



Downtown Investment Authority
Hybrid Meeting
Wednesday, October 20, 2021 – 2:00 p.m.

Community Redevelopment Agency
MEETING MINUTES

DIA Board Members: Braxton Gillam, Esq., Chair; Carol Worsham, Vice Chair; Jim Citrano, Secretary; Oliver Barakat; Craig Gibbs, Esq.; Bill Adams, Esq. (*via Zoom, non-voting*); Todd Froats; and David Ward, Esq.

DIA Board Members Excused: Ron Moody

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 (*via Zoom*); John Crescimbeni, Contract and Regulatory Compliance Manager (*via Zoom*); Ina Mezini, Communication and Marketing Specialist (*via Zoom*); and Xzavier Chisholm, Administrative Assistant.

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

I. CALL TO ORDER

Chairman Gillam called the CRA Board Meeting to order at 2:00 p.m.

II. PUBLIC COMMENTS

Chairman Gillam 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:

Dimitri Demopoulos
Stanley Scott

Churchwell Condo Assoc. parking lot ground lease
Equity in Economic Development Downtown; Entertainment

III. COMMUNITY REDEVELOPMENT AGENCY MEETING

A. SEPTEMBER 2, 2021 COMMUNITY REDEVELOPMENT AGENCY MEETING MINUTES

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

Motion: Board Member Worsham moved to approve the minutes as presented

Seconded: Board Member Gibbs seconded the motion

Vote: Aye: 7 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 7-0-0.

B. SEPTEMBER 15, 2021 COMMUNITY DEVELOPMENT AGENCY MEETING MINUTES

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

Motion: Board Member Worsham moved to approve the minutes as presented

Seconded: Board Member Gibbs seconded the motion

Vote: Aye: 7 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 7-0-0.

C. RESOLUTION 2021-10-01: 330 EAST BAY DISPOSITION

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) APPROVING THE CONCEPTUAL FRAMEWORK FOR THE TERMS AND CONDITIONS, SCORING CRITERA AND TIMELINE TO BE INCLUDED IN A FUTURE NOTICE OF DISPOSITION OF THAT CERTAIN CITY-OWNED PROPERTY COMMONLY REFERRED TO AS THE FORMER COURTHOUSE PROPERTY, SUBJECT TO FURTHER REFINEMENT AND APPROVAL BY THE DIA; AUTHORIZING THE MARKETING IN ACCORDANCE WITH THE TERMS ESTABLISHED HEREIN; INSTRUCTING ITS CHIEF EXECUTIVE OFFICER (“CEO”) TO TAKE ALL NECESSARY ACTION TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; FINDING THAT THIS RESOLUTION FURTHERS THE BUSINESS INVESTMENT AND DEVELOPMENT (“BID”) PLAN, INCLUDING THE TY REDEVELOPMENT AREA PLAN; AND PROVIDING FOR AN EFFECTIVE DATE.

Chairman Gillam gave the floor to Board Member Barakat to present the resolution.

Board Member Barakat provided an overview of the Retail Enhancement and Property Disposition Committee’s (REPD) discussion of Resolution 2021-10-01 and what terms were agreed upon. Proposed **Friendly Amendment:** In Exhibit 3, under “Project Development and Design,” change the third criteria to “Retail Density above minimum required, type, location, marketability and quality of tenets.”

Chairman Gillam stated that the friendly amendment proposed by Board Member Barakat will serve as the recommendation from the REPD.

Motion: Board Member Barakat moved to approve Resolution 2021-10-01, as recommended by the Retail Enhancement and Property Disposition Committee

Chairman Gillam called for discussion.

Board Member Worsham stated her support, adding that the changes made in REPD allow maximum flexibility to the developer while providing the city with the desired architectural quality.

Board Member Froats commented that he is in favor of minimal restrictions to allow for more interest from developers but sees the value in the requirements that have been set forth.

Board Member Gibbs asked for clarification regarding the quality of tenant requirement. Board Member Barakat spoke to the various criteria that the evaluation committee will consider when reviewing potential tenants. CEO Boyer added that the developers who already have committed tenants will receive additional points accordingly with the goal being to steer developers toward tenants that will generate high foot traffic.

Board Member Froats asked if anyone from CBRE is present who may have information on the number of developers that have shown interest. None were present. CEO Boyer noted that more than 10 developers have shown interest but the number of developers who will submit proposals is unknown.

Chairman Gillam called for a vote.

Vote: Aye: 7 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 7-0-0.

D. RESOLUTION 2021-10-02: 1511 HARPER STREET

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) FINDING THE DISPOSITION OF THE CITY-OWNED PROPERTY LOCATED AT 1511 HARPER STREET, TAX PARCEL NUMBER 075399-0000, (“THE PROPERTY”) FOR ITS CURRENT APPRAISED VALUE IS IN THE PUBLIC INTEREST; APPROVING THE SALE OF THE PROPERTY TO KENNETH GRADY PURSUANT TO THE DOWNTOWN INVESTMENT AUTHORITY’S ADOPTED INFORMAL DISPOSITION PROCESS AND FOLLOWING A PUBLISHED 30-DAY NOTICE OF DISPOSITION PURSUANT TO WHICH NO OTHER OFFERS WERE RECEIVED; INSTRUCTING ITS CHIEF EXECUTIVE OFFICER (“CEO”) TO TAKE ALL NECESSARY ACTION TO EFFECTUATE THE

PURPOSES OF THIS RESOLUTION; FINDING THAT THIS RESOLUTION FURTHERS THE BUSINESS INVESTMENT AND DEVELOPMENT (“BID”) PLAN, INCLUDING THE COMMUNITY REDEVELOPMENT AREA PLAN; AND PROVIDING FOR AN EFFECTIVE DATE.

Chairman Gillam gave the floor to Mr. Steve Kelley to introduce the resolution.

Mr. Kelley provided an overview of the resolution, stating that it is a disposition of city-owned property located at 1511 Harper Street, approving the sale of the property pursuant to the DIA’s adopted informal disposition process.

Chairman Gillam called for a motion.

Motion: Board Member Worsham moved to approve Resolution 2021-10-02 as presented

Second: Board Member Froats seconded the motion

Chairman Gillam opened the floor for comment from the board.

Seeing none, Chairman Gillam called for a vote.

Vote: Aye: 7 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 7-0-0.

E. RESOLUTION 2021-10-03: CNB REDEVELOPMENT NEW CONSTRUCTION

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY RECOMMENDING CITY COUNCIL APPROVAL OF A MARKET RATE MULTI-FAMILY HOUSING RECAPTURE ENHANCED VALUE GRANT (“REV GRANT”), AUTHORIZING THE CHIEF EXECUTIVE OFFICER (THE “CEO”) TO NEGOTIATE A REDEVELOPMENT AGREEMENT REGARDING THE SAME BETWEEN THE CITY OF JACKSONVILLE, DOWNTOWN INVESTMENT AUTHORITY, AND AXIS 404 JULIA, LLC WHICH REDEVELOPMENT AGREEMENT WILL ALSO INCLUDE THE PURCHASE OF PARKING SPACES BY THE CITY FOR CITY USE; AUTHORIZING THE CEO OF THE DOWNTOWN INVESTMENT AUTHORITY TO EXECUTE SUCH AGREEMENT; PROVIDING AN EFFECTIVE DATE.

Chairman Gillam called upon Board Member Adams to introduce the resolution.

Board Member Adams spoke to the discussion held in the Strategic Implementation Committee (SIC), noting the concerns raised over the structure of the deal and confusion over the DIA's role in facilitating parking for Jacksonville Fire and Rescue Department (JFRD).

Mr. Kelley stated that an updated term sheet has been circulated that reflects the changes proposed by SIC and continued to provide an overview of the resolution, stating that the project by Augustine Development Group proposes new construction of a 103-unit multifamily development with a structured parking facility providing an estimated 450 spaces located on North Pearly Street between West Duval Street and West Church Street. JFRD would enter into an agreement to acquire 90 parking spaces within the structured parking garage for permanent use.

Board Member Adams stated that he would have preferred that the developer provide maintenance costs.

Motion: Board Member Citrano moved to approve Resolution 2021-10-03 as presented

Second: Board Member Gibbs seconded the motion

Board Member Barakat commented that he is in support of the multifamily REV Grant in this area [of downtown], adding that staff should verify construction costs.

Board Member Citrano asked if the developer will be commencing construction on all of their projects in the vicinity at the same time. Mr. Kelley responded no, but they will all be completed roughly around the same time.

Board Member Gibbs asked why the developer reduced the number of parking spaces from 120 to 90. CEO Boyer responded that the developer stated that the additional 30 spaces would have to be below grade, adding to the construction costs, and they would not build the 120 spaces unless the city was willing to pay an additional \$5,000 per space (\$25,000 total per space).

Mr. Kelley noted that "pro rata" should be added to the term sheet as stated in the resolution, for clarification purposes.

Board Member Ward stated that he is in favor of the project but would feel better if he had a better understanding of the construction costs.

Board Member Froats asked if there is language allowing DIA to review construction costs. CEO Boyer responded that there is, and that she feels comfortable if the cap is there.

Board Member Adams commented that it would be better policy to utilize spaces in other city-owned garages instead of paying to construct new ones and incurring maintenance costs.

Chairman Gillam called for a vote.

Vote: Aye: 7 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 7-0-0.

Board Member Adams encouraged DIA staff and board members to address these matters (parking needs and development/redevelopment projects) separately in the future.

F. RESOLUTION 2021-10-04: PARKING LOT DISPOSITION – EAST FORSYTH ST AND NORTH MARKET ST

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 GROUND LEASE OF A .38 ACRE PARCEL OF CITY- OWNED REAL PROPERTY LOCATED AT THE INTERSECTION OF MARKET STREET NORTH AND FORSYTH STREET EAST AND IDENTIFIED BY DUVAL COUNTY TAX PARCEL NUMBER RE# 073386-0000, (“THE PROPERTY”); EXPRESSING THE INTENTION TO DISPOSE OF SAID PROPERTY IN ACCORDANCE WITH THE NEGOTIATED TERMS TO CHURCHWELL LOFTS AT EAST BAY CONDOMINIUM ASSOCIATION, INC. (THE “TENANT”) UPON EXPIRATION OF THE THIRTY DAY NOTICE PERIOD ABSENT HIGHER RESPONSIVE OFFERS; APPROVING THE TERMS AND CONDITIONS OF SAID DISPOSITION INCLUDED AS EXHIBIT ‘A’; AUTHORIZING THE GROUND LEASE OF THE PROPERTY ON THE TERMS SET FORTH ON EXHIBIT A 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 GROUND LEASE 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 GROUND LEASE OR FUNCTIONAL EQUIVALENT; PROVIDING FOR AN EFFECTIVE DATE.

Chairman Gillam called for Mr. Kelley to introduce the resolution.

Mr. Kelley provided an overview of the resolution and term sheet, stating that it is a proposed 5-year lease agreement with the Churchwell Lofts Condominium Association.

Chairman Gillam called for a motion.

Motion: Board Member Barakat moved to approve Resolution 2021-10-04 as presented

Second: Board Member Worsham seconded the motion

Chairman Gillam called for discussion.

Board Member Barakat asked at what point is the tenant provided a notice of termination if the city decides to terminate. Mr. Kelley responded that if the REPD committee were to decide that it's in the best interest of the downtown BID and CRA goals to dispose of the property. CEO Boyer added that the city has the right to terminate any time by giving 180 days or more of prior written notice and outlined under what circumstances the city is permitted to do so.

Board Member Worsham asked how long the tenant has to bring the space up to code. Mr. Kelley responded that the tenant has until July 1, 2024.

Board Member Adams asked if there is a scenario where the city cannot terminate the lease if desired. CEO Boyer responded that if another entity were to offer more money per space for the surface parking and the city wanted to terminate the currently proposed lease to enter into an agreement with the new potential tenant.

Board Members Barakat, Citrano, and Gibbs agreed that the tenant should be given thoughtful consideration as residents of downtown and that the DIA should work to assist the residents in finding solutions or bettering downtown in a larger way.

Ms. Cyndy Trimmer, representing the Churchwell Condominium Association, gave a brief explanation of previous efforts to negotiate with the City and confirmed for Board Member Froats that they are continuing to look for a more permanent parking solution.

Chairman Gillam called for a vote.

Vote: Aye: 7 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 7-0-0.

G. RESOLUTION 2021-10-05: BELLWETHER SIDEWALK GRANT

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 BLACK SHEEP DOWNTOWN 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.

Chairman Gillam gave the floor to Mr. Kelley to introduce the resolution.

Mr. Kelley provided an overview of the resolution, stating that it proposes a Sidewalk Enhancement Grant for Bellwether to add four two-top tables, eight chairs, and four umbrellas to the sidewalk in front of their existing location at 100 North Laura Street.

Board Member Barakat gave a summary of the REPD Committee’s discussion, stating that the resolution received unanimous support.

Motion: Board Member Barakat moved to approve Resolution 2021-10-05, as recommended by the Retail Enhancement and Property Disposition Committee

Chairman Gillam called for discussion from the board.

Hearing unanimous support for the resolution, Chairman Gillam called for a vote.

Vote: Aye: 7 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 7-0-0.

H. RESOLUTION 2021-10-06: SB SIP AND STROLL

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) PROVIDING FOR A SIXTY THOUSAND DOLLAR (\$60,000.00) CONTRIBUTION TO DOWNTOWN VISION INC. (“DVI”) FROM SB PARKS PROGRAMMING FOR MONTHLY PROGRAMMING OF THE SOUTHBANK RIVERWALK; INSTRUCTING ITS CHIEF EXECUTIVE OFFICER TO TAKE ALL NECESSARY ACTIONS TO EFFECTUATE THE PURPOSE OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

Chairman Gillam called for CEO Boyer to present the resolution.

CEO Boyer provided an overview of the resolution, stating that it provides sponsorship to Downtown Vision Inc. (DVI) for monthly programming. The sip and stroll program is a cocktail hour on the Riverwalk that will be co-sponsored by both the DIA and PNC Bank.

Chairman Gillam called for a motion.

Motion: Board Member Worsham moved to approve Resolution 2021-10-06 as presented

Second: Board Member Citrano seconded the motion

Mr. Jake Gordon, CEO of DVI, thanked DIA staff and welcomed any questions.

Board Member Froats spoke to the need for programming guidelines and set criteria for selecting events and programs for sponsorship. CEO Boyer clarified that DIA only has authority to sponsor programming through the Parks Dept. or DVI.

CEO Boyer responding to Board Member Gibbs, clarified that DIA did not sponsor this year's Jazz Festival because the city had already provided funding through the sports and entertainment division. Funds from the DIA were not needed.

Board Member Citrano spoke to the success of the previous Sip and Stroll event earlier in the year.

Board Member Barakat stated for the record that he will be filing a Form 8B.

Board Member Barakat echoed the need for guidelines or criteria for the type of events and amount of funding the DIA would sponsor.

Chairman Gillam called for a vote.

Vote: Aye: 7 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 7-0-0.

ADJOURNMENT: The Community Redevelopment Agency proceedings are adjourned at 3:33 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.



Downtown Investment Authority
Hybrid Meeting
Wednesday, October 20, 2021 – 3:33 p.m.

Downtown Investment Authority
MEETING MINUTES

DIA Board Members: Braxton Gillam, Esq., Chair; Carol Worsham, Vice Chair; Jim Citrano, Secretary; Oliver Barakat; Craig Gibbs, Esq.; Bill Adams, Esq. (*via Zoom, non-voting*); Todd Froats; and David Ward, Esq.

DIA Board Members Excused: Ron Moody

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 (*via Zoom*); John Crescimbeni, Contract and Regulatory Compliance Manager (*via Zoom*); Ina Mezini, Communication and Marketing Specialist (*via Zoom*); and Xzavier Chisholm, Administrative Assistant.

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

CALL TO ORDER: Chairman Gillam called to order the Downtown Investment Authority Board Meeting at 3:33 p.m.

IV. DOWNTOWN INVESTMENT AUTHORITY MEETING

A. SEPTEMBER 15, 2021 DOWNTOWN INVESTMENT AUTHORITY BOARD MEETING APPROVAL OF THE MINUTES.

Seeing no comments, Chairman Gillam called for a motion.

Motion: Board Member Worsham moved to approve the minutes as presented

Seconded: Board Member Citrano seconded the motion

Seeing no comments, Chairman Moody called for a vote.

Vote: Aye: 7 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 7-0-0

V. NEW BUSINESS

None.

VI. CEO INFORMATIONAL BRIEFING

CEO Boyer provided the following update:

- The One Riverside Ave legislation will be filed on Monday as an addendum
- Meeting with MOSH to present to the board a term sheet and disposition notice at the November meeting – expects to go through City council in December/January
- Significant interest from developers in the Ford on Bay courthouse site
- Progress is being made on the RiversEdge development (e.g, bulkhead, roadways, vertical development)
- 4 Seasons execution and implementation is in progress
- Project Manager position still open
- Sponsorship of ULI Excellence Award

Board Member Froats stated that the board is due for a Finance Committee meeting and noted that last year's audit has yet to be reconciled.

CEO Boyer stated that the City's annual financial audit report has not been completed. The new financial analyst is working to bring forth monthly reports and anticipated a Finance Committee meeting in the 4th quarter.

VII. CHAIRMAN REPORT

Chairman Gillam asked the board to bring forth organizations that would like to hear the DIA speak on downtown activity.

Chairman Gillam thanked DIA staff and provided closing remarks.

VIII. ADJOURN

ADJOURNMENT: There being no further business, Chairman Gillam adjourned the meeting at 3:51 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.