



**Downtown Investment Authority
Retail Enhancement and Property Disposition Committee**

**Hybrid Virtual In-Person Meeting
Friday, August 13th at 1:00 p.m.**

RE&PD AGENDA

Oliver Barakat, Chair

Todd Froats, Committee Member

Carol Worsham, Committee Member

Committee Members Excused: David Ward, Esq.

- I. CALL TO ORDER
- II. PUBLIC COMMENTS*
- III. JUNE 25, 2021 RETAIL ENHANCEMENT AND PROPERTY DISPOSITION COMMITTEE MEETING MINUTES APPROVAL
- IV. DISCUSSION OF FORD ON BAY STATUS AND APPROACH
 - a. RESOLUTION 2021-08-09: TERMINATION OF ISP-0307-20 (Ford on Bay)
 - b. RESOLUTION 2021-08-10: CBRE EXTENSION
 - c. RESOLUTION 2021-11: DISPOSITION TERMS 330 BAY (Former Courthouse Parcel)
- V. HARPER STREET DISPOSITON (Steve Kelley, Director of Downtown Real Estate and Development)
- VI. ADJOURN

** Only individuals attending the meeting in-person will have an opportunity to provide public comments. Persons who cannot attend the meeting in-person, but who wish to submit public comments regarding any matter on the agenda for consideration at the meeting, may do so by sending their public comments via electronic mail to DIAPublicComments@coj.net prior to the start of the meeting. Public comments received prior to the meeting will not be read during the meeting but will instead be forwarded to all DIA Board members for review in advance of the meeting and will remain a part of the permanent record for the meeting itself. You are encouraged to submit public comments well in advance of the start of the meeting to provide DIA Board members with adequate time to read them in preparation for the meeting.*

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**Downtown Investment Authority
Retail Enhancement and Property Disposition Committee**

**Hybrid Virtual In-Person Meeting
Friday, August 13th at 1:00 p.m.**

Please be advised that this will be a hybrid virtual in person meeting.

PHYSICAL LOCATION

City of Jacksonville Edward Ball Building
214 N Hogan St
8th Floor (Conference Room – 851)
Jacksonville, Florida 32202

Visitors are encouraged not to enter City owned public buildings if they have: symptoms of COVID-19, a fever of 100.4 degrees Fahrenheit or higher, are currently undergoing evaluation for COVID-19 infection, a diagnosis of COVID-19 in the prior 10 days, or have had close contact with someone infected with COVID-19 during the prior 14 days. Any member of the public entering City owned public building may choose to wear a mask inside the building.

VIRTUAL LOCATION

Interested persons desiring to attend this meeting virtually can do so via Zoom (including by computer or telephone) using the following meeting access information:

Join Zoom Meeting

<https://us02web.zoom.us/j/85315709378?pwd=VEtwOXBMbE9ud3FjVHVsb0liVVlKQT09>

Meeting ID: 853 1570 9378

Passcode: 534965

One tap mobile

+1 (312) 626-6799 (Chicago)

+1 (646) 558-8656 (New York)

Find your local number: <https://us02web.zoom.us/j/85315709378?pwd=VEtwOXBMbE9ud3FjVHVsb0liVVlKQT09>

TAB III.

**JUNE 25, 2021 RETAIL ENHANCEMENT AND PROPERTY DISPOSITION
COMMITTEE MEETING MINUTES**



Downtown Investment Authority
Retail Enhancement and Property Disposition Committee Hybrid
Meeting
Friday, June 25, 2021 – 1:30 p.m.

RE&PD Committee Hybrid Meeting
MEETING MINUTES

Retail Enhancement and Property Disposition Committee Members in Attendance:

Carol Worsham, Chair
Oliver Barakat, Committee Member
Jim Citrano, Committee Member

David Ward, Esq., Committee Member
Craig Gibbs, Esq., Committee Member
Ron Moody, Ex-officio (Non-voting – Zoom)

Committee Members Excused: Todd Froats

Board Members in Attendance: Braxton Gillam, Esq. (Zoom)

DIA Staff Present: Lori Boyer, Chief Executive Officer; Guy Parola, Operations Manager; Ina Mezini, Marketing and Communications Specialist; Lori Radcliffe-Meyers, Development Coordinator; Steve Kelley, Director of Downtown Real Estate and Development; John Crescimbeni, Contract and Regulatory Compliance Manager; Jackie Mott, Financial Analyst; and Xzavier Chisholm, Administrative Assistant

Office of General Counsel: John Sawyer, Esq.

I. CALL TO ORDER

The Retail Enhancement and Property Disposition Committee meeting of June 25, 2021, was called to order at 1:30 p.m. by Committee Chair Worsham.

II. PUBLIC COMMENTS

Madam Chair Worsham 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:

Barbara Gubbin
Nancy Powell
John Nooney
Daniel Davis
Alvin Barlow
Daniel Van Sickle

Resiliency Planning
Wholistic Downtown Development
Non-motorized Boat Launch
Support of Shipyards Proposal
Proposal for Funding for Homelessness
Proposal for Use of Local Registered Electrical Apprentices

III. MARCH 15, 2021 RETAIL ENHANCEMENT AND PROPERTY DISPOSITION COMMITTEE MEETING MINUTES APPROVAL

Having called for corrections or other edits by her fellow committee members and after receiving none, Madam Chair Worsham asked for a motion and second on the item.

Motion: Committee Member Barakat moved to approve the minutes as presented

Seconded: Committee Member Citrano seconded the motion

Madam Chair Worsham called for a vote.

Vote: Aye: 5 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 5-0-0.

IV. RESOLUTION 2021-07-01: KIDS KAMPUS 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 CONVEYANCE OF AN APPROXIMATELY 4.77 ACRE PARCEL (THE “HOTEL PARCEL”) AND THE GROUND LEASE OF A 1.05 ACRE PARCEL (THE “OFFICE PARCEL”) OF CITY-OWNED REAL PROPERTY EACH 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, COLLECTIVELY “THE PROPERTY”; EXPRESSING THE INTENTION TO DISPOSE OF SAID PROPERTY 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; APPROVING THE TERMS AND CONDITIONS OF SAID DISPOSITION INCLUDED AS EXHIBIT ‘B’; AUTHORIZING THE DISPOSITION OF THE PROPERTY AND ITS REDEVELOPMENT ON THE TERMS SET FORTH ON EXHIBIT B IF NO ALTERNATIVE RESPONSIVE OFFER IS RECEIVED; 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 NEGOTIATE A REDEVELOPMENT AGREEMENT AND ASSOCIATED DOCUMENTS; AUTHORIZING THE CEO TO INITIATE THE FILING OF LEGISLATION WITH THE CITY COUNCIL REGARDING THE SAME; AUTHORIZING THE CEO OF THE DIA TO TAKE ALL ACTION NECESSARY TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION, INCLUDING THE EXECUTION OF A REDEVELOPMENT AGREEMENT, PURCHASE AND SALE AGREEMENT, OR FUNCTIONAL EQUIVALENTS; PROVIDING FOR AN EFFECTIVE DATE.

Madam Chair Worsham gave the floor to CEO Boyer to introduce the Resolution.

CEO Boyer presented Resolution 2021-07-01, discussing the following:

- Alignment of Shipyards project with Conceptual Masterplan criteria
- Identified parcels relevant to project proposal
- Brief overview of DuPont Riverfront Activation initiative
- Park opportunities
- Economic impact
- Overview of accompanying Staff Report
- Basic deal terms
- Resiliency
- Public benefits

Mr. Kelley provided an overview of the ROI calculation, City protections, and Performance Schedule. Madam Chair Worsham opened the floor to the Committee for comment.

The Committee expressed support for the project.

Committee Member Gibbs asked what consideration the developer has given to nearby communities. Mark Lamping, President of the Jacksonville Jaguars, responded that they have been working with community organizations to support and direct resources to nearby neighborhoods.

Committee Member Gibbs asked how the proposed residential units benefit the City. Mr. Lamping responded that the associated ad valorem taxes would bring additional revenue as well as offer a product that would attract a unique audience.

CEO Boyer confirmed that the project will meet Riverwalk setback and height limitations.

Regarding the Notice of Disposition, CEO Boyer confirmed that the solicitation for additional proposals will not be predicated on a particular incentive, program or site plan.

Discussion occurred regarding the Completion Grant and the developer's agreement with the Four Seasons Hotel.

CEO Boyer clarified for Committee Member Citrano that discussion is taking place with the state to relocate the grant encumbrance. The marina would still have the FRDAP grant encumbrance.

Discussion occurred regarding the Land Value Contribution, REV grant, and Completion grant.

Mr. Lamping clarified for Committee Member Citrano that the developer has completed the schematic designs on the project and a significant amount of work has been completed on cost analysis.

Board Member Gillam stated his support for the project.

Mr. Sawyer clarified for Committee Member Moody that he is not able to vote.

CEO Boyer clarified for Committee Member Moody that the City has received a No Further Action Letter (NFA) from the state based on the remediation that has been performed on the site where

contamination was previously identified. The developer is doing additional site testing and has the right to terminate prior to closing if something is discovered that significantly alters the economics.

CEO Boyer summarized the process used to analyze the cost of the project for Madam Chair Worsham.

Discussion occurred regarding the marina support building.

CEO Boyer stated that an amendment is needed to correct discrepancies between the Term Sheet and the Staff Report.

CEO Boyer clarified for the Committee that if there are no other bids on the disposition, the project would not come back to the Board for a vote.

Madam Chair Worsham called for any further 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:

Natalie Rosenberg Support for the Shipyard Project

Committee Member Barakat stated that he will need to file a Form 8B and is eligible to vote.

Madam Chair Worsham called for a motion.

Mr. Kelley articulated the language for an amendment to Resolution 2021-07-01 which entails corrections to the Term Sheet. On page 11, under the section titled "Office Parcel," the following amendment was made to subsection "i": *"We will be adding to this language that the total gross square footage inclusive of terraces, ground level common space, roof and mechanical, would be 157,027 with no less than 141,300 sq ft, which is the 10 percent reduction as contemplated."*

Motion: Committee Member Ward moved to approve Resolution 2021-07-01 as amended

Seconded: Committee Member Gibbs seconded the motion

Vote: Aye: 5 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 5-0-0.

V. ADJOURNMENT

REPD Chair Worsham adjourned the meeting at 3:18 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.

TAB IV.
DISCUSSION OF FORD ON BAY STATUS AND APPROACH



DOWNTOWN INVESTMENT AUTHORITY

117 West Duval Street #310, Jacksonville, Florida 32202
(904) 255-5302 | <https://dia.coj.net/>

Discussion Outline for Consideration by REPD Committee
(Resolution drafts to be forwarded early next week)

Ford on Bay

- a. Terminate negotiation with Spandrel and ISP 0307-20
 - i. Their current proposal is materially different than the NOD response and requires re-notice of the disposition in any event
- b. Courthouse site only, or courthouse and ROFR parcel?
 - i. Marina parcel in design now for public marina
- c. Timing- move forward now or hold in inventory?
 - i. In reality development options for stand-alone site are mixed-use residential and retail, or park
 - ii. Impact of loss of residential in Shipyards
 - iii. Riverfront Plaza, Shipyards West Park and Met Park all requiring funding and implementation
- d. Negotiated disposition vs. open disposition
- e. DIA advertised RFP for 30 days only, or marketing 30 days followed by NOD open October 1?
 - i. If DIA Not ready to set NOD terms in August and defer until September, have marketing begin September 20 and NOD issue October 20 closing before Thanksgiving
- f. Extension of CBRE term
- g. Disposition terms

Terms:

1. Courthouse site only- not ROFR parcel
2. Comply with design standards and view corridor, or DIA would support deviation from view corridor if set back further from waterfront- Current ROW fully public but closed to traffic, next 50' no permanent vertical but outdoor activated public access such as outdoor restaurant seating allowed
3. Reduce required Bay Street retail from 80% to 35% Bay Street frontage ground floor retail or restaurant (not office), and provide scoring bonus for additional retail- (for this purpose, activated space such as tenant recreation space does not count as retail- all frontage must meet transparency requirement and all parking must be wrapped be residential, office, retail, etc.
4. 10,000 square foot restaurant on riverfront-minimum 7500 square feet one restaurant interior; no more than 2500 square feet of which is fast casual; how much interior vs. exterior
5. Resiliency- block construction; elevation
6. Design materials
7. Market Rate
8. Weight financial offer more- pay for land if expect comparable incentives to other developments
9. Donation to maintenance of Riverwalk/marina
10. Review scoring formulas

Attached for consideration and discussion are the terms, timeline and scoring criteria adopted in 2019

Timeline:

NOTICE TIMELINE	DATE*
Issue Notice	October 21, 2019
Pre-proposal Conference	November 5, 2019
Written Questions Due	November 12, 2019
Written Answers Due	November 21, 2019
Bids Due	January 21, 2020
Oral Presentations for short listed Respondents	January 30, 2020
Evaluation Committee recommendation to SIC Committee	February 10, 2020
DIA Board Meeting for Selection of Proposal	February 19, 2020
Award Posted	February 20, 2020

*Date to be interpreted as “on or by” with a fourteen (14) calendar day extension at the sole discretion of the DIA CEO. Should the DIA Board not be able to meet within 14 calendar days of its February 19, 2020 Board Meeting, it will select a proposal at the earlier of a special meeting or its March 18, 2020 regularly scheduled Board Meeting, and the Award Posted date will correspond accordingly.

By its adoption of Resolution 2019-09-03, the Downtown Investment Authority approves the following Terms for inclusion into a Notice of Disposition¹.

A. The Site

There are three (3) areas comprising the property: Area 1 (former Annex site), Area 2 (former Courthouse site) and Area 3 (submerged lands). Proposals may include all of the Areas, just Areas 1 or 2, or include a combination of Areas 1, 2 and 3; providing, however, that no proposal for just Area 3 will be accepted. Any combination offer may include an offer for less than 100% of Area 3.

B. Phasing

At least one phase of the primary-use structures per bid accepted must commence within 120 days of closing. All phases of proposed construction must commence within 48 months of closing. Closing to occur within nine months of award.

C. Mixed Use Development

Proposals shall include a mix of uses such as, but not limited to, multifamily, retail, office, open space and/or hospitality. Buildings directly fronting Bay Street shall have a vertical mix of uses, including ground floor retail. While the preference for high residential density will be communicated to prospective developers, specific density thresholds will not be established as qualification criteria.

D. Bay Street Activation

Proposals shall include ground floor retail uses (e.g., restaurants, retail, etc.) directly fronting and accessible by Bay Street at a minimum ratio of eighty percent (80%) of its ground floor Bay Street building frontage. At a minimum, the proposal shall include at least one semi-public use such as a sidewalk cafe or patio seating along Bay Street. 62.5% of the required retail must be street level while the balance can be second floor space.

E. St. Johns River

- i) Proposals shall include a minimum building setback of fifty (50) feet from the St. Johns River as measured from the landward side of a bulkhead.
- ii) Proposals that include Area 3 (submerged lands) shall include a marina with a material number of its slips dedicated in perpetuity for transient (i.e. short-term, public) boaters. and commercial vendors. For the marina component, all proposals must clearly define

¹The DIA Chief Executive Officer is authorized to include additional terms and conditions or modify the terms and conditions within this Exhibit 2 as necessary to comply with State and Local statutes and regulations regarding the disposition of property within a Community Redevelopment Area. The DIA Chief Executive Officer is further authorized to include terms and conditions such as requiring pro formas, sources and uses statement, financial references, development references, and any other information deemed necessary to establish that the developer or development team has the capacity to execute their proposal.

linear dock SF, slip numbers, slip sizes as well as an allocation of public versus private slips. Other experiential maritime uses shall be considered.

- iii) Proposals that include Area 2 (former Courthouse site) or Area 3 (submerged lands) shall include riverfront activation and shall include a riverfront Activity Node consistent with the Great Fire of 1901 node described in the “Riverfront Design Guidelines and Activity Nodes Plans” dated August 25, 2018.

F. Development Team

The following criteria will be used to pre-qualify proposals:

- i) Bid Bond
A bid bond of \$25,000.00 shall be included with all proposals in a form to be determined by the DIA Chief Executive Officer.
- ii) Proposals that include all three Areas shall be from developers with experience of a singular project with aggregate value in excess of \$120 million and minimum square footage of 650,000.

Proposals for individual Areas will have the minimums outlined below:

Proposed Area	Comparable Projects of Minimum Size (SF)	Comparable Projects with a Minimum Development Budget (\$)
Areas 1 or 2	300,000	\$50 Million
Areas 1 & 2	600,000	\$100 Million
Areas 2 & 3	300,000	\$60 Million

- iii) Proposals shall include descriptions and visual materials related to the qualifying projects detailed above.
- iv) No proposal shall be accepted for evaluation if the developer has judgement liens (related to development performance) in excess of \$10 million, unpaid taxes in excess of \$1 million or active judgement liens not related to development performance in excess of \$10 million.

EXHIBIT 3

	Max Score	Score
Experience and Qualifications	15	
Experience developing mixed use projects of comparable size in an urban setting	8	
Financial Strength of Development Team	7	
Active litigation, judgement liens and outstanding tax payments	0 to Minus 10	

Economic Benefit	15	
Fee Simple acquisition price	3	
Financial return to the City (ROI), Economic impact (e.g. job creation, tax revenues)	9	
Equal opportunity / local participation	3	

Project Development and Design	50	
Project's ability to activate the urban core	7	
Thoughtful Mix of Uses	6	
Residential Density	6	
Development timeline (e.g. construction commencement and delivery timing)	5	
Civic and community benefits (e.g. quality and programming of open and green space, access to the river)	4	
Design for resiliency	4	
Quality of design and construction	5	
Activation of the riverfront and connection of the river to the development	5	
Number of marina slips available to short-term public use and commercial vendors	4	
Incorporation of Designated City Storyline for Site and Activity Node	4	

Financial Proposal	10	
Defined source and percentage of debt and equity	5	
Financial feasibility and cash flow analysis	3	
Post-Completion Management Plan	2	

Oral Presentation	10	
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Discretionary Bonus Points	Maximum Achievable	
Bonus Points for Proposals that include Only Area 1 and Area 2	5	
Bonus Points for Proposals that include Only Area 2 and Area 3 in its entirety	5	
Bonus Points for Proposals that include Areas 1, 2 and 3 in its entirety	10	

TAB V.
HARPER STREET DISPOSITION

DIA Retail Enhancement and Property Disposition Committee

DIA Informal Disposition

1511 Harper Street Notice of Disposition

August 05, 2021

Request

This memo is being presented to the Retail Enhancement and Property Disposition Committee as information for the disposition of 1511 Harper Street, RE# 075399-0000, a City-owned property located near the intersection of Myrtle Avenue South and Harper Street in the LaVilla District of the Northbank Downtown CRA. This is a vacant piece of property approximately 2,164 square feet, or 0.05 acres, in area. It is approximately 600 feet from McCoys Creek but does not abut the Emerald Trail.

Unsolicited Proposal

An unsolicited proposal was submitted by Mr. Kenneth Grady to purchase the City-owned lot located at 1511 Harper Street for \$16,000. Mr. Grady is seeking to assemble the adjoining properties through the use of tax certificates in order to develop a retail storefront or restaurant at this corner. His goal is to be a part of the transformation of the Myrtle Street corridor and provide food service and create jobs in an area that is in need of both.

The parcel requested for purchase is located among four (4) small adjacent parcels which are all under different owners. The three (3) other parcels are all delinquent in taxes and have several nuisance liens against them. Mr. Grady has tax certificates on two (2) of the three (3) properties and has begun foreclosure proceedings on one (1) in his effort to eventually put them all together to develop the property.

Appraisal

The appraisal, obtained and paid for by Mr. Grady, was prepared by Moody Williams. The "as is" market value as of May 21, 2021, is listed as \$16,000. The highest and best use is identified as "assemblage with adjacent parcel for retail development".

CRA Plan Considerations

The proposed disposition is considered consistent with the CRA Plan based on the proposed use in the development of a delivery style pizza restaurant following assemblage of surrounding parcels which will put the property back on the tax roll and create jobs in that local area. The adjacent area is dominated by the 58,600 square foot Duval Container Company warehouse, and

also includes several undeveloped parcels, a small church, and a few scattered single-family homes. Formerly, a block building was found on the corner lot adjacent to the subject but has since been demolished.

Figure 1. Parcel Location Maps



Figure 2. Photograph of Subject Parcel (Block building is no longer present.)



- Because the appraised value of the property is less than \$25,000, and the proposed acquisition price equals the appraised amount, the DIA is following the Informal Notice of Disposition Process.
- A Notice of Disposition will be published that identifies the subject parcel, advises that further information can be obtained from the DIA Office, and invites other proposals

within 30 days from the date of publication, and requires a closing to occur within 90 days of selection, unless extended for up to 90 additional days by the DIA CEO for cause shown by the winning bidder.

- Any other proposals received will be evaluated by DIA staff for consistency with the CRA and BID plan, the financial and legal ability of the respondents to carry out the proposal, the purchase price, and the timeframe for commencement of improvements, if any.
- At the next regularly scheduled Board meeting following close of the notice period and evaluation of responses by staff, a term sheet regarding the disposition recommended by staff will be presented to the Board for consideration.
- The Informal Disposition process does not require engagement with the Procurement Department, a scoring committee, or formal criteria for scoring.
- Any other responses received will be reviewed by DIA staff and a recommendation made to the Board to proceed with a particular disposition or reject all responses or enter into a formal disposition process in accordance with the Formal Disposition process.

Per the informal disposition process, The CEO of the Downtown Investment Authority shall be authorized to initiate an Informal Disposition Process for transactions meeting the criteria as found within the Notice of Disposition policy and determined by the CEO to be consistent with the applicable CRA and BID plan and in the best interest of the CRA. The DIA Board shall approve the disposition prior to execution of any contract but Board approval shall not be required prior to initiation of the notice process.

Approved to initiate the notice of disposition process this day, August 16, 2021



Lori Boyer - CEO