



Downtown Investment Authority
Hybrid Meeting
Wednesday, July 20, 2022 – 2:00 p.m.

Community Redevelopment Agency
MEETING MINUTES

DIA Board Members (BM): Jim Citrano, Secretary (Acting Chair); Craig Gibbs, Esq.; Stephanie Burch, Esq.; Oliver Barakat; Todd Froats; and David Ward, Esq.

DIA Board Members Excused: Braxton Gillam, Esq., Chair and Carol Worsham, Vice Chair

Mayor’s Staff: None

Council Members: None

DIA Staff: Lori Boyer, Chief Executive Officer; Steve Kelley, Director of Downtown Real Estate and Development; Susan Kelly, Redevelopment Coordinator; Guy Parola, Operations Manager (via Zoom); Wanda J. Crowley, Financial Analyst (via Zoom); Xzavier Chisholm, Administrative Assistant; and Ina Mezini, Communication and Marketing Specialist (via Zoom)

Office of General Counsel: John Sawyer, Esq.

I. CALL TO ORDER

Chairman Citrano called the CRA Board Meeting to order at 2:00 p.m.

II. PUBLIC COMMENTS

Chairman Citrano opened the floor to public comment. Seeing none, the public comments portion was closed.

Due to there not being a quorum, Chairman Citrano gave the floor to CEO Boyer to provide the CEO informational briefing.

CEO Boyer introduced Mrs. Kelly, DIA’s new Redevelopment Coordinator.

CEO Boyer provided the following update:

- The necessary gate equipment in the Ed Ball garage has been installed for a nighttime voucher parking program for the patrons of the restaurants in the area. This allows nighttime access for patrons of nearby restaurants and event space. It will be a pilot program.

BM Barakat arrived.

III. COMMUNITY REDEVELOPMENT AGENCY MEETING

A. JUNE 21, 2022 COMMUNITY REDEVELOPMENT AGENCY MEETING MINUTES

Having called for corrections or other edits by his fellow board members and after receiving none, Chairman Citrano asked for a motion and second on the item.

Motion: BM Gibbs moved to approve the minutes as presented

Seconded: BM Froats seconded the motion

Vote: Aye: 6 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 6-0-0.

B. CONSENT AGENDA

None.

C. RESOLUTION 2022-07-01: D&G DELI SIDEWALK ENHANCEMENT GRANT

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) ACTING AS THE COMBINED NORTHBANK COMMUNITY DEVELOPMENT AGENCY (“GRANTOR”) APPROVING THE AWARD OF A RETAIL ENHANCEMENT PROGRAM FORGIVABLE SIDEWALK ENHANCEMENT LOAN TO D AND G DELI AND GRILL INC. (“GRANTEE”); AUTHORIZING THE CEO OF THE DIA TO NEGOTIATE A FORGIVABLE LOAN AGREEMENT OR EQUIVALENT; AUTHORIZING THE DIA CEO TO EXECUTE SUCH AGREEMENT; AND FINDING THAT THE PROPOSED SIDEWALK CAFÉ FURTHERS THE DIA’S BUSINESS INVESTMENT AND DEVELOPMENT PLAN, INCLUDING THE NORTHBANK CRA PLAN (“BID PLAN”) AND PROVIDING AN EFFECTIVE DATE.

DIA’s Antonio Posey presented the resolution, stating that the applicant is seeking a Sidewalk Enhancement grant for D&G Deli full-service restaurant at 233 East Bay Street. The applicant is proposing the addition of lights, tables, umbrellas, and chairs.

Christina Bradley, representing the applicant, stated that they are eager to revamp their outside appearance and described some of the recent work they have done to the interior. The work they have performed so far has been well received and they plan to continue providing a great experience for their patrons.

Motion: BM Gibbs moved to approve the resolution as presented

Seconded: BM Barakat seconded the motion

Vote: Aye: 6 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 6-0-0.

D. RESOLUTION 2022-07-02: CENTRAL NATIONAL BANK DPRP TERM SHEET MODIFICATION

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) AMENDING RESOLUTION 2021-11-02 TO REVISE THE DWELLING UNIT MINIMUM ESTABLISHED THEREIN AS REFLECTED IN THE AMENDED TERM SHEET ATTACHED HERETO AS EXHIBIT ‘A’; AUTHORIZING THE CEO OF THE DIA TO NEGOTIATE AN AMENDED REDEVELOPMENT AGREEMENT AND ASSOCIATED DOCUMENTS; AUTHORIZING THE DIA CHIEF EXECUTIVE OFFICER (“CEO”) TO TAKE ALL ACTIONS, INCLUDING THE FILING OF LEGISLATION, AND THE EXECUTION OF CONTRACTS, AGREEMENTS AND OTHER DOCUMENTS AS ARE NECESSARY TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

DIA’s Steve Kelley presented the resolution, stating that it contemplates amending Resolution 2021-11-02 to modify the term sheet. The modification includes a reduced unit count that is due to National Park Service not approving the installation of some windows in the Part II application. The proposed number of units is being reduced from 36 with a minimum of 34 to a proposed 32 with a minimum of 30. The rest of the term sheet remains unchanged.

Motion: BM Froats moved to approve the resolution as presented

Seconded: BM Burch seconded the motion

Mr. Kelley confirmed for BM Froats that the ROI calculation did not change.

BM Barakat asked if the project is on schedule and if the bill effective date has been determined. Mr. Kelley responded that the legislation has not been filed yet because staff was notified of the changes – it was then put on hold until such time as staff received whatever information was necessary to process it. The legislation is ready to be filed pending the conclusion of negotiations regarding the parking agreement associated with the new construction.

Vote: Aye: 6 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 6-0-0.

ADJOURNMENT: The Community Redevelopment Agency proceedings are adjourned at 2:18 p.m.

The written minutes for this meeting are only an overview of what was discussed. For verbatim comments of this meeting, a recording is available upon request. Please contact Xzavier Chisholm at xchisholm@coj.net to acquire a recording of the meeting.



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Mayor's Staff: None

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Office of General Counsel: John Sawyer, Esq.

CALL TO ORDER: Chairman Citrano called to order the Downtown Investment Authority Board Meeting at 2:18 p.m.

IV. DOWNTOWN INVESTMENT AUTHORITY MEETING

A. JUNE 21, 2022 DOWNTOWN INVESTMENT AUTHORITY BOARD MEETING MINUTES

Chairman Citrano called for edits or corrections to the minutes by the Board.

Motion: BM Ward moved to approve the minutes as presented

Seconded: BM Froats seconded the motion

Vote: Aye: 6 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 6-0-0

B. CONSENT AGENDA

None.

C. RESOLUTION 2021-09-06: CRAIG GIBBS RECOGNITION RATIFICATION

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) IN RECOGNITION AND APPRECIATION OF MR. CRAIG GIBBS, ESQ., FOR HIS LEADERSHIP AS CHAIRPERSON OF THE DIA DURING THE 2019-2020 TERM; PROVIDING FOR AN EFFECTIVE DATE.

CEO Boyer stated that the resolution to recognize BM Gibbs for his outstanding service previously came before the board in September of 2021, however, the board meeting lost quorum and therefore the resolution was not able to be passed. The resolution being presented today is to ratify the resolution.

Vote: Aye: 6 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 6-0-0

D. RESOLUTION 2022-07-03: RATIFICATION OF DISPOSITION POLICY CHANGES

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY ACTING AS THE SOUTHSIDE AND COMBINED DOWNTOWN NORTHBANK COMMUNITY REDEVELOPMENT AGENCY BOARDS ADOPTING AN UPDATED POLICY REGARDING NOTICES OF DISPOSITION FOR PROPERTY WITHIN THE COMMUNITY REDEVELOPMENT AREA IN ACCORDANCE WITH FLORIDA STATUTE 163.380 AND CITY OF JACKSONVILLE ORDINANCES; PROVIDING AN EFFECTIVE DATE.

This item was introduced simultaneously with item “E.”

E. RESOLUTION 2022-07-04: UNSOLICITED PROPOSAL POLICY CHANGES

RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY ACTING AS THE SOUTHSIDE AND COMBINED DOWNTOWN NORTHBANK COMMUNITY REDEVELOPMENT AGENCY BOARDS ADOPTING AN UPDATED POLICY REGARDING UNSOLICITED PROPOSALS FOR DISPOSITION OF PROPERTY WITHIN THE COMMUNITY REDEVELOPMENT AREA IN ACCORDANCE WITH FLORIDA STATUTE 163.380 AND CITY OF JACKSONVILLE ORDINANCES; PROVIDING AN EFFECTIVE DATE.

CEO Boyer presented Resolution 2022-07-03 and Resolution 2022-07-04, stating that the resolutions contemplate adopting the updated policies regarding notices of disposition and unsolicited proposals for disposition of property. These policy changes are intended to provide the board with more flexibility to process property dispositions as well as eliminate confusion and ensure compliance with statutory and ordinance requirements. Both updated policies will be incorporated in the legislation adopting the CRA plan. The policy changes are summarized below.

- Provides the board with the final decision in disposing of city property within the CRA if:
 - The sales price is equal to or greater than the appraised value and the sales price is not greater than \$750,000.

- The sales price is less than the appraised value, but the following are true:
 - the appraised value does not exceed \$250,000
 - the Return on Investment to the City is equal to or greater than 1:1; and
 - the “sales price,” pursuant to Sec. 163.380(2), Fla. Stat. is equal to or greater than the fair value.
- If the Property Appraiser’s Office market value is equal to or less than \$25,000, irrespective of the sales price.
- Updates the language in the policies to reflect the changes to the state law allowing notices to be published on certain qualified websites in leu of newspaper general circulation.

Motion: BM Froats moved to approve Resolution 2022-07-03 as presented

Seconded: BM Burch seconded the motion

Motion: BM Froats moved to approve the Resolution 2022-07-04 as presented

Seconded: BM Burch seconded the motion

BM Gibbs asked if this impacts the DDRB process. CEO Boyer responded that it does not.

CEO Boyer confirmed for BM Gibbs that the evaluation committee will continue to have a member of the board who is appointed by the Chair.

BM Barakat asked if “fair value” referenced in the policies refers to fair market value. CEO Boyer responded that there are three different types of value referenced in the policies: 1) The property appraisers market value; 2) the fair market value which is under Chapter 122 of the Code of Ordinances and requires the DIA to obtain an appraisal; and 3) fair value which is what the state statute uses and a CRA is required to dispose of property at fair value. Responding to a question from BM Barakat, CEO Boyer stated that fair value is not defined in the policies nor in state statute, but it is defined in a number of Attorney General opinions.

Vote: Aye: 6 Nay: 0 Abstain: 0

**THE MOTION TO APPROVE RESOLUTION 2022-07-03 PASSED UNANIMOUSLY
6-0-0**

Vote: Aye: 6 Nay: 0 Abstain: 0

**THE MOTION TO APPROVE RESOLUTION 2022-07-04 PASSED UNANIMOUSLY
6-0-0**

V. OTHER MATTERS TO BE ADDED AT THE DISCRETION OF THE CHAIR

None.

VI. OLD BUSINESS

None.

VII. NEW BUSINESS

A. Election of Officers

CEO Boyer stated that the Nominating Committee recommended a slate of officers to serve for the next year.

Chair: Carol Worsham
Vice Chair: Jim Citrano
Secretary: Stephanie Burch

CEO Boyer confirmed for Chairman Citrano that there is one seat open on the board. DIA have staff have been researching Southbank residents, but it will be a minimum of two months before the vacancy is filled.

Motion: Recommended by the Nominating Committee

Second: BM Barakat seconded the motion

Vote: Aye: 6 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 6-0-0

VIII. CEO INFORMATIONAL BRIEFING

CEO Boyer provided the following update:

- The parking voucher program for the Ed Ball garage will begin in August with The Lark. The program is aimed at providing more parking options for patrons of the food and beverage establishments nearby.
- Thanked the board for their efforts in getting through the BID and CRA update.
- Spoke to the deficiencies of the DIA bylaws and the need for them to be cleaned up. Once a work product is ready, a Governance Committee will be scheduled.
- Mayoral Budget Presentation is tomorrow morning and he will discuss the CIP Budget and various Capital Improvement Projects as part of the presentation. The downtown CIP projects are important for improving the quality of life downtown through infrastructure improvements.
- The DIA budget hearing is scheduled for August 19th.
- 30-day extension granted to River City Brewing Co. for commencement of horizontal construction. They will be coordinating their upland activity with the construction of the bulkhead by the city.

- Porter House Mansion is almost complete. One tenant is in, but they are waiting on concrete and are dealing with supply chain issues. They have requested an extension but there will not be a substantial delay in the work being performed.
- Johnson Commons is going through City Council but has been deferred one cycle while some design issues are resolved.
- Next month's highlights:
 - Finance, SIC, and REPD committees are anticipated for August. Governance may have to wait until September.
 - A term sheet on Riverfront Plaza development pad will be presented
 - MOSH modifications to the term sheet and their approach to the cost disbursement agreements will be presented
 - A R Polar land swap (disposition) proposal will be presented
- Iguana and River City are anticipated for September

BM Froats asked for an update on The Hardwick. CEO Boyer responded that OGC is drafting the agreements and they are nearing completion.

BM Barakat asked for an update on the Laura Street Trio. CEO Boyer responded that she does not have any firm information, but she has been in correspondence with Mr. Steve Atkins on occasion and they may be meeting soon over breakfast.

Regarding an update on the Orleck, CEO Boyer stated that she does not have any additional information.

IX. CHAIRMAN REPORT

None.

X. ADJOURN

ADJOURNMENT: There being no further business, Chairman Gillam adjourned the meeting at 2:53 p.m.

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