



**Downtown Investment Authority**  
**Hybrid Meeting**  
**Wednesday, August 17, 2022 – 2:00 p.m.**

**Community Redevelopment Agency**  
**MEETING MINUTES**

**DIA Board Members (BM):** Carol Worsham, Chair; Jim Citrano, Vice Chair; Stephanie Burch, Esq., Secretary; Oliver Barakat; Craig Gibbs, Esq.; Braxton Gillam, Esq. (via Zoom); and David Ward, Esq.

**DIA Board Members Excused:** Todd Froats

**Mayor’s Staff:** None

**Council Members:** None

**DIA Staff:** Lori Boyer, Chief Executive Officer; Steve Kelley, Director of Downtown Real Estate and Development; Guy Parola, Operations Manager; Wanda J. Crowley, Financial Analyst; John Crescimbeni, Contract and Regulatory Compliance Manager (via Zoom); Xzavier Chisholm, Administrative Assistant; Ina Mezini, Communication and Marketing Specialist (via Zoom); and Susan Kelly, Redevelopment Coordinator (via Zoom)

**Office of General Counsel:** John Sawyer, Esq. and Joelle Dillard, Esq. (via Zoom)

**I. CALL TO ORDER**

Chair Worsham called the CRA Board Meeting to order at 2:00 p.m.

**II. PUBLIC COMMENTS**

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:*

Carnell Oliver	Spoke to the concerns of another downtown constituent and business owner who wishes to redevelop her property, and advocated for providing her economic incentives.
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**III. COMMUNITY REDEVELOPMENT AGENCY MEETING**

**A. JULY 20, 2022 COMMUNITY REDEVELOPMENT AGENCY MEETING MINUTES**

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

**Motion:** BM Citrano moved to approve the minutes as presented

**Seconded:** BM Barakat seconded the motion

**Vote: Aye: 6          Nay: 0          Abstain: 0**

**THE MOTION PASSED UNANIMOUSLY 6-0-0.**

**B. CONSENT AGENDA**

Chair Worsham removed item III.B.v *Resolution 2022-08-10: NB TID FY 21-22 Additional Appropriation* from the consent agenda and placed it on the regular agenda for board discussion and action. The resolution has received edits from staff since it was taken up in committee.

**i. RESOLUTION 2022-08-01: 113 E BAY STREET**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) ACTING AS THE COMBINED NORTHBANK COMMUNITY DEVELOPMENT AGENCY (“GRANTOR”) APPROVING THE AWARD OF A RETAIL ENHANCEMENT PROGRAM FORGIVABLE SIDEWALK ENHANCEMENT LOAN TO THE FUN DEPARTMENT LLC. (“GRANTEE”); AUTHORIZING THE CEO OF THE DIA TO NEGOTIATE A FORGIVABLE LOAN AGREEMENT OR EQUIVALENT; AUTHORIZING THE DIA CEO TO EXECUTE SUCH AGREEMENT; AND FINDING THAT THE PROPOSED SIDEWALK CAFÉ FURTHERS THE DIA’S BUSINESS INVESTMENT AND DEVELOPMENT PLAN, INCLUDING THE NORTHBANK CRA PLAN (“BID PLAN”) AND PROVIDING AN EFFECTIVE DATE.**

Recommended for approval by the Retail Enhancement and Property Disposition (REPD) Committee.

**ii. RESOLUTION 2022-08-02: AMERICAN LIONS EXTENSION**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) EXTENDING THE TIME FOR NEGOTIATION OF A TERM SHEET WITH AMERICAN LIONS (“DEVELOPER”) AUTHORIZED PURSUANT TO RESOLUTION 2022-05-02 THROUGH AUGUST 31, 2022; AUTHORIZING THE CEO OF THE DIA TO CONTINUE NEGOTIATIONS WITH THE DEVELOPER AND PRESENT TO THE DIA BOARD IN SEPTEMBER 2022 A TERM SHEET FOR DISPOSITION AND DEVELOPMENT OF THE PROPERTY (“RIVERVIEW PLAZA SITE”) IN ACCORDANCE WITH THE PROPOSAL SUBMITTED BY DEVELOPER IN RESPONSE TO ISP-0362-22; AND OTHERWISE AUTHORIZING THE CEO TO TAKE ALL NECESSARY ACTION TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING AN EFFECTIVE DATE.**

Recommended for approval by the REPD Committee.

iii. **RESOLUTION 2022-08-04: W. A. KNIGHT BUILDING DPO**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) RECOMMENDING THAT CITY COUNCIL APPROVE A DISCOUNTED LOAN PAYOFF FROM W.A. KNIGHT BUILDING DEVELOPMENT, L.L.C. (“BORROWER”) ON DEBT ORIGINALLY ISSUED BY THE CITY OF JACKSONVILLE THROUGH THE JACKSONVILLE ECONOMIC DEVELOPMENT COMMISSION (“LENDER”) OCTOBER 5, 2001 WITH A DUE DATE OF OCTOBER 31, 2031 IN THE ORIGINAL AMOUNT OF \$300,000 AND SECURED BY A THIRD MORTGAGE ON THE COLLATERAL PROPERTY LOCATED AT 113 W ADAMS STREET (“PROPERTY”), JACKSONVILLE, FLORIDA; FINDING THAT PROPOSED DISCOUNTED LOAN PAYOFF IS CONSISTENT WITH THE DIA’S BUSINESS INVESTMENT AND DEVELOPMENT PLAN (“BID PLAN”) AND THE DOWNTOWN NORTHBANK COMMUNITY REDEVELOPMENT AREA PLAN (“CRA PLAN”); AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO EXECUTE THE CONTRACTS AND DOCUMENTS AND OTHERWISE TAKE ALL NECESSARY ACTION IN CONNECTION THEREWITH TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING AN EFFECTIVE DATE.**

Recommended for approval by the Strategic Implementation Committee.

iv. **RESOLUTION 2022-08-08: SS TID FY 21-22 INVESTMENT POOL EARNINGS**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY BOARD OF THE DOWNTOWN SOUTHSIDE CRA REQUESTING THAT CITY COUNCIL APPROPRIATE ANY PREVIOUSLY UNAPPROPRIATED FY 21-22 INVESTMENT POOL EARNINGS TO FUTURE YEARS DEBT REDUCTION; PROVIDING AN EFFECTIVE DATE.**

Recommended for approval by the Finance and Budget Committee.

Chair Worsham called for a motion.

**Motion:** BM Ward moved to approve the consent agenda with the removal of item III.B.v

**Seconded:** BM Barakat seconded the motion

**Vote: Aye: 6      Nay: 0      Abstain: 0**

**THE MOTION PASSED UNANIMOUSLY 6-0-0**

C. **RESOLUTION 2022-08-03: MOSH**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) CONDITIONALLY APPROVING THE LOCATION AND DIMENSIONS OF THE MUSEUM PARCEL AS SHOWN ON EXHIBIT ‘A’; PROVIDING THE DIA CHIEF EXECUTIVE OFFICER (“CEO”) WITH THE AUTHORITY TO ADMINISTRATIVELY APPROVE MINOR CHANGES TO THE SHAPE AND DIMENSIONS OF THE MUSEUM PARCEL WITHIN THE PARAMETERS CONTAINED WITHIN SECTION 3 OF THIS RESOLUTION; ESTABLISHING A TIME FRAME FOR A DESIGN WORKSHOP; EXTENDING THE DEADLINE TO SUBMIT A SITE PLAN FOR MUSEUM PARCEL FROM SEPTEMBER 30, 2022, TO MARCH 31, 2023; 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 introduced the resolution, stating that there was considerable discussion of the resolution at the REPD Committee meeting, with the consensus being that the site plan was not developed enough to recommend final approval. However, the committee did recommend conditional approval of the site plan, providing the CEO of DIA the authority to administratively approve minor changes, as well as extend the deadline to March 31, 2023, for submitting to the DIA a final site plan. Furthermore, the resolution contemplates that a design workshop be held to further inform the site plan and museum design.

**Motion:** BM Citrano moved to approve the resolution as presented

**Seconded:** BM Gibbs seconded the motion

BM Barakat stated that he is in support of the resolution, with his goal being to ensure that it remains true to the original deal they agreed to with MOSH at the January board meeting.

**Vote: Aye: 6      Nay: 0      Abstain: 0**

**THE MOTION PASSED UNANIMOUSLY 6-0-0.**

**D. RESOLUTION 2022-08-07: SS TID FY 21-22 BUDGET AMENDMENT**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY BOARD OF THE DOWNTOWN SOUTHSIDE CRA ADOPTING AN FY 21-22 AMENDED TAX INCREMENT DISTRICT (“TID”) BUDGET AS DETAILED IN EXHIBIT ‘A’ ATTACHED HERETO FOR THE DOWNTOWN SOUTHSIDE CRA PURSUANT TO SEC. 163.387, F.S. AND SEC. 106.341, ORDINANCE CODE; PROVIDING AN EFFECTIVE DATE.**

**Motion:** BM Burch moved to approve the resolution as presented

**Seconded:** BM Barakat seconded the motion

**Vote: Aye: 6      Nay: 0      Abstain: 0**

**THE MOTION PASSED UNANIMOUSLY 6-0-0.**

**E. RESOLUTION 2022-08-09: NB TID FY 21-22 BUDGET AMENDMENT**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY BOARD OF THE COMBINED NORTHSIDE EAST AND NORTHWEST CRA’S ADOPTING AN FY 21-22 AMENDED TAX INCREMENT DISTRICT (“TID”) BUDGET AS DETAILED IN EXHIBIT ‘A’ ATTACHED HERETO FOR THE COMBINED NORTHSIDE EAST AND NORTHWEST CRA’S PURSUANT TO SEC. 163.387, F.S. AND SEC. 106.341, ORDINANCE CODE; PROVIDING AN EFFECTIVE DATE.**

**Motion:** BM Burch moved to approve the resolution as presented

**Seconded:** BM Ward seconded the motion

CEO Boyer spoke to the discussion that occurred at the Finance and Budget Committee meeting regarding which alternative use they would prefer for the funds being freed up. The committee opted to use the available funds for the Shipyards West CRA portion.

CEO Boyer confirmed for BM Barakat that from a design standpoint, the Jax Riverfront Plaza is fully funded.

**Vote: Aye: 6      Nay: 0      Abstain: 0**

**THE MOTION PASSED UNANIMOUSLY 6-0-0.**

**F. RESOLUTION 2022-08-10: NB TID FY 21-22 ADDITIONAL APPROPRIATION**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY BOARD OF THE COMBINED NORTHSIDE EAST AND NORTHWEST CRA’S REQUESTING THAT CITY COUNCIL APPROPRIATE PREVIOUSLY UNAPPROPRIATED FY 21-22 REVENUE AND INVESTMENT POOL EARNINGS; PROVIDING AN EFFECTIVE DATE.**

CEO Boyer introduced the resolution which was pulled from the consent agenda at staff’s request. The request is due to a staff amendment to account for an additional \$76,403.62 of unappropriated revenue in the Northbank that had not been identified at the time of the committee meeting. It is an old forgivable loan agreement that has been paid off. Once the appropriation is approved by the board, it will have receive City Council approval as well.

**Motion:** BM Burch moved to approve the resolution as presented

**Seconded:** BM Gibbs seconded the motion

BM Citrano asked what the general – or specific – priority is when unexpected funds or cost savings are received. CEO Boyer responded that they try to keep around \$200,000 in Future Year Debt Reduction; if there is \$200,000 or more in that fund, staff will look at the budget balance spreadsheet to see what programs may need more funding. Finally, staff will look at the Years Table to see what programs or projects may need funding.

**Vote: Aye: 6      Nay: 0      Abstain: 0**

**THE MOTION PASSED UNANIMOUSLY 6-0-0.**

**ADJOURNMENT:** The Community Redevelopment Agency proceedings are adjourned at 2:27 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.*



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**Hybrid Meeting**  
*Wednesday, August 17, 2022 – 2:27 p.m.*

**Downtown Investment Authority**  
**MEETING MINUTES**

**DIA Board Members (BM):** Carol Worsham, Chair; Jim Citrano, Vice Chair; Stephanie Burch, Esq., Secretary; Oliver Barakat; Craig Gibbs, Esq.; Braxton Gillam, Esq. (via Zoom); and David Ward, Esq.

**DIA Board Members Excused:** Todd Froats

**Mayor’s Staff:** None

**Council Members:** None

**DIA Staff:** Lori Boyer, Chief Executive Officer; Steve Kelley, Director of Downtown Real Estate and Development; Guy Parola, Operations Manager; Wanda J. Crowley, Financial Analyst; John Crescimbeni, Contract and Regulatory Compliance Manager (via Zoom); Xzavier Chisholm, Administrative Assistant; Ina Mezini, Communication and Marketing Specialist (via Zoom); and Susan Kelly, Redevelopment Coordinator (via Zoom)

**Office of General Counsel:** John Sawyer, Esq. and Joelle Dillard, Esq. (via Zoom)

**CALL TO ORDER:** Chair Worsham called to order the Downtown Investment Authority Board Meeting at 2:27 p.m.

**IV. DOWNTOWN INVESTMENT AUTHORITY MEETING**

**A. JULY 20, 2022 DOWNTOWN INVESTMENT AUTHORITY BOARD MEETING MINUTES**

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

**Motion:** BM Citrano moved to approve the minutes as presented

**Seconded:** BM Burch seconded the motion

**Vote: Aye: 6      Nay: 0      Abstain: 0**

**THE MOTION PASSED UNANIMOUSLY 6-0-0**

**B. CONSENT AGENDA**

None.

**C. RESOLUTION 2022-08-05: JONES BROTHERS STORMWATER CREDIT PURCHASE**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) AUTHORIZING THE SALE OF UP TO 0.72 ACRES OF SURPLUS WATER QUALITY COMPENSATORY CREDITS TO CLL JONES BROS LLC (“DEVELOPER”) FOR USE ON CERTAIN PROPERTY IDENTIFIED BY DUVAL COUNTY TAX PARCELS 073858 0000, 073857 0000, 073855 0000, AND 073856 0000 (“PROPERTY”); INSTRUCTING THE CHIEF EXECUTIVE OFFICER (“CEO”) TO TAKE ALL NECESSARY ACTION TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.**

DIA’s Guy Parola introduced the resolution, stating that the developer is seeking to purchase Stormwater Credits to use on the proposed redevelopment project located at 502 N Hogan Street. The project has received conceptual approval from the Downtown Development Review Board (DDRB) and is currently applying for final approval.

**Motion:** BM Barakat moved to approve the resolution as presented

**Seconded:** BM Burch seconded the motion

**Vote: Aye: 6      Nay: 0      Abstain: 0**

**THE MOTION PASSED UNANIMOUSLY 6-0-0**

**D. RESOLUTION 2022-08-06: FIS MARINA SLIPS ALLOCATION**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) ALLOCATING FOUR (4) MARINA SLIPS TO THE FIDELITY INFORMATION SERVICES, LLC; AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO TAKE ALL NECESSARY ACTION IN CONNECTION THEREWITH TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING AN EFFECTIVE DATE.**

BM Citrano asked if there is a process for the developer to receive other agency approvals required to build the marina slips. CEO Boyer confirmed that there is.

*\*Point of order: No formal motion was made.\**

**Vote: Aye: 6      Nay: 0      Abstain: 0**

**THE MOTION PASSED UNANIMOUSLY 6-0-0**

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



None.

**VI. OLD BUSINESS**

None.

**VII. NEW BUSINESS**

None.

**VIII. CEO INFORMATIONAL BRIEFING**

CEO Boyer provided the following update and presented a slideshow illustrating the status of current projects:

- FIS HQ in Brooklyn nearing completion and on schedule.
- Demolition is ongoing for One Riverside Avenue, and they are on schedule but may need a 30 day extension.
- Lift Ev'ry Voic & Sing Park in LaVilla has broken ground.
- Johnson Commons in LaVilla has broken ground.
- Shotgun Houses are being repaired. The construction fence is up, and debris is being removed. The siding and roofing are under repair.
- JEA HQ in City Center is nearing completion.
- Federal Reserve and Baptist Building are under construction, and moving toward an October completion date for the Federal Reserve Building and December completion date for the Baptist Convention Building.
- Ambassador Hotel is under construction.
- Independent Life Building is under construction.
- Forsyth (VyStar) Parking Garage is nearing completion – September/October.
- Performing Arts Center Bulkhead is nearing completion. The license agreement for the projection events has finally been executed.
- Ashley Square Senior Housing is under construction. Currently working on sidewalks and landscaping.
- The Doro is under construction. The garage went up first and now the residential component is being constructed on schedule.
- Four Seasons is beginning site work and the construction fence has gone up.
- RiversEdge has been progressing with site work and the bulkhead is nearing completion. DIA staff were able to take a tour and see work being performed on the underground utilities.
- Related Multifamily Development has demolished and removed the old building. The site is now flat and graded.
- The DIA and OPP budget hearing is Friday, August 19<sup>th</sup>, at 1:00 p.m. Board Members were encouraged to attend and participate.

- One additional position has been recommended for approval in the budget, which is the Property Disposition and Procurement Manager. Interviews are ongoing for the Strategic Initiative Coordinator and Parking Strategy Coordinator positions.
- In the Mayor’s Proposed Budget, downtown projects are receiving \$125M of additional or new funding in the CIP.
- Downtown lighting made it into the budget this year which allows the lighting study performed one or two years ago to be implemented.
- 2-way street conversion of Julia Street, and the Monroe Street Road diet, are included in the budget and coordinated with the private development of adjacent sites.
- No other offers were received on the Iguana office parcel and negotiations have begun on a term sheet.
- A finalized term sheet for American Lions is anticipated for next month’s board meeting.
- The MOSH term sheet is anticipated for next month’s board meeting. It was originally contemplated for the August board meeting but is being pushed back at the request of MOSH.
- AR Polar is anticipated for next month’s board meeting. Staff are working through land value encroachments, and construction costs.
- MPS projected cost savings have increased from \$2M to an excess of \$3M.
- CEO Boyer met with Mr. Steve Atkins on the Laura Street “Trio” project. He has indicated that he has secured a lender’s commitment that would pay off the LISC loan.
- CEO Boyer met with USS Orleck representatives. They would like to stay at their current location for a year or more while the park is being designed. The current agreement expires on October 1, but they will need to coordinate with the Parks Department and the Administration as far staying in front of the Hyatt.
- The Snyder Memorial and Sax Seafood sites are anticipated to be on the market next fiscal year (October or November).
- There are currently 6 bills pending before City Council.
- The LaVilla Heritage Trail and Gateways Committee is progressing and continuing to weigh in and advise on the locations for the Heritage Trail markers and their content. A Call to Artists is being created to come up with an authentic logo generated by the community.
- The Commercial Revitalization Program is fully funded without having to request general funds from the City.

**IX. CHAIRMAN REPORT**

None.

**X. ADJOURN**

**ADJOURNMENT:** There being no further business, Chair Worsham adjourned the meeting at 3:05 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.*