID WARD, Board Member.
RON MOODY, Board Member.

ALSO PRESENT:

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

- - -

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1 THE CHAIRMAN: Seeing no hands, all those
2 in favor, say aye.

3 BOARD MEMBERS: Aye.

4 THE CHAIRMAN: Thank you. Passes
5 unanimously.

6 Next on the agenda today is
7 Resolution 2022-06-05. It's the 600 Park
8 Street allocation. And this is, I suspect,
9 related to the next resolution.

10 Should we take them up together,
11 Ms. Boyer, or take them up separately?

12 MS. BOYER: I defer to Mr. Parola. He has
13 got these resolutions.

14 MR. PAROLA: Thank you.

15 To the Chair, why don't I explain them
16 both and you vote on them separately. Is that
17 okay?

18 THE CHAIRMAN: That's perfect, Mr. Parola.
19 Thank you very much.

20 MR. PAROLA: Thank you.

21 Resolution 2022-06-05 is an allocation of
22 development rights for 150 hotel rooms and
23 2,000 square feet of retail/restaurant. It's
24 actually going to be 2,000 square feet of a
25 restaurant. The project is located in the

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1 P R O C E E D I N G S
June 21, 2022 2:56 p.m.

2 - - -

3 THE CHAIRMAN: We will open the Downtown
4 Investment Authority meeting.

5 First item on the agenda is review and
6 approval of the May 18, 2022, Downtown
7 Investment Authority board meeting minutes.

8 Has everyone had a chance to review them?
9 Is there a motion?

10 BOARD MEMBER BARAKAT: Move to approve.

11 BOARD MEMBER MOODY: Second.

12 THE CHAIRMAN: Motion by Mr. Barakat;
13 second by Mr. Moody.

14 All those in favor, say aye.

15 BOARD MEMBERS: Aye.

16 THE CHAIRMAN: Any opposed?

17 BOARD MEMBERS: (No response.)

18 THE CHAIRMAN: Thank you.

19 We have one item on the consent agenda.

20 It's Resolution 2022-06-03. This relates to a
21 bicentennial event contribution. It does not
22 require any kind of a second because it's on
23 the consent agenda -- or discussion.

24 Anyone want to discuss it for any reason?

25 BOARD MEMBERS: (No response.)

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1 Brooklyn area, off of Forest Street, kind of
2 near the overpass.

3 It's about as straightforward as that.

4 The next resolution, which is 2022-06-06,
5 is the purchase -- so the purchase (inaudible)
6 will give us funds for stormwater credits in an
7 amount that has been determined by the Water
8 Management District.

9 This is a very prescribed method in
10 Chapter 55 of the Ordinance Code. So they can
11 request to purchase it. The rate at which they
12 purchase it, again, is a prescribed -- each --
13 Section 4 and maybe Section 2 in each
14 resolution correspond to each other, so they
15 have performance requirements. I don't need to
16 go into them, but I'll answer any questions.

17 THE CHAIRMAN: Thank you, Mr. Parola.

18 Ms. Boyer, this has not gone through a
19 committee, correct?

20 MS. BOYER: That is correct. These did
21 not go to committee.

22 THE CHAIRMAN: So before we have any
23 discussion, I'd ask for a motion.

24 BOARD MEMBER CITRANO: I'll move.

25 BOARD MEMBER BARAKAT: Second.

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1 THE CHAIRMAN: Motion by Mr. Citrano,
 2 second by Mr. Barakat.
 3 Mr. Ward, thank you.
 4 Discussion?
 5 Mr. Froats.
 6 BOARD MEMBER FROATS: How many --
 7 THE CHAIRMAN: We're taking these up
 8 together. If you have any questions or
 9 discussion on either one of these resolutions,
 10 now is the appropriate time.
 11 Thank you.
 12 BOARD MEMBER FROATS: Mr. Parola, so of
 13 this -- you said we have 3,222 unallocated
 14 hotel room entitlements left; is that correct?
 15 MR. PAROLA: Through the Chair, yes, sir.
 16 BOARD MEMBER FROATS: What happens when we
 17 get down to -- I mean, we still have quite a
 18 few, obviously, but at what point do we look
 19 at, do we add to this? I mean, it's a little
 20 further down the road, but can you just shed
 21 some light on that for me?
 22 MR. PAROLA: Through the Chair,
 23 absolutely.
 24 If we start seeing we have a deficit of
 25 this, we've built into the Comprehensive Plan a
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6

1 conversion table. So if we're riding on
 2 3 million square feet of office ten years from
 3 now, but a hundred hotel rooms, we're going to
 4 go to that 2 million, 3 million square feet of
 5 office and start converting those into hotel
 6 rooms.
 7 BOARD MEMBER FROATS: Thank you.
 8 THE CHAIRMAN: Mr. Citrano, do you have
 9 any question or comments?
 10 BOARD MEMBER CITRANO: None.
 11 THE CHAIRMAN: Mr. Moody.
 12 BOARD MEMBER MOODY: One little comment.
 13 I think if you look at the third whereas,
 14 it says "whereas, there exists," I think that's
 15 supposed to be "exists." It may have already
 16 been changed.
 17 MR. PAROLA: We'll review before
 18 signature. Thank you, sir.
 19 THE CHAIRMAN: Mr. Barakat.
 20 BOARD MEMBER BARAKAT: No comments.
 21 THE CHAIRMAN: Mr. Ward.
 22 BOARD MEMBER WARD: Nothing from me.
 23 Thank you.
 24 THE CHAIRMAN: Nothing from me as well.
 25 I'll call for a vote.
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1 Mr. Ward, how do you vote?
 2 Let me be clear, I guess we'll take them
 3 up separately just to procedurally be on all
 4 fours.
 5 Resolution 2022-06-05, which is the
 6 600 Park Street allocation.
 7 Mr. Ward, how do you vote?
 8 BOARD MEMBER WARD: In favor.
 9 THE CHAIRMAN: Mr. Barakat.
 10 BOARD MEMBER BARAKAT: In favor.
 11 THE CHAIRMAN: Mr. Moody.
 12 BOARD MEMBER MOODY: In favor.
 13 THE CHAIRMAN: Mr. Citrano.
 14 BOARD MEMBER CITRANO: In favor.
 15 THE CHAIRMAN: Mr. Froats.
 16 BOARD MEMBER FROATS: In favor.
 17 THE CHAIRMAN: I'm also in favor.
 18 So that's six to zero in favor of
 19 2022-06-05.
 20 Next, is 2022-06-06, which is 600 Park
 21 Street stormwater credit purchase.
 22 Mr. Froats, how do you vote?
 23 BOARD MEMBER FROATS: In favor.
 24 THE CHAIRMAN: Mr. Citrano.
 25 BOARD MEMBER CITRANO: I'm in favor.
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1 THE CHAIRMAN: Mr. Moody.
 2 BOARD MEMBER MOODY: In favor.
 3 THE CHAIRMAN: Mr. Barakat.
 4 BOARD MEMBER BARAKAT: In favor.
 5 THE CHAIRMAN: Mr. Ward.
 6 BOARD MEMBER WARD: In favor.
 7 THE CHAIRMAN: I'm also in favor.
 8 So that is six-zero in favor of Resolution
 9 2022-06-06.
 10 Next item today is 2022-06-07, which is
 11 the marina slip allocation.
 12 Mr. Kelley or Mr. Parola?
 13 MR. PAROLA: Thank you, Mr. Chairman.
 14 This is an allocation of three transient
 15 marina slips or boat slips from DIA to the
 16 City. The DIA manages this allocation on
 17 behalf of the City. This is sort of a new one
 18 for us. For the last six months, we've been
 19 working with the Florida Fish and Wildlife
 20 Commission to put a better reporting mechanism
 21 in place.
 22 So every time we get a marina slip that
 23 comes on-line or goes off-line, we recapture.
 24 So we've agreed with that State agency, that
 25 even if we are using or constructing those
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1 slips as a City entity, that we would
 2 memorialize that in a resolution and then
 3 forward that resolution to them so that they
 4 can appropriately tie it in with the number of
 5 slips permitted in the Manatee Protection Plan.
 6 THE CHAIRMAN: Thank you, Mr. Parola.
 7 I'm just reading the resolution now.
 8 These are three new slips associated with the
 9 Southbank Riverwalk expansion in front of
 10 Baptist?
 11 MR. PAROLA: Yes, sir.
 12 THE CHAIRMAN: Any questions from the
 13 board?
 14 BOARD MEMBERS: (No response.)
 15 THE CHAIRMAN: Seeing no hands, I've got a
 16 motion to approve Resolution 2022-06-07.
 17 BOARD MEMBER MOODY: So moved.
 18 BOARD MEMBER WARD: Second.
 19 THE CHAIRMAN: Motion by Mr. Moody, second
 20 by Mr. Ward.
 21 All those in favor, say aye.
 22 BOARD MEMBERS: Aye.
 23 THE CHAIRMAN: Any opposed?
 24 BOARD MEMBERS: (No response.)
 25 THE CHAIRMAN: Thank you very much.

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1 Motion carries, 2022-06-07, six to zero.
 2 So next order of business, we have a
 3 walk-on, special recognition today.
 4 Ms. Boyer, I'll let you go first.
 5 MS. BOYER: Thank you, Mr. Chairman.
 6 To our -- I won't say "disappointment."
 7 We certainly appreciate his years of service on
 8 the board, but several months ago we received a
 9 copy of Mr. Moody's resignation letter. And
 10 effective as of July 1st, he will no longer be
 11 a board member.
 12 This being his last meeting, we wanted to
 13 at least put before the board a resolution
 14 recognizing and expressing our appreciation for
 15 his long service on the board and his many
 16 commitments. Not only during COVID and kind of
 17 the crazy meeting structure that we had to deal
 18 with during that period, but also he's been one
 19 of the biggest cheerleaders for downtown for
 20 the last ten years and a huge asset. I hope he
 21 continues to be.
 22 And even though he is not going to be
 23 obligated to attend board meetings and will
 24 have more time to travel and enjoy his life at
 25 this point, we certainly appreciate everything

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1 he's done for DIA and hope that we can continue
 2 to draw upon his expertise.
 3 THE CHAIRMAN: Thank you, Ms. Boyer.
 4 Can I have a motion on Resolution
 5 2022-06-08?
 6 BOARD MEMBER BARAKAT: So moved.
 7 BOARD MEMBER FROATS: Second.
 8 THE CHAIRMAN: Motion by Mr. Barakat,
 9 second by Mr. Froats.
 10 Mr. Froats, would you like to go first?
 11 BOARD MEMBER FROATS: We're going to miss
 12 Mr. Positivity; that's for sure. So I enjoyed
 13 serving on the board with you, Ron, and we're
 14 going to miss your positive energy. And I
 15 would say, of all the board members, you
 16 definitely have the most positive energy and
 17 have done a lot for downtown, so enjoyed
 18 working with you.
 19 THE CHAIRMAN: Mr. Citrano.
 20 BOARD MEMBER CITRANO: I've kind of grown
 21 up in the real estate business here in
 22 Jacksonville. You know, Mr. Moody has done
 23 quite a bit for not just DIA but the greater
 24 real estate community. And so I have
 25 definitely enjoyed getting to work with you the

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1 last couple of years on this board and wish you
 2 all the best.
 3 THE CHAIRMAN: Mr. Barakat.
 4 BOARD MEMBER BARAKAT: Well, I think when
 5 Mr. Moody stepped down as Chair, we already
 6 thanked him and roasted him, so I don't want to
 7 be duplicative, but I do want to point to this
 8 resolution which says \$170 million of private
 9 capital investment that occurred during his
 10 chairmanship. And that is really impressive
 11 and speaks to the kind of positive approach he
 12 has to all things in business, including his
 13 chairmanship here in DIA.
 14 So thank you, Ron, for your service. And
 15 as Ms. Boyer said, please stick around.
 16 THE CHAIRMAN: Mr. Ward.
 17 BOARD MEMBER WARD: I also want to echo
 18 everybody's comments.
 19 And thank you, Mr. Moody, for serving.
 20 And you certainly have been at it a long time
 21 and you've done a lot of great things during
 22 your tenure, and I echo the comments on you
 23 being a positive cheerleader for downtown.
 24 It's a lot of hard work that goes into it, and
 25 especially advocating for staff and for them

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1 having the resources to continue to be
 2 successful and grow.
 3 And I will also say in reference to the
 4 number that Oliver just brought up, when I read
 5 this very quickly, I saw the word
 6 "performance-based" and "170," and I thought it
 7 said "thousand dollars." And I thought we were
 8 awarding you a performance-based pay, which I
 9 said, "I need to get that gig when I exit DIA."
 10 But thank you very much for all your hard
 11 work, and well-deserved.
 12 THE CHAIRMAN: Before we got started
 13 today, Mr. Famy came up and asked could he move
 14 his presentation up earlier and it's an
 15 important presentation and I didn't want to
 16 diminish, and I was happy to do that.
 17 I will admit to you today that I was a
 18 little worried about the agenda. I was worried
 19 we would have, you know, a really long one.
 20 We've had that happen to us in the past. We
 21 have members of the board, and we're running
 22 into two- and three-hour meetings, and then
 23 trying to say thank you. And it seemed like
 24 kind of a weak thank you sometimes when we've
 25 tagged it onto the end. I didn't want that to

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1 happen today.
 2 I've known Ron Moody a long time
 3 professionally. I would call him a very close
 4 friend now. But I'll say, when I joined this
 5 board, one of the things I was worried about
 6 was, you know, in this public position you kind
 7 of -- you find it hard to maintain professional
 8 and friendly relationships outside because you
 9 don't want people to see if you go -- they must
 10 be talking about board business. And, of
 11 course, we would never do that.
 12 So we continue to have a professional
 13 relationship and our friendly relationship, and
 14 I'm glad for that. I'm sad to see you go.
 15 It's always nice that someone says something
 16 positive. People say -- always say negative
 17 things, so it's great to have, you know, that
 18 foil over here to always say something nice.
 19 But you will be missed. And I hope you
 20 won't -- although you may not be here every
 21 day, you will still be with us, certainly in
 22 spirit, Ron. Thank you very much.
 23 BOARD MEMBER MOODY: In spirit, I will be
 24 here. And, folks, it's been just an amazing
 25 privilege for me to serve these last seven

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1 years. It's been a lot of fun. It's been
 2 challenging. It's been very rewarding.
 3 Oliver recently mentioned how rewarding it
 4 is that we accomplish what we do for the good
 5 of Jacksonville. And it's real -- it's easy to
 6 be positive about that, and I think that's what
 7 we have to do; we have to carry that flag. And
 8 it's been a good time.
 9 But the two things that really struck
 10 me -- number one was the talent of the board.
 11 I've served on a lot of boards, but this has
 12 been a very talented board. And what blows me
 13 away is that each of us come from our own
 14 perspective and bring something very important
 15 to the board. And I think because of that, we
 16 have really been able to be effective. And I
 17 think we've got a lot of good things done.
 18 The other thing is that the leadership of
 19 Lori Boyer has been amazing. And I promise
 20 you, if you need to serve on a board, you need
 21 to get on her board because she has some good,
 22 positive energy. And it's been a real
 23 pleasure. It's been inspiring.
 24 Thank you very much, Lori.
 25 THE CHAIRMAN: Thank you, Ron.

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1 I'll ask you to abstain from the vote, and
 2 the rest of us will now vote on 2022-06-08.
 3 All those in favor, say aye.
 4 BOARD MEMBERS: Aye.
 5 (Board Member Moody abstains from voting.)
 6 THE CHAIRMAN: Motion carries, although, I
 7 guess, without a quorum.
 8 Thank you very much, Ron. Thank you very
 9 much.
 10 We have a little bit of new business. I'm
 11 not sure if Mr. Crescimbeni was going to speak
 12 on it.
 13 Or, Ms. Boyer, you were going to talk
 14 about the reminder to board members about our
 15 annual reporting and ethics training. Do you
 16 want to handle that or ...
 17 MS. BOYER: Either Mr. Chisholm or if
 18 Mr. Crescimbeni is on Zoom. I don't know if he
 19 is, but I think Mr. Chisholm has the
 20 information. I just asked him about it.
 21 MR. CHISHOLM: I can take this, Mr. Chair.
 22 Through the Chair to the committee -- or
 23 to the board, just a quick couple of reminders.
 24 First, the Form 9, quarterly gift disclosure of
 25 any reportable gifts received during the first

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1 quarter of 2021, should be completed and filed
2 with the Florida Commission on Ethics by
3 June 30th.

4 The Form 1, annual statement of financial
5 interest, should be completed and filed with
6 the Duval County supervisor of elections by
7 July 1st.

8 And then, lastly, ethics training. It's a
9 three-hour ethics training session. It's
10 in-person only. It's scheduled for June 27th
11 in Council chambers from 9 a.m. until
12 12:00 p.m. As you know, board members are
13 required to earn four hours of ethics training
14 each year.

15 And if you have any questions, John will
16 be more than happy to answer those for you.

17 THE CHAIRMAN: Thank you, Mr. Chisholm.

18 Mr. Sawyer, I have purchased continuing
19 legal education units and done training through
20 the Bar. Can I submit that to qualify to meet
21 my obligations?

22 MR. SAWYER: I'll get with the Ethics
23 Office and have to get with you individually.
24 I don't know offhand.

25 THE CHAIRMAN: I'll send you the details.

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1 THE CHAIRMAN: All right. That was really
2 efficient.

3 Thank you.

4 MS. BOYER: CEO briefing.

5 THE CHAIRMAN: Ms. Boyer.

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

7 And the CEO briefing is going to be quick.

8 We are in committees this week, literally this
9 morning and tomorrow morning and afternoon, on
10 the BID and CRA update. If any of you want to
11 attend Finance or Rules tomorrow, we would
12 welcome your attendance and your presence
13 there.

14 We did pass out of NCSPHS this morning.

15 And I think someone mentioned -- it was
16 Mr. Oliver -- about an hour-and-a-half-long
17 debate on various provisions, both in the
18 incentives and in the legislation, but it did
19 pass out.

20 The committee recommended a reduction in
21 the threshold amount for property dispositions
22 from a million dollars back to 750,000, that
23 750- and below sold at an appraised value or
24 above would be permissible. And there was some
25 debate over the extension of REV grants to the

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1 And just let me know if that meets my
2 obligations or not.

3 Any other questions or these requirements?

4 BOARD MEMBER WARD: That would be
5 wonderful if we could exchange those CLE
6 credits for ethics because I know that is a big
7 component of what we have to do.

8 THE CHAIRMAN: What I will do is I will
9 give Ms. Boyer a copy of what I have purchased,
10 Mr. Ward, and if -- you can ask her if it
11 qualifies.

12 MS. BOYER: To the Chair, I may be able to
13 share with you two some information about what
14 I got credit for as a City Council member and
15 what I didn't get credit for.

16 THE CHAIRMAN: I checked on this a couple
17 of years ago, and I think I'm doing something
18 I've already gotten approved in the past. It's
19 an annual update they do for public employees.
20 And it's a, you know, Florida Bar-proposed CLE.
21 But I always just want to make sure. And if
22 it's okay, I'll run through -- you can share it
23 with Mr. Ward that which is appropriate.

24 THE CHAIRMAN: Anybody else?

25 BOARD MEMBERS: (No response.)

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1 life of the CRA and beyond. And that was not
2 actually amended, but will be discussed again
3 tomorrow in Finance. So that remains
4 unresolved.

5 But all of the other Council auditor
6 recommendations were deemed acceptable to staff
7 and pretty much in line with things that we had
8 discussed and already addressed as we went
9 through the board process on this extensively.
10 So we're hopeful.

11 We have a number of other concerns from
12 different Council members that we are
13 addressing, but we have a unanimous vote out of
14 one committee and a committee report, that if
15 it flows through the other committees, we
16 certainly find acceptable. So that's good
17 news, but it is a heavy lift that we are
18 engaged in this week. And any involvement that
19 you want to have in that process is certainly
20 welcome.

21 Tomorrow afternoon at LUZ, 5 o'clock, we
22 believe that the companion bill, which is the
23 amendment to the zoning overlay, will be taken
24 up. That bill went through the Planning
25 Commission for a determination of consistency

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1 with the Comp Plan, but also went through both
 2 DDRB and the DIA board regarding the actual
 3 substantive content.
 4 If you'll recall, it did things like
 5 adding a waterfront restaurant exception to the
 6 setback along the river; it added parks as a
 7 permitted use; it changed the name of the
 8 Church District to North Core and expanded some
 9 of the permissible uses in that zone. That's
 10 kind of the major, substantive things. There
 11 are a number of others. But that should be in
 12 LUZ tomorrow.
 13 We did have a comment at public comment
 14 last Tuesday night at the Council meeting
 15 asking that it be deferred until August so that
 16 the Urban Core CPAC could discuss it because
 17 they had not taken it up earlier at their
 18 meeting. That's not to say the legislation
 19 hadn't been filed; it had, and the notices were
 20 sent out. It was just the Urban Core CPAC had
 21 not addressed it, and so they were asking for
 22 the deferral.
 23 I don't know -- I have not been advised by
 24 the committee chair or any Council member that
 25 they are planning to defer it, but we won't

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1 know that until tomorrow.
 2 In addition to that, last Tuesday night,
 3 there was a -- I think Mr. Barakat watched --
 4 an hour or longer debate at City Council on the
 5 self-storage legislation.
 6 So you will recall this went through the
 7 board two or three times. I mean, there were
 8 several meetings trying to get it out of our
 9 board. So like you, City Council had an
 10 extensive debate over the legislation. And in
 11 the end, it did not pass, but it was also not
 12 defeated. It ended up being rereferred back to
 13 the LUZ Committee.
 14 It has to be renoticed, which means it
 15 would not come back to LUZ until at least July,
 16 mid-July, after they return from Council break.
 17 That would be the earliest it could go to LUZ
 18 Committee. And we'll have a new committee
 19 slate because the new committee members take
 20 effect July 1.
 21 So I don't know. I've heard that there is
 22 some talk about the applicant filing for a PUD
 23 rather than continuing to pursue the
 24 legislation, but I've not been advised that
 25 this legislation has been formally withdrawn.

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1 And so if it is not being withdrawn, then
 2 that's the schedule we would be on that.
 3 And extensive debate about whether or not
 4 the expansion of the exception provision
 5 throughout downtown to allow additional
 6 self-storage facilities was warranted, and in
 7 particular whether it was desirable in this
 8 particular location on the Southbank. I think
 9 there were in excess of a hundred letters and
 10 public speakers in opposition to it on the
 11 Southbank location.
 12 So that seemed to sway or impact some of
 13 the Council members who had not been engaged
 14 previously when they were barraged with letters
 15 and outreach from constituents asking that they
 16 not approve the legislation. So that's where
 17 that stands.
 18 And other than that, I'm going to cut my
 19 report short because -- since we are so in the
 20 midst of the BID and CRA update, that's really
 21 our focus this week. We'll get back to being
 22 able to work on projects and regular
 23 legislation and approvals once we get through
 24 those committee meetings and the board meeting
 25 this week.

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1 THE CHAIRMAN: Thank you, Ms. Boyer.
 2 Anything to update the board on with
 3 respect to Ford on Bay or the Landing parcel?
 4 MS. BOYER: So the answer is probably no.
 5 So with respect to Ford on Bay, it is in
 6 line with Mr. Sawyer for drafting agreements.
 7 But the challenge is we have MOSH in front of
 8 it, and we have MOSH -- we're spending a fair
 9 amount of time working on the form that the
 10 cost disbursement agreements will take and how
 11 many cost disbursement agreements there are.
 12 And Mr. Sawyer and I had a conversation
 13 about that late last week. I think there is --
 14 he's been talking to the lawyers for MOSH. I
 15 think there's going to be a meeting sometime
 16 later this week. But in any event, once that
 17 is completed, we start drafting on the Carter
 18 proposal or Hardwick. So that's where that is.
 19 It has been approved by this board. They
 20 are moving forward with design. All we're
 21 doing now is getting to the next step to be
 22 able to file the legislation.
 23 As far as the American Lion's proposal for
 24 Riverfront Plaza, yes, Mr. Kelley and I --
 25 Mr. Kelley had a phone conference call with

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1 American Lions, I would say, almost a month
2 ago, very close to our last board meeting. And
3 what our discussion with them has been is we've
4 scheduled something for next week to talk to
5 them again. I said we couldn't before the
6 23rd.

7 By the way, we have our -- all of the DIA
8 budgets go to the Mayor's Budget Review
9 Committee this Friday. So that's been the
10 other kind of big thing that's been consuming
11 our time, is our annual budget process.

12 Once we get past those -- we learned when
13 we were trying to schedule that meeting that
14 Mr. Fetner is receiving a very prestigious
15 all-New-York-City award on the 23rd. And so
16 the 23rd didn't work for him, so we have that
17 scheduled for next week. So we'll get more
18 information from them, and that's all on the
19 financial terms and to what we can work out in
20 terms of an incentive package.

21 THE CHAIRMAN: Thank you.
22 Any questions by the board members?

23 BOARD MEMBERS: (No response.)

24 THE CHAIRMAN: All right. 3:32. We're
25 done.

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1 CERTIFICATE OF REPORTER

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

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

12
13
14
15 DATED this 4th day of July 2022.
16

17 _____
18 Diane M. Tropa
19 Florida Professional Reporter

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1 (The foregoing proceedings were adjourned
2 at 3:32 p.m.)
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