



**Downtown Investment Authority**  
**Retail Enhancement and Property Disposition Committee Hybrid Meeting**  
*Wednesday, June 15, 2022 – 2:00 p.m.*

**RE&PD Committee Hybrid Meeting**  
**Draft - MEETING MINUTES**

**Retail Enhancement and Property Disposition Committee Members (CMs) in Attendance:**  
Oliver Barakat, Chair  
David Ward, Esq.

Jim Citrano (late arrival)

**Committee Members Excused:** Carol Worsham and Todd Froats

**Board Members in Attendance:** Stephanie Burch (via Zoom)

**DIA Staff Present:** Lori Boyer, Chief Executive Officer (via Zoom); Steve Kelley, Director of Downtown Real Estate and Development; Ina Mezini, Marketing and Communications Specialist (via Zoom); Xzavier Chisholm, Administrative Assistant; Antonio Posey, Project Manager; and John Crescimbeni, Contract and Regulatory Compliance Manager (via Zoom).

**Office of General Counsel:** Joelle Dillard, Esq.

**I. CALL TO ORDER**

The Retail Enhancement and Property Disposition Committee meeting of June 15<sup>th</sup>, 2022, was called to order at 2:14 p.m. by Chairman Barakat.

**II. PUBLIC COMMENTS**

Chairman Barakat opened the floor to 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:*

Clifford Miller	Urged the City to focus on restoring and maintaining existing structures before diverting resources to newer, low-quality developments.
-----------------	---

Chairman Barakat requested that CEO Boyer provide an update on the JTA Ultimate Urban Circulator (U2C) project at a later date.

**III. SNYDER UNSOLICITED PROPOSAL**

DIA's Steve Kelley presented the unsolicited proposal received from Life Church for the acquisition of the Snyder Memorial Church building located at 226 N Laura Street. The unsolicited proposal is respectfully rejected by DIA staff as authorized by the Unsolicited Proposal Policy with

no further consideration or vote by the Committee required. The proposal is rejected for the reasons laid out in the Unsolicited Property Disposition Request Summary provided to the committee and made available to the public. The DIA anticipates publishing a Notice of Disposition following a formal process with an RFP, hopefully within the next two quarters.

Mr. Kelley responding to a question from BM Ward, stated that the property is currently owned by the City.

Mr. Kelley responding to a question from Chairman Barakat, commented that the building has ongoing maintenance requirements and it has been a challenge to keep the building secure. CEO Boyer added that there is CIP funded work being performed to preserve the integrity of the building as a historical structure (e.g., fire and life safety improvements such as the sprinkler system and asbestos removal).

Chairman Barakat asked if anyone from Life Church is present. No one from Life Church was present.

Responding to a question from Chairman Barakat, Mr. Kelley stated that there is a running list of interested parties of the property.

*CM Citrano arrived at 2:25 p.m.*

**IV. MAY 16, 2022 RETAIL ENHANCEMENT AND PROPERTY DISPOSITION COMMITTEE MEETING MINUTES APPROVAL**

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

**Motion:** CM Ward moved to approve the minutes as presented

**Seconded:** CM Citrano seconded the motion

**Vote: Aye: 3      Nay: 0      Abstain: 0**

**THE MOTION PASSED UNANIMOUSLY 3-0-0.**

**V. RESOLUTION 2022-06-04: SHIPYARDS OFFICE PARCEL DISPOSITION**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) INSTRUCTING ITS CHIEF EXECUTIVE OFFICER (“CEO”) TO ISSUE A 30-DAY NOTICE OF DISPOSITION IN ACCORDANCE WITH THE NEGOTIATED DISPOSITION PROCEDURE ADOPTED BY DIA; AUTHORIZING THE PUBLICATION OF A NOTICE OF DISPOSITION FOR THE FEE SIMPLE DISPOSITION OF AN APPROXIMATELY 1.05 ACRE PARCEL (THE “OFFICE PARCEL”) OF CITY-OWNED REAL PROPERTY AS DEPICTED ON THE SITE PLAN ATTACHED HERETO AS EXHIBIT “A” AND**

**COMPRISING A PORTION THE LAND GENERALLY KNOWN AS KIDS KAMPUS LOCATED BETWEEN GATOR BOWL BOULEVARD AND THE ST. JOHNS RIVER, AND IDENTIFIED BY DUVAL COUNTY TAX PARCEL NUMBER RE# 130572-0100, “THE PROPERTY”; EXPRESSING THE INTENTION TO DISPOSE OF SAID PROPERTY SUBSTANTIALLY IN ACCORDANCE WITH THE NEGOTIATED TERMS TO IGUANA INVESTMENTS OF FLORIDA, LLC (THE “DEVELOPER”) UPON EXPIRATION OF THE THIRTY-DAY NOTICE PERIOD ABSENT HIGHER RESPONSIVE OFFERS, SUBJECT TO BOARD APPROVAL OF FULLY NEGOTIATED TERMS AT A MEETING AT WHICH THE CEO OF DIA PRESENTS SUCH TERMS TO THE BOARD; ESTABLISHING THE TERMS OF THE PUBLISHED NOTICE OF DISPOSITION; FINDING THAT THIS RESOLUTION FURTHERS THE BUSINESS INVESTMENT AND DEVELOPMENT (“BID”) PLAN, INCLUDING THE COMMUNITY REDEVELOPMENT AREA PLAN; AUTHORIZING THE CEO OF THE DIA TO TAKE ALL ACTION NECESSARY TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.**

CEO Boyer presented the resolution, stating that it requests authorization for publication of a Notice of Disposition (NOD) for a fee simple sale of the office parcel at Kids Kampus. Exhibit C reflects the essential terms of the NOD. If the board approves the NOD, it would be published following the June board meeting. Once the NOD closes and depending on if other responses are received, DIA staff would then present a term sheet to the board for their consideration.

BM Citrano asked if staff anticipate additional incentive requests. CEO Boyer responded that the simple answer yes, but they already have a REV Grant in the current Redevelopment Agreement (RDA). Adding that, it is likely there will be a separation of the two REV grants, each one will be independent in relation to the value of the construction and the value of the project. There has also been discussion of increase construction costs so it is likely there will be a request for an increased cap.

Chairman Barakat asked why is the developer asking for a conversion from lease to fee simple purchase. CEO Boyer responded that she believes it is in part due to the financing structure. Cyndy Trimmer, representing the developer, stated that as the final financing structure is being established and discussion is occurring with potential tenants there has been interest in some condominium type ownership, as well as concerns regarding the ground lease. The fee simple ownership will assist the developer in garnering further investment in downtown and getting everything together more efficiently and effectively.

Following discussion of what the minimum requirements should be for item four on Exhibit C, **Chairman Barakat proposed removing “office” from the language and changing 157,027 to “150,000 gross square feet or greater.”**

**Motion:** CM Citrano moved to approve Resolution 2022-06-04 with the changes proposed by Chairman Barakat.

**Seconded:** CM Ward seconded the motion

**Vote: Aye: 3      Nay: 0      Abstain: 0**

**THE MOTION PASSED UNANIMOUSLY 3-0-0.**

**VI. OTHER MATTERS TO BE ADDED AT THE DISCRETION OF THE CHAIR**

None.

**VII. OLD BUSINESS**

CEO Boyer reminded the committee members that the legislation for the BID and CRA update will be coming before City Council in the coming weeks and any support provided would be appreciated.

**VIII. NEW BUSINESS**

None.

**IX. ADJOURNMENT**

Seeing no further matters for discussion, Chairman Barakat adjourned the meeting at 2:49 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](mailto:xchisholm@coj.net) to acquire a recording of the meeting.*