



**Downtown Investment Authority
Community Redevelopment Agency**

August 16, 2023

MEETING MINUTES

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

DIA Board Members Excused: None.

Mayor's Office: None.

Council Members: Councilperson Jimmy Peluso, District 7, City Council Liaison

DIA Staff: Lori Boyer, Chief Executive Officer; Guy Parola, Operations Manager; Steve Kelley, Director of Downtown Real Estate and Development; Ric Anderson, Communications and Marketing Specialist; Ina Mezini, Strategic Initiatives Coordinator; Todd Higginbotham, Downtown Parking Strategy Coordinator

Office of General Counsel: John Sawyer, Esq.
CM Peluso

I. CALL TO ORDER

Chair Citrano called the C.R.A. meeting to order at 2:13PM

II. PUBLIC COMMENTS

Nancy Powell: Scenic Jacksonville, thanked the DIA for being part of the Great Cities Symposium

III. COMMUNITY REDEVELOPMENT AGENCY

III.A. Form 8B: Voting Conflict Disclosures

No Form 8Bs were filed. Member Barakat disclosed that he is on the Downtown Vision Board and would file a Form 8B for Resolutions 2023-08-03 and 2023-08-04.

III.B July 24th 2023 Community Redevelopment Agency Meeting Minutes

Motion: Member Worsham motioned to move the July 24th 2023 Community Redevelopment Agency Meeting Minutes as provided.



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Second: Member Gillam seconded the motion.

Vote: Aye: 8 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 8-0-0

III.C CONSENT AGENDA

Motion: Member Gillam motioned to move the Consent Agenda as provided.

Second: Member Worsham seconded the motion.

Vote: Aye: 8 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 8-0-0

III.D RESOLUTION 2023-08-08

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY BOARD OF THE COMBINED NORTHBANK DOWNTOWN COMMUNITY REDEVLEOPMENT AREA, REQUESTING THAT CITY COUNCIL APPROPRIATE ANY PREVIOUSLY UNAPPROPRIATED FY 22-23 INVESTMENT POOL EARNINGS AS WELL AS ANY OTHER UNAPPROPRIATED REVENUE REMAINING IN THE CRA AT FISCAL YEAR END TO FUTURE DEBT REDUCTION IN THE AMOUNT OF \$100,000; ANY REMAINING TO SHIPYARDS WEST CRA PROJECT; INSTRUCTING ITS CHIEF EXECUTIVE OFFICER (“CEO”) TO TAKE ALL NECESSARY STEPS TO EFFECTUATE THE PURPOSE OF THIS RESOLUTION; PROVIDING AN EFFECTIVE DATE.

RESOLUTION BROUGHT FORWARD FROM FINANCE AND BUDGET COMMITTEE.
MOTION AND SECOND NOT NECESSARY.

Vote: Aye: 8 Nay: 0 Abstain: 0

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III.E RESOLUTION 2023-08-09

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY (“CRA”) FOR THE COMBINED NORTHBANK DOWNTOWN COMMUNITY REDEVELOPMENT AREA REQUESTING THAT CITY COUNCIL APPROPRIATE \$500,000 CURRENTLY IDENTIFIED WITHIN THE UNALLOCATED PLAN AUTHORIZED EXPENDITURE BUDGET WITHIN THE FY 23-24 PROPOSED BUDGET TO SHIPYARDS WEST CRA PROJECT; INSTRUCTING ITS CHIEF EXECUTIVE OFFICER (“CEO”) TO TAKE ALL NECESSARY ACTION TO EFFECTUATE THE PURPOSE OF THIS RESOLUTION INCLUDING; PROVIDING AN EFFECTIVE DATE.

RESOLUTION BROUGHT FORWARD FROM FINANCE AND BUDGET COMMITTEE.
MOTION AND SECOND NOT NECESSARY.

Vote: Aye: 8 Nay: 0 Abstain: 0

III.F RESOLUTION 2023-08-11

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY (“CRA”) FOR THE COMBINED NORTHBANK DOWNTOWN COMMUNITY REDEVELOPMENT AREA EFFECTUATING A BUDGET TRANSFER OF APPROXIMATELY \$609,000 OF FISCAL YEAR 2022-2023 UNALLOCATED PLAN AUTHORIZED EXPENDITURES BUDGET OR THE ACTUAL BALANCE OF UNALLOCATED PLAN AUTHORIZED EXPENDITURES BUDGET REMAINING AT THE END OF FISCAL YEAR 2022-2023 LESS \$250,000; INSTRUCTING ITS CHIEF EXECUTIVE OFFICER (“CEO”) TO TAKE ALL NECESSARY ACTION TO EFFECTUATE THE PURPOSE OF THIS RESOLUTION; PROVIDING AN EFFECTIVE DATE.

RESOLUTION BROUGHT FORWARD FROM FINANCE AND BUDGET COMMITTEE.
MOTION AND SECOND NOT NECESSARY.

Vote: Aye: 8 Nay: 0 Abstain: 0

III.G RESOLUTION 2023-08-13 (ADDED)

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) TO ESTABLISH THE “DIA CODE COMPLIANCE SUPPORT PROGRAM,” THE SPECIFICS OF WHICH ARE INCLUDED HERETO AS EXHIBIT ‘A’; AUTHORIZING ITS CHIEF EXECUTIVE OFFICER (“CEO”) TO TAKE ALL NECESSARY ACTION TO



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EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

Steve Kelley provided an overview of the program as discussed at the August 16th 2023 Workshop.

Motion: Member Gibbs motioned to move the resolution as presented

Second: Vice Chair Saoud seconded the motion

Vote: Aye: 8 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 8-0-0

IV. ADJOURNMENT

Chair Citrano adjourned the C.R.A. Meeting at 2:35PM



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MEETING MINUTES

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

DIA Board Members Excused: None.

Mayor's Office: None.

Council Members: Councilperson Jimmy Peluso, District 7, City Council Liaison

DIA Staff: Lori Boyer, Chief Executive Officer; Guy Parola, Operations Manager; Steve Kelley, Director of Downtown Real Estate and Development; Ric Anderson, Communications and Marketing Specialist; Ina Mezini, Strategic Initiatives Coordinator; Todd Higginbotham, Downtown Parking Strategy Coordinator

Office of General Counsel: John Sawyer, Esq.
CM Peluso

I. CALL TO ORDER

Chair Citrano called the D.I.A. meeting to order at 2:36PM

II. PUBLIC COMMENTS

Nancy Powell: Scenic Jacksonville, thanked the DIA for being part of the Great Cities Symposium

III. DOWNTOWN INVESTMENT AUTHORITY

III.A July 24th 2023 Downtown Investment Authority Meeting Minutes

Motion: Member Garrison motioned to move the July 24th 2023 Community Redevelopment Agency Meeting Minutes as provided.

Second: Member Gillam seconded the motion.

Vote: Aye: 8 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 8-0-0



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III.B CONSENT AGENDA

Motion: Member Worsham motioned to move the Consent Agenda as provided.

Second: Member Gillam seconded the motion.

Vote: Aye: 8 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 8-0-0

III.C RESOLUTION 2023-08-08

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY REQUESTING THAT CITY COUNCIL AMEND CHAPTER 55, JACKSONVILLE CODE OF ORDINANCES, IN A MANNER SUBSTANTIALLY SIMILAR TO THE ATTACHED EXHIBIT 'A'; AUTHORIZING ITS CHIEF EXECUTIVE OFFICER TO CONTINUE TO WORK WITH THE OFFICE OF GENERAL COUNCIL IN REFINEMENT OF THE ATTACHED EXHIBIT 'A', PROVIDING, HOWEVER, THAT CITY COUNCIL IS PROVIDED LEGISLATIVE CHANGES SUBSTANTIALLY SIMILAR TO THE ATTACHED EXHIBIT 'A'; RECOMMENDING THAT CITY COUNCIL AMEND CHAPTER 55, JACKSONVILLE CODE OF ORDINANCES, TO INCLUDE A PROVISION REQUIRING A TWO-THIRDS (2/3) VOTE BY CITY COUNCIL TO APPROVE INCENTIVES OR REDEVELOPMENT AGREEMENTS WHEN SUCH HAVE BEEN RECOMMENDED FOR DENIAL BY THE DOWNTOWN INVESTMENT AUTHORITY OR EXCEED THE INCENTIVES RECOMMENDED BY THE DIA BOARD; 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.

CEO Boyer provided an overview of the resolution and an overview of the discussion from the Strategic Implementation Committee. CEO Boyer further provided a discussion on the addition of language that would require a two-thirds vote of City Council for incentives that either exceed the amount of the incentive approved by DIA or if DIA has a recommendation to deny the incentive, a two-thirds vote to override DIA's recommendation for denial.

Motion: Member Gillam motioned to move the Consent Agenda as provided.

Second: Member Worsham seconded the motion.



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Vote: Aye: 8 Nay: 0 Abstain: 0

HAVING TO OLD BUSINESS NOR NEW BUSINESS TO DISCUSS, CHAIR CITRANO MOTIONS FOR CEO BOYER TO PROVIDE HER CEO INFORMATIONAL BRIEFING.

IV. CEO INFORMATIONAL BRIEFING

IV.A DOWNTOWN PROJECT UPDATE

CEO Boyer provided an update on Downtown Projects.

IV.B CEO REPORT

CEO Boyer provided her monthly report, with specific mention of:

- Continuing on the path to exercise economic discipline to fund smaller project or projects that DIA can fund without Council
- Mayoral transition: we continue to present to transition teams
- Internally streamline applications for small business opportunities
- Budget hearing in front of Council on Friday
- CIP budget hearing next Wednesday
- Jovial hired by Mayors Office; position advertised now. Interviewing and hopefully on board within 60 days; Todd – hired in Parking Strategy position; two other open positions
- Lunch & Learn on Parking, September 5th in Lynwood Roberts Room
- Professional Service RFPs: real estate consulting and research awarded to The Southern Group; CRA Plan Update – Brenna Durden; Market Feasibility Study – CBRE, had kick-off; De-Zyn underway (Prosser & GAI); Urban Art plan for Sole Source to Cultural Council

HAVING NO REPORT FROM THE CHAIR, CHAIR CITRANO MOVES TO ADJOURNMENT.

V. ADJOURNMENT

Chair Citrano adjourned the D.I.A. Meeting at 3:22PM