**MEETING MINUTES**

**AMENDED HYBRID VIRTUAL IN PERSON MEMBER TO MEMBER NOTICED MEETING**

**CM CARLUCCI AND CM CUMBER RE LOT J**

**NOVEMBER 24, 2020**

**11:00 A.M. – 12:00 P.M.**

**Meeting Time:** **11:00 A.M. – 12:00 P.M.**

**Physical Location: Lynwood Roberts Room**

**City Hall**

**117 W. Duval Street**

**Jacksonville, Florida 32202**

**Meeting ID: 968 1700 0324**

**Passcode: 217086**

Council Member Matt Carlucci called the meeting to order at 11:07 am and requested self-introductions.

Present were Council Members Carlucci, LeAnna Cumber, Randy DeFoor, Randy White. Present via Zoom technology were Council Members Michael Boylan, Danny Becton, Kevin Carrico, Terrence Freeman, Ron Salem. Also present was former Council Member and current Downtown Investment Authority CEO Lori Boyer;

City Council Auditors: Kim Taylor, Phillip Peterson; Office of General Counsel: Peggy Sidman;

Executive Council Aides: Alyson Lee, Amber Lehman, Debra Pataky.

Council Member Carlucci showed the Jaguars memorabilia on the table in front of him: a TouchDown Jacksonville tee-shirt and a Super Bowl ball cap. He thanked his colleagues, Ms. Boyer, and media representatives for their attendance. He stated that his intent was to have a conversation about the proposed Lot J development. He stated that citizens have lost trust regarding the plans for Lot J; he wants to introduce legislation to restore trust and confidence by involving the Downtown Investment Authority (DIA) as the agency to oversee and implement the project from start to finish. He wants the DIA to be the negotiating team.

Council Member Cumber stated that she wants the DIA to review all the agreements as another “data point.” She said that she was not supportive of a new negotiating team. She wants to view Lot J in a “holistic way.” She noted the multiplicity of activities in the area, such as at the Arena, ice hockey and baseball games, but attendees at those activities have no place to go. She said that her legislation allowed the DIA to get all negotiated contracts. She sees the Downtown Development Review Board as a “floor” goal and the architecture should aspire to more.

Council Member Carlucci said that the negotiating team can and must change. The Council did it when the City obtained the Jaguars. He expressed a need to “pull all the pieces together” under the auspices of the DIA.

Council Member Cumber said the Council should vote the proposed project up or down, “press the red or green button.” That would then be the time to re-negotiate as necessary.

Council Member DeFoor reiterated the need for transparency and trust. She said she did not want a cursory review from the DIA. She said the City is currently in negotiations regarding Lot J, and the project needed ongoing oversight so she agreed with CM Carlucci.

Council Member Salem said he agreed with a second review of the project. He had been concerned with maintenance on the non-Live portion of the project but when he consulted the Jaguars, they were responsive to his concerns. He said that whichever process is followed, the City will likely end up with the same project. He said that he does not want to start over.

Council Member Carlucci said the DIA will be responsible for moving the project along. The Council is supposed to be the government checks and balances and to set policy.

CEO Boyer said that whatever is the will of the Council that is what they will do. She stated that they have already started their review process.

Council Member Carlucci said that he was not looking to add months to the process and that he does not want to start over. He wants to move in a new negotiating team to regain the trust of the people of Jacksonville.

Council Member Becton said that it looks like they are going backwards in removing the waivers.

Council Member Carlucci said that his previous substitute bill mistakenly was not in the right order in regards to waivers. This current bill would require the DIA to analyze the project, to examine its sustainability and viability, and give the agency ample time. This bill would also require a new negotiating team to take it forward. He stated that he was trying to protect his hometown because he wants the best for Jacksonville.

Council Member Becton asked if the legislation would require a market study also.

Council Member Cumber asked how long a marketing study would take.

CEO Boyer responded that it depended on the procurement process used.

Council Member Carlucci said the DIA could do the market study in-house.

CEO Boyer said it would depend on if they have the in-house capability but they could also get outside expertise.

Council Member Cumber asked how long it would take to do an RFP.

CEO Boyer replied 3-4 weeks for a study under $65,000.

Council Member DeFoor asked if the DIA could update an existing market analysis.

CEO Boyer replied that one is currently underway and perhaps they could add on to the scope of that one. The results would be available in 3-4 months.

Council Member Carlucci thanked everyone for their attendance and expressly thanked Legislative Services and IT for their assistance. He then adjourned the meeting at 12:06 pm.

Minutes respectfully submitted by Alyson Lee, Executive Council Aide, Matt Carlucci, At-Large Group 4.

Please note: this is a summary of the meeting. For a verbatim recording, please contact Legislative Services.

XC: Council Members/Staff Jessica Matthews, Chief of Leg. Svcs.

Sharonda Davis, Sr. Manager Leg. Svcs. Peggy Sidman, Deputy General Counsel

Paige Johnston, Asst. General Counsel Cheryl L Brown, Council Secretary

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