



Downtown Investment Authority
Strategic Implementation Committee Hybrid Meeting
Tuesday, February 14, 2023, 1:00 p.m.

Strategic Implementation Committee Hybrid Meeting
Draft – MEETING MINUTES

Strategic Implementation Committee Members (CM) in Attendance:

Braxton Gillam, Esq. Committee Chair
Craig Gibbs, Esq.

Committee Members Excused: None.

DIA Board Members Participating Virtually: Carol Worsham, Board Chair, Oliver Barakat

DIA Staff Present: Lori Boyer, Chief Executive Officer; Steve Kelley, Director of Downtown Real Estate and Development; Antonio Posey, Project Manager; and Ina Mezini, Strategic Initiatives Coordinator, Guy Parola, Operations Manager and Jovial Harper, Administrative Assistant.

Office of General Counsel: Joelle Dillard

Council Members Present: None

I. CALL TO ORDER

The Strategic Implementation Committee meeting of February 14, 2023 was called to order at 1:01 p.m. by Braxton Gillam, Esq., Committee Chair.

II. PUBLIC COMMENTS

Committee Chair Gillam called for public comment.

The following persons made in-person public comments, made public comments virtually through Zoom, or provided comments that were read into the record by DIA Staff. Note: the subject matter of the comment(s) indicated to the right of each person:

Pursuant to Section 112.3143 of the Florida Statutes, Ms. Mezini read into the record a Form 8B filed by Committee Chair Gillam both for the November 16, 2022, Strategic Implementation Committee meeting as well as the December 14, 2022, Strategic Implementation Committee due to the following reason: Committee Chair Gillam's firm is representing The Vestcor Companies.

John Nooney

Spoke on concerns regarding 2023-0046, 2014-560, 2016-18,

2021-0075, 2022-0035, 2023-0046.

Nancy Powell

Spoke on CRA/CIP Memo and Project Prioritization

III. RESOLUTION 2023-02-02: REGIONS DPRP LOAN

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) ACTING AS THE ECONOMIC DEVELOPMENT AGENCY FOR DOWNTOWN JACKSONVILLE (“GRANTOR”) APPROVING THE AWARD OF A DPRP LOAN PACKAGE TO REGIONS BANK (“GRANTEE”); AUTHORIZING THE CEO OF THE DIA TO NEGOTIATE A LOAN AGREEMENT AND RELATED SECURITY DOCUMENTS; AUTHORIZING THE DIA CEO TO EXECUTE SUCH AGREEMENTS, AND FINDING THAT THE DEVELOPMENT PLAN IS CONSISTENT WITH THE DIA’S BUSINESS INVESTMENT AND DEVELOPMENT PLAN (“BID PLAN”) AND PROVIDING AN EFFECTIVE DATE.

Motion: Board Member Gibbs moved to approve the resolution as presented

Seconded: Board Member Worsham seconded the motion

Vote: Aye: 2 Nay: 0 Abstain: 0

Board Member Gibbs looks forward to the completion; complements the project.

Committee Chair Gillam asked if the \$90,000.00 an additional tax base or is this the total?

CEO Boyer confirmed this is only incremental construction cost. Over a twenty-year period, there will be a cash on cash return.

THE MOTION PASSED UNANIMOUSLY 3-0-0

IV. CAPITAL PROJECT IMPLEMENTATION MEMO

Review of Memorandum by CEO Boyer: “DIA Roles and Responsibilities for Capital Projects.”
Discussion of DIA Powers and Duties, CIP Project Implementation, CRA Capital Project Implementation, Development Parcels and Parks, Riverfront Plaza (former Landing) and Shipyards West.

V. PRIORITIZATION OF POTENTIAL CAPITAL PROJECTS

Review of Memorandum by CEO Boyer: “Capital Projects and comments.” Riverfront Plaza, Shipyards West CRA Portion, North and South Bank’s Priorities with illustrations.

Committee Chair Gilliam expressed excitement about plans on CIP. Suggest the remaining Board Members should comment more about priorities.

Board Member Worsham likes the distribution of activities and uses within the plan. She inquired about the piers, paying only to 30%.

Board Member Gibbs agrees the entire board should be present and obtain their input as well.

CEO Boyer considered assignment under the CIP but would limit the commercial usage. There is insufficient funding for the food court and pier. In addition, further discussion regarding this option would be during the March Workshop. This will provide input to develop next year's budget.

Board Member Barakat joined the meeting.

Board Member Worsham inquired whether the piers were in disrepair?

CEO Boyer answered the pier₁ can be refurbished with approximately \$9,000,000.00, which would have a lesser impact on the budget. She recommended demolition of pier₂₋₃ as they are both within the city owned submerged land.

Board Member Barakat inquired if the development in the Shipyard West is complementary to surrounding developments, does it fit the aesthetic of the area? Additionally, he inquired about the public's input, balances versus what is feasible; (referencing visuals).

CEO Boyer answered the designs has addressed the public's requests and consideration was given to the site's geometry; which is aesthetically appealing.

Board Member Gibbs requested clarification on suggestion of spending \$10,000,000.00 - 20,000,000.00 on piers for fishing/ growing? He offered a suggestion for a restaurant on the waterfront.

CEO Boyer considered how the restaurant would be serviced; would it be easily accessible? Requested this question deferred to the March Workshop meeting.

Committee Chair Gillam referenced St. Petersburg pier, suggesting cost analysis and design comparison to the Shipyard West design.

ADJOURNMENT

Committee Chair Gillam adjourned the meeting at 2:00 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 Jovita Harper at HarperJ@coj.net to acquire a recording of the meeting.