



**Downtown Investment Authority
Community Redevelopment Agency**

October 18, 2023

**Community Redevelopment Agency Hybrid Meeting
MEETING MINUTES**

DIA Board Members (BM): Jim Citrano, Chair; George Saoud, Esq., Vice Chair; Joshua Garrison Secretary; Craig Gibbs, Esq.; Braxton Gillam, Esq.; Joe Hassan; Oliver Barakat and Carol Worsham

DIA Board Members Excused: None.

Mayor's Office: None.

Council Members: None.

DIA Staff: Lori Boyer, Chief Executive Officer; Steve Kelley, Director of Downtown Real Estate and Development; Guy Parola, Operations Manager; Ina Mezini, Strategic Initiatives Coordinator; Ric Anderson, Communications and Marketing Specialist; Ava Hill, Administrative Assistant and Susan Kelley, Redevelopment Coordinator (*virtual attendance*)

Office of General Counsel: John Sawyer, Esq.

I. CALL TO ORDER

Board Chair Citrano called the CRA meeting to order at 2:00PM.

II. PUBLIC COMMENTS

Carnell Oliver spoke on issues with downtown development as they pertain to incentive packages, imposing a limitation of 3 extensions, and grace periods for development. He also suggested a policy be created to make sure property buyers and/or owners activate their properties. He also mentioned that there are bigger opportunities for small businesses during the Artwalk event.

Nancy Powell stated her support of development on Forest Street and Riverside Avenue. She stated the Crosswalk at Forest Street is not pedestrian friendly. She mentioned that she also supports the Specialty Zone, but suggested the board rethink the hours, specifically the end hour.

John Nooney stated his support of the Specialty Zone. He mentioned the naming of a new marina located at 330 E Bay Street (Hans G Tanzler Jr Marina). He hopes the DIA will sponsor a resolution in support of this development.



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III. COMMUNITY REDEVELOPMENT AGENCY

A. FORM 8B: VOTING CONFLICT DISCLOSURES

Board Chair Citrano mentioned that he filed a Form 8B for the Doro Extension at the previous SIC Committee meeting and asked if it needed to be read into record.

It was not read into record, but John Sawyer advised to make the disclosure verbally and then file the Form 8B after the meeting.

Member Barakat advised that, as a board member, he would file a Form 8B for the Jax River Jams Contribution.

B. SEPTEMBER 20TH 2023 COMMUNITY REDEVELOPMENT AGENCY MEETING MINUTES

Motion: Member Gillam motioned to approve the September 20th, 2023, Community Redevelopment Agency Meeting Minutes as presented.

Second: Member Gibbs seconded the motion.

Seeing no discussion by the DIA Board, Chair Citrano called for a vote.

Vote: Aye: 8 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 8-0-0

C. CONSENT AGENDA

- Resolution 2023-10-01: SoGro Retail Enhancement Program
- Resolution 2023-10-02: Alder & Oak Retail Enhancement Program
- Resolution 2023-10-03: Doro Extension
- Resolution 2023-10-07: Zoning Code Process Amendments

Seeing all were passed unanimously with no amendments, Board Chair Citrano called for a motion.

Motion: Member Warsham motioned to approve the consent agenda as presented.

Second: Member Gillam seconded the motion.

Seeing all were passed with no amendments, Board Chair Citrano called for individual votes.



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Vote: Aye: 8 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 8-0-0

D. ADJOURNMENT

Board Chair Citrano adjourned the CRA meeting at 2:13 PM.



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DIA Board Members Excused: None.

Mayor's Office: None.

Council Members: None.

DIA Staff: Lori Boyer, Chief Executive Officer; Steve Kelley, Director of Downtown Real Estate and Development; Guy Parola, Operations Manager; Ina Mezini, Strategic Initiatives Coordinator; Ric Anderson, Communications and Marketing Specialist; Ava Hill, Administrative Assistant and Susan Kelley, Redevelopment Coordinator (*virtual attendance*)

Office of General Counsel: John Sawyer, Esq.

I. CALL TO ORDER

Board Chair Citrano called to order the Downtown Investment Authority Meeting at 2:14 PM.

II. DOWNTOWN INVESTMENT AUTHORITY

**A. SEPTEMBER 20TH 2023 DOWNTOWN INVESTMENT AUTHORITY
MEETING MINUTES**

Chair Citrano called for a vote to approve the September 20th, 2023, Downtown Investment Authority Meeting Minutes as provided.

Motion: Member Braxton motioned to move to approve the meeting minutes as presented.

Second: Member Gibbs seconded the motion.

Vote: Aye: 8 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 8-0-0



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B. CONSENT AGENDA

RESOLUTION 2023-10-06: SPECIALTY CENTER

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY ACTING AS THE DOWNTOWN ECONOMIC DEVELOPMENT AGENCY REQUESTING THAT CITY COUNCIL AMEND CHAPTER 154 SUBSTANTIALLY SIMILAR TO THOSE AMENDMENTS CONTAINED IN EXHIBIT 1 TO THIS RESOLUTION FOR THE PURPOSE OF CREATING A JACKSONVILLE RIVERWALK SPECIALTY CENTER WITHIN DOWNTOWN; AUTHORIZING ITS CHIEF EXECUTIVE OFFICER TO TAKE ALL NECESSARY ACTION TO EFFECTUATE THE PURPOSE OF THIS RESOLUTION, INCLUDING THE FILING OF LEGISLATION; PROVIDING FOR AN EFFECTIVE DATE.

Motion: Member Gillam motioned to move to approve the consent agenda as presented.

Second: Member Gibbs seconded the motion.

CEO Boyer explained that there were a few revisions to the ordinance language and map, but she advised that the revisions were not substantive.

Board Chair Citrano called for individual votes on the consent agenda.

Vote: Aye: 8 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 8-0-0

C. RESOLUTION 2023-10-04: JAX RIVER JAMS CONTRIBUTION

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) AUTHORIZING A THIRTY-SIX THOUSAND DOLLAR (\$36,000.00) EVENT CONTRIBUTION TO THE DOWNTOWN VISION, INC. TO SUPPORT THE JACKSONVILLE RIVER JAMS EVENT; AUTHORIZING THESE FUNDS FROM THE DIA FISCAL YEAR 2023-2024 ADMINISTRATIVE BUDGET’S EVENT CONTRIBUTION FUNDS; AUTHORIZING ITS CHIEF EXECUTIVE OFFICER TO TAKE ALL NECESSARY ACTIONS TO EFFECTUATE THE PURPOSE OF THIS RESOLUTION, INCLUDING EXECUTION OF AN EVENT CONTRIBUTION AGREEMENT OR FUNCTIONAL EQUIVALENT THEREOF; PROVIDING FOR AN EFFECTIVE DATE.



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Board Chair Citrano reminded everyone that Member Barakat notified the board of a conflict and Member Barakat said he would abstain from the vote. Board Chair Citrano then yielded the floor to CEO Boyer to present the resolution.

CEO Boyer explained Jax River Jams has been supported by DIA for several years. She mentioned that this year's contribution is slightly smaller, and that DIA is working with DVI on how funds should be allocated between Sip and Stroll and Jax River Jams.

She also shared the reasoning for the reduction of the current year's contribution requested. First, the riverfront plaza is no longer available, the new location is smaller, and the thought of normal events becoming more self-sustaining creating opportunities to sponsor new events.

Motion: Member Gillam motioned to move to approve Resolution 2023-10-06: Specialty Center.

Second: Member Worsham seconded the motion.

Board Chair Citrano opened the floor for questions from the board members.

Member Saoud asked where the new location would be.

CEO Boyer responded that it would be at the at the old courthouse City Hall Annex.

Member Hassan asked what the funding was the previous year?

CEO Boyer responded that it was \$50,000.

Member Gillam asked if the reason for the move was because the river front plaza is no longer available because of ongoing construction?

CEO Boyer's response was yes.

Member Gibbs pointed out that the resolution had a different amount than the exhibit. He asked if that was a typo.

CEO Boyer saw that one showed \$34,000 and the other showed \$36,000. Ina Mezini verified that the true amount was \$36,000.

Member Worsham expressed her support for the event.

Member Barakat had no comment.



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Member Garrison asked where the funding came from for the artist selection and if that is where the \$36,000 goes?

CEO Boyer responded yes. She further explained that the city is the sponsor of the event. That they provide funding for some things, but DVI raises money from individual sponsors and uses it to pay for a variety of things including musical entertainment.

Member Garrison concluded that he would hate to see a decrease in the quality of the performing artists because of a decrease in DIA contribution.

When Board Chair Citrano saw that there were no more questions, he called for individual votes.

Vote: Aye: 7 Nay: 0 Abstain: 1

MOTION PASSED 7-0-1

D. Resolution 2023-10-05: Sip & Stroll Contribution

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) PROVIDING FOR A FIFTY-FOUR DOLLAR (\$54,000.00) CONTRIBUTION TO DOWNTOWN VISION INC. (“DVI”) FOR MONTHLY PROGRAMMING OF THE SOUTHBANK RIVERWALK; AUTHORIZING THESE FUNDS FROM THE DIA FISCAL YEAR 2023-2024 ADMINISTRATIVE BUDGET’S EVENT CONTRIBUTION FUNDS; INSTRUCTING ITS CHIEF EXECUTIVE OFFICER TO TAKE ALL NECESSARY ACTIONS TO EFFECTUATE THE PURPOSE OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

Board Chair Citrano asked Member Barakat if he was going to also abstain his vote on this resolution and his responds was yes.

CEO Boyer explained that there were a couple of edits she wanted to point out.

- The resolution shows \$54,000 and the exhibit shows \$56,000. The correct amount is \$54,000.
- Add the wording “on the river walk after the words “which will be utilized to pay for musical talent and associated expenses for staging, sound and lighting.”
- In the table where it says Stage ne band and stage two silent disco, strike the words silent disco and just use music.

Motion: Member Gillam motioned to move to approve Resolution 2023-10-05: Sip and Stroll Contribution as amended by CEO Boyer.



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Second: Member Saoud seconded the motion.

Board Chair Citrano opened the floor for comments from the board members.

Carol Worsham mentioned, concerning an error in the resolution, that since the payment amount in Exhibit A was being changed to \$54,000 as a total, should the \$28,000 in each paragraph be changed also.

After some discussion, CEO Boyer agreed that the two payments of \$28,000 should indeed be changed to \$27,000.

Board Chair Citrano thanked Mr. Gordan and staff for their work and then called for individual votes.

Vote: Aye: 7 Nay: 0 Abstain: 1

MOTION PASSED 7-0-1

Seeing no further action items, Board Chair Citrano turned the meeting over to CEO Boyer to provide updates for old and new business.

III. CEO INFORMATIONAL BRIEFING

A. OLD AND NEW BUSINESS

CEO Boyer mentioned, concerning the Ambassador's request for extension, that the Board has a qualified member (Member Gillam) who could review the status of the pending litigation and provide a briefing at the next meeting. She asked that he be appointed to do that.

Board Chair Citrano agreed and requested that Member Gillam take on that role.

Member Gillam advised that he was aware of the ongoing dispute and that he'd be prepared to discuss his findings at the next board meeting.

B. DOWNTOWN PROJECT UPDATE AND CEO REPORT

Using a slideshow, C.E.O. Boyer provided a progress report for the Downtown Projects, including One Riverside, Artist Walk, Rise: Doro, Lift Ev'ry Voice and Sing Park, Johnson Commons, Emerald Trail Model Mile, Artea, Lofts at Cathedral, union Terminal Warehouse, Catherine Street Extension. She finished the slideshow with a few media headlines.



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After the slideshow, she provided updates on the following:

- Mayoral Priorities
- Budget
- Legislation
- Parking
- Professional Services RFP's
- Capital Project Updates
- Development Updates
- Pending Legislation

Board Chair Citrano asked for an update on the sales campaign for the Johnson Commons project.

CEO Boyer's response was yes. She continued that the first building sold out in days, that there is a waiting list for the second building, and that there are no issues with sales.

Board Chair Citrano spoke on the bigger projects' struggle with cost figures and getting started. He concluded that the city and DIA are doing great work and thanked them for their efforts.

Seeing there were no further items to be addressed, Board Chair Citrano adjourned the meeting.

IV. ADJOURNMENT

Board Chair Citrano adjourned the DIA meeting at 2:57 PM.