

CITY OF JACKSONVILLE
HISTORIC PRESERVATION
COMMISSION

Proceedings held on Wednesday, August 28, 2024,
commencing at 3:00 p.m., at the Ed Ball Building,
Hearing Room 1002, 214 North Hogan Street, Jacksonville,
Florida, before Diane M. Tropa, FPR, a Notary Public in
and for the State of Florida at Large.

PRESENT:

MICHAEL MONTOYA, Chairman.
ETHAN GREGORY, Vice Chair.
WILLIAM HOFF, Secretary.

ALSO PRESENT:

ARIMUS WELLS, Planning and Development Dept.
CARLA LOPERA, Office of General Counsel.
JOANNA SNYDER, Planning and Development Dept.

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1 commissioner.
2 THE CHAIRMAN: Michael Montoya, chair.
3 Before we open the public hearing, just
4 please make sure that you have filled out a
5 speaker's card and handed it in so that can be
6 recorded.
7 And I'm going to read through the entire
8 agenda first.
9 The deferred items are COA-23-28339, 3664
10 Richmond Street; COA-23-29186, 2799 Selma
11 Street; COA-24-31124, 3629 Richmond Street; and
12 REHAB 24-03 at 157 8th Street East.
13 Currently, on the consent agenda, we have
14 COA-24-30741, 1448 Pearl Street North;
15 COA-24-30849, 1237 Lechlade Place;
16 COA-24-30895, 2026/2030 Walnut Street;
17 COA-24-30936, 1403 Walnut Street; COA-24-30958,
18 1344 Ionia Street; COA-24-30962, 3709 Hedrick
19 Street; COA-24-31001, 1613 Van Wert Avenue;
20 COA-24-31027, 1819 Montgomery Place;
21 COA-24-31050, 2151 Dellwood Avenue;
22 COA-24-31078, 414 4th Street East;
23 COA-24-31081, 2124 Laura Street North;
24 COA-24-31082, 1120 Ionia Street; COA-24-31092,
25 3633 Richmond Street; COA-24-31062, 1449 Talbot
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1 PROCEEDINGS
August 28, 2024 3:00 p.m.

2 - - -
3 THE CHAIRMAN: All right. I'll call this
4 meeting to order for the Jacksonville Historic
5 Preservation Commission on August 28th, 2024.

6 Before we begin, I just want everyone to
7 know that -- apologize, but we do not have a
8 quorum to vote on items on any of the agendas
9 today, but we are going to open the public
10 hearings. So if you wish to speak to any of
11 the items on the agendas, you'll have that
12 opportunity.

13 We're trying to reschedule the meeting
14 for -- we have rescheduled the meeting for
15 September 11, 2024, at 3 p.m. in this room.

16 So before we get started, Commissioners
17 and staff that are here -- let's start with
18 staff with some introductions.

19 MR. WELLS: Arimus Wells, Planning and
20 Development Department.

21 MS. LOPERA: Carla Lopera, Office of
22 General Counsel.

23 COMMISSIONER GREGORY: Ethan Gregory,
24 commissioner.

25 COMMISSIONER HOFF: William Hoff,
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1 Avenue.
2 There are no previous items -- deferred
3 items to be heard. There's nothing in the
4 condemned properties category.
5 Historic designations on the agenda,
6 LS-23-01, 538 Ellis Road South; LM-24-03, 801
7 Jefferson Street North; LM-24-05, 821 Jefferson
8 Street.
9 And for Certificates of Appropriateness,
10 the COAs we have COA-24-30766, 1464 Avondale
11 Avenue; COA-24-30820, 2142 College Street;
12 COA-24-31013, 1238 Ingleside Avenue.
13 There are no Certificates of
14 Appropriateness for work initiated or completed
15 without a COA this month. There are no appeals
16 of administratively approved COAs, no minor
17 mods.
18 And we'll open the room to public comment.
19 I'm sorry, let's just go through the
20 entire agenda too.
21 New Business, we have the REHAB projects,
22 which stands for Restore Engaged Historic
23 Adaptable Buildings. We have REHAB 24-01, 101
24 1st Street West; REHAB 24-04, 723 4th Street
25 West, and REHAB 24-07, 841 Franklin Street.
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1 So we'll open the public hearing.
 2 Please remember that you have three
 3 minutes if you want to speak and be recorded
 4 for the record. Make sure you have your
 5 speaker card turned in.
 6 Is there anyone here that would like to
 7 come forward and speak to any of the items?
 8 AUDIENCE MEMBER: (Indicating.)
 9 THE CHAIRMAN: Please come forward.
 10 (Audience member approaches the podium.)
 11 AUDIENCE MEMBER: I just wanted
 12 clarification. You're saying --
 13 THE CHAIRMAN: Thank you.
 14 Before you approach the microphone -- or
 15 as you approach the microphone, Diane will
 16 swear you in.
 17 AUDIENCE MEMBER: Oh, for just a question?
 18 MS. LOPERA: Are you here to speak on an
 19 item? Ma'am, are you --
 20 AUDIENCE MEMBER: Yes. On item -- you're
 21 saying that you don't have a quorum to vote on
 22 anything, so that notice on that lot next to my
 23 house, it will be changed to another hearing
 24 date?
 25 MS. LOPERA: Yes.
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1 Can you state your name and address for
 2 the record, please?
 3 AUDIENCE MEMBER: Melinda Harper, 2120
 4 North Laura Street.
 5 MS. LOPERA: Okay. And which item are you
 6 asking about, ma'am?
 7 MS. HARPER: It's H [sic], -31081. It was
 8 a 2124 Laura Street property.
 9 MS. LOPERA: Okay.
 10 THE CHAIRMAN: Yes. It's on the consent
 11 agenda.
 12 MS. HARPER: When will the next hearing be
 13 held on that?
 14 THE CHAIRMAN: As I said earlier,
 15 September 11th.
 16 MS. HARPER: September 11th?
 17 THE CHAIRMAN: In this room at 3 p.m.
 18 MS. HARPER: Thank you very much.
 19 THE CHAIRMAN: Thank you.
 20 Is there anyone else who would like to
 21 speak on an item today?
 22 AUDIENCE MEMBER: (Indicating.)
 23 THE CHAIRMAN: Please come forward.
 24 (Audience member approaches the podium.)
 25 THE CHAIRMAN: And, again, she will swear
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1 you in.
 2 Please give her your name and address.
 3 AUDIENCE MEMBER: Okay.
 4 THE REPORTER: Your name and address,
 5 please.
 6 AUDIENCE MEMBER: Rita Love, 3303 Tapered
 7 Bill Drive, Jacksonville.
 8 THE REPORTER: If you would raise your
 9 right hand for me, please.
 10 MS. LOVE: (Complies.)
 11 THE REPORTER: Do you affirm that the
 12 testimony you are about to give will be the
 13 truth, the whole truth, and nothing but the
 14 truth?
 15 MS. LOVE: Yes.
 16 THE REPORTER: Thank you.
 17 MS. LOVE: I just want to say thank you
 18 for this opportunity.
 19 THE CHAIRMAN: Could you begin by telling
 20 us which item you wish to speak to?
 21 MS. LOVE: I don't have the item number,
 22 but it's 841 --
 23 AUDIENCE MEMBER: The very last agenda
 24 item.
 25 MS. LOVE: The last one, 841 Franklin
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1 Street. Is it 841?
 2 THE CHAIRMAN: The REHAB.
 3 MS. LOVE: I've go so many projects.
 4 Franklin Street.
 5 I just want to say thank you for the
 6 opportunity. I know we're rescheduling, but
 7 some of the members are here.
 8 And for the record, this is a very
 9 historical church, very significant to the
 10 community. And with the barrage of rain that
 11 we just been getting, we're just in a really
 12 endangered situation.
 13 I did bring some photos for that, if
 14 that's appropriate to give that now or at the
 15 next hearing.
 16 THE CHAIRMAN: I would -- do you have ten
 17 copies of them?
 18 MS. LOVE: I got copies, yeah.
 19 THE CHAIRMAN: I would wait for the next
 20 meeting and bring them to the --
 21 MS. LOVE: The next meeting? Okay.
 22 Yeah, and so I just wanted to just make a
 23 note that it is kind of a desperation that
 24 we're in because of all the water intrusion.
 25 We were able to get funding for a
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1 temporary roof, but at the time that they came
2 in to do the temporary roof, it was in worse
3 condition than it was, so the tarp is on the
4 ground right now.

5 And so I just wanted to kind of put that
6 out there, that we are desperate for some
7 assistance right now for this church.

8 So that's just what I just wanted to share
9 with -- with you today. Okay?

10 THE CHAIRMAN: Thank you.

11 Arimus, would you like to have copies of
12 those so you can include it in the report for
13 the next meeting or would you rather wait?

14 MR. WELLS: To the Chair, I think it would
15 be prudent just to wait until --

16 MS. LOVE: Yeah, because that -- one of
17 the things I know with the -- you can't really
18 see the roof. We did have an aerial [sic] come
19 in and do the roof, but not really --

20 We do have a report from the Phase 1 to --
21 for the water intrusion from our architect,
22 from -- and I don't know if that's appropriate
23 to provide that on the next --

24 And then we also have some pictures of
25 some of the damage that we actually got to see

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1 from the aerial view that is really causing a
2 problem.

3 And in addition to that -- I didn't even
4 mention that we have the water intrusion from
5 all of the windows as well.

6 So I just wanted to state that.

7 THE CHAIRMAN: I would say yes, any
8 evidence that you can bring to support your
9 application, I would bring that.

10 MS. LOVE: Okay. Will do.

11 MS. LOPERA: And through the Chair to the
12 speaker, if you could bring ten copies of
13 anything you want to bring next time.

14 MS. LOVE: Okay.

15 MS. LOPERA: And if for some reason -- if
16 you can't make that next meeting, be sure to
17 email a copy to Mr. Wells at Planning and he
18 can get it to the commissioners if --

19 MS. LOVE: Okay.

20 MS. LOPERA: -- you can't make it for some
21 reason.

22 MS. LOVE: Okay. Thank you so much.
23 Thank you.

24 THE CHAIRMAN: Thank you.

25 All right. Would anyone else like to

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1 speak?

2 AUDIENCE MEMBER: (Indicating.)

3 THE CHAIRMAN: Yes, please come forward.
4 (Audience member approaches the podium.)

5 THE CHAIRMAN: And as you approach the
6 microphone, just state your name and address,
7 and she'll swear you in.

8 AUDIENCE MEMBER: Patricia Brooks.

9 THE CHAIRMAN: Thank you for being here
10 today.

11 THE REPORTER: If you would raise your
12 right hand for me, please.

13 MS. BROOKS: (Complies.)

14 THE REPORTER: Do you affirm that the
15 testimony you are about to give will be the
16 truth, the whole truth, and nothing but the
17 truth?

18 MS. BROOKS: Yes, I do.

19 THE REPORTER: Thank you.

20 MS. BROOKS: I would like to say that I
21 think it's a shame that people that could
22 not -- and had a hard time getting here, that
23 now we -- they have to wait until the next
24 meeting for something to happen with their
25 property. This is a shame.

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1 Somebody should have got -- they should
2 have gotten an email, a phone call. I took off
3 from work to make sure my sister got here, and
4 I -- I'm really livid about this. It doesn't
5 make any sense.

6 I'm here for the Whetstonian, and we're
7 trying to -- she's been trying to get
8 this -- this building zoned as a historical
9 property. She's been trying for years. And we
10 need to get something done with this because
11 that building is very, very old, and it has so
12 many memories.

13 Mr. Whetstone put his heart and soul into
14 that building. And now the next time I take
15 off, are y'all going to pay me? Am I right or
16 wrong? Who going to pay me?

17 THE CHAIRMAN: You're looking at
18 volunteers here.

19 MS. BROOKS: Well, I -- look here, I need
20 a promise because I'm going to have to take off
21 the next time to make sure she gets here, and
22 I'm quite sure a lot of -- a lot of the other
23 people -- these are seniors we're dealing with,
24 and we ought to be more mindful that people
25 take off from their jobs and stuff, are trying

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1 to make a way to get here. And we need to make
2 a better effort to let them know when the
3 meeting -- there's not going to be any votes.

4 And I thank you guys.

5 THE CHAIRMAN: I understand. Thank you.

6 MS. BROOKS: Have a blessed day.

7 Oh, one more thing. The homeless that's
8 sleeping on this property and causing all kind
9 of havoc with this property, I need you guys to
10 put that in the notes to know that we need to
11 get something done about this where we can keep
12 downtown beautiful.

13 Thank you.

14 THE CHAIRMAN: Thank you.

15 Is there anyone else who would like to
16 speak to an item?

17 AUDIENCE MEMBERS: (No response.)

18 THE CHAIRMAN: For those of you who came
19 in after the meeting started, we do not have a
20 quorum this month, so we're not able to vote on
21 any of the items, but if you wish to speak so
22 that your comments can be recorded as part of
23 the public record, you're welcome to.

24 AUDIENCE MEMBERS: (No response.)

25 MS. LOPERA: And through the Chair, if you
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1 didn't hear, your item will be continued to
2 September 11th, at 3 p.m., in this room. So
3 you'll have an opportunity at that point to
4 speak at that hearing as well.

5 THE CHAIRMAN: Is there anyone else who
6 would like to speak to any of the items on the
7 agenda?

8 (Audience member approaches the podium.)

9 AUDIENCE MEMBER: Good evening.

10 My name is --

11 THE CHAIRMAN: State your name -- sorry.
12 Go ahead.

13 AUDIENCE MEMBER: -- Dorothy Whetstone.

14 My name is Dorothy Whetstone, and I'm here
15 to talk about the building that we are trying
16 to keep the area with the preservation.

17 THE CHAIRMAN: Yes, ma'am.

18 Could you --

19 MS. WHETSTONE: I don't know what all --

20 THE CHAIRMAN: Could you please state your
21 address as well? And she'll swear you in.

22 MS. WHETSTONE: The address?

23 THE CHAIRMAN: Your address.

24 THE REPORTER: Your address, please, for
25 the record.

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1 MS. WHETSTONE: Living address?
2 17 West 11th Street, Jacksonville, Florida
3 32206.

4 THE REPORTER: Thank you.

5 If you would raise your right hand for me,
6 please.

7 MS. WHETSTONE: (Complies.)

8 THE REPORTER: Do you affirm that the
9 testimony you are about to give will be the
10 truth, the whole truth, and nothing but the
11 truth?

12 MS. WHETSTONE: Yes.

13 THE REPORTER: Thank you.

14 THE CHAIRMAN: Thank you.

15 MS. WHETSTONE: We got this letter. We
16 received this letter, and I don't know exactly
17 what you're asking from us, no more than we're
18 trying to get it preserved because of something
19 that my husband really worked hard and trying
20 to bring to renovate and do it well for the
21 city.

22 And we can't do anything, like my sister
23 said, with the homeless. I'm not trying to run
24 them, I'm not trying to be mean, but the City
25 has closed in all of their areas and pushed

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1 them towards me and my building.

2 And I went out there and talked with them
3 this morning, trying to let them know that
4 I'm -- I don't want to be mean, and I'm not
5 trying to be hard on them. They're all having
6 a problem, just as I am, but you-all -- the
7 City is, well, more able to take care of them
8 than I am.

9 And I would like to know what your -- what
10 are you needing from us to do a preservation
11 for the building?

12 THE CHAIRMAN: Well, ma'am, Arimus can
13 speak to that, but I don't think we require
14 anything else from you. The application has
15 been made, and we simply need to review it and
16 to vote on it.

17 MS. WHETSTONE: Okay.

18 THE CHAIRMAN: And that's why we can't do
19 that today, because there are only three
20 commissioners present and we must have four.

21 MS. WHETSTONE: So nothing is being voted
22 on today because of the --

23 THE CHAIRMAN: Absence of --

24 MS. WHETSTONE: -- lack of people that you
25 need here?

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1 THE CHAIRMAN: Yes, ma'am.
 2 We apologize for that, but there's nothing
 3 more that you need to do, if I'm correct.
 4 Arimus.
 5 MR. WELLS: (Microphone failure.)
 6 Through the Chair to the applicant, that
 7 is correct.
 8 (Microphone failure.)
 9 MR. WELLS: Through the Chair to the
 10 applicant, that is correct.
 11 So we already received an application for
 12 the landmark. We already wrote our report.
 13 We're ready to, essentially, recommend
 14 approval.
 15 Again, it's just because the Commission
 16 does not have enough members today that they're
 17 not able to vote, so they will be taking formal
 18 action on your landmark application on
 19 Wednesday, September 11th.
 20 MS. WHETSTONE: So we have to fill out an
 21 application?
 22 MR. WELLS: No, ma'am.
 23 So we are --
 24 THE CHAIRMAN: You already have done it.
 25 You already have done everything --
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1 MS. WHETSTONE: We've done that.
 2 THE CHAIRMAN: Staff has reviewed it, and
 3 they're recommending approval. A quorum of
 4 commissioners need to vote on it.
 5 MS. WHETSTONE: Okay.
 6 THE CHAIRMAN: That's all.
 7 MS. WHETSTONE: Okay. Thank you so very
 8 much.
 9 THE CHAIRMAN: Thank you.
 10 All right. Is there anyone else who would
 11 like to speak on -- to one of the items on the
 12 agenda today?
 13 AUDIENCE MEMBERS: (No response.)
 14 THE CHAIRMAN: If not, we'll -- so if
 15 we -- if we're not going to hear any more about
 16 items on the agenda, please know that these
 17 items are deferred to the next meeting that
 18 will be held on September 11th, 2024, in this
 19 room at 3 p.m. We're going to continue the
 20 public hearings.
 21 Just so you know, those of you who are
 22 here, we're going to continue on with the parts
 23 of the agenda that are more internal working as
 24 part of our discussion with the commissioners
 25 that we do have present. You are welcome to
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1 stay. But if you choose to leave, that's
 2 totally up to you and we understand.
 3 Thank you for being here today.
 4 So we're going to start with the pending
 5 legislation.
 6 Thank you, Arimus.
 7 MR. WELLS: All right. So --
 8 (Microphone failure.)
 9 Okay. Is this better?
 10 Okay. So we're going to discuss pending
 11 legislation first. So not too many changes
 12 here, but we did have -- since the last
 13 committee, we have two ordinances, some changes
 14 on those.
 15 So this is Ordinance 2024-0420. So this
 16 is an appeal of the approval of the demolition
 17 at 125 3rd Street East. Because that property
 18 owner has already demolished the structure, a
 19 refund and a withdrawal request was made. That
 20 was withdrawn by the Land Use and Zoning
 21 Committee last week. And last night, it was
 22 successfully withdrawn with the return of fees
 23 by City Council.
 24 The same thing happened for the next
 25 ordinance, which is 2024-0515. The only
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1 difference here is the applicant -- the
 2 appellant has requested a withdrawal, so they
 3 also were withdrawn by City Council last night.
 4 Other than that, we have standing
 5 legislation, 2023-0876, which may be withdrawn
 6 at some point. I do anticipate that happening.
 7 Other than that, we do have a memo, if you
 8 do -- if you had any other questions or -- that
 9 explains the first demolition withdrawal.
 10 End of report.
 11 THE CHAIRMAN: (Inaudible.)
 12 MR. WELLS: Through the Chair to the
 13 Commission, actually, the design issues for the
 14 2024 Window Supplement, staff is -- wants to
 15 defer that one more cycle, please.
 16 THE CHAIRMAN: Okay. So that covers
 17 information about legislation, other than the
 18 task force. We want to talk about that.
 19 Item Number 1 in the Information category,
 20 we have the Jacksonville Historic Preservation
 21 Commission Task Force. Just for some history
 22 on that, there was a discussion about
 23 establishing a Demolition by Neglect Task
 24 Force. Bill Hoff was appointed as the Chair
 25 for that committee, and we wanted to, today,
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1 talk about other committee members that might
2 serve on the task force.

3 And I want to present to the Commission
4 the idea that a representative from SPAR and a
5 representative from RAP also serve on the task
6 force so that we have more community
7 involvement beyond the appointed commissioners
8 that are serving in that task force.

9 I reached out to Michael Haskins, who I
10 see in the audience today, as well as
11 Ms. Blankinship. And they both agreed to be
12 part of it, if we -- if we think that that's
13 something that we want to do as a Commission.
14 So I'd like to talk about that.

15 We will have to reach -- if we do decide
16 to do that, they will have to just be made
17 aware, formally, about the Sunshine Law. And
18 Legal will handle that, so I'd like to open it
19 up for discussion.

20 MS. LOPERA: If I could comment on that
21 real quick before you-all discuss -- so through
22 the Chair to the Commission, one thing to
23 consider, if you're going to put members of the
24 community on the task force as members, they do
25 have to comply with the Sunshine Law. So what

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1 that means logistically is you can't, then,
2 call them up later and talk about anything
3 related to the task force if they're a member
4 of this task force.

5 So it's one thing to consider in deciding
6 whether you want them to participate, just as
7 community members or as actual members of the
8 task force.

9 THE CHAIRMAN: Yeah, I would also -- and
10 if Legal can confirm this or elaborate on it,
11 but I would think that if you're in other
12 meetings, like, let's say a SPAR meeting or a
13 RAP meeting, and both of you are present, you
14 have to be careful about those things as well
15 in how you operate in those kinds of
16 situations.

17 MS. LOPERA: Yeah. Through the Chair to
18 the Commission, yes, that's correct.

19 You would not be able to discuss anything
20 at, like, a SPAR meeting about -- related to
21 the task force at all. It would have to be in
22 a noticed meeting, so just one of the things to
23 consider if (microphone failure) what you want
24 to do with this and how it might affect you.

25 THE CHAIRMAN: And just as an aside,
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1 just -- in those kind of situations where more
2 than one of us is present, even if it's just
3 one of us in a situation like that, we have to
4 be careful about expressing a kind of opinion
5 on a matter that we might have to vote on
6 later, yes?

7 MS. LOPERA: Well, yeah.

8 My recommendation to you is to tread
9 carefully in that. This task force is a little
10 bit different because you're not taking action
11 on, like, a specific -- it's not like a
12 specific property you're talking about. You
13 know what I mean? Somebody's specific COA
14 application for demolition or something like
15 that.

16 But, yeah, I would use caution when making
17 an affirmative statement that -- about how
18 you're going to vote about anything.

19 THE CHAIRMAN: Okay. So --

20 MS. LOPERA: And I think -- through the
21 Chair, I think you wanted to -- there are only
22 two other commissioners present. I know you
23 wanted to get volunteers, commissioners that
24 were willing to volunteer and not just appoint
25 people to be on this task force, but --

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1 THE CHAIRMAN: Right. Well, usually -- at
2 least in the -- in the private sector, the
3 people that don't show up get appointed, so,
4 you know, that might be something for us to
5 consider, although we're not in the private
6 sector.

7 Comedy aside, I think we're going to have
8 to defer that, or at least -- no? Should we --
9 do we have -- are we able to go ahead and
10 appoint? I guess they can refuse.

11 MS. LOPERA: To the Chair, so the task
12 force is -- it's your task force. You charge
13 it, you issue the charge memo. You can assign
14 people. You can assign community members. You
15 can assign -- I mean, you can --
16 (Simultaneous speaking.)

17 THE CHAIRMAN: Okay.

18 MS. LOPERA: -- (inaudible) they would
19 want to participate, of course, but you don't
20 have to get volunteers. So I'll leave that --
21 that's up to your discretion.

22 THE CHAIRMAN: Then I would say, I'd like
23 to have a discussion with the present
24 commissioners about, I guess, numbers.

25 We -- I've mentioned that I'd like to
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1 have -- I'd like to have two members from the
 2 community who are engaged in historic
 3 preservation, who have a stake in this, that we
 4 are all aware of. And I've identified them.
 5 So that's two. And we know Bill Hoff is going
 6 to -- is chairing this task force.
 7 How many -- just as an opinion -- I have
 8 an idea, but how many members from the
 9 Commission do you think ought to be on this
 10 task force?
 11 COMMISSIONER HOFF: You mean me
 12 specifically or --
 13 THE CHAIRMAN: Yeah, both of you. Yeah,
 14 both of you.
 15 COMMISSIONER GREGORY: I mean,
 16 (inaudible) as the people that are here -- Bill
 17 is obviously chairing it, but I personally -- I
 18 don't think I have the time to be on the task
 19 force moving forward. I'll still (inaudible)
 20 the Commission, of course, but I'm all tight on
 21 time to do all those things.
 22 But in terms of -- I would like a -- more
 23 than one. I mean, I -- would you be on the
 24 task force as well as the Chair or is that
 25 something -- would you attend? How does that

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1 work? That's more of a question for OGC, I
 2 guess. I think -- how does that work?
 3 THE CHAIRMAN: I don't think I should be
 4 on the task force because I'm appointing it. I
 5 think I need to hear what the task force
 6 presents.
 7 COMMISSIONER GREGORY: Yeah, delegate it
 8 down, I gotcha.
 9 THE CHAIRMAN: Comments on it --
 10 COMMISSIONER GREGORY: I mean, I would
 11 like to get another commissioner on there, but
 12 (inaudible). They have to have the willingness
 13 to do it as well.
 14 THE CHAIRMAN: I definitely -- I would
 15 like to have Commissioner Epstein on it as
 16 an -- as an architecture voice on the task
 17 force, and then -- then that leaves either Max
 18 or Becky. I think -- in my opinion, we should
 19 have three commissioners on the task force with
 20 the two members from the community, and I think
 21 that's an even balance.
 22 So I would suggest perhaps Commissioner
 23 Epstein and maybe Commissioner Morgan as our --
 24 as our newest commissioner, this is something
 25 that she may be involved in.

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1 So for the record -- this isn't something
 2 that we need to vote on, right? I could just
 3 make the statement as the Chair?
 4 MS. LOPERA: No, I just need this
 5 information, and I'll -- we'll get the charge
 6 memo.
 7 THE CHAIRMAN: Yeah?
 8 Any comments in regard to that?
 9 COMMISSIONER HOFF: Yeah. So to the
 10 Chair, so I agree that -- I think that Number 3
 11 is good.
 12 I do not see the logistical benefit of
 13 having two representatives from those two
 14 community groups because of the limitations
 15 that it will put on the conversations outside
 16 of the meeting.
 17 I think -- I hope that they and others
 18 plan to be very involved, and I would hope and
 19 plan to -- you know, to lean on them for
 20 information and their experience with these
 21 issues, whether they're on -- whether they're
 22 officially on the task force or not.
 23 So, logistically, I just think it throws
 24 up some obstacles, whereas if they're not
 25 officially on the task force, then -- you know,

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1 then there are no obstacles towards --
 2 THE CHAIRMAN: Do you have any examples of
 3 what obstacles you're thinking about?
 4 COMMISSIONER HOFF: Sure.
 5 So if we're talking about options for
 6 something and we want to talk more about it
 7 outside of a one- or two-hour meeting that
 8 we're in, we can't talk about it again until
 9 the next meeting, right?
 10 So all of the conversations, all the
 11 details, all of the suggestions and good ideas
 12 and, you know, whatever, has to take place in
 13 that limited -- at the -- being where I would
 14 hope that a lot of work, a lot of the gathering
 15 of information and kind of figuring out things
 16 on the community side would happen in between
 17 the public meetings.
 18 So that's -- you know, you could get
 19 around that possibly by -- you know, there's --
 20 you know, if one representative is part of the
 21 Commission, then maybe that particular person
 22 is not included in the discussion outside of
 23 the public meeting, but there's others that are
 24 involved as well that's not on the official,
 25 you know, task force, right?

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1 Because I would expect multiple people
2 from those particular organizations to be
3 involved in the discussion, so whether one is
4 on the official task force and others are
5 not -- and so they are the ones that can kind
6 of talk outside of the public meeting, that may
7 work.

8 So those are just my thoughts. I just
9 don't want to make it harder for us.

10 And also of note, I don't think that it's
11 inappropriate for you to be on it. So if you
12 were interested, you know, then I -- then I
13 think it would be fine, so --

14 THE CHAIRMAN: So -- thank you, Bill.

15 This is a question for Legal and maybe,
16 Arimus, for you as well, but I thought that was
17 one of the reasons why we decided on calling
18 this a "task force" rather than a "committee,"
19 that it gave more sort of liberty to the people
20 involved to be operating outside of the -- sort
21 of the confines of a formal meeting like this.

22 Could you -- I must confess, my memory
23 lapses a bit.

24 MS. LOPERA: To the Chair, well, I was not
25 at the meeting when you discussed and had

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1 discussions on this, between the "committee"
2 and "task force," so I'm not entirely sure of
3 all of the discussion you had on that.

4 What I will say is, yes, you can be on
5 this if you wanted to -- if you wanted to be on
6 the -- as part of the task force, you could.

7 THE CHAIRMAN: I'm not as concerned about
8 that as I am about the -- the train of thought
9 about not having members of the community
10 involved because it will make it more difficult
11 because they can't speak about it outside of a
12 formal meeting.

13 MS. LOPERA: I will share this with you.
14 I have seen some Council special committees
15 convene, and the reasons -- Commissioner Hoff
16 is stating -- they elect to use members of the
17 community more to -- as advisors, and invite
18 them to be advisors and (microphone failure)
19 and reach out every meeting.

20 We want you there, we want your input, but
21 not include them as members for that exact
22 reason, so each commissioner -- each task force
23 member could reach out to RAP at any time to
24 get additional information or reach out to SPAR
25 without having a Sunshine problem.

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1 THE CHAIRMAN: And what is the -- as an
2 advisor -- as an advisor to the task force,
3 what is the scope of their contribution and
4 limit of their contribution?

5 Again, I'm think about Sunshine Law, and
6 is that -- yeah, (microphone failure) in that
7 regard.

8 MS. LOPERA: If they are not a member of
9 the task force, they don't have to comply with
10 Sunshine Law at all. So it does give more
11 freedom and flexibility for additional outside
12 conversations, follow-ups. You just couldn't
13 have two task force members go and talk to RAP
14 or talk together, but --

15 THE CHAIRMAN: I understand.

16 So for -- my point of view is this: I
17 want accountability and I want transparency and
18 I want everyone to -- that is participating, to
19 have their voice heard. And I feel like this
20 is an opportunity for us, as a Commission, to
21 do something that goes beyond a mayoral
22 appointment to be in a position of authority on
23 the Commission, that it actively includes
24 people in the community that we see here every
25 month.

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1 And it's not just SPAR and RAP. It's
2 the -- there are people -- I see people I
3 recognize in this audience almost every month
4 who don't even have anything on the agenda.
5 And so there are clearly people in our
6 community who are invested in historic
7 preservation, they're very interested in this
8 notion of trying to hold homeowners and
9 business -- land owners and property owners
10 accountable under this issue of demolition by
11 neglect that we've spoken to over and over
12 again.

13 And so I'm looking for community outreach
14 rather than this; you know, us sitting up here
15 and making rulings on things. And that's why I
16 was more interested in it being a
17 community-involved thing than just members of
18 the Commission.

19 I may have to ponder that a little bit.

20 COMMISSIONER HOFF: Through the Chair --

21 THE CHAIRMAN: And I don't -- I really --
22 I appreciate your comments. I don't mean it as
23 a -- in opposition to what you're saying, but
24 I'm trying to think about that because, for me,
25 that's my directive as chair. I'm interested

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1 in that.

2 COMMISSIONER HOFF: Sure.

3 So I'll just share my experience serving

4 on a City Council special committee on

5 resiliency.

6 So the original plan was for members of

7 the public to actually serve on the committee,

8 but because of the issues we discussed here,

9 they thought it best to only have the City

10 Council members technically on the committee.

11 And then they wanted members of the public

12 to participate, and they selectively asked

13 certain members of the public to participate as

14 a -- I'm trying to think of the term -- as a

15 subject matter expert, right?

16 So they were deemed subject matter experts

17 and they were invited to participate, and their

18 income was -- or their input was just as much,

19 if not, you know, more valued during the

20 discussion because they had a lot more

21 information about it than -- you know, than the

22 people that were on the committee.

23 So I -- so just from my experience, it's

24 not limiting community engagement.

25 THE CHAIRMAN: So that would be more

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1 representative of RAP to serve as an advisor to

2 the committee so they'd be asked -- to the task

3 force rather, excuse me, so that they can be

4 involved in it.

5 But in that regard -- and also -- and the

6 last thing that Commissioner Hoff said, at

7 certain points during their meetings, they

8 might invite other people to attend for input

9 and commentary, yes?

10 MS. LOPERA: Yes. Through the Chair, you

11 can invite other people to give presentations,

12 to bring you -- you don't have to set out who

13 your subject matter experts are in your charge

14 memo. You can identify some if you want,

15 but --

16 And these meetings will be noticed and

17 open to the public, so even people who are not,

18 you know, identified as subject matter experts

19 can come and bring their input and their

20 expertise.

21 COMMISSIONER GREGORY: Is it -- excuse me.

22 Is it maybe a good idea to reach out to

23 leaders of, you know, SPAR, RAP, Eastside, all

24 those places and say, is there a community

25 member that maybe would want to serve on the

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1 comparable to this term, "advisor."

2 (Microphone failure). And I'm not opposed to

3 that either. It's very -- I just -- I think

4 it's important to include people beyond our

5 chairs.

6 COMMISSIONER HOFF: For sure.

7 THE CHAIRMAN: (Microphone failure.)

8 COMMISSIONER HOFF: Yeah. If it's just

9 three people from this Commission, I don't

10 think that would be good.

11 I think that we need input, for sure, from

12 the Planning Department, from OGC, and

13 Municipal Code, and from the people that have

14 experience with these issues in the community.

15 That will be key, I think, to have a good

16 result.

17 THE CHAIRMAN: So in that regard, we could

18 officially -- I can appoint -- I've already

19 appointed Bill Hoff as the Chair for this.

20 MS. PRYOR: We can't hear.

21 THE CHAIRMAN: We've appointed Bill Hoff

22 as the Chair of this task force, and I can

23 appoint Commissioners Epstein and Morgan to

24 also be part of it.

25 I could ask a representative of SPAR and a

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1 task force that would not be them as the

2 directors of those organization, but maybe they

3 would have people in mind that would maybe want

4 to serve and do that as community members?

5 THE CHAIRMAN: I think we could do that.

6 I think that needs a bit more -- I would

7 say, let's set the initial members in motion,

8 and then as it -- as it evolves and as it

9 grows, there might be invitations to -- there's

10 things that we need from this group and that

11 group.

12 And yeah, you know, is there -- hey, maybe

13 Michael Haskins is representing SPAR as an

14 advisor, but there might be a point in time

15 where the -- someone from the (inaudible)

16 committee there needs to make an appearance and

17 have a discussion or someone whose role in that

18 organization or in the community is more

19 pointed to the things that we're leading to.

20 So I think that gives you some flexibility

21 there so it's not just always a certain group

22 of people.

23 That's the other thing I'm interested in,

24 is more community -- this is an opportunity for

25 community outreach by the Commission, and I

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1 think that would be good for -- not just the
 2 Commission, but I think it would be good for
 3 the message that so often seems to be missed to
 4 people living and working in the historic
 5 districts when it comes to the design
 6 guidelines and the process here.
 7 So I think it's a -- it's a way to make
 8 outreach into the community.
 9 Arimus, do you want to --
 10 MR. WELLS: No.
 11 THE CHAIRMAN: So I will say, because it
 12 seems as though Legal is telling me I have an
 13 hour here, I'm going to -- I'm going to say
 14 officially that, again, Bill Hoff is --
 15 Bill Hoff has agreed to serve as the Chair for
 16 this task force. We're going to appoint
 17 Commissioner Epstein, and our new commissioner,
 18 Morgan, as part of the task force.
 19 And then we're going to formally ask SPAR
 20 and RAP to be part of it as advisors, and then
 21 we will -- we will move forward and see who
 22 else we can bring into this conversation.
 23 COMMISSIONER HOFF: Question for staff.
 24 Arimus, do you -- would you, by chance,
 25 have a contact list of different organizations
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1 publicly so that they can be identified. And
 2 since we now -- we've also identified the
 3 members of the task force, they can begin to
 4 discuss those directly.
 5 MS. LOPERA: Okay. Through the Chair --
 6 so --
 7 THE CHAIRMAN: (Microphone failure.)
 8 MS. LOPERA: Well, no, I was just
 9 thinking, to the Chair, that the task force
 10 cannot discuss items outside of a noticed
 11 meeting. So once I, you know, read off these
 12 four and get the, you know, on-the-record
 13 thumbs up for these -- again, this is at your
 14 discretion. This is your task force you're
 15 creating, but -- I know you wanted input from
 16 other commissioners. But once we get that, we
 17 can't -- we can't just go talk to other task
 18 force members.
 19 THE CHAIRMAN: Gotcha. Okay.
 20 MS. LOPERA: Okay.
 21 THE CHAIRMAN: Let's go through them.
 22 MS. LOPERA: So -- through the Chair, so
 23 the first would be -- the first item to
 24 address, (inaudible) to review current code
 25 provisions, rules and related procedures and
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1 that may have an interest in this subject
 2 matter, or not really?
 3 MR. WELLS: Through the Chair to
 4 Commissioner Hoff, it's a mixture of both. We
 5 don't have a maintained list, but I'm more than
 6 happy to procure one for you and get some
 7 names.
 8 COMMISSIONER HOFF: Okay. Just wondering.
 9 One other question for -- I guess for both
 10 the Chair and staff.
 11 So at the last HPC meeting, we decided
 12 that we were going to discuss the description
 13 of the task force and kind of the mission and
 14 that -- and those details.
 15 Do we need to wait on that until there's
 16 more people or can we go now or -- or what?
 17 MS. LOPERA: Through the Chair, I have the
 18 four charges in the draft memo if you want me
 19 to go through those and just get --
 20 THE CHAIRMAN: I think it would be good to
 21 just put those into the (microphone failure) so
 22 that they're on record. And then the --
 23 (Reporter inquiry.)
 24 THE CHAIRMAN: I think it would be good to
 25 put those in the record, to state those
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1 policies regarding the preservation of historic
 2 buildings; to identify, quote, loopholes,
 3 unquote, or provisions otherwise affecting the
 4 potential for demolition by neglect.
 5 Are we -- through the Chair, do we feel
 6 like that's a good charge?
 7 COMMISSIONER HOFF: In summary, that is
 8 examining what the current -- what the current
 9 policies are in regards to -- that allow
 10 demolition by neglect or that are there that
 11 could possibly deter it?
 12 MS. LOPERA: The first charge was to
 13 review current code provisions, rules, and
 14 related procedures and policies so that -- just
 15 to identify any areas that might inadvertently
 16 allow demolition by neglect.
 17 THE CHAIRMAN: I mean, honestly, reading
 18 through that -- when I read through that a
 19 couple of days ago, that's the sort of -- a
 20 no-brainer really. It's listing the situation
 21 that we're in right now that allows this to
 22 happen.
 23 MS. LOPERA: All right. So I'm getting
 24 nods for everybody.
 25 All right. The second item would be to
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1 review laws, initiatives, and strategies
 2 implemented by other cities or states that have
 3 been -- that have proven effective at
 4 preventing demolition by neglect.
 5 I'm getting nods and thumbs up from
 6 everybody.
 7 Okay. The third item is to identify and
 8 make recommendations for potential revisions to
 9 Code, policy initiatives, and strategies to
 10 curb the prevalence of demolition by neglect.
 11 I'm getting thumbs up and nods from
 12 everybody.
 13 All right. And the last item would be to
 14 consider methods to incorporate the Commission
 15 in the proactive identification of buildings or
 16 structures that may become the subject of
 17 demolition by neglect; and the proactive
 18 identification of buildings, structures or
 19 sites as potential landmarks -- and/or
 20 potential landmark sites in the city.
 21 COMMISSIONER GREGORY: It makes sense
 22 about identifying potential landmark sites, but
 23 the first part, proactively identify, is that
 24 really in the Commission's scope? You know,
 25 because I'm not sure -- if it doesn't come
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1 them, rather than us identifying them
 2 individually.
 3 It sounds like you think this means you're
 4 going to be required to go around looking for
 5 things that are being neglected.
 6 COMMISSIONER GREGORY: Yeah. And I guess
 7 I don't want to put a charge out there that
 8 goes against what our Commission is set forth
 9 to do.
 10 I mean, we do have the ability to offer a
 11 property up for landmark, you know, to identify
 12 that and bring it to the staff's attention, get
 13 a report, et cetera. But I just want to make
 14 sure -- it's more, like, a question for Carla
 15 here, as -- make sure we're not overstepping
 16 our bounds by saying that.
 17 THE CHAIRMAN: That's a valid question.
 18 MS. LOPERA: It's a what question?
 19 THE CHAIRMAN: It's a valid question.
 20 MS. LOPERA: No, it is -- it is a valid
 21 question.
 22 We would really have to get into the
 23 nitty-gritty of what kind of things you're
 24 considering, I guess. But as it's written, I
 25 think that's what's in your purview as a
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1 before us as a landmark or a COA, is it really
 2 before the Commission?
 3 MS. LOPERA: Through the Chair to
 4 Commissioner Gregory, it is within your purview
 5 of the Commission to preserve structures,
 6 right? So if you can --
 7 This is to consider methods that you might
 8 be able to identify, structures that are
 9 like -- like an at-risk sort of structure list,
 10 which I know Dr. Bliss does that as part of the
 11 Historical Society, but something that -- like
 12 that. But just to consider and identify
 13 methods that you could possibly implement in
 14 that regard.
 15 THE CHAIRMAN: And I guess, you know,
 16 Ethan, you're thinking that -- you're thinking
 17 along the lines of -- of our scope right now is
 18 to listen to applications and to make rulings
 19 on them, right?
 20 And so how does this -- how does this work
 21 in regard to the scope that we -- when we were
 22 appointed, we agreed to? And so it might --
 23 maybe that needs wordsmithing in terms of
 24 how -- how all those things can be identified
 25 so that the Commission can make rulings on
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1 Commission.
 2 COMMISSIONER GREGORY: Okay. Cool. I
 3 just wanted to make sure about that.
 4 COMMISSIONER HOFF: And we are sort of
 5 doing that now with the REHAB properties. We
 6 are making a -- the determination if they are
 7 at risk, so --
 8 So, obviously, it wouldn't be the same
 9 process, but that's a good example of being
 10 asked to make a determination on an at-risk
 11 property.
 12 MS. LOPERA: And -- through the Chair, so
 13 you actually have 20 different powers and
 14 duties you are given as a Commission. And we
 15 don't touch on a lot of these a lot of the
 16 time, but within the Ordinance Code you have a
 17 lot more power and duty.
 18 And it's actually the first one that I
 19 think this falls under, which is to conduct an
 20 ongoing survey and inventory of historic
 21 buildings, areas, and archaeological sites in
 22 the city which shall be compatible with the
 23 Florida Master Site File and a plan for their
 24 preservation, so I think it falls within that.
 25 THE CHAIRMAN: We don't just sit in these
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1 chairs. We're perfectly able to identify
 2 things that need to happen, and we probably
 3 should.
 4 Any other discussion about this?
 5 COMMISSIONER HOFF: I have a question
 6 about -- not this.
 7 THE CHAIRMAN: Well, I think this has
 8 been -- I think this is decided. I think I
 9 made a decision, so --
 10 MS. LOPERA: To the Chair, I have enough
 11 information, and we can finalize this charge
 12 memo, issue it. And then, at that point,
 13 staff -- Mr. Wells can begin setting up
 14 meetings and noticing those and preparing
 15 the --
 16 THE CHAIRMAN: Okay.
 17 MS. LOPERA: -- the task force.
 18 THE CHAIRMAN: And the last thing I would
 19 say, though, is to your -- the -- maybe it
 20 wasn't a request, but the comment about me
 21 being part of it, I think -- this is a question
 22 for Legal, too, but if I --
 23 I'm not opposed to participating in the
 24 task force, but I'm not sure -- I'm not sure
 25 it's appropriate for me to call myself an
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1 limited in what you can talk to.
 2 THE CHAIRMAN: Okay.
 3 COMMISSIONER GREGORY: Did you say
 4 December 31st this report is due?
 5 MS. LOPERA: To Commissioner Gregory, yes,
 6 the current deadline is December 31st.
 7 That -- this hasn't been issued yet, so
 8 the Chair could elect a different deadline.
 9 COMMISSIONER GREGORY: That just seems
 10 pretty quick, considering it's going to be
 11 September here pretty soon. That's up to the
 12 Chair, I guess.
 13 THE CHAIRMAN: How did -- is that because
 14 of -- end of year; is that why we're thinking
 15 that, or was that -- how arbitrary was that and
 16 how --
 17 MS. LOPERA: To the Chair, you can select
 18 any date. I would just recommend you select it
 19 before the end of your term, which I think is
 20 May. I think June is the election of new
 21 officers, so you could potentially not be Chair
 22 anymore in June, so we -- we can do a different
 23 date if you'd like.
 24 THE CHAIRMAN: That's -- well, December.
 25 Let's say the end of January. Let's get one
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1 advisor on the task force or --
 2 I really want to empower the commissioners
 3 to be -- and the volunteers from the community
 4 to be -- for them to have that authority,
 5 rather than the Chair sort of -- you know what
 6 I mean?
 7 So what are some options for me to
 8 participate in the task force that is not as a
 9 figure of authority? Because, obviously,
 10 Commissioner Hoff is the Chair.
 11 MS. LOPERA: To the Chair, you could come
 12 and listen, but you can't -- you can't really
 13 participate because you're not a member on the
 14 task force, but you're a Commission member.
 15 And this report for the task force is to
 16 create -- their findings are to -- the report
 17 just -- describe any recommendations for policy
 18 or amendments to the Code are delivered to you
 19 on or before December 31st, so the end of the
 20 year.
 21 THE CHAIRMAN: Okay.
 22 MS. LOPERA: So you -- it's all coming to
 23 you, so you can't -- you can't really
 24 participate. You can attend. But unless you
 25 put yourself on the task force, you're very
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1 more month for that because the -- December,
 2 there's a lot of holiday/vacation stuff going
 3 on there. Sound more reasonable?
 4 You're not a part of the task force.
 5 COMMISSIONER GREGORY: I'm not on the task
 6 force, so -- I mean, I was just concerned about
 7 everybody else's time, and, you know, staff
 8 putting the report together and everything. It
 9 just seemed --
 10 (Discussion held off the record.)
 11 MS. LOPERA: So to the -- through the
 12 Chair to the Commission and to staff, so the
 13 task force is to produce a report
 14 recommending -- making recommendations for
 15 policy or (inaudible) amendments or request
 16 additional time, and that -- the Chair of the
 17 task force would be the one in charge of
 18 assigning that to someone, assigning certain
 19 parts of the report to various task force
 20 members or -- however the Chair of the task
 21 force wants to handle it, that's at his
 22 discretion.
 23 THE CHAIRMAN: Well, you're here.
 24 COMMISSIONER HOFF: So --
 25 THE CHAIRMAN: Does that sound like enough
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1 time?

2 COMMISSIONER HOFF: So I'm just

3 thinking -- so part of this would depend on

4 when this actually begins, because I do

5 think -- I do think a number of City

6 departments would need to be included in this,

7 so I'm not sure how much time they need to

8 prepare or to look information up.

9 So it's the end of -- you know, I assume

10 we need at least 30 days, 14 days?

11 THE CHAIRMAN: (Off microphone.)

12 COMMISSIONER HOFF: Yeah. Okay. But for

13 planning purposes, more is better, so --

14 THE CHAIRMAN: It sounds like you're

15 negotiating here.

16 COMMISSIONER HOFF: So I'm just thinking,

17 like, realistically, the earliest first meeting

18 could be, you know, late next month, but that's

19 around HPC, too, so --

20 So I think part of it depends on when the

21 first meeting could be -- you know, could

22 realistically be for four people's schedules

23 and --

24 THE CHAIRMAN: Well, then let's ask this

25 question: Once things get rolling, how much

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1 MS. LOPERA: So they're not members?

2 THE CHAIRMAN: Right.

3 MS. LOPERA: Okay. So we have three

4 members. So you only need two for a quorum.

5 So -- and then a week -- I recommend a

6 seven-day notice before any meeting.

7 COMMISSIONER HOFF: Yeah. Just curious

8 from OGC and Historic Preservation staff's

9 point of view, how much -- do you need time?

10 How much time would you need to prepare for the

11 first meeting? Is this something you go into

12 and just kind of figure it out as it goes or do

13 you come in prepared to talk about X, Y, Z?

14 MS. LOPERA: Through the Chair to

15 Commissioner Hoff, it would be at your request.

16 If there's some item you want me to speak

17 on -- or speak about, if you request in

18 advance, like, hey, we have this task force

19 meeting, I'd like you to talk about X; okay, I

20 can be ready to talk about X. Other than that,

21 I would just be there to help as needed.

22 And I'll defer to Mr. Wells because a lot

23 more of the administrative work would fall on

24 him or his staff.

25 COMMISSIONER HOFF: Sure.

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1 time do you think you need when that happens?

2 Do you think it's something that can be

3 accomplished in four months to get things

4 rolling?

5 COMMISSIONER HOFF: I would certainly hope

6 so.

7 MS. LOPERA: I'm sorry, Mr. Chair, could

8 you repeat that?

9 THE CHAIRMAN: I asked if he thought, once

10 they begin, it could be accomplished in four

11 months, and he said he thought so.

12 MS. LOPERA: Through the Chair to the

13 Commission, also something to think about is --

14 I mean, this is the deadline, but should you

15 get closer to it and you need to request

16 additional time, you -- you could always

17 request additional time from the Chair, and --

18 THE CHAIRMAN: No. That's why they call

19 it "deadlines."

20 MS. LOPERA: The other thing, too, I would

21 like to clarify -- for notice requirements,

22 really, a week max. And if -- I have three

23 people on the task force. Were there four?

24 THE CHAIRMAN: Three commissioners and

25 then two advisors.

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1 MR. WELLS: Through the Chair to

2 Commissioner Hoff, I mean, just -- I want to

3 echo Carla's comments as well. I mean, it

4 really depends on your frequency, and that

5 will, of course, determine our allocation of

6 resources and how much time we can allot for

7 the time being, so --

8 Of course, we're not only just doing

9 Commission, we're also doing administrative

10 COAs and also working on some internal

11 organizational improvements and whatnot on a

12 recurring basis, coupled with grants and

13 whatnot.

14 So there's a lot of things going on, so

15 just -- it really is -- it just depends on what

16 you are tasking us with.

17 COMMISSIONER HOFF: So how do we determine

18 the first date?

19 I assume we need to see when the three

20 appointed commissioners are available, number

21 one, and then see if that -- and then see if

22 that's a good date for the City staff people

23 that -- you know, that need to be involved?

24 MS. LOPERA: Yes. Through the Chair to

25 Commissioner Hoff, you, as chair of the task

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1 force, would work with staff to select meeting
2 dates and times. And Mr. Wells would confirm,
3 you know, room availability and those kind of
4 things, get the notice out, and all the
5 administrative tasks related to that.

6 THE CHAIRMAN: I have a question --
7 question for legal.

8 If -- right now we have a -- we have an
9 odd number. There are three members who might
10 have to vote on something internally as the
11 task force when they're trying to make
12 decisions about things. So there's never going
13 to be a tie.

14 If I -- if I were to say I will serve as a
15 member on that task force, what happens if we
16 vote on something and it's a deadlock? Then is
17 it up to the Chair to decide the outcome or is
18 it -- is it just a deadlock and we have to
19 discuss it until we decide?

20 I'm considering being part of the task
21 force still, but I don't want to be a -- I
22 don't want stumbling blocks to be present. I
23 want a path of success for this.

24 MS. LOPERA: To the Chair, these task
25 forces are a more informal -- if you just look

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1 at the charges, it's more of a discussion, and
2 a -- the only real voting thing I can think
3 of -- and it would -- it will depend on how
4 Mr. Hoff runs his meetings, but the only real
5 thing would be, as you're -- you know, you're
6 compiling the report, and then does everybody
7 agree this is the report we should submit, at
8 the end, is the only voting thing I can think
9 of, but there may be other voting things that's
10 a --

11 THE CHAIRMAN: Yeah, I can't think of
12 anything specific. I just -- again, I don't
13 want it to be cumbersome.

14 But I think if you -- if you're interested
15 in that, I think -- I would certainly be
16 willing to participate as a member of the task
17 force.

18 COMMISSIONER HOFF: Yeah. I mean, you
19 don't need to ask my permission, so --

20 THE CHAIRMAN: I'll do that. I'll do
21 that. Add me to it. I'll --

22 MS. LOPERA: We're adding --

23 THE CHAIRMAN: Commissioner Hoff, you know
24 me. You know who I am. I don't operate that
25 way.

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1 COMMISSIONER HOFF: So we will need three
2 people for a quorum, then.

3 And do we operate by Robert's Rules of
4 Order during task forces, I assume?

5 MS. LOPERA: Yes. Affirmative.

6 COMMISSIONER HOFF: Okay. Gotcha.
7 I still have one other nonrelated
8 question.

9 THE CHAIRMAN: So we can put this to rest.
10 This is decided, yes?

11 COMMISSIONER HOFF: So we should reach --
12 so we should go through Mr. Wells to figure out
13 a date when everyone is going to be available,
14 and -- and including staff, and -- well --

15 So what's the -- so who -- so I assume
16 Mr. Wells is going to reach out to Ms. Epstein
17 and Ms. Morgan to let them know that they have
18 been volunteered to participate on this task
19 force.

20 If they're not able to, then what happens?
21 That's my first question.

22 Second, when -- could we also get the
23 draft charges that were read aloud here emailed
24 to us?

25 And then my third question is -- or my
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1 statement is, I assume we need to go through
2 Mr. Wells to find the date and time that's
3 going to work for everybody too or --

4 MS. LOPERA: Through the Chair to
5 Commissioner Hoff, I'm going to try to take
6 those one by one.

7 The first one was what if the --

8 COMMISSIONER HOFF: What if they're not --

9 MS. LOPERA: The commissioners can't, for
10 whatever reason, participate?

11 I mean, the Chair could issue a revised
12 charge memo.

13 COMMISSIONER HOFF: Okay.

14 MS. LOPERA: He can swap them out or just
15 eliminate some.

16 COMMISSIONER HOFF: But that would have to
17 wait until September the 11th?

18 MS. LOPERA: No. To be clear, this charge
19 memo is -- as soon as this meeting is over --
20 well, maybe not as soon as, but, you know,
21 following this meeting, we'll finalize it and
22 issue it. It doesn't have to be at a meeting.

23 It doesn't -- and we'll send it to all of you,
24 a copy of it, and post it.

25 COMMISSIONER HOFF: Okay.

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1 THE CHAIRMAN: I would say, you know, at
 2 least -- I can't imagine both of them
 3 wouldn't -- would refuse, and so we'll still
 4 have a -- at least three commissioners.
 5 COMMISSIONER HOFF: Yeah.
 6 THE CHAIRMAN: That's the only reason why
 7 I was considering it.
 8 COMMISSIONER HOFF: Okay. And as far as
 9 scheduling, that goes through Mr. Wells to find
 10 the best date and time and all that type of
 11 stuff?
 12 MS. LOPERA: Correct.
 13 MR. WELLS: That's correct.
 14 COMMISSIONER HOFF: Okay. I've got one
 15 other non-development by neglect question for
 16 Mr. Wells or Ms. Lopera.
 17 REHAB, the REHAB process, just for
 18 clarity -- just so I understand -- and other
 19 commissioners would appreciate this too.
 20 So applications were given to staff, staff
 21 reviews -- has reviewed them to see if they
 22 have been completed. Does staff order all of
 23 them that have been completed to the Commission
 24 for review or is there some type of a screening
 25 process that goes on before that or -- or what?

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1 or -- or what?
 2 MR. WELLS: Through the Chair to
 3 Commissioner Hoff, so once the Commission has
 4 declared the building as critically endangered,
 5 it's forwarded to the Downtown Investment
 6 Authority, so DIA for short. They review the
 7 application for financial sufficiency. They'll
 8 make their determination on whether or not the
 9 application is sufficient from that realm.
 10 And then once it's been deemed sufficient,
 11 financially speaking, then that's when it's
 12 financially scored by DIA, as well as our
 13 department, and so that's when a determination
 14 is made as to how much money to allocate to the
 15 applicant or whatnot.
 16 COMMISSIONER HOFF: Gotcha. Okay.
 17 So the only part that we have is
 18 determining whether it's in --
 19 MR. WELLS: Critically endangered.
 20 COMMISSIONER HOFF: -- imminent danger,
 21 right.
 22 And do the applicants -- are they waiting
 23 until all of them have been sorted, reviewed,
 24 and funds are being disbursed, or is it -- or
 25 will they be disbursed as they go?

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1 MR. WELLS: Through the Chair to
 2 Commission Hoff, we only forward the
 3 applications that have been deemed sufficient
 4 and eligible for the program. So, in essence,
 5 you have received -- you will receive all of
 6 the applications that --
 7 COMMISSIONER HOFF: Okay. And beyond
 8 capacity to review them, is there any
 9 particular reason why we are reviewing them a
 10 few at a time?
 11 MR. WELLS: Through the Chair to
 12 Commissioner Hoff, mainly -- there's a couple
 13 of -- yeah, besides capacity and staff time,
 14 another issue is because of the sufficiency.
 15 So what we determined, of course, is that
 16 some of the applications were more sufficient
 17 and ready to go as opposed to others.
 18 COMMISSIONER HOFF: Okay. Thank you.
 19 And my last question about this, so after
 20 we make a determination whether they are -- I
 21 forget what the exact terminology is that we're
 22 using. But after we determine whether or not
 23 they are sufficiently at risk, then that goes
 24 to the Office of Economic Development to kind
 25 of figure out if they are awarded anything

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1 MR. WELLS: Through the Chair to
 2 Commissioner Hoff, the intent right now is to
 3 release all the applications -- or the
 4 announcements, who's been eligible, or -- for
 5 funding all at the same time.
 6 COMMISSIONER HOFF: Okay.
 7 MR. WELLS: There is one thing to note,
 8 too. There's some potentially pending
 9 legislation that we plan to introduce to
 10 Council to update the REHAB guidelines to make
 11 it a little bit easier for applicants in the
 12 future. So we are planning to roll that out
 13 fairly shortly here.
 14 COMMISSIONER HOFF: Okay. And I do not
 15 believe that any funding is in the upcoming
 16 budget as of now; is that correct?
 17 MR. WELLS: For now, no.
 18 COMMISSIONER HOFF: Right. Okay.
 19 Thank you.
 20 THE CHAIRMAN: That was a lot of
 21 questions, Mr. Hoff.
 22 COMMISSIONER HOFF: Sorry.
 23 THE CHAIRMAN: I have to ask you, they
 24 seemed very pointed. Was there -- is there
 25 something you're interested in specifically or

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1 is this just curiosity?
 2 COMMISSIONER HOFF: Just to be more
 3 familiar with the process, yeah.
 4 THE CHAIRMAN: Question for staff while
 5 they're preparing -- question for staff or
 6 Legal. The rescheduled meeting for today --
 7 today's rescheduled meeting for September 11th,
 8 the agenda items that are here with us today,
 9 is there the potential for things to be added
 10 to them or no?
 11 MS. LOPERA: To the Chair, yes, things
 12 could be added. That's -- it's not a
 13 rescheduled meeting. This is going to be
 14 considered, like, a special meeting that you're
 15 considering an additional meeting.
 16 THE CHAIRMAN: So the agenda could be
 17 different than it is today for --
 18 MS. LOPERA: It could hold additional
 19 items, that's correct.
 20 THE CHAIRMAN: Thank you.
 21 MS. LOPERA: So I was asked to provide you
 22 with information. You don't see this a lot,
 23 but claims of economic hardship, and there --
 24 there is a whole section of it in the Ordinance
 25 Code. And if -- should someone make a claim of
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1 undue economic hardship, I wanted you all to be
 2 prepared for, what does that mean, what does
 3 that entail, how do I analyze this?
 4 So the Ordinance Code -- and this is all
 5 from Chapter 307. The Ordinance Code states
 6 that, "No decision of the Commission shall
 7 result in undue economic hardship for the
 8 property owner." So the next logical question
 9 is, what is undue economic hardship?
 10 There is a definition within the Ordinance
 11 Code -- I have it here on the sheet -- and that
 12 is from Section 307.102(t), if anyone wants to
 13 look it up. But it's on here, on your sheet.
 14 It's the onerous and excessive financial burden
 15 as determined by you all, the Commission, that
 16 would be placed on a property owner by the
 17 denial of a COA or similar burden by
 18 conditions -- that would result from conditions
 19 that you attached to a COA.
 20 So where someone is making a specific
 21 claim of undue economic hardship, the applicant
 22 is required to demonstrate -- and you are
 23 required to make three specific findings, and
 24 those are on your sheet.
 25 Number one is, you are to determine if the
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1 owner would be entitled to a COA without
 2 considering undue economic hardship.
 3 Number two is, determine whether the owner
 4 actually demonstrated undue economic hardship.
 5 Number three is to determine the extent,
 6 if any, to which the owner or applicant caused
 7 or created such economic hardship through any
 8 activity, inactivity, or neglect.
 9 So those are three separate findings that
 10 you would need to make on any of these claims.
 11 You can do that all in one hearing, unless the
 12 applicant requests to have a separate hearing
 13 on each item.
 14 On the back, you will see the evidence
 15 that owners or -- property owners or applicants
 16 can submit any or all of these things. There's
 17 13 items there that could help you make your
 18 decision on whether it's undue economic
 19 hardship.
 20 And do note, at the very bottom -- the
 21 Ordinance Code does say that you may require
 22 that a property owner provide additional
 23 information you believe is relevant, so you can
 24 ask for anything else that you need.
 25 So that's a brief overview of undue
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1 economic hardship. Does anyone have any
 2 questions?
 3 COMMISSIONER HOFF: Yes, ma'am.
 4 Do you or Mr. Wells recall the last
 5 example of this actually going through all the
 6 way?
 7 MR. WELLS: Through the Chair to
 8 Commissioner Hoff, from my understanding, it
 9 has not happened -- it's been more than two
 10 years for sure, so I don't even -- I can't even
 11 recall when it's been successfully granted.
 12 MS. LOPERA: Through the Chair to the
 13 Commission, I've never seen it.
 14 THE CHAIRMAN: So does that suggest
 15 there's difficulty in that, that this is an
 16 arduous process, or --
 17 MS. LOPERA: To the Chair, I wouldn't say
 18 it's arduous. It's just, if a property owner
 19 is going to make this affirmative claim of
 20 undue economic hardship, they need to
 21 demonstrate those things.
 22 I hear a lot of vague claims of it. "It's
 23 really expensive," but people aren't prepared
 24 to actually demonstrate the things they need to
 25 make that claim.
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1 THE CHAIRMAN: Yeah. Just to state, I
2 asked that this be spoken to today because I
3 think we all just need to be really aware of
4 that, right? Because we do hear many things
5 here, and we can only take people at their
6 word, but this requires -- which I always do,
7 until proven otherwise, but in this situation,
8 we have to -- it has to be -- it has to be
9 evidence of (inaudible). And so I just wanted
10 to bring that to our attention.

11 COMMISSIONER GREGORY: And to my
12 understanding, when we make decisions on these
13 COAs, it's -- we're not supposed to consider
14 the cost of the materials. We're supposed to
15 consider appropriateness for historic
16 preservation, not the cost to the homeowner or
17 the owner of the property; is that correct?

18 MS. LOPERA: Through the Chair to
19 Commissioner Gregory, there are -- you know,
20 there's different -- for each different type of
21 COA, there's different things to consider. And
22 in that vein, whatever you find relevant could
23 be considered.

24 But this undue economic hardship is a very
25 specific claim. Do you know what I mean? And
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1 it has a very -- specific elements that need to
2 be shown.

3 THE CHAIRMAN: The applicant has taken a
4 very specific path and is being held
5 accountable to prove the (microphone failure)
6 of that.

7 MS. LOPERA: And I know the evidence page
8 is kind of long because there are 13 and
9 they're typed straight from -- verbatim from
10 the Ordinance Code, but I did find it
11 interesting and would like to point out a
12 couple.

13 Like, Number 2, where it talks about a
14 report from a licensed engineer, contractor or
15 architect with experience in rehabilitation as
16 to the structural soundness of the structure
17 and their suitability for rehabilitation --
18 because I know you see a lot of reports and
19 letters from various experts, but considering
20 whether they actually have experience in
21 rehabilitation is a relevant aspect of how much
22 weight you give a report or a letter.

23 There's another -- Number 4, in the case
24 of a proposed demolition, an estimate from an
25 expert with experience in rehabilitation.
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1 So just some things -- food for thought.
2 You know, read through this. If you have
3 questions, I'm happy -- always happy to answer
4 any, now or email or phone, any time.

5 THE CHAIRMAN: Any other questions about
6 this?

7 COMMISSION MEMBERS: (No response.)

8 THE CHAIRMAN: No?

9 Okay? Anything else to cover today?

10 MR. WELLS: I will say one thing.

11 (Microphone failure.)

12 MS. PRYOR: Will there be general public
13 comment?

14 MR. WELLS: Just something -- food for
15 thought for next time --

16 (Microphone failure.)

17 MR. WELLS: Through the Chair to the
18 Commission --

19 (Microphone failure.)

20 THE CHAIRMAN: Question for Legal, while
21 they're switching, will this memorandum be sent
22 to the other commissioners that aren't present
23 today, or email, or can it be?

24 MS. LOPERA: To the Chair, I can provide
25 them copies or send it to them.

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1 I can send you all copies individually if
2 you'd prefer.

3 THE CHAIRMAN: That would be great.

4 MS. LOPERA: All right.

5 MR. WELLS: One quick thing for the
6 Commission, just something to consider for next
7 month's meeting. I wanted to get a little bit
8 of discussion in regards to a request we've had
9 from an applicant, and I think this may be
10 happening a little bit more in the future.

11 We have a request to -- to basically cover
12 the well -- the water wells in the front yards
13 with some type of decorative material or
14 covering. So in this instance, we had an
15 applicant that wants to do a rock to cover up
16 their well, and so --

17 Just something to ponder in terms of what
18 would be an appropriate option here because
19 we've had some discussions as staff and we
20 really would value the Commission's input on
21 what they consider (microphone failure).

22 THE CHAIRMAN: And just as part of that
23 consideration, just to understand, the -- the
24 playing field here. The positioning of these,
25 directly in the front yard, in such a -- you

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1 know, full -- in full view, is this just -- no
 2 way around it from a (microphone failure)
 3 requirement of the City in terms of engineering
 4 and planning and (microphone failure) --
 5 (Reporter inquiry.)
 6 THE CHAIRMAN: Is the location of these --
 7 the unsightly sort of location of these in the
 8 front yards of the historic structures, is
 9 this -- or is there no other choice? Is it a
 10 cost thing? Do the owners have other choices
 11 and it's strictly cost related and that's why
 12 they're being put close to the street?
 13 MR. WELLS: Through the Chair to
 14 Commission Montoya, that is correct.
 15 Mainly, it stems from a cost savings
 16 piece. Connectivity in our Land Development
 17 Regulations does allow for applicants to
 18 install water wells when there's not a nearby
 19 connection that's feasible for -- from an
 20 economic standpoint.
 21 THE CHAIRMAN: Is there -- and do we
 22 have -- thank you. I didn't mean to interrupt
 23 you, but do we have an actual -- like, a kind
 24 of -- like, is it a 10-point swing or 20 or
 25 a -- do we have any idea about the monetary
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1 difference in locating that in the backyard
 2 rather than in the front yard?
 3 MR. WELLS: Through the Chair to
 4 Commissioner Montoya, I do not have any
 5 numbers. I'm happy to look that up, but, yeah,
 6 I don't have anything --
 7 THE CHAIRMAN: I'm getting -- sorry, I
 8 want us to have things to think about in this
 9 regard because I understand economic hardship.
 10 We just talked about it, right? I understand
 11 that things cost money, but this is a historic
 12 district and these are very unsightly.
 13 Commissioner Hoff.
 14 COMMISSIONER HOFF: Through the Chair, so
 15 I am familiar with some of these out in the
 16 community, and I can't say for certain -- you
 17 know, the staff has not shared the exact
 18 location of these and which properties they are
 19 referring to, but I'm thinking of some.
 20 And I had a discussion with the builders
 21 about this, and I helped facilitate a
 22 conversation with a well company that could
 23 keep the actual well in the front yard but move
 24 the large equipment further back, which can be
 25 done at a, you know, relatively modest
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1 additional cost.
 2 THE CHAIRMAN: But was there a number put
 3 to that? Like --
 4 COMMISSIONER HOFF: With --
 5 THE CHAIRMAN: (Inaudible.)
 6 COMMISSIONER HOFF: It was estimated to be
 7 around a thousand dollars to move the --
 8 THE CHAIRMAN: Was there a cost per foot?
 9 COMMISSIONER HOFF: -- large equipment to
 10 the -- you know, further back to -- you know,
 11 somewhere behind the front facade of the house.
 12 That was just an estimate, so ...
 13 COMMISSIONER GREGORY: I can say from
 14 experience, working with these wells, I mean,
 15 when it's a drinking water well, you can't put
 16 it directly next to the house, like, behind the
 17 fence, on the side yard. It's -- it's just
 18 too -- you can't do that for drinking water.
 19 I don't know why they can't go in the
 20 backyard, I'm kind of with you on that, if
 21 there's enough backyard.
 22 And then, additionally, just the -- just
 23 feedback to Mr. Wells. You know, I -- that's a
 24 big old rock, and I don't see a bunch of
 25 boulders hanging out here in Jacksonville,
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1 Florida. I would prefer some sort of heavy
 2 landscaping, even, to that. You know, that's a
 3 little funny looking here, you know --
 4 THE CHAIRMAN: You certainly wouldn't hide
 5 a key under it.
 6 COMMISSIONER HOFF: One other thing
 7 that's -- at least I think is somewhat related
 8 is that these types of issues do come up from
 9 time to time when you're discussing
 10 communication infrastructure, like certain
 11 types of utility boxes.
 12 And, typically, I believe those, if
 13 approved, they are located along the property
 14 lines as -- so they're not directly in front of
 15 the property, so -- yeah.
 16 THE CHAIRMAN: And question for staff.
 17 And maybe this is for Legal as well.
 18 I mean, I am certainly opposed to that
 19 boulder. I mean, that isn't -- that doesn't
 20 belong in Southeast Florida. That is -- it's
 21 kind of -- you know, I understand it's not
 22 contextual for us.
 23 I would say, the next question is, is this
 24 something that we can start addressing in
 25 the -- as part of the design guidelines as a
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1 requirement for an HOA -- or, I'm sorry, for an
2 HPC COA application?

3 Like, in the site plan, seeing where
4 they're proposing to locate this, like, are
5 you -- is that a question? Are you going to
6 have this infrastructure? What's its location?
7 And that's something that we could review or is
8 it not? Is it out of our purview as HPC to
9 review these kinds of things? Because --

10 My argument is, this -- the location of
11 this, if it's in the front yard, is affecting
12 the fabric of our neighborhood. Like, the very
13 design guidelines that we use to review these
14 projects focuses on the envelope of the
15 building, the street, the relationship of the
16 house or the building to the street.

17 And so there's an element being in that
18 area and in that zone. I think it should be
19 part of that discussion, part of that approval.

20 MR. WELLS: Through the Chair to the
21 Commission as well, I mean, this certainly does
22 not fall outside of your authority or scope.

23 The staff, of course, has the discretion
24 to forward anything that we don't feel
25 comfortable or inclined to support

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1 administratively, to forward it to you-all,
2 so --

3 In this instance, this is exactly what we
4 wanted to do, to get some feedback and some
5 sentiment.

6 One thing that we can do, we can approach
7 this moving forward -- if this becomes a
8 frequent issue or problem, we can develop some
9 type of design guidelines. We can also
10 incorporate some criterion in terms of our
11 matrix for next year.

12 But there's a couple of approaches we can
13 do. We can cite it, of course, appropriately;
14 design to scale, et cetera, but that's all up
15 for fair game.

16 THE CHAIRMAN: I mean, is this something
17 that I can just request or is this something
18 that we have to have a quorum to vote on with
19 Robert's Rules of Order or -- no?

20 Because I -- and I would like to hear
21 from -- and I think you agree. I saw a nod of
22 your heads, but I think that ought to be part
23 of the application process or the site plan.

24 Like, if you're applying for a COA, we
25 need -- we should see where the -- we should

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1 see where this is being located, and I think we
2 should -- we should review whether we agree
3 with it being in the front yard, like it's
4 being done.

5 MR. WELLS: My apologies, Commissioner
6 Montoya. I was under the impression that you
7 were asking about just the covering of
8 the well, and --

9 THE CHAIRMAN: No, I'm taking a step back.

10 Yeah, because the location of it is
11 incorrect with our fabric.

12 MR. WELLS: So you want to have the
13 ability to determine whether -- or where
14 utility connections are located on the
15 property?

16 THE CHAIRMAN: I --

17 MR. WELLS: Yeah, I don't -- I'll need
18 to -- I don't have -- I can't answer that right
19 now. I'll have to do some digging in terms of
20 our code --

21 THE CHAIRMAN: I'm willing to make that
22 argument. I think that we, as a Commission,
23 should be willing to make that argument because
24 I think that that is affecting the fabric --
25 the historic fabric.

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1 And if there are other ways to do it that
2 are, say, in the grand scheme of things, a very
3 low percentage of the overall cost of the
4 project, then I think we could -- I think that
5 I could, in good conscience, vote on that.

6 MR. WELLS: Okay.

7 THE CHAIRMAN: I think it's worth
8 considering.

9 Fellow commissioners --

10 MR. WELLS: Through the --

11 COMMISSIONER GREGORY: If we're worried
12 about it as far as historic preservation, we're
13 very worried about what the house looks like
14 when you drive by, the exterior view from the
15 street -- is always what we consider. And so
16 if we're putting a giant piece of mechanical
17 hardware in the front yard, I think, yes, it
18 should be considered.

19 I mean, that's -- I mean, they need water.
20 I'm not trying to deny these people water, but
21 I -- but we have to consider how that's going
22 to look when they build a new home, when you
23 put this big, you know, pump, and everything
24 you see there, in the front of the house.
25 That's something to consider.

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1 If we have the ability to say, move it to
2 a side yard or the backyard or whatever options
3 there are at the time for that particular
4 property, I think that should be considered as
5 part of these projects, I agree.

6 MR. WELLS: One thing -- just another
7 comment from staff's standpoint.

8 So one -- I think one of the -- one of the
9 first times that this issue arose is -- we had
10 an applicant that came in for a COA, new
11 construction, they identified where the house
12 was going to go, but they didn't identify where
13 the connections or utilities were, and so that
14 came during permitting. So that was outside of
15 our scope at that point in time.

16 So that's something we can start asking on
17 the front end, where the utilities will be
18 connect- -- or will be located.

19 THE CHAIRMAN: At least then there's a
20 trail. Like, that question was asked as part
21 of the process. And if it comes before us as
22 something that is moving, you know, against the
23 design guidelines, at least we have something
24 to stand on.

25 I think, though, that -- I mean, we don't
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1 have time for that today, but I think that --
2 the comment about, once it goes to permitting,
3 totally understand it, but that's another
4 conversation we need to have at some point,
5 about getting some more communication with
6 permitting understanding what we're doing here,
7 you know, because I think they have a pretty
8 good idea about it, but there are things that
9 seem to slip here and there.

10 MR. WELLS: Okay.

11 THE CHAIRMAN: And I think that's a --
12 that's a discussion we need to have as well.

13 Is there -- you seem like you're thinking
14 a lot.

15 MS. LOPERA: No, no.

16 To the Chair, I was just -- I think, yeah,
17 staff and Mr. Wells has heard you, and I think
18 he'll request those things on new construction
19 COAs. And that's not anything you need to vote
20 on, and then you can have that information the
21 next time you are (inaudible) that new
22 construction COA.

23 THE CHAIRMAN: We should -- I didn't
24 realize that (microphone failure) public
25 comment, so I do want to open the floor to

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1 public comment if anyone wants to come forward.
2 (Ms. Pryor approaches the podium.)

3 THE CHAIRMAN: Have you filled out a card?
4 MS. PRYOR: I will.

5 THE CHAIRMAN: Okay. Just -- you don't
6 have to get sworn in, just make sure you fill
7 out a card.

8 MS. PRYOR: Okay. Thank you for the
9 public comment time.

10 MS. LOPERA: Name and address for the
11 record, please.

12 MS. PRYOR: I'm sorry?

13 MS. LOPERA: Name and address for the
14 record, please.

15 MS. PRYOR: Sure.

16 Kim Pryor, 245 West 5th Street.

17 Real quick. As I was listening to your
18 discussion regarding the demolition by neglect
19 task force, I don't know if this is something
20 to be considered or not, but I wanted to
21 mention to be careful about the number of
22 commissioners that you actually place on that
23 task force, as to whether that may impact any
24 future votes by the Commission as far as
25 recusal.

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1 So I don't know if that is something that
2 you would need to consider. If you put four
3 commissioners on, then that would leave you
4 with only three to vote if you had to recuse
5 yourself from a vote in determining a property
6 as being demolition-by-neglect eligible. So it
7 was just something I wanted to throw out there
8 for you guys to think about.

9 THE CHAIRMAN: That's a great comment,
10 although, I think, as long as we have a
11 quorum -- oh, I'm sorry.

12 MS. PRYOR: And then the other thing that
13 I wanted to ask is -- there were -- there were
14 staff reports in the book for today for
15 everything except the two demolition delays for
16 downtown, and so I -- I know that -- or I
17 believe that staff prepares a report because
18 they go through and -- to determine if it's
19 eligible for a landmark, but that information
20 is not available to the public in the book, and
21 so I am --

22 I would like to know if that should be
23 included. And if so, when that will be made
24 available to the public so that we can be aware
25 of what the staff recommendation is before we

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1 come to the meeting.
 2 THE CHAIRMAN: Before a response, is there
 3 anything else that you wanted to say or is
 4 that --
 5 MS. PRYOR: No. Those were the two items
 6 that I wanted to ask.
 7 THE CHAIRMAN: While he's looking at that,
 8 I think that -- the first part, though, as long
 9 as we have a quorum at this meeting, some of us
 10 may have to recuse ourselves from voting, but
 11 the -- the item can still be voted on by the
 12 members of the Commission that are here to
 13 vote; is that right?
 14 MS. LOPERA: To the Chair, could I get a
 15 clarification? Recusing yourself on what?
 16 THE CHAIRMAN: Like, in the case of
 17 ex parte, or you may deem that I may have to
 18 recuse myself from voting on an item on the
 19 agenda, as long as we have a quorum that day,
 20 the rest of the commissioners can vote and I
 21 just don't vote, right?
 22 MS. LOPERA: Correct.
 23 As long as we have a quorum, you can take
 24 up an item, even if people are abstaining,
 25 that's correct.

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1 You pull up the dividers here, you scroll down
 2 to the demo delays at the bottom of the
 3 agenda -- I'm scrolling past here, and the
 4 report is on the next page.
 5 MS. PRYOR: Okay. Is that new? Because I
 6 downloaded it and I didn't see it, so -- I
 7 could have missed it, but --
 8 MR. WELLS: No, the book has not been
 9 updated, so it's the same book that I sent out
 10 on the Friday prior.
 11 MS. PRYOR: Okay. Well, my apologies,
 12 then, if it's there, so -- I'm, obviously, not
 13 perfect, so thank you.
 14 Appreciate the time.
 15 THE CHAIRMAN: All right. Anyone else
 16 want to make a public comment?
 17 AUDIENCE MEMBERS: (No response.)
 18 THE CHAIRMAN: Okay. Is there anything
 19 else that we need to talk about?
 20 COMMISSION MEMBERS: (No response.)
 21 THE CHAIRMAN: This meeting is adjourned.
 22 Thank you, everyone.
 23 (The foregoing proceedings were adjourned
 24 at 4:40 p.m.)
 25 - - -

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1 And as far as participation on the task
 2 force, it shouldn't require you to abstain on
 3 later votes.
 4 THE CHAIRMAN: It's definitely something
 5 to consider, though.
 6 COMMISSIONER GREGORY: My impression of
 7 the task force is that this is -- that is more
 8 of a high-level determination of what is
 9 demolition by neglect and how to deal with that
 10 moving forward, not so much any specific
 11 properties that anybody would bring up.
 12 That was my understand- -- I doubt we'd
 13 have to recuse ourselves --
 14 THE CHAIRMAN: More process than
 15 specifics.
 16 COMMISSIONER GREGORY: Yeah. Exactly,
 17 yeah.
 18 THE CHAIRMAN: Arimus.
 19 MR. WELLS: Through the Chair to
 20 Ms. Pryor, just for the record and just to make
 21 sure it's accurate, the demo delay report is
 22 included in the book. I'm looking at it right
 23 now.
 24 If you go to our website, if you click on
 25 the book, it will pop up in a separate tab.

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 9 stenographically report the foregoing proceedings and
 10 that the transcript is a true and complete record of my
 11 stenographic notes.
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 14
 15 DATED this 13th day of September 2024.
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